

LAND FOR SALE

2.25+/- Acres

SR54 & Seaberg Road
Zephyrhills, FL 33541



Brent Nye
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

2.25+/- Acres - State Road 54 & Seaberg - Zephyrhills



PROPERTY DESCRIPTION

Call with offers – Purchase or Land Lease. The property is approximately a 2.25 acre out parcel adjacent to a brand new Dollar General and Dunkin Donuts. This site is zoned C2 (General Commercial) and is ideal for banks, fast food, tire store, gas, hotel, office or medical uses. The entrance to the property has been developed by Dollar General and utilities have been stubbed to the site. A significant amount of engineering and permitting has been completed which will speed up the development process. Seller will Divide and will consider purchase, ground lease, or build to suit for a qualified tenant.

The site is located just to the east of the Dean Dairy and State Road 54 intersection in Zephyrhills, Florida across the street from a Sweetbay Plaza. Recent development includes a Walgreens and the Dollar General. The daily traffic counts are 17,100 on State Road 54.

PROPERTY HIGHLIGHTS

- Stubbed Utilities in Place.
- Property wraps is adjacent to a Dollar General and Dunkin Donuts

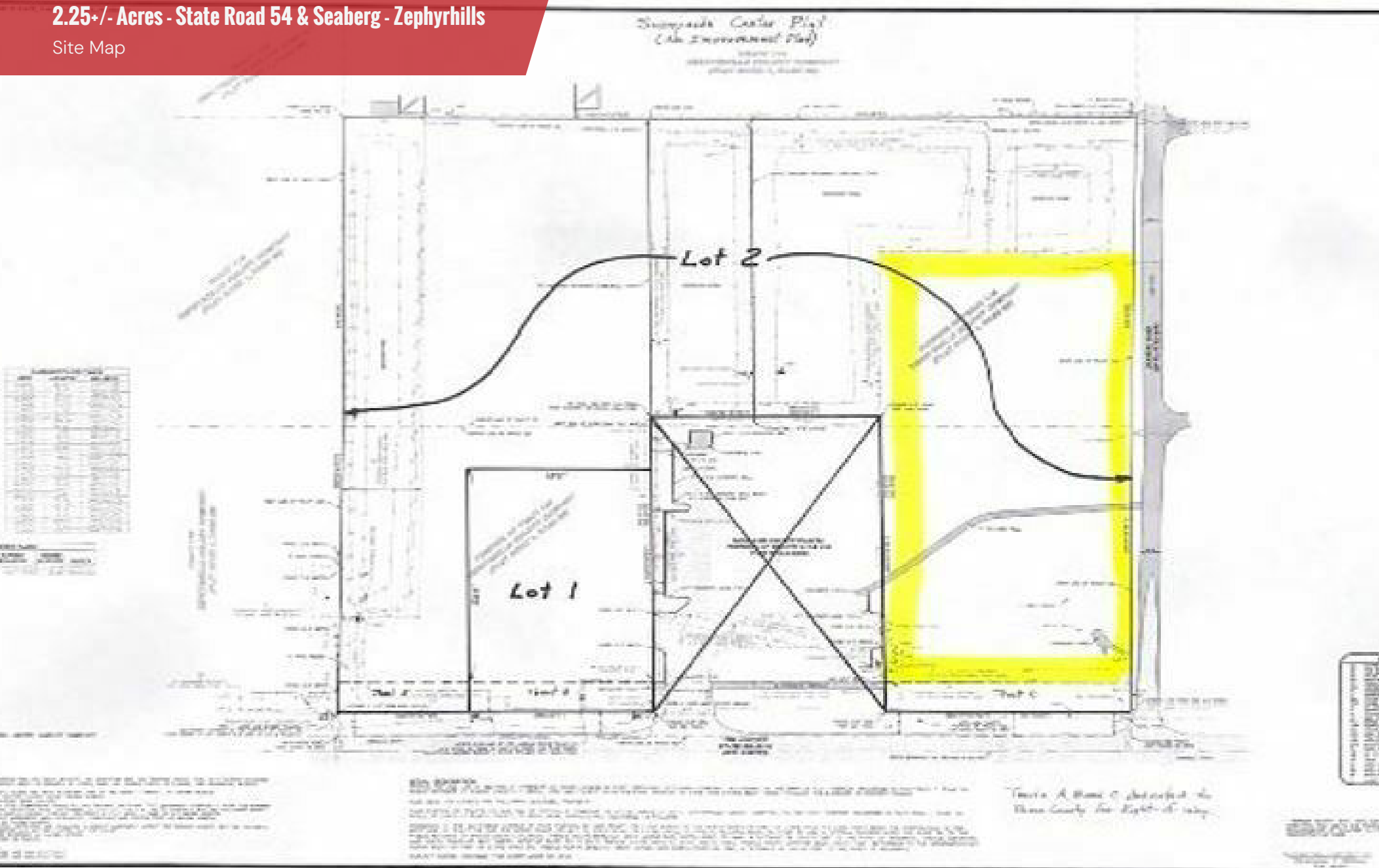
OFFERING SUMMARY

Sale Price:	Market Price
Lot Size:	2.25 Acres

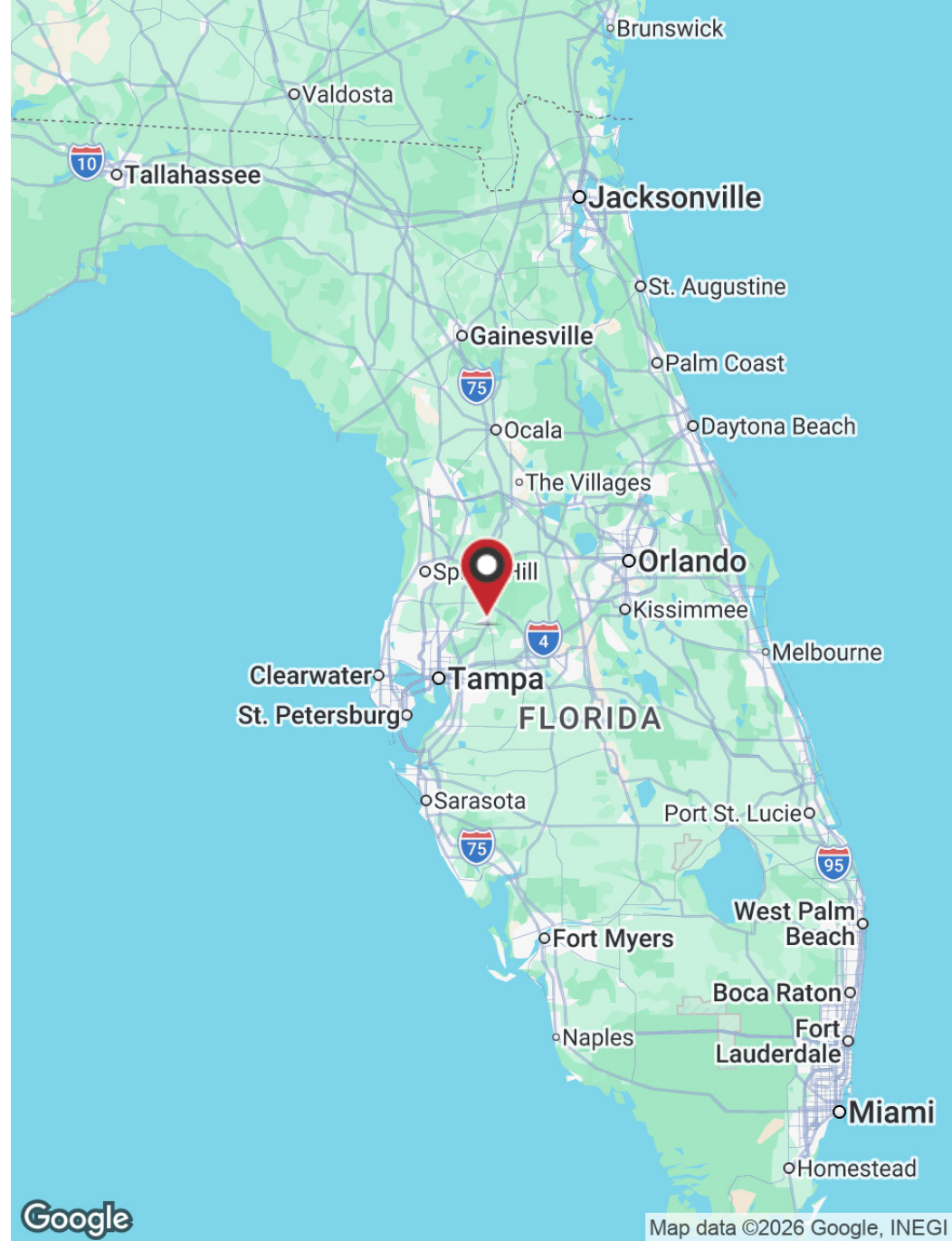
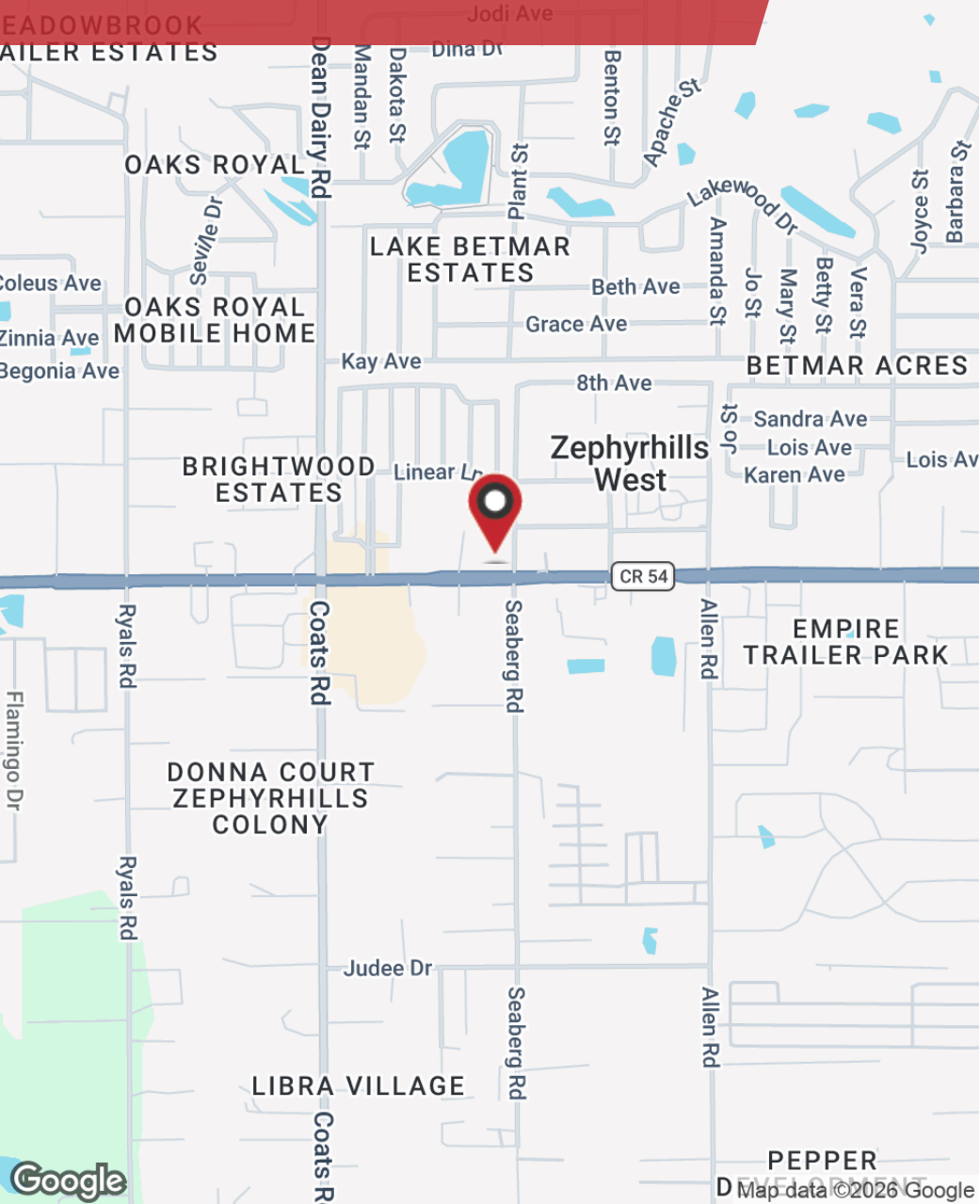
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,634	21,344	32,249
Total Population	7,306	46,654	75,168
Average HH Income	\$61,866	\$65,428	\$77,432

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2.25+/- Acres - State Road 54 & Seaberg - Zephyrhills VILLAGE



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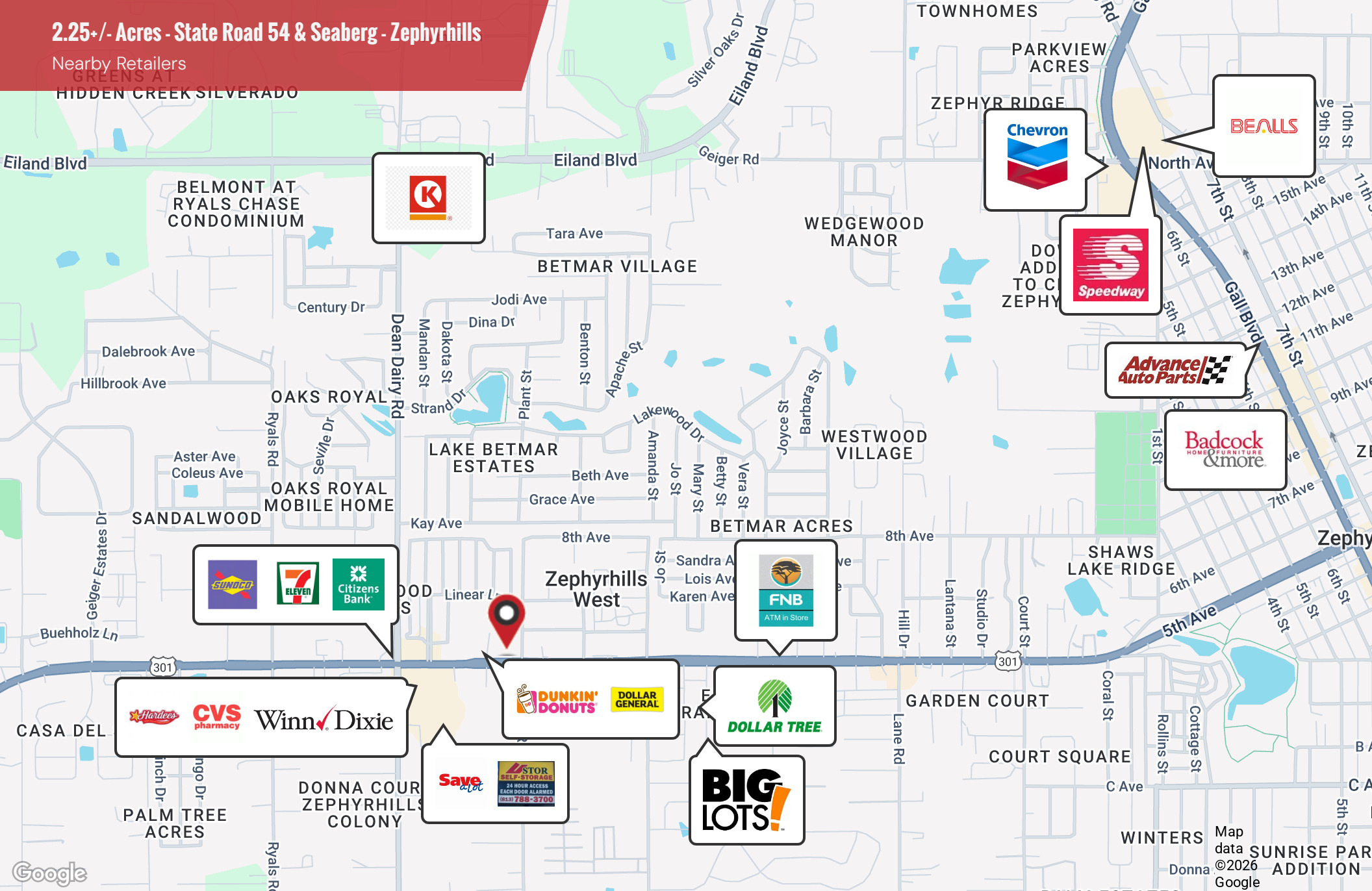


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Nearby Retailers

GREENS AT
HIDDEN CREEK SILVERADO



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Demographics

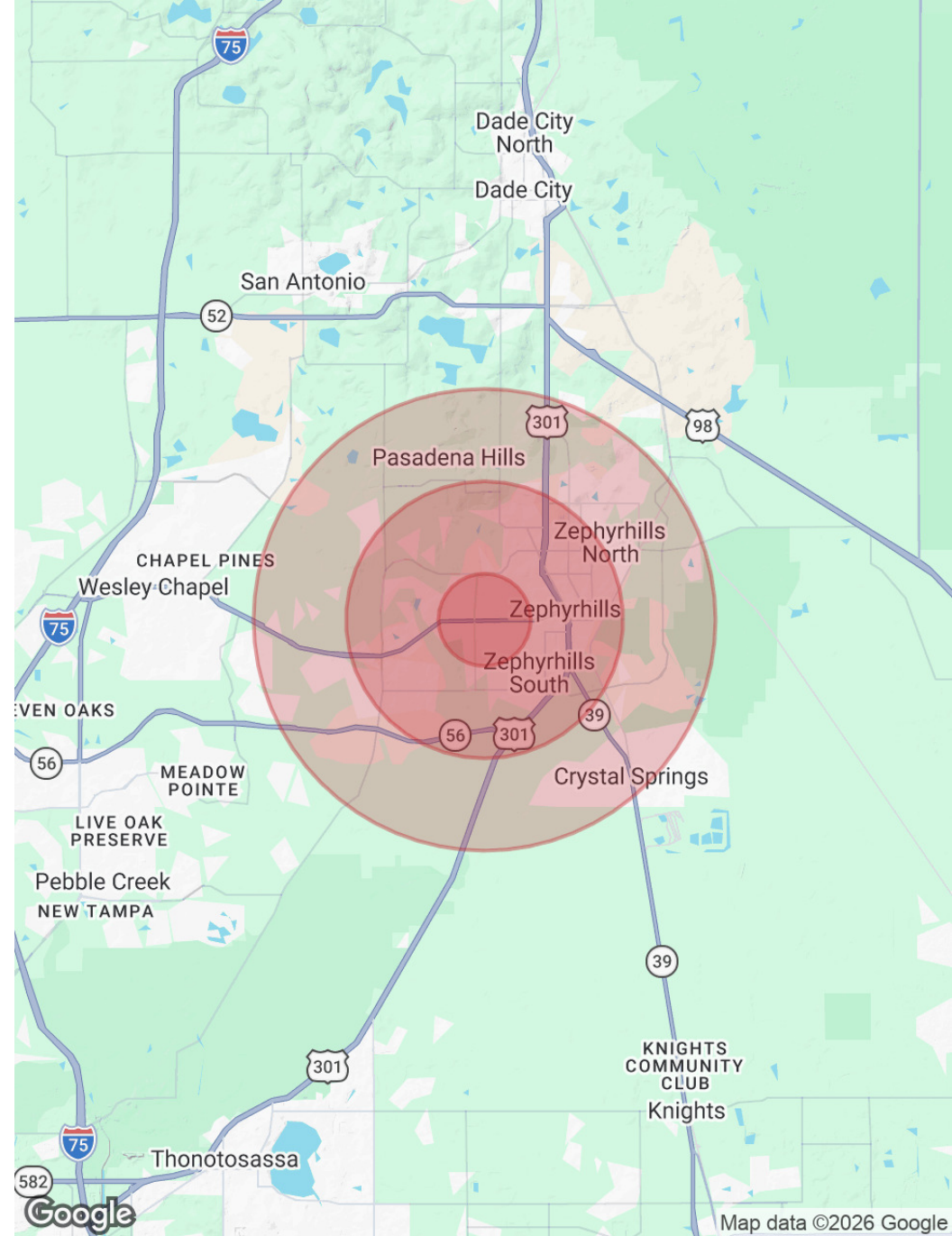
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,306	46,654	75,168
Average Age	57	51	48
Average Age (Male)	56	50	47
Average Age (Female)	57	52	49

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

TRAFFIC COUNTS

17,100/day

2020 American Community Survey (ACS)



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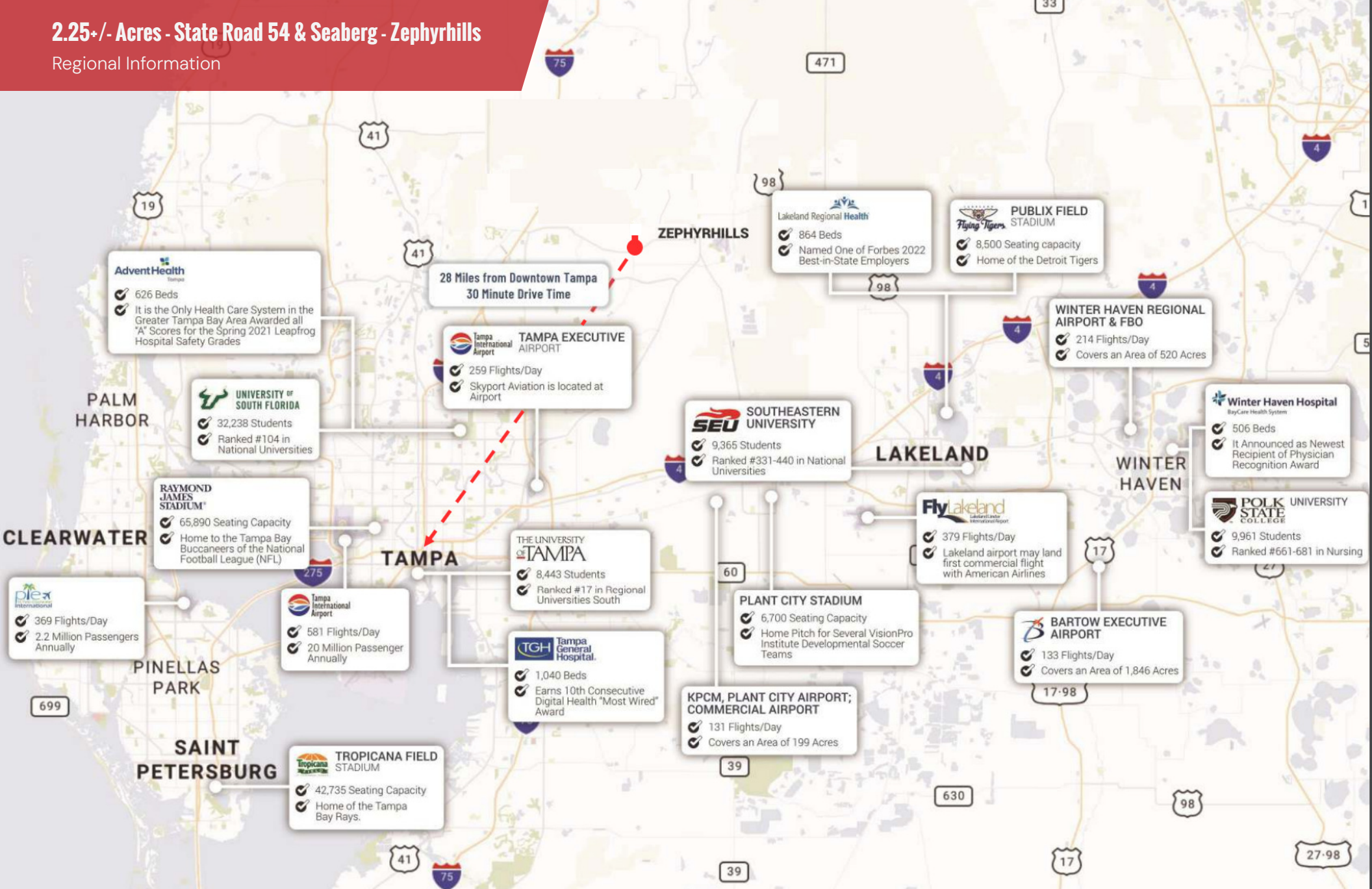
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Regional Information



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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.

LOCATION DETAILS

County

Pasco

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