



For sale

\$2,500,000

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Prime Commercial Development Opportunity

SR 54 & Geiger Estates Dr Zephyrhills, FL | Pasco County

7.76± Acres

- Excellent visibility & signage potential on SR 54
- County support for future signalized access with cost sharing
- Strong demand for retail services, restaurants, etc.
- Surrounded by thousands of new rooftops

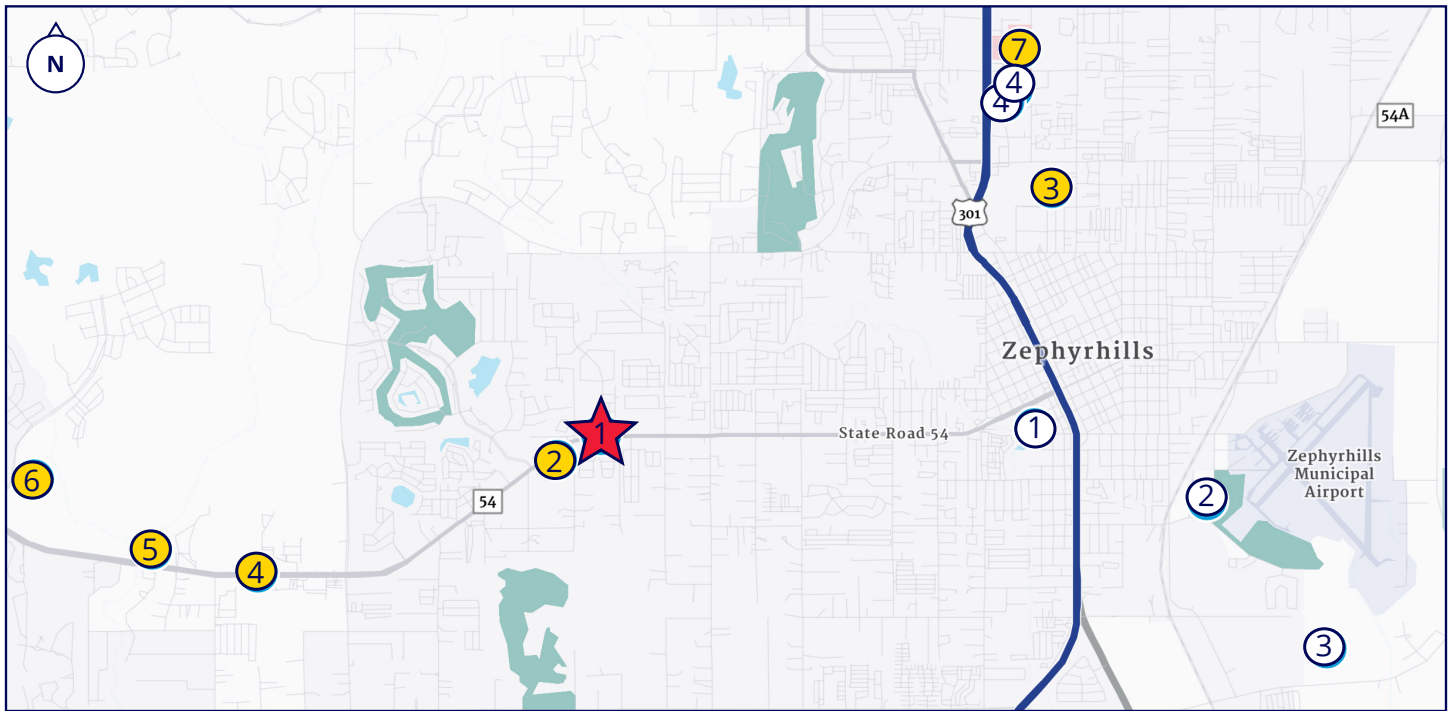
Three-parcel assemblage strategically positioned along the high-traffic SR 54 corridor. The property is currently zoned C-1, and the county has indicated support for a rezoning to C-2, which would significantly expand commercial use potential. The county has also expressed support for a future traffic signal at the site's entrance on Geiger Estates Drive.

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Accelerating success.

Location & Access



Proximity to Key Amenities

Healthcare:

Just minutes away from AdventHealth Zephyrhills, a nationally accredited facility featuring a Heart Institute and Primary Stroke Center, ensuring top-tier medical services for future residents.

Education:

Close to several well-established institutions within the Pasco County School District -

- Zephyrhills High School
- Wesley Chapel Academy
- Pinecrest Academy
- New River Elementary School
- Heritage Academy
- Recreation & Entertainment

Recreation & Entertainment:

Enjoy outdoor activities at nearby parks like Zephyr Park and Samuel W. Pasco Recreation Center, offering amenities such as playgrounds, sports fields, and walking trails.

For entertainment, Zephyrhills Cinema 10 and Pin Chasers bowling alley are just a short drive away. Along with Skydive City, a renowned facility attracting enthusiasts from around the world.

- ★ Subject Site | 7.76± Acres
- ② Heritage Academy
- ③ Wesley Chapel Academy
- ④ Pinecrest Academy

- ⑤ New River Elementary School
- ⑥ Zephyrhills High School
- ⑦ AdventHealth Zephyrhills

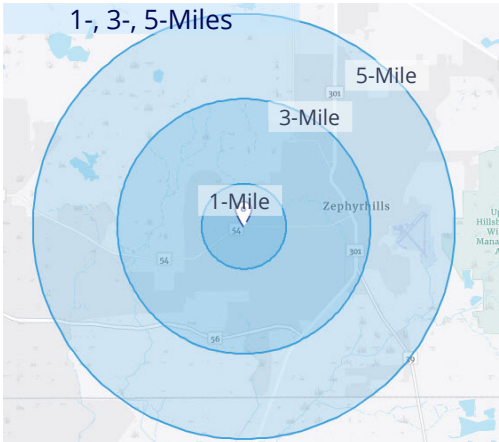
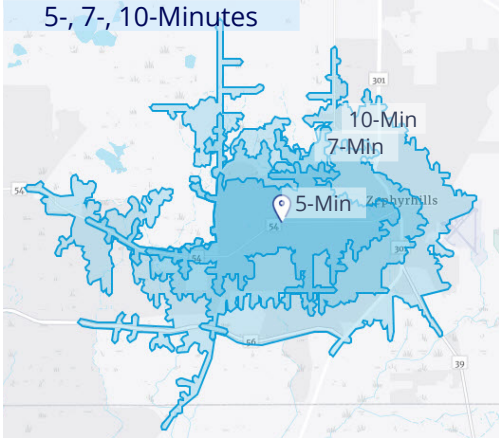
- ① Zephyr Park
- ② Skydive City
- ③ Samuel W Pasco Recreation Center
- ④ Zephyrhills Cinema 10
- ⑤ Pin Chasers

Legend

Demographics

Demographics	5-Min	7-Min	10-Min
DRIVE TIME POPULATION			
2029 Projection	16,691	35,754	60,607
2024 Population	15,390	33,469	56,356
% Growth	24.7%	6.8%	7.5%
HOUSEHOLD INCOME			
Average	68,723	\$69,714	\$76,087
Median	\$45,390	\$44,964	\$48,463
DAYTIME WORKERS			
2024	2,623	6,285	11,547
HOUSEHOLDS			
2024 Estimate	7,316	15,016	24,500

	1-Mile	3-Mile	5-Mile
RING POPULATION			
2029 Projection	7,472	50,531	103,208
2024 Estimate	7,146	45,762	89,351
% Growth	4.6%	10.4%	15.5%



Trade Area

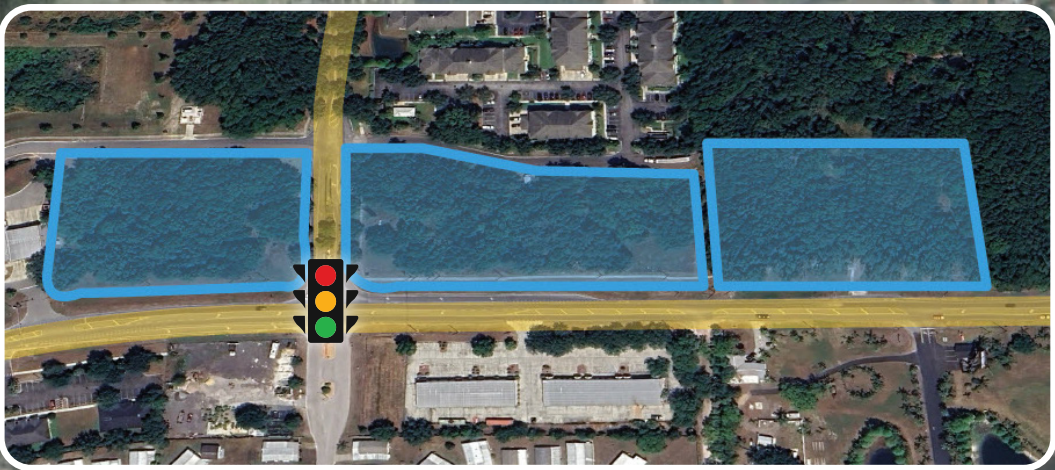


The Greens
Playground

Silverado Golf &
Country Club

SHERWIN-WILLIAMS

Eiland Blvd.



DUNKIN' DOLLAR GENERAL

Walgreens

TWISTEE TREAT

54

17,500 AADT

Summertree Plaza

Publix Home Depot UPS McDonald's Marco's Pizza O'Reilly Auto Parts Wendy's T-Mobile Supercuts

Eiland Blvd.

DOLLAR GENERAL

Winn-Dixie
CVS pharmacy
Hardee's
Save a lot food stores

DOLLAR TREE
ACE Hardware ups

54

TACO BELL FAMILY DOLLAR

Morris Bridge Rd.

Surrounding Residential Communities

