

14 Ac Hwy 301 Zephyrhills, Pasco County, Florida

Available Land for Office/Retail/Commercial Use

14.05 Acres MOL Combined

Over 1000 Sqft of Highway Frontage

Hwy 301, Gall Blvd
Zephyrhills, Pasco County, FL

14 AC MOL

Parcel IDs

26-25-21-0060-00000-0010

26-25-21-0060-00000-0020

26-25-21-0060-00000-0030

Current Zoning

FLU C1

Utilities

Duke Energy

Communication

Verizon/Spectrum

Potable Water/Sewer

Zephyrhills Utility Dept.

Natural Gas

TECO Gas (may need to be extended to site)

Jurisdictional Agencies:

City of Zephyrhills

Florida DOT

SFWMD

Florida DEP

Notes: Public transportation bus stop directly in front of site.

Disclaimer: Reliable sources used; accuracy is not guaranteed



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Pasco County, Florida

The subject property located on **Highway 301 Gall Blvd** consists of 14-acre MOL combined parcels with up to 1000 ft of highway frontage for Mixed Uses (Retail – Office Professional – Commercial) and outstanding visibility with a rarely-found height of 125 feet.

Ultimately a PUD development will be surrounding these parcels on both the East and West sides of Hwy 301. There are two access points to these parcels with a projected Hard Corner on the north side of Lot 1. Currently on the West side of Hwy 301 directly in front of this parcel there are 90 SF homes being built and under construction. And of course the 950 SF Home community of Abbott Park is nearing its completion behind this land that runs up behind Zephyr Commons. Then just South of Zephyr Commons is a 420-unit apartment complex newly completed as well.

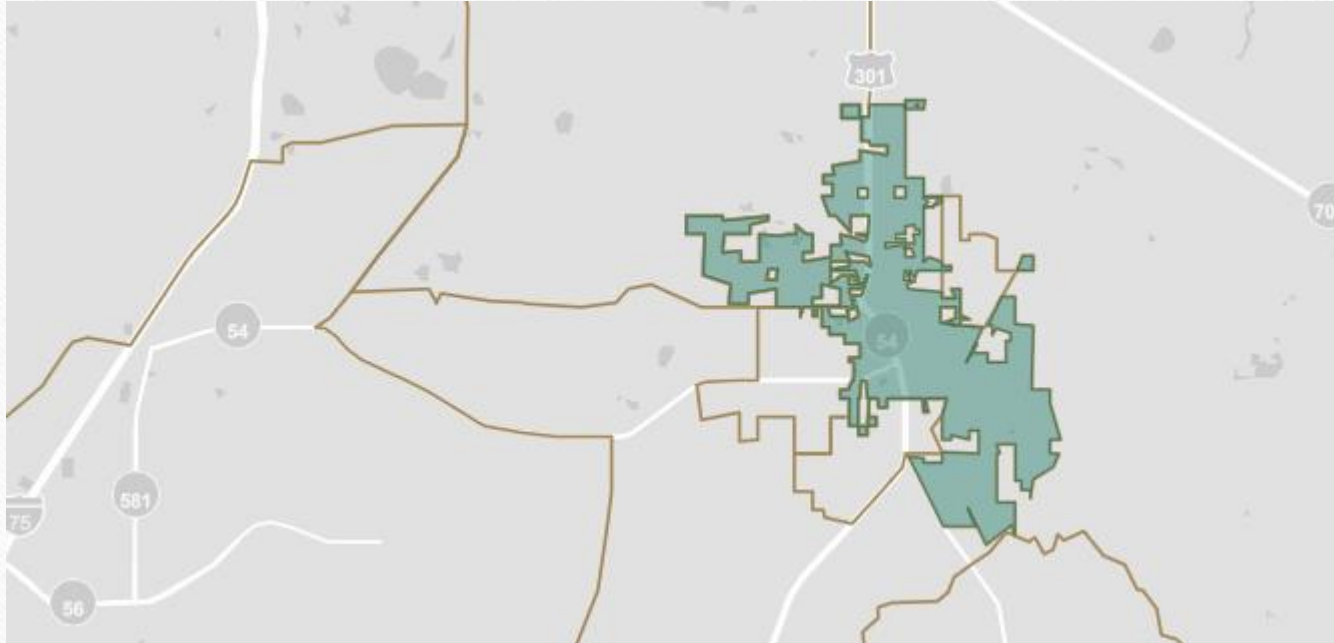
This property is centrally located in the rapidly-moving Growth Corridor located within the City limits of Zephyrhills, FL in close proximity to shopping and medical facilities and a short drive to the Wesley Chapel/New Tampa area and I-75.

For detailed Demographics please click these links:

[City of Zephyrhills Demographics](#)

[Economic Development of Zephyrhills](#)

[US Census Data Zephyrhills Pasco Co FL](#)

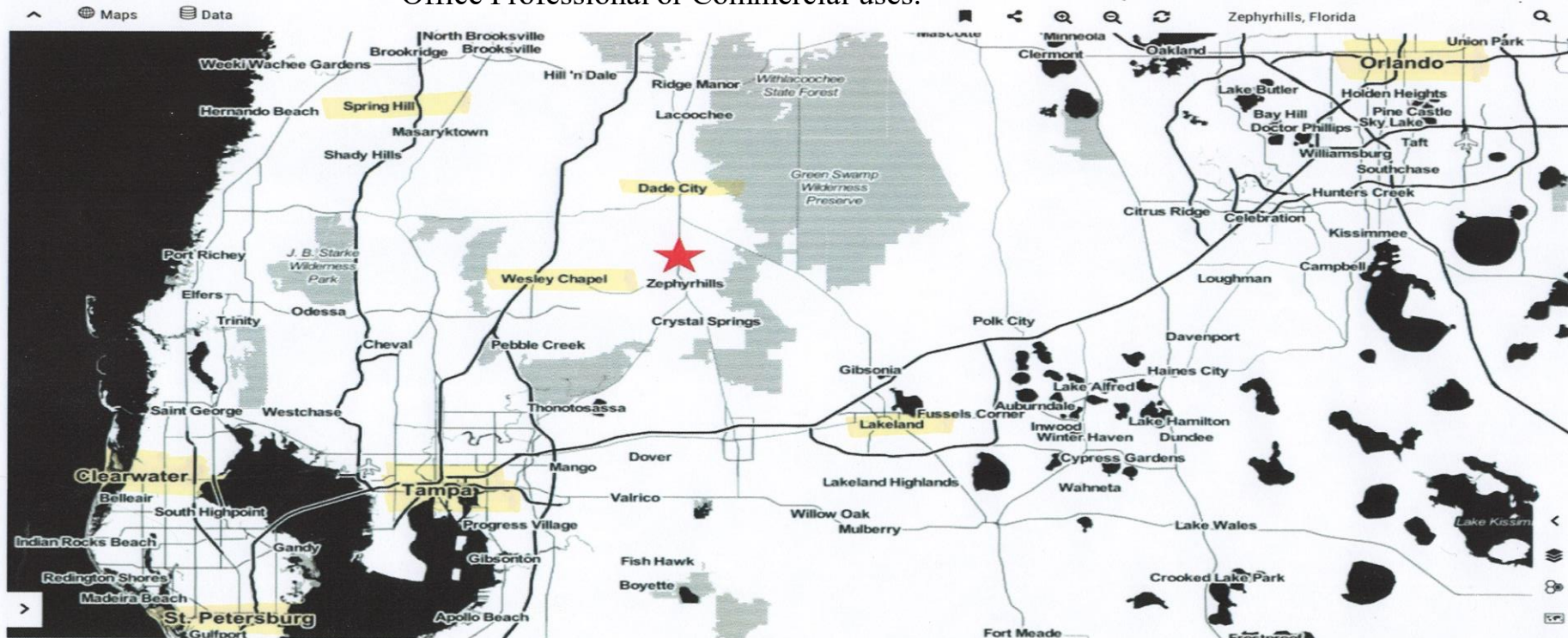




- Situated in a **PRIME** location on US Hwy. 301/Gall Blvd., a major 4-lane commercial corridor. Nearby Kossik Road scheduled to connect to Overpass Road at I-75 creating a main artery directly to this location. Lot 1 hwy frontage will most likely serve as a “hard corner” complimenting the development of a PUD. Lot 1 also has an existing median cut.
- Within city limits, approximately 1/4 mile north of Zephyr Commons Shopping Center with Publix, Planet Fitness, UPS and more. The building site is near Lowe's, Super Wal-Mart, TJ Maxx and many other retail stores, well-known restaurants such as Longhorn's, Chick Fil A, Ruby Tuesdays, McDonald's, gas stations and banking facilities, Advent Hospital and Florida Medical Center and local schools.
- Great development potential. City utilities are available and can be requested. Bus Stop located at Lot 1. With the massive development of family living immediately surrounding these parcels, there will be a need for Office Professional, Commercial or Mixed-Use to service the thousands of new residents.

STEARNS WEAVER MILLER
PROPERTY SEARCH

Report findings show subject property is in a continuously heavy traffic area. Great for Office Professional or Commercial uses.



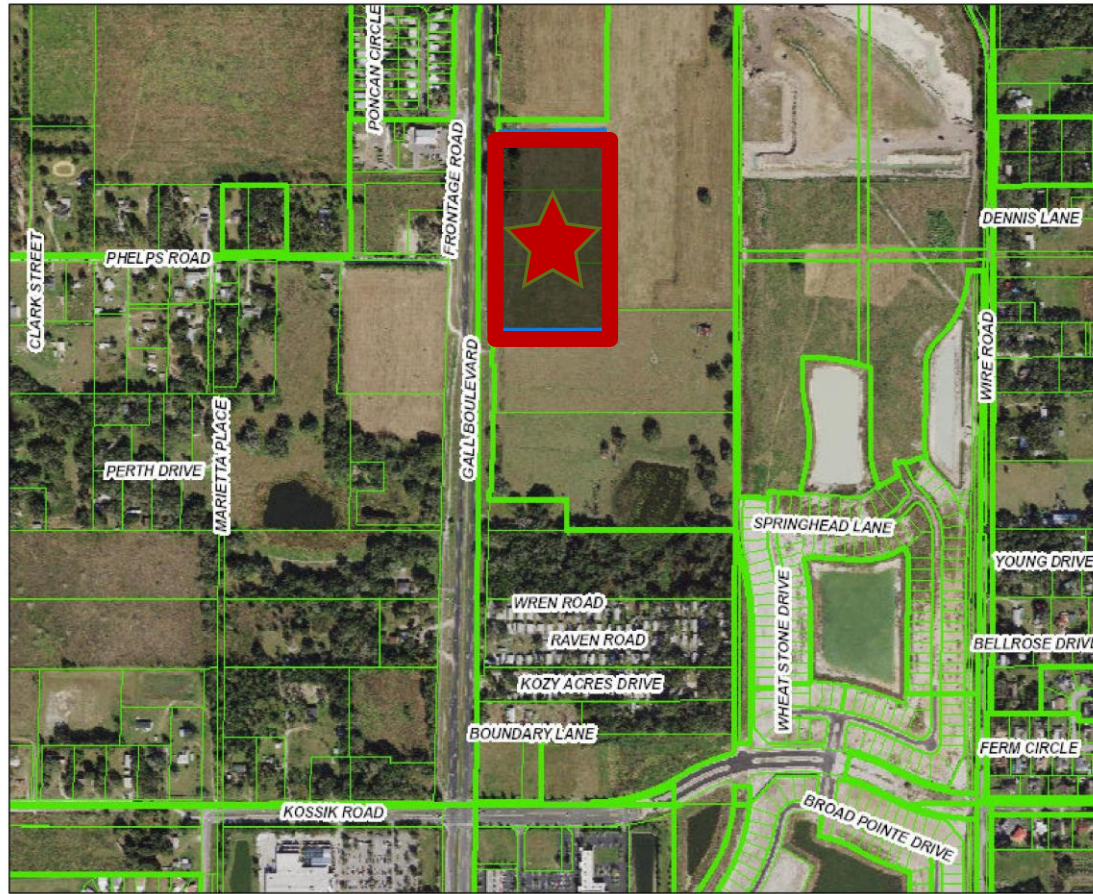
Florida Department of Transportation, annual average daily traffic report shows a heavy traffic flow on Gall Blvd, statistics are as follows: Traffic Count
SR 39/US 301/GALL BLVD, NORTH OF BYP CR54/FOUNTA 34000



Currently there are reported over 2000 people relocating to Florida per day now that they can continue to work remotely.

Distance in miles from subject property to major outlets, shopping and medical.

Publix Zephyrhills Commons	0.60
Walmart Supercenter	0.80
Zephyrhills High School	1.01
Centennial Elementary School	1.80
Centennial Middle School	2.00
Advent Hospital	1.20
Pasco High School	3.10
Shoppes at Wiregrass	17
Downtown Tampa	32.6
Tampa International Airport	38.9



Legend

- Street (Labels)
- Parcel (Lines)
- Subdivision (Boundaries and Labels)
- Parcels (Clickable Info)
- Blocks (Boundaries and Labels)

Lots 1, 2 and 3 highlighted in red have a FLU listed Zoning of R4, **BUT the City is receptive to C-1 Zoning with accompanying application for zoning change; Office Professional, Retail/Commercial on Hwy 301 frontage.**

Florida Land Use Code allows C-1 Development.

A rare find within the City limits and within the massive growth corridor, close to nearby Wesley Chapel and Tampa and surrounding areas.

<https://www.zephyrhillschamber.org/>



Mike Wells
Property Appraiser
 Proudly Serving Pasco County, Florida

Pasco County Property Appraiser

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Over 320,000 Americans moved to Florida between 2021 and 2022. Population Growth is continuing to increase at a rapid pace in Pasco County. Desirable home prices and location to major cities such as Wesley Chapel and Tampa make Zephyrhills a prime location.

Population change (Zephyrhills) jumped from 2010 to present shows an increase of more than 29%. Zephyrhills is now the largest city in Pasco County, Florida.

According to DOT over 32,000 vehicles pass directly in front of the parcels on Hwy 301 / Gall Blvd. daily.

This has become one of the newest Opportunity Zones located within Zephyrhills City Limits.



Over 950 SF Homes in existence and being completed at Abbott Park directly behind these parcels, thus allowing for an extension of Dairy Road for an additional back entrance to sites.

[Now Pasco's largest city, Zephyrhills no longer a 'sleepy little town' \(tampabay.com\)Cl](http://tampabay.com)

Click above to read more about Zephyrhills' current and future growth.



For more information, contact

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