

LAND FOR SALE

1.25 Acres

Morris Bridge Road & Chancey Road  
Zephyrhills, FL 33541

**Brent Nye**  
Partner  
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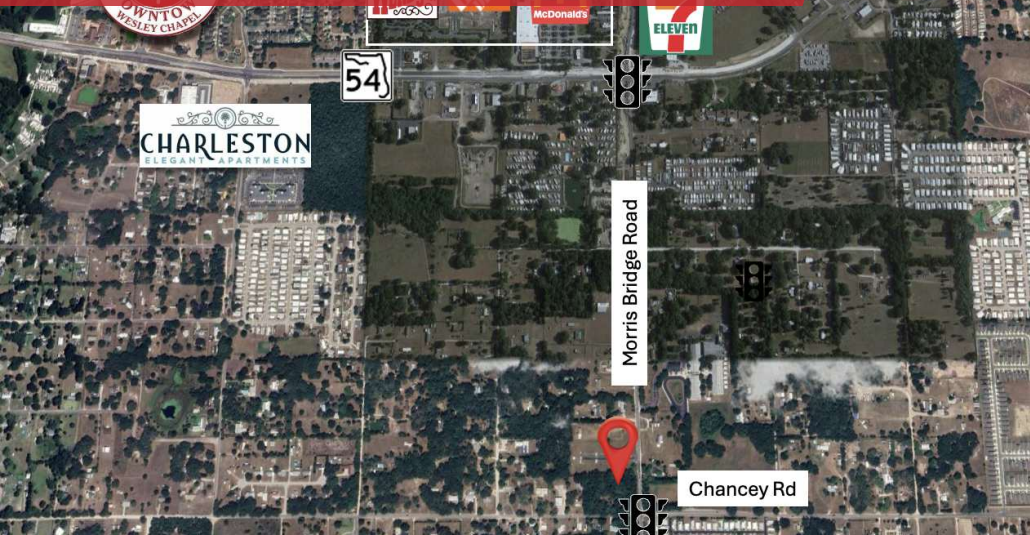


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# 1.25 Acres - Morris Bridge & Chancey Road

Morris Bridge Road & Chancey Road, Zephyrhills, FL 33541



## PROPERTY DESCRIPTION

Explore the potential of this 1.25-acre property located at the high-traffic intersection of Morris Bridge Road and Chancey Road. Zoned AR (Agricultural Residential), this flexible site offers a wide range of development possibilities. Just 1.5 miles north of Two Rivers Community—featuring over 6,000 residential units across 750+ acres—this location is primed for future growth. With outstanding visibility and easy access, it's an ideal spot for your next project.

## PROPERTY HIGHLIGHTS

- Property Located just South of State Road 54
- Within 3/4 mile of Publix Shopping Center, Home Depot and Restaurants
- Area of High Growth and Development;

## OFFERING SUMMARY

|             |            |
|-------------|------------|
| Sale Price: | \$700,000  |
| Lot Size:   | 1.25 Acres |
| Zoning      | AR         |

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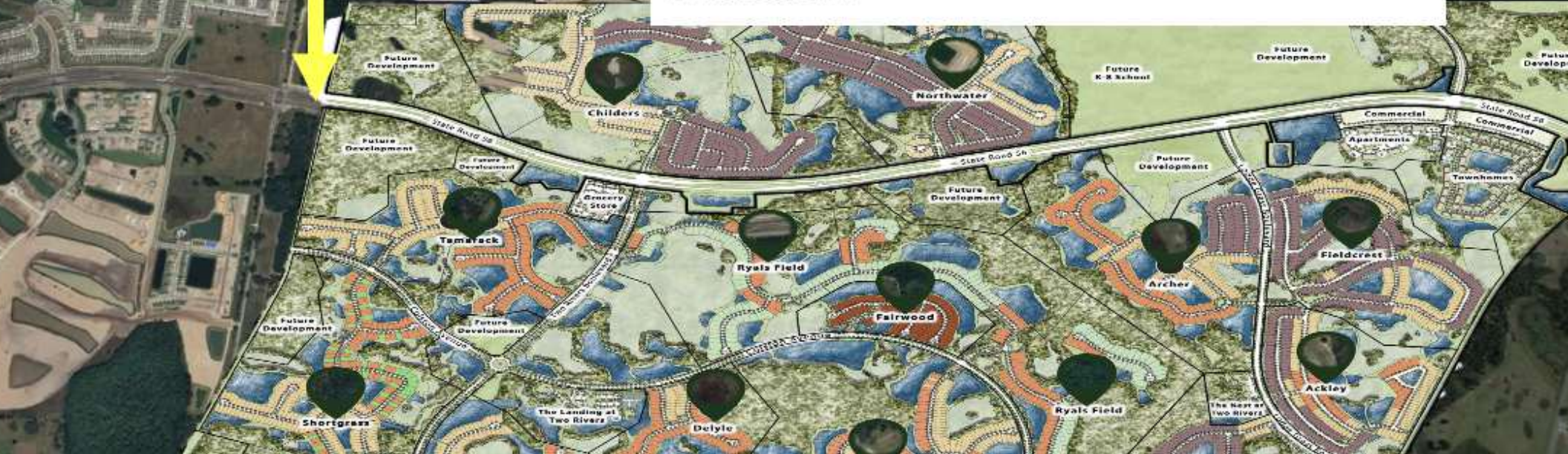
## 1.25 Acres - Morris Bridge & Chancey Road

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.71 Mile

### Two Rivers

6,000 planned residential homes, townhomes, apartments, and villas. Restaurants, Grocery, Golf Course, Swimming pools, Racquetball Courts and many other community features.



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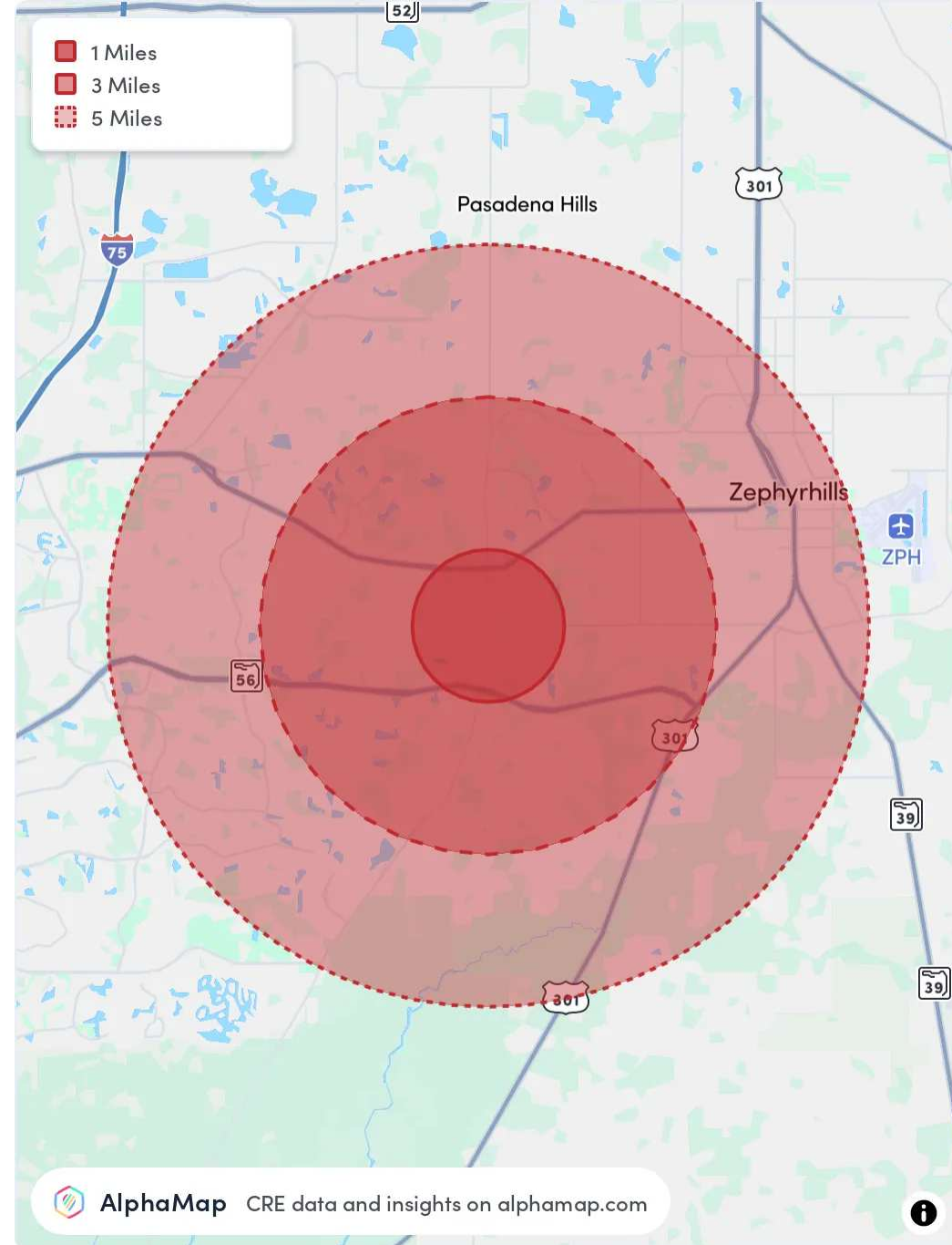


# 1.25 Acres - Morris Bridge & Chancey Road

Morris Bridge Road & Chancey Road, Zephyrhills, FL 33541

| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 4,215     | 28,409    | 85,264    |
| Average Age          | 51        | 47        | 43        |
| Average Age (Male)   | 50        | 46        | 43        |
| Average Age (Female) | 51        | 47        | 44        |
| HOUSEHOLD & INCOME   | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 1,794     | 11,564    | 32,866    |
| Persons per HH       | 2.3       | 2.5       | 2.6       |
| Average HH Income    | \$79,010  | \$90,054  | \$106,306 |
| Average House Value  | \$242,363 | \$273,209 | \$321,402 |
| Per Capita Income    | \$34,352  | \$36,021  | \$40,886  |

Map and demographics data derived from AlphaMap



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# 1.25 Acres - Morris Bridge & Chancey Road

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