



PROPERTY FOR SALE

2.11 ACRES ON NE CORNER OF CR39 & JERRY RD

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TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 9 AERIAL VIEWS
- 12 ZONING

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EXECUTIVE SUMMARY

2.11 ACRES ON NE CORNER OF CR 39 & JERRY RD

This property is a corner lot with approximately 2.11 acres of vacant land currently zoned commercial for a retail development. Located at the corner of Jerry Rd & State Road 39 (Paul Buchman Highway) , this property has approximately 275 ft of frontage which provides a potential user with great visibility, and 365 feet of site depth.

Hwy) this is a level site with much of the engineering, environmental, geotechnical, transportation studies, and legal development work completed. All with work is available upon request to the prospective buyer. It is surrounded by a residential neighborhood in need of a grocery and or convenient store.

Site Address:	NE Corner CR 39 and Jerry Rd., Cristal Springs, FL 33524
County:	Pasco
PIN (Property Identification Number):	25-26-21-0010-04600-0000
Land Size:	2.11 ± Acres
Property Use:	Vacant Land
Utilities:	Along CR 39
Zoning:	Agricultural/Residential
Taxes:	\$936.90 [2023]
Traffic Count:	14,500 Cars/Day Via CR 39
Asking Price:	\$275,000

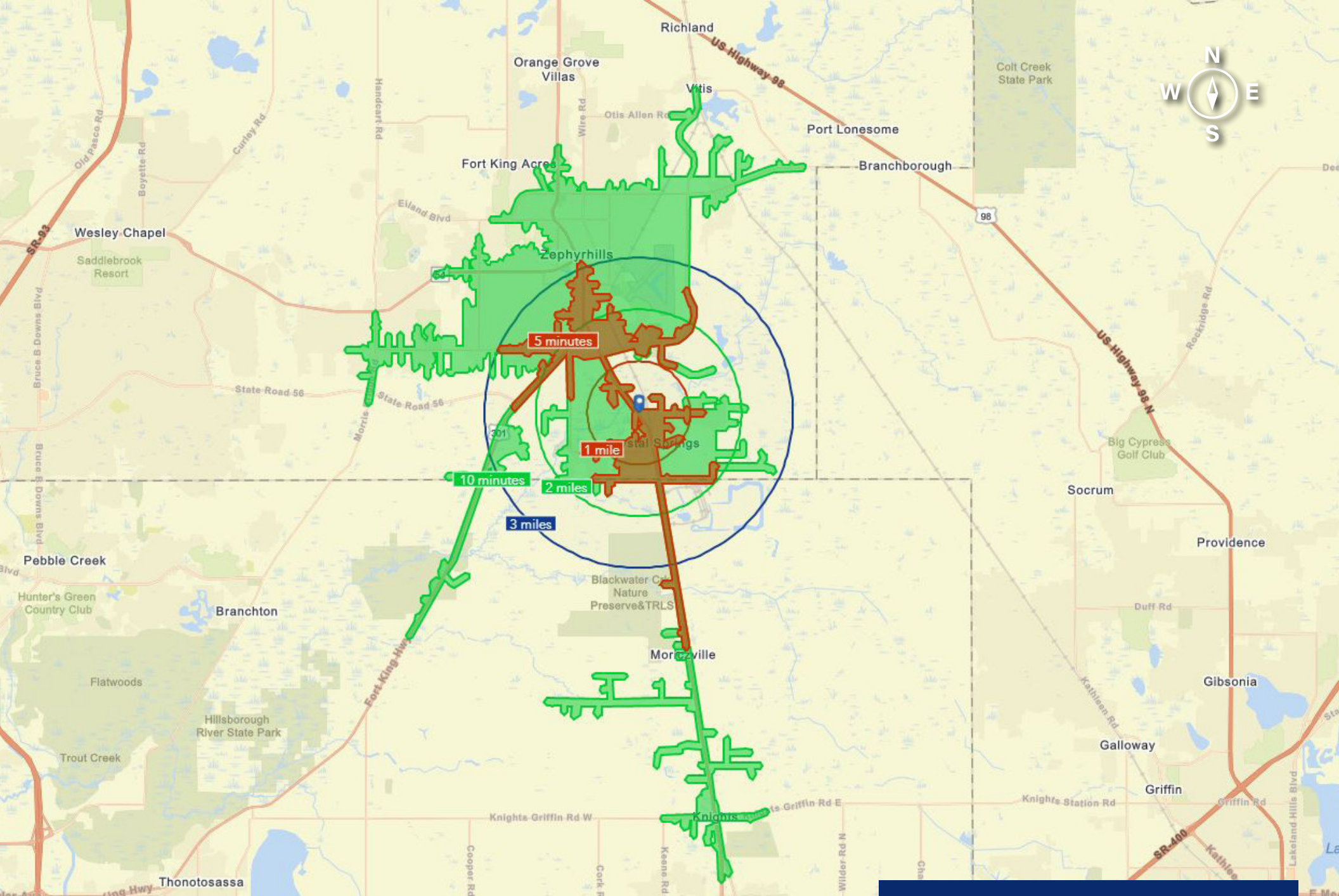


REGIONAL LOCATION



The subject property is a corner lot connected by CR 39 and Jerry Road, surrounded by a mix of residential and commercial users.

LOCATION MAP



DEMOGRAPHICS MAP

1, 2, 3 mile radius
5, 10 minute drive time

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Pasco	MSA	FL	US
Population	804	3,333	11,128	3,629	26,685	536,023	3,160,627	21,239,528	332,417,793
Households	313	1,429	4,973	1,637	12,426	213,800	1,283,312	8,299,404	125,168,557
Families	207	946	3,147	1,037	7,469	142,068	791,803	5,366,533	82,295,074
Average Household Size	2.57	2.32	2.18	2.17	2.10	2.48	2.42	2.51	2.59
Owner Occupied Housing Units	219	1,082	3,722	1,199	8,994	155,741	830,532	5,375,035	79,459,278
Renter Occupied Housing Units	93	347	1,250	438	3,432	58,059	452,780	2,924,369	45,709,279
Median Age	47.4	54.3	56.7	55.7	58.0	46.0	43.0	42.5	38.5
Income									
Median Household Income	\$51,312	\$44,042	\$38,656	\$37,352	\$36,693	\$52,607	\$53,970	\$54,238	\$60,548
Average Household Income	\$60,511	\$56,167	\$51,141	\$49,428	\$48,674	\$70,839	\$77,199	\$78,335	\$87,398
Per Capita Income	\$23,589	\$23,695	\$22,298	\$21,129	\$22,126	\$28,320	\$31,415	\$30,703	\$33,028
Trends: 2015 - 2020 Annual Growth Rate									
Population	1.38%	1.09%	0.81%	0.91%	0.81%	1.52%	1.33%	1.37%	0.77%
Households	1.25%	0.95%	0.69%	0.77%	0.68%	1.34%	1.21%	1.31%	0.75%
Families	1.04%	0.79%	0.52%	0.59%	0.52%	1.28%	1.16%	1.26%	0.68%
Owner HHs	1.85%	1.33%	1.03%	1.17%	0.99%	1.61%	1.46%	1.60%	0.92%
Median Household Income	1.19%	2.99%	2.65%	2.43%	2.29%	2.06%	2.40%	2.37%	2.70%

The 2015-2020 trend for Median Household income within a 2-mile radius is 45% higher when compared to Pasco County.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Pasco MSA FL US

Households by Income

<\$15,000	11.80%	13.00%	14.60%	13.10%	15.60%	10.50%	11.00%	11.10%	10.70%
\$15,000 - \$24,999	15.30%	12.00%	15.80%	17.80%	16.60%	11.70%	10.50%	10.10%	9.00%
\$25,000 - \$34,999	6.40%	15.90%	15.00%	16.10%	15.30%	10.40%	10.20%	10.10%	8.90%
\$35,000 - \$49,999	13.40%	13.50%	14.90%	14.60%	16.00%	14.40%	14.30%	14.40%	12.40%
\$50,000 - \$74,999	31.90%	22.80%	20.60%	21.40%	20.20%	19.90%	18.40%	18.50%	17.50%
\$75,000 - \$99,999	14.10%	13.60%	10.70%	9.80%	8.20%	11.90%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	2.20%	5.90%	5.50%	4.80%	5.60%	13.10%	12.80%	12.80%	15.10%
\$150,000 - \$199,999	1.60%	1.50%	2.00%	1.50%	1.50%	4.60%	5.10%	5.00%	6.50%
\$200,000+	3.20%	1.80%	1.00%	0.90%	0.90%	3.60%	5.40%	5.70%	7.30%

Population by Age

0 - 4	5.20%	4.20%	4.00%	4.20%	3.80%	5.10%	5.20%	5.20%	6.00%
5 - 9	5.40%	4.40%	4.00%	4.10%	3.80%	5.30%	5.30%	5.40%	6.10%
10 - 14	5.60%	4.50%	4.10%	4.30%	4.00%	5.50%	5.50%	5.60%	6.30%
15 - 19	5.20%	4.30%	3.80%	4.00%	3.60%	5.20%	5.50%	5.60%	6.30%
20 - 24	4.40%	4.30%	4.00%	4.20%	3.70%	4.90%	6.00%	6.10%	6.70%
25 - 34	10.80%	9.50%	8.90%	9.00%	8.90%	11.30%	13.00%	13.30%	14.00%
35 - 44	10.20%	8.50%	8.60%	9.00%	8.50%	11.40%	11.90%	11.70%	12.60%
45 - 54	13.60%	11.20%	10.20%	10.30%	9.70%	12.70%	12.80%	12.50%	12.50%
55 - 64	15.90%	16.30%	15.50%	15.30%	14.70%	14.30%	14.00%	13.70%	13.10%
65 - 74	14.60%	18.80%	19.00%	18.90%	19.30%	13.40%	11.60%	11.70%	9.70%
75 - 84	7.20%	11.10%	13.40%	12.60%	14.50%	7.70%	6.40%	6.50%	4.70%
85+	1.90%	2.90%	4.50%	4.20%	5.60%	3.20%	2.90%	2.80%	2.00%

Race and Ethnicity

White Alone	91.40%	90.20%	89.10%	89.90%	88.80%	84.10%	75.70%	72.70%	69.60%
Black Alone	1.10%	2.30%	3.80%	3.40%	4.50%	6.30%	12.70%	16.50%	12.90%
American Indian Alone	0.70%	0.70%	0.50%	0.60%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	0.60%	0.80%	0.80%	0.90%	0.90%	2.60%	3.60%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.20%	3.60%	3.30%	3.20%	3.00%	3.60%	4.30%	4.50%	7.00%
Two or More Races	1.90%	2.40%	2.40%	2.00%	2.30%	3.10%	3.30%	3.10%	3.50%
Hispanic Origin (Any Race)	10.70%	10.80%	11.20%	11.30%	11.40%	16.30%	20.60%	26.60%	18.60%



Located in a market area with a variety of users including, phosphate mining and cement companies such as Mosaic and Cemex.



A dairy farm along with Crystal Springs Community Center are located within the neighborhood area.

NEIGHBORHOOD AERIAL



The subject property is a corner lot with 270 +/- ft of frontage on CR 39.

SITE AERIAL



Jerry Rd

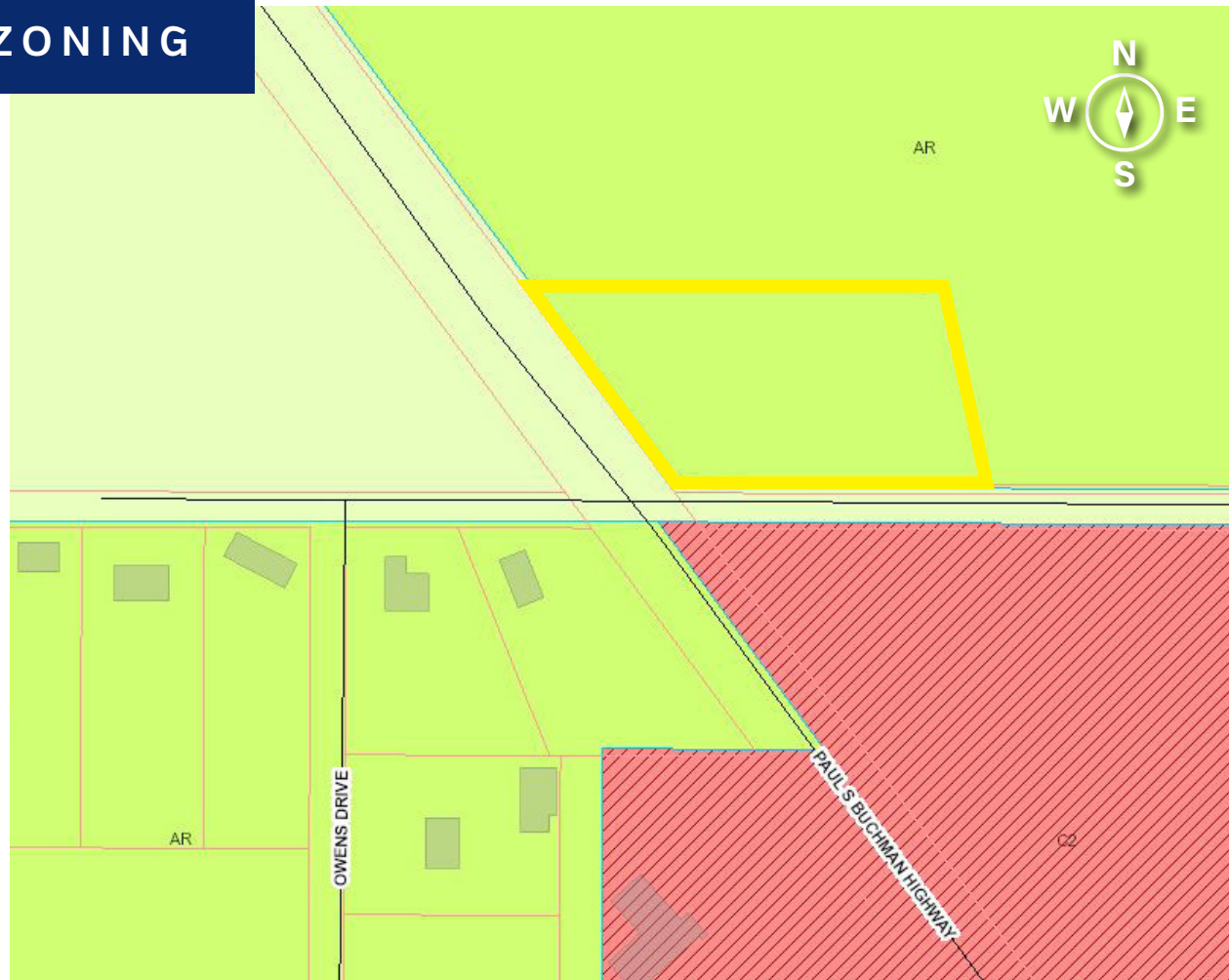


Corner location



Jerry Rd

ZONING



Agricultural-Residential District [A-R]

Pasco County, FL

The purpose of the A-R district is to provide areas that allow the development of relatively large tracts of land to accommodate those individuals who desire a rural or estate-type living environment.

This is an ideal parcel to be rezoned for commercial development. General Commercial district [C-2] and Light Industrial Park district [I-1] just south of the subject property.





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