

LAND FOR SALE

4.93 Acres near SR 54

3230 Apfel Road
Zephyrhills, FL 33543



Cody Brightwell
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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PROPERTY DESCRIPTION

This 4.93-acre parcel is zoned AR with a Future Land Use designation of Res 6 (with rezoning, potential for up to 30 units). The property is located 3/4 of a mile north of State Road 56 and the Two Rivers Development, offering a strategic position within Wesley Chapel's growth corridor. Its size and location make it well-suited for future residential development or investment as well as a private 5 acre home estate site.

PROPERTY HIGHLIGHTS

- Zoned AR | Future Land Use: Res 6
- Located 3/4 mile north of State Road 56 and the planned Two Rivers Development
- All utilities available at Apfel Rd.
- 9 miles to I-75 (to the west)
- Parcel IDs: 19-26-21-0010-09000-0000, 19-26-21-0010-09000-0010
- Flood Zone: X

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	4.93 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,318	10,898	35,059
Total Population	3,433	28,175	92,230
Average HH Income	\$88,397	\$101,891	\$110,808

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Location Information and Maps

3230 Apfel Road, Zephyrhills, FL 33543

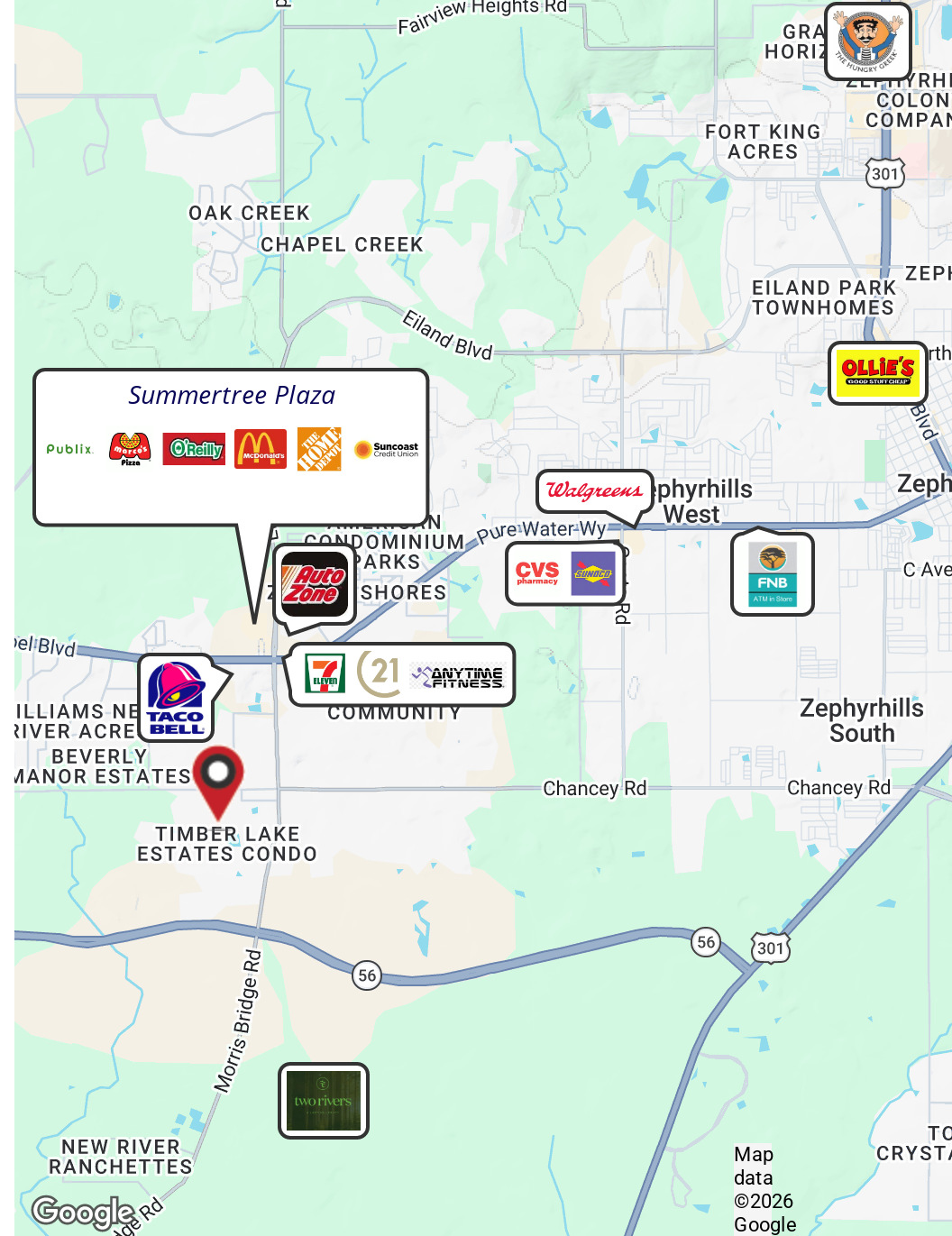


ZEPHYRHILLS

Located in eastern Pasco County, Zephyrhills is a rapidly growing city known for its business-friendly environment, expanding infrastructure, and strong community development. With convenient access to major highways and close proximity to Tampa and Wesley Chapel, Zephyrhills has become an increasingly attractive destination for commercial investment.

The area features a balanced mix of residential neighborhoods, retail centers, healthcare facilities, and industrial activity-creating a supportive ecosystem for a wide range of business uses. Ongoing population growth, new construction, and city-led development initiatives continue to drive demand for commercial properties across multiple sectors.

Zephyrhills also offers a high quality of life, with abundant green spaces, recreational amenities, and a historic downtown district that adds to its small-town charm while supporting continued economic expansion. This thriving market presents a compelling opportunity for investors and business owners seeking long-term value and strategic growth potential in Central Florida.



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Two Rivers Development

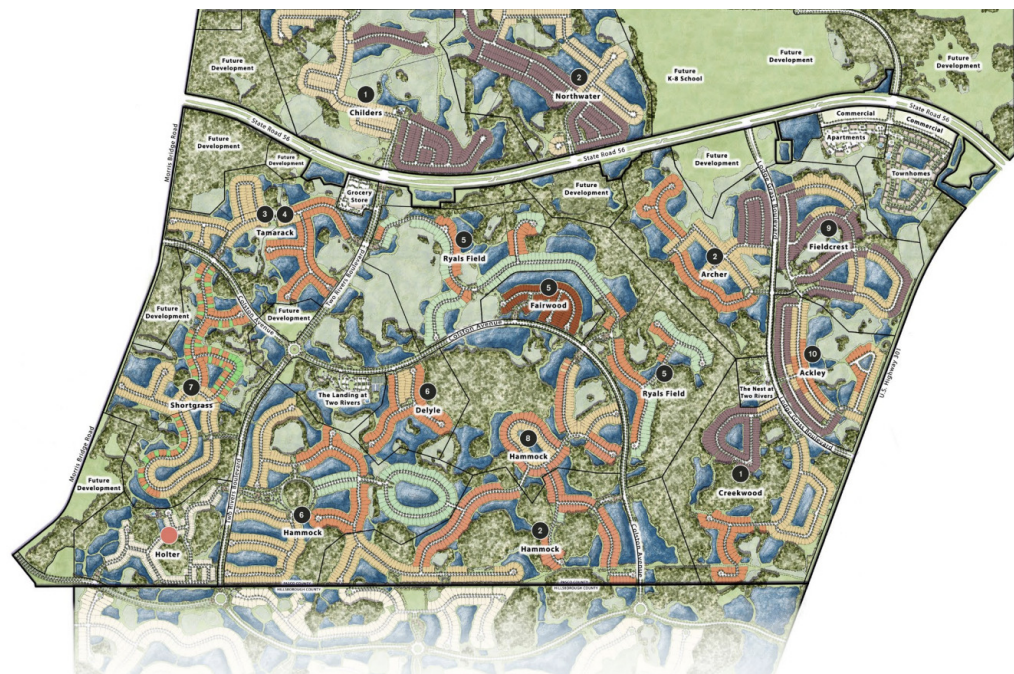


two rivers

A LASTING LEGACY

Two Rivers welcomes you to a unique community offering the perfect blend of convenience and tranquility. Nestled just off State Road 56, between Morris Bridge Road and Highway 301, you'll find yourself within easy reach of all that Tampa has to offer, while still enjoying the serenity of a close-knit community nestled amidst nature. Nestled near Wesley Chapel, Two Rivers offers the ideal blend of tranquility and convenience, promising a space for everyone's story. Our community features over 6,000 planned homes, townhomes, apartments, and villas, ensuring a perfect fit for your unique lifestyle. Discover a range of lifestyle offerings, including clubhouses, pools, parks, racket sports, and more.

- 1.335 million square feet of office space
- 1.355 million square feet of industrial space
- 670,000 square feet of retail space



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What's Nearby?

AIRPORTS

- A** Tampa International
- B** St. Pete - Clearwater International

ARTS & CULTURE

- C** Amalie Arena
- D** Glazer Children's Museum
- E** Henry B. Plant Museum
- F** Straz Center for the Performing Arts
- G** The Dali Museum

ENTERTAINMENT

- H** Downtown Tampa
- I** Downtown St. Petersburg
- J** Busch Gardens
- K** Zoo Tampa

PARKS & RECREATION

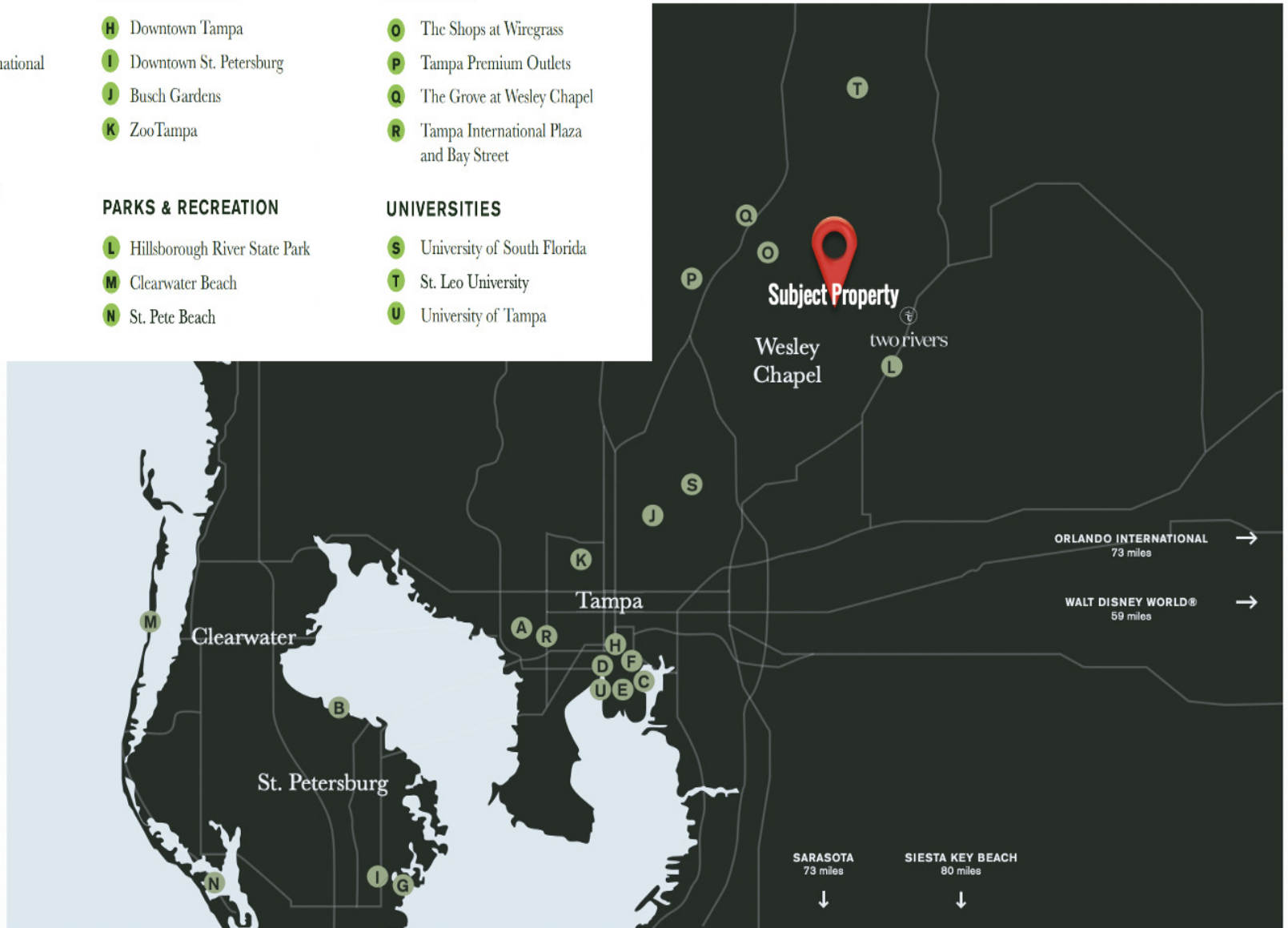
- L** Hillsborough River State Park
- M** Clearwater Beach
- N** St. Pete Beach

SHOPPING

- O** The Shops at Wiregrass
- P** Tampa Premium Outlets
- Q** The Grove at Wesley Chapel
- R** Tampa International Plaza and Bay Street

UNIVERSITIES

- S** University of South Florida
- T** St. Leo University
- U** University of Tampa



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Meet the Team

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