

# FOR SALE

2.25+/- ACRES - STATE ROAD 54 & SEABERG - ZEPHYRHILLS

State Road 54 & Seaberg Road Zephyrhills, FL 33541



Brent Nye  
O | 813.973.0214  
brent@nyecommercial.com

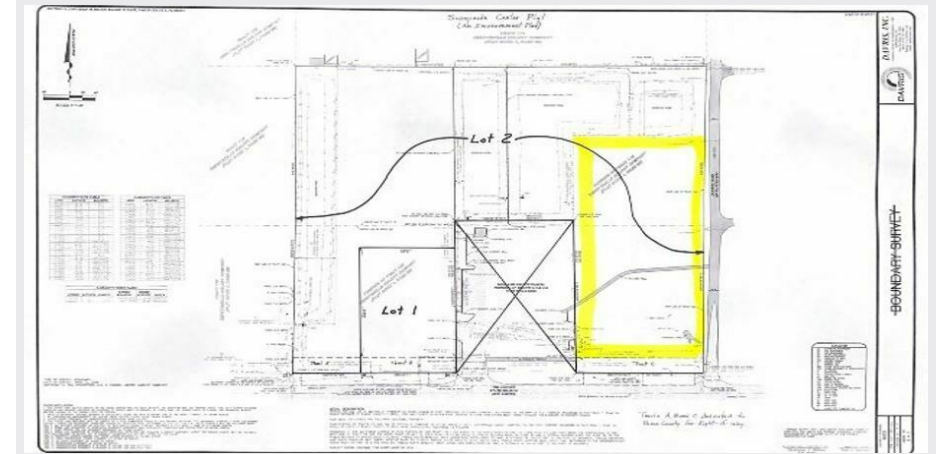


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Sale Price

\$700,000

## OFFERING SUMMARY

Lot Size:	2.25± Acres
Zoning:	C2
Traffic Count:	17,100
Zoning:	C2
Parcel ID:	09-26-21-0090-00000-0020

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## PROPERTY HIGHLIGHTS

- Development Opportunity - Call With Offers.
- Just East of Dean Dairy Road.
- Stubbed Utilities in Place.
- Property is adjacent to a Dollar General and Dunkin Donuts
- A significant amount of engineering and permitting has been completed which will speed up the development process.

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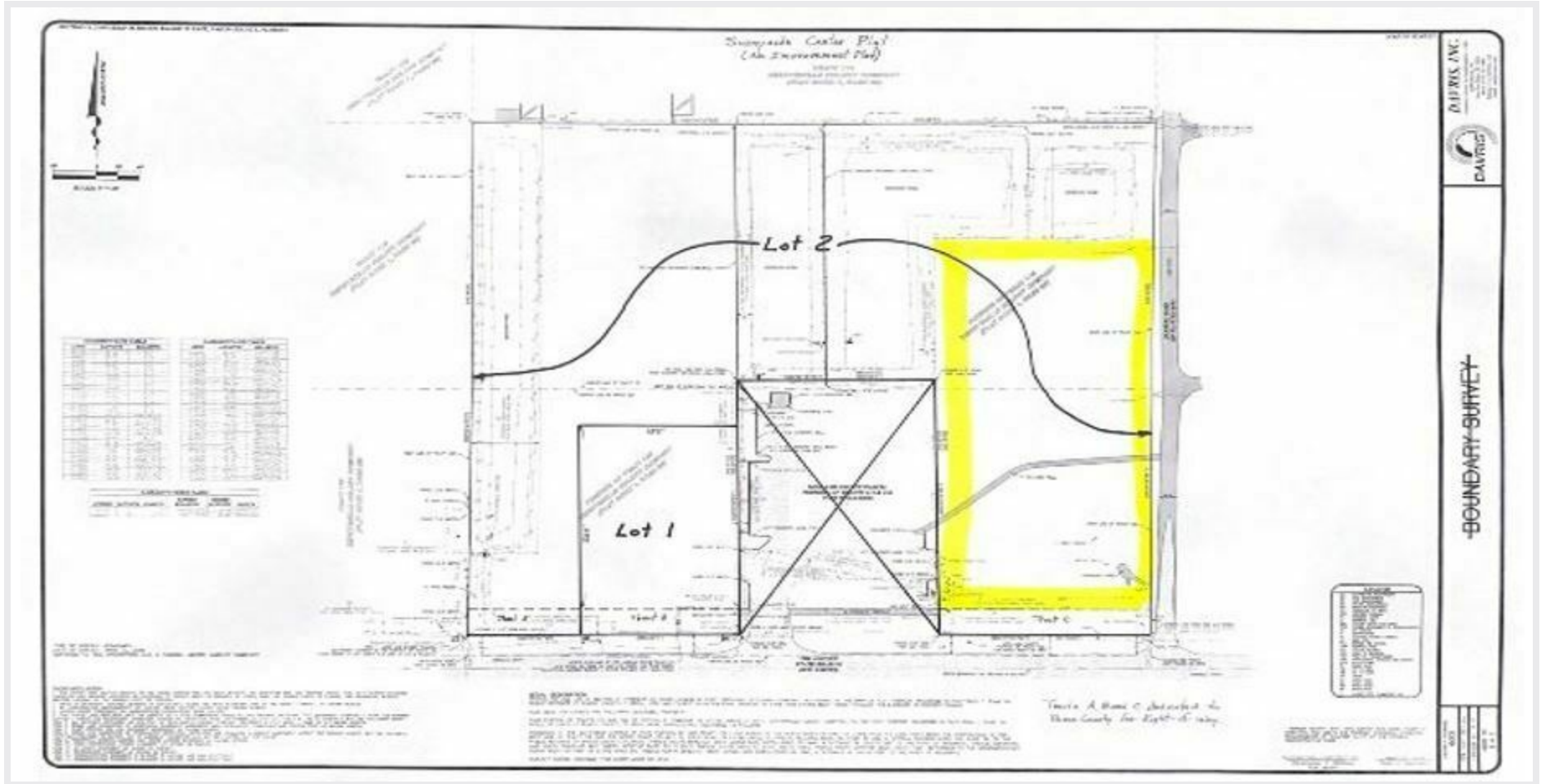




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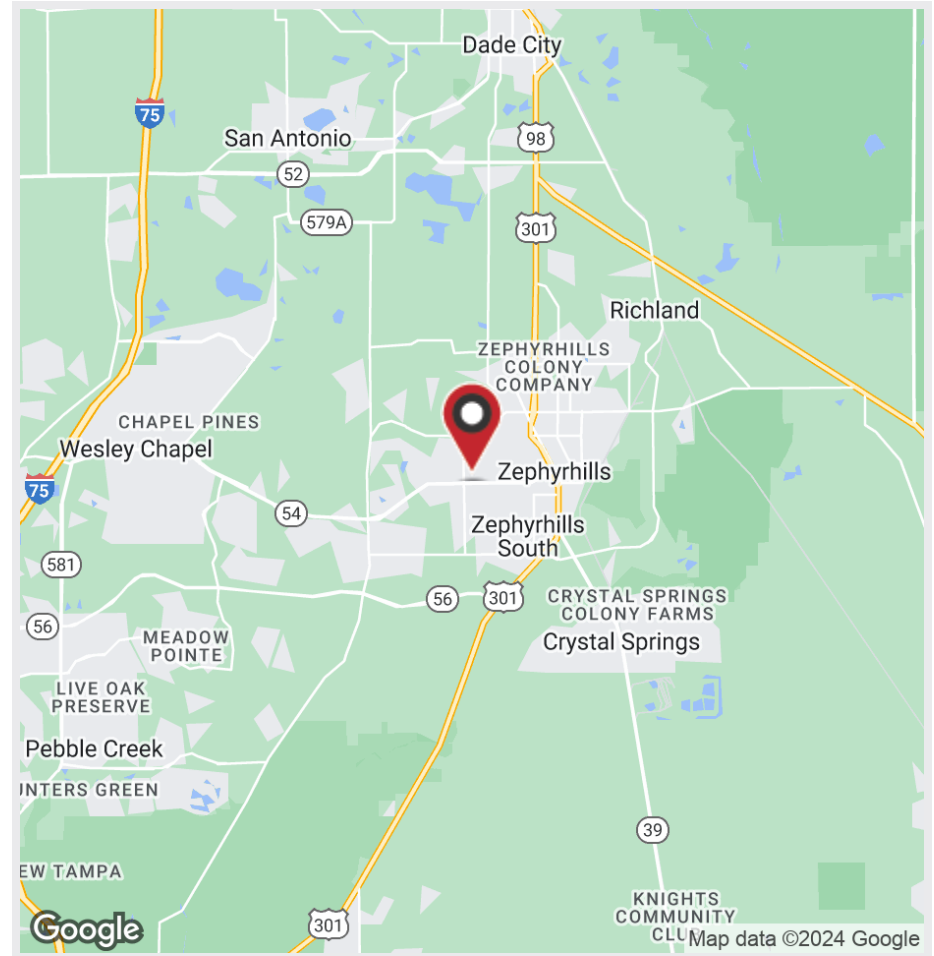
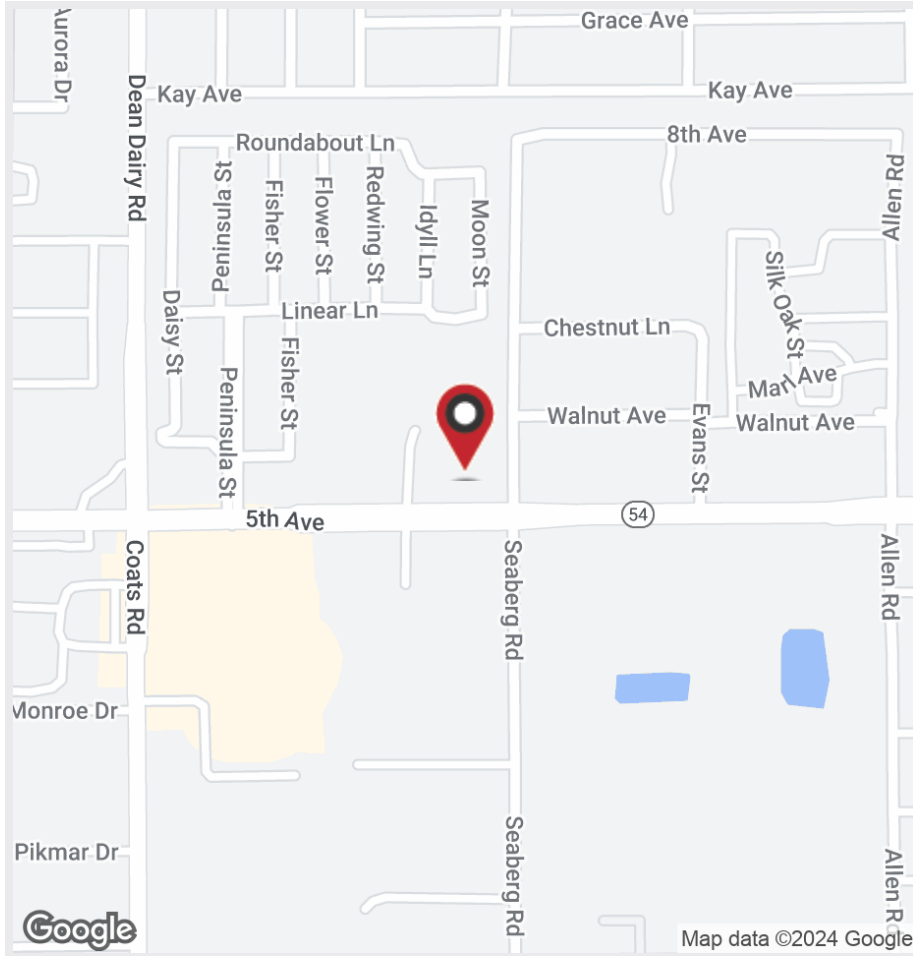


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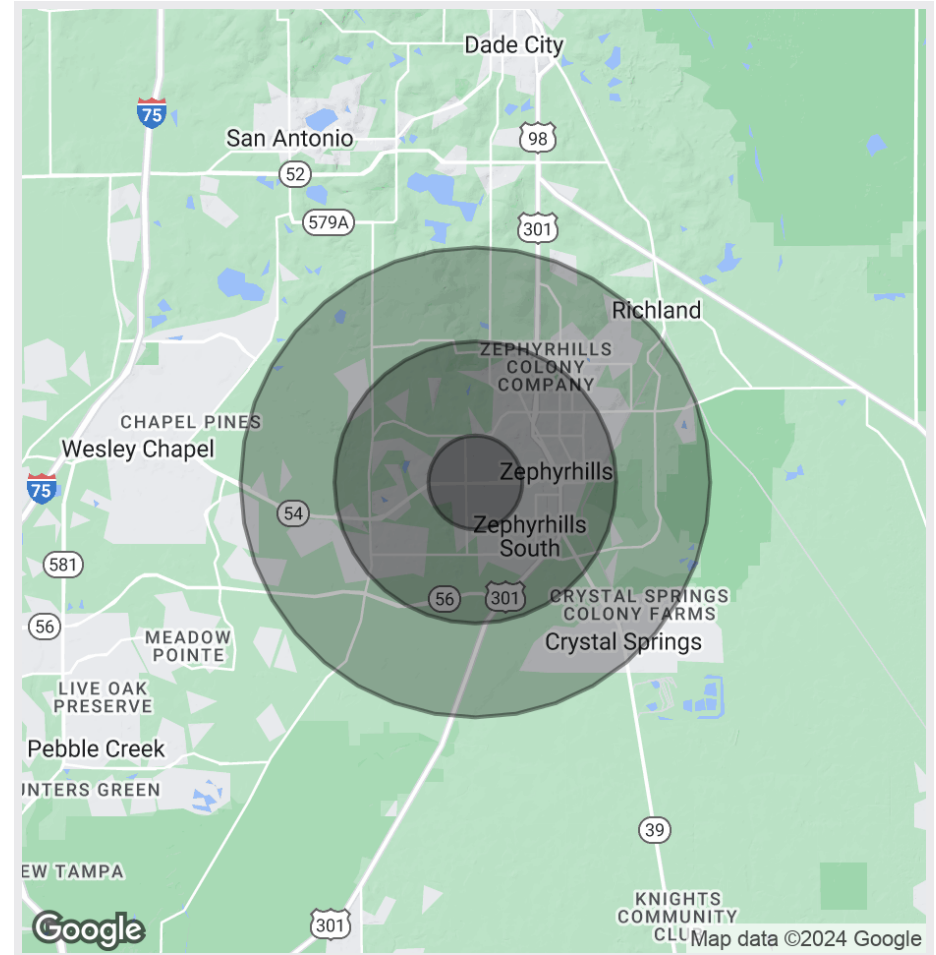
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,306	46,654	75,168
Average Age	57	51	48
Average Age (Male)	56	50	47
Average Age (Female)	57	52	49
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,634	21,344	32,249
# of Persons per HH	2	2.2	2.3
Average HH Income	\$61,866	\$65,428	\$77,432
Average House Value	\$169,705	\$204,940	\$245,620

*Demographics data derived from AlphaMap*



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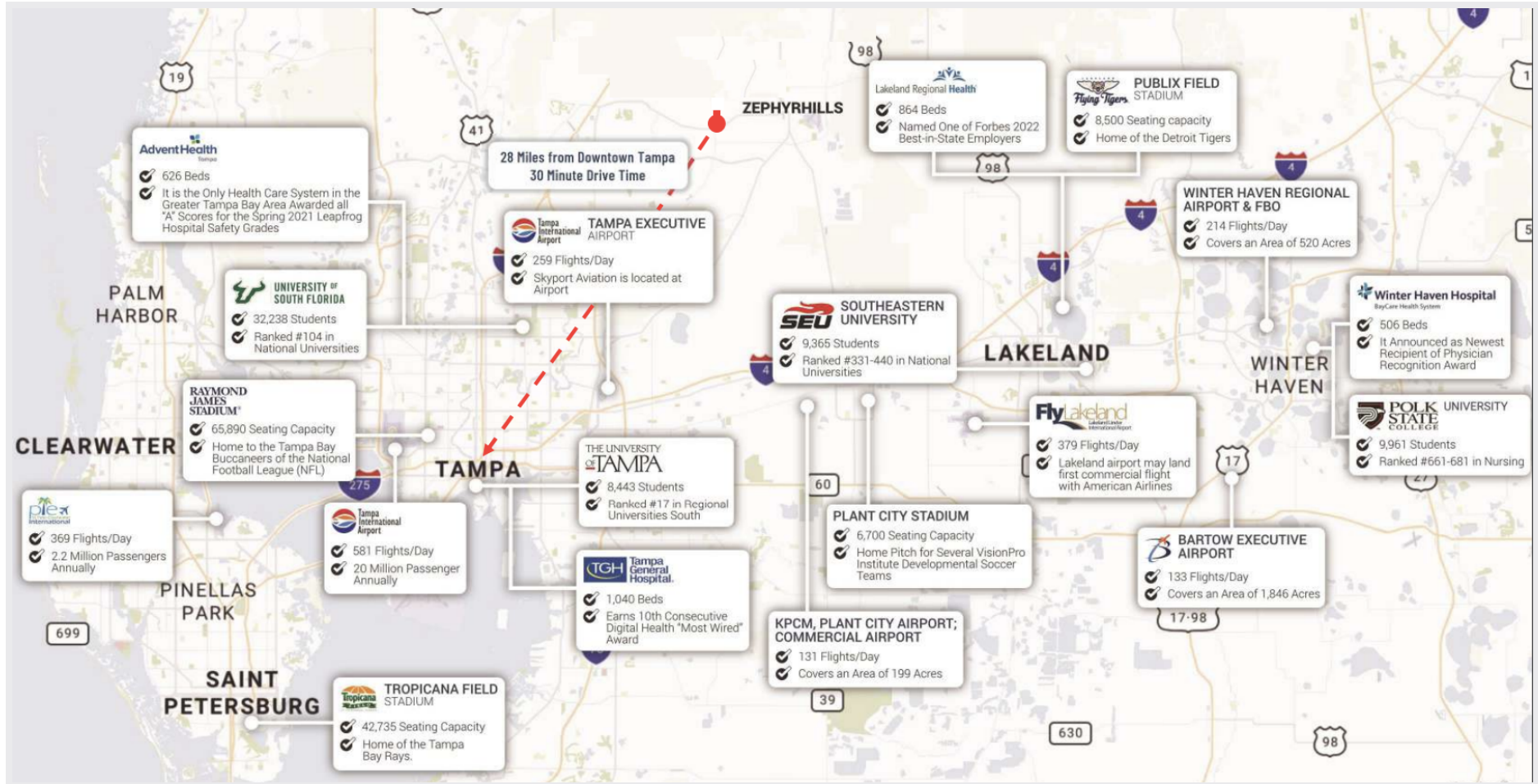


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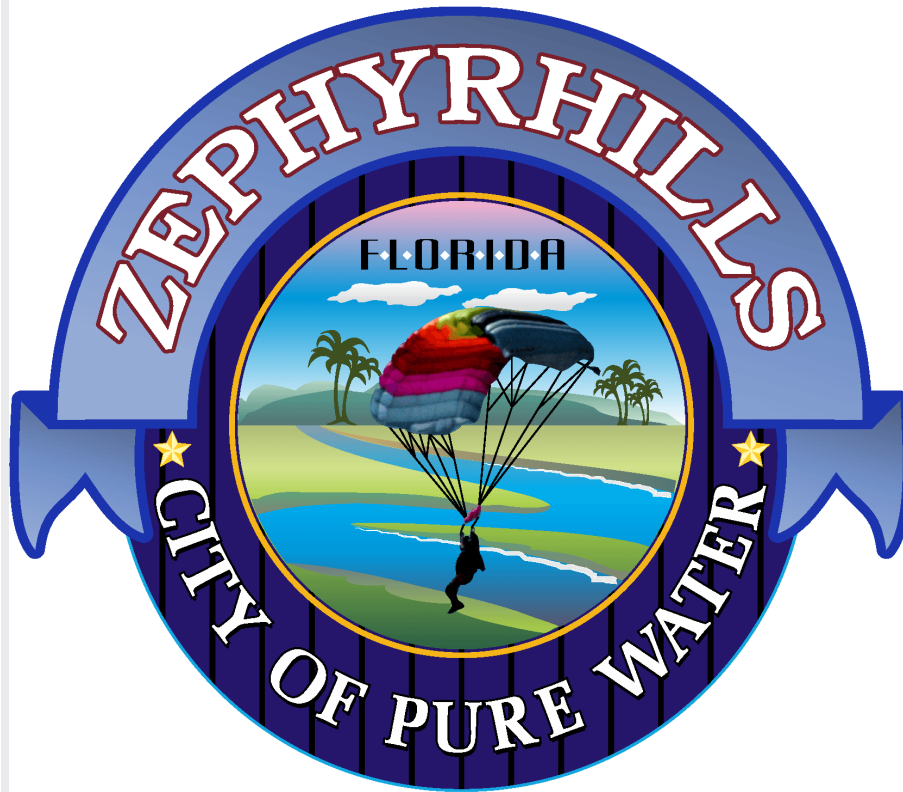
## LOCATION DESCRIPTION

Zephyrhills is located in East Pasco County just east of bustling Wesley Chapel which was named Tampa Bay's wealthiest community in 2019. Wesley Chapel's monumental growth and increasing home values, has encouraged younger families to begin moving east into Zephyrhills. Wesley Chapel's rising home prices to an average of over \$300K for a single family home are driving younger families to Zephyrhills for affordability and easy access to Hillsborough County.

This project is located just 10 minutes north of bustling Wesley Chapel and 15 minutes to interstate 75, the regions primary north and south interstate. Zephyrhills has a strong medical community with a hospital under the Advent Health flag and the origin of Florida Medical Center that now has a regional medical presence in Tampa Bay. Other industries are currently operational here that often need temporary housing alternatives for incoming workers. The Zephyrhills Municipal Airport is extending their main runway that will also drive additional industry here into the region.

The City of Zephyrhills, FL has long been known for its bottled water, crystal clear springs and its above average senior citizen population. Since 2000, the average age of its citizens has dropped from age 65 to 54, showing a new demographic trend. As of 2019, more than 75% of residents own their own homes, which is more than 15% above the nation's average.

You will see the growth immensely as you travel east on SR 54, the city's main thoroughfare. It's expansion of major roadways and the addition of new bypass roads, make this city a great location for new businesses and residents.



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# BRENT NYE



## BRENT NYE

Executive Director

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Direct: **813.973.0214** | Cell: **813.997.3333**

## PROFESSIONAL BACKGROUND

Brent has been an instrumental part of the family real estate business for over 15 years, working closely with his father, Bill Nye. Brent covers a variety of aspects of commercial real estate including investment brokerage, site selection, and property development. He is actively involved with the rezoning of client assets, land assemblage, and the development of his family-owned assets.

Brent leads the office in commercial listings and sales. He has extensive knowledge with experience in many product types including office, multifamily, hospitality, retail, industrial, self-storage, and land. He has successfully assisted his clients in navigating many real estate development issues and has had great success in the rezoning process. Brent's experience in real estate began with Century 21 - Bill Nye Realty, where he became a top-selling agent in residential sales. Expanding into commercial sales and earning the designation of the number one producing commercial agent in the world among the Century 21 commercial division. This led to the birth of Nye Commercial Advisors.

### NYE Commercial Advisors

4875 Bruce B. Downs Blvd.

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