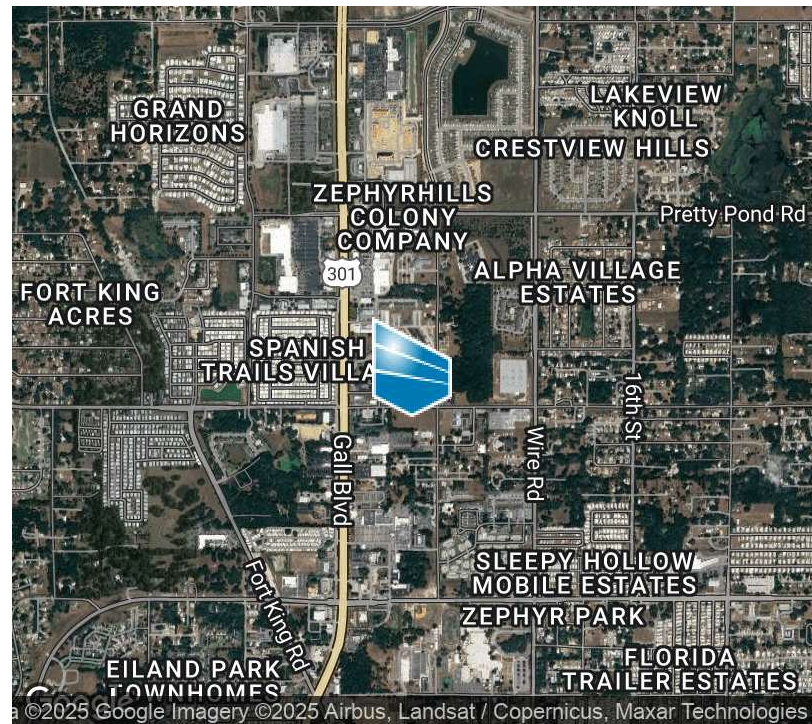
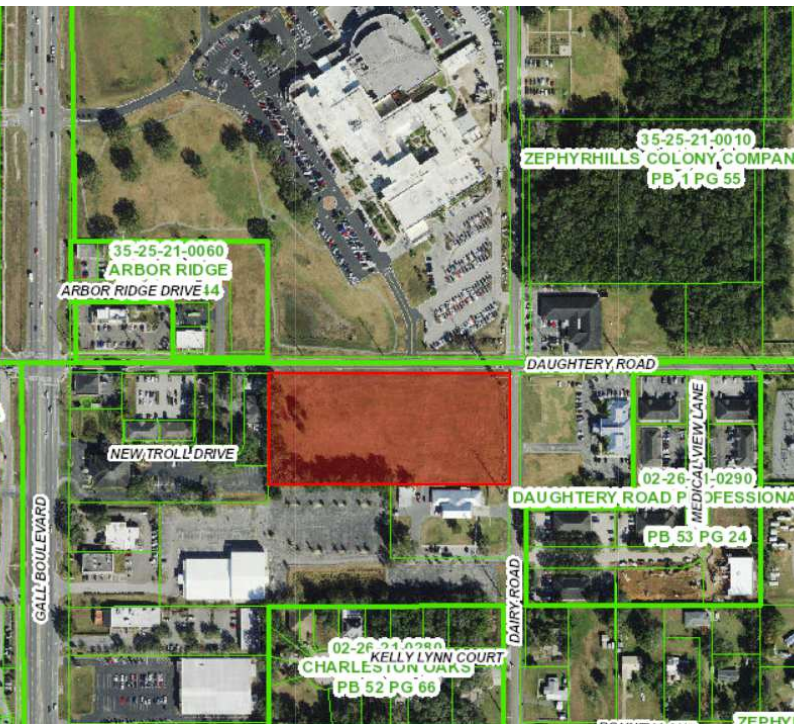


# For Sale | Daughtery Road Vacant Land Development Opportunity

DAUGHTERY ROAD & DAIRY ROAD, ZEPHYRHILLS, FL 33540



Sale Price

**\$2,500,000**

## OFFERING SUMMARY

Lot Size:	4.33 Acres
Price / Acre:	\$577,367
Zoning:	Commercial Office Professional
Market:	Land

## PROPERTY OVERVIEW

Discover a prime investment opportunity with this exceptional property located in the coveted Land area of Zephyrhills, FL. Boasting a coveted Commercial Office Professional zoning, this site presents an ideal canvas for realizing your office investment vision.

With a strategic location, this property offers convenient access to key amenities and commercial centers. The carefully selected zoning allows for a range of office developments, making it a lucrative prospect for discerning investors seeking to capitalize on the high-demand office real estate market.

Don't miss the chance to secure a valuable asset in this thriving location, perfectly positioned for success in the commercial real estate landscape.

## PROPERTY HIGHLIGHTS

- Excellent proximity to US 301 and AdventHealth Hospital
- Zoned Commercial Office Professional, offering versatile usage
- 660' frontage on Daughtery Rd, 300' frontage on Dairy Rd providing excellent visibility.
- Ideal for medical



**Eric Odum**

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**John Lochner**

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## LOCATION DESCRIPTION

Discover a prime Land investment opportunity in the Zephyrhills area. The nearby vicinity offers a blend of rural tranquility and urban convenience, making it an ideal location for future development. Key points of interest include the vibrant Downtown Zephyrhills, offering a variety of shops, restaurants, and entertainment options.

With proximity to major highways and access to essential amenities and situated directly across the street from AdventHealth Hospital, the area presents a compelling proposition for Land and Office investors seeking strategic positioning.

Don't miss out on the potential of Daughtery Road Vacant Land Development Opportunity – the gateway to a thriving real estate venture in Zephyrhills, FL.



## SITE DESCRIPTION

Introducing an exceptional commercial property located at Daughtery Rd and Dairy Rd near U.S. 301, in Zephyrhills, FL. This 4.33 acre parcel boasts a prime location directly across the street from AdventHealth hospital.

The parcel has 660' of frontage on Daughtery Rd and 300' of frontage on Dairy Rd and 550' off of US 301.

The property is zoned Commercial Office Professional allowing for a wide variety of uses and well suited for medical.



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## LOCATION INFORMATION

Building Name	Daughtery Road Vacant Land Development Opportunity
Street Address	Daughtery Road & Dairy Road
City, State, Zip	Zephyrhills, FL 33540
County	Pasco
Market	Land

## PROPERTY HIGHLIGHTS

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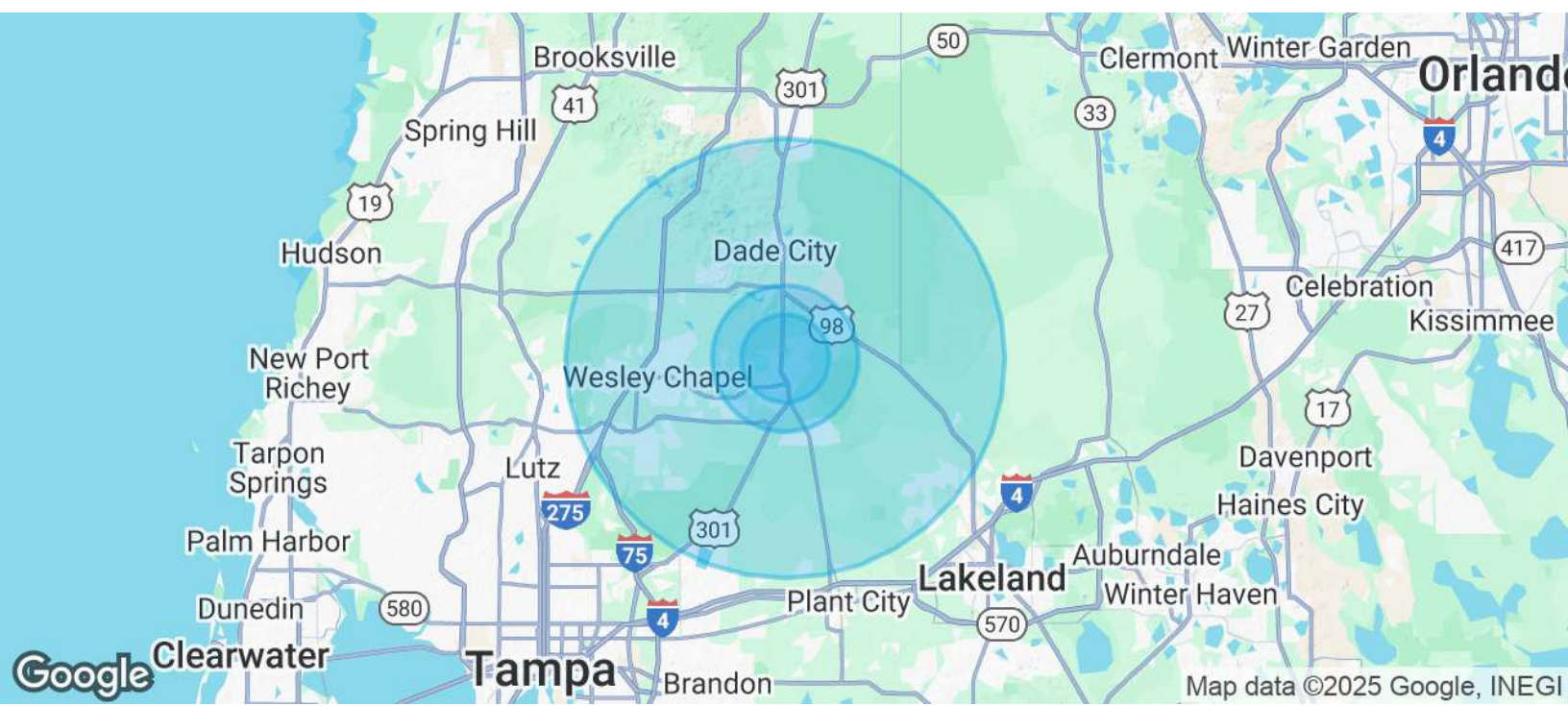


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POPULATION	3 MILES	5 MILES	15 MILES
Total Population	43,312	67,037	312,359
Average Age	50	50	43
Average Age (Male)	49	49	42
Average Age (Female)	51	51	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	15 MILES
Total Households	19,644	29,935	117,628
# of Persons per HH	2.2	2.2	2.7
Average HH Income	\$63,394	\$71,019	\$110,079
Average House Value	\$200,226	\$225,131	\$361,318

Demographics data derived from AlphaMap



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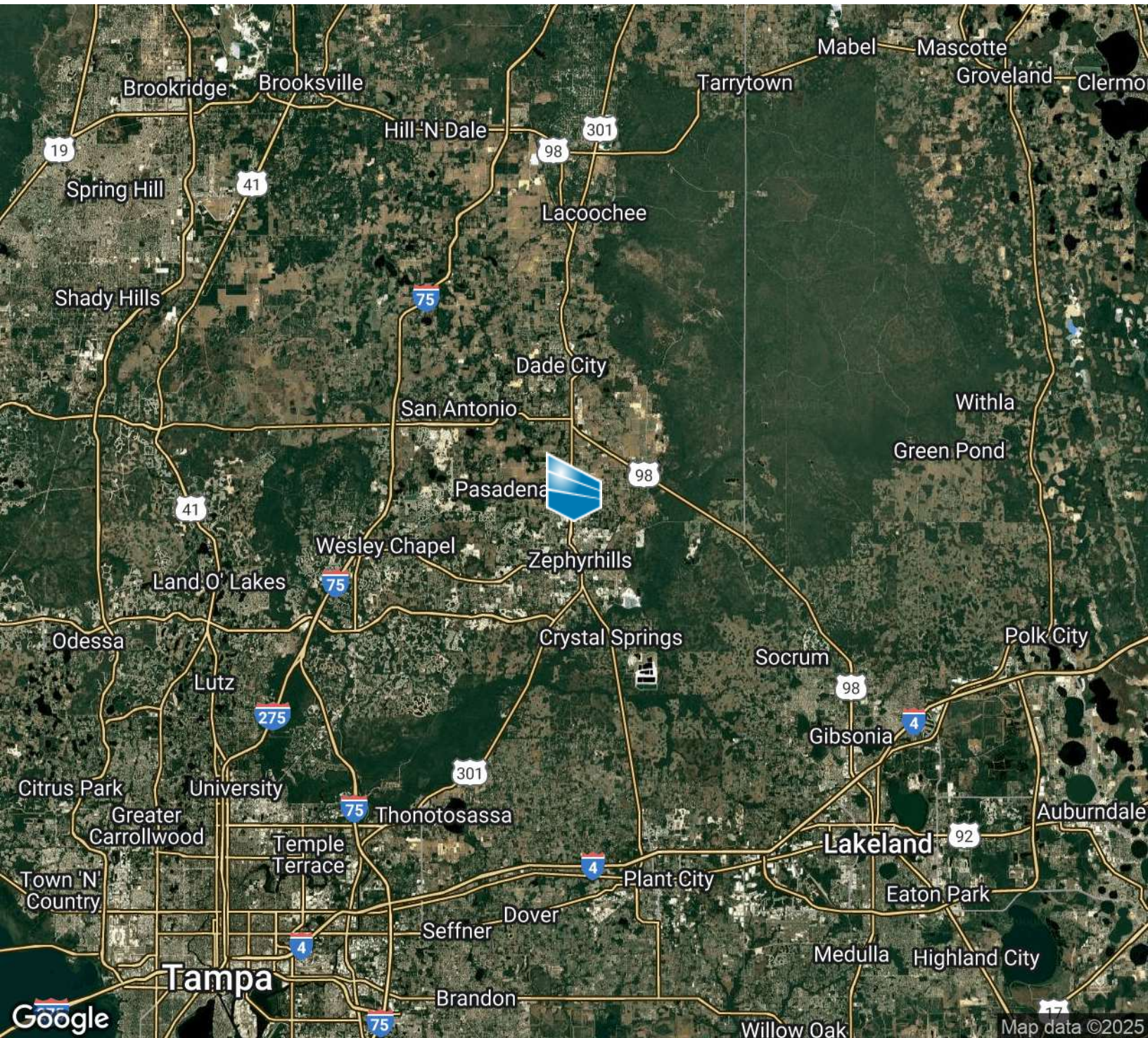


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