

# SALE / LEASE

RETAIL LAND FOR SALE OR LEASE IN HIGH GROWTH AREA

Eiland Blvd and Dean Dairy Road Zephyrhills, FL 33541



**Sale Price** **\$950,000**

**Lease Rate** **\$55,000.00 PER YEAR**

## OFFERING SUMMARY

Lot Size:	351' x 168' (1.35 Ac)
Zoning:	C2
Traffic Count:	14,700
Parcel ID	09-26-21-0010-00400-001A

## PROPERTY OVERVIEW

NYE Commercial Advisors is pleased to offer for sale or land lease 1.35 zoned commercial acres in an opportunity zone. Water and sewer provided at adjoining Circle K. Property is at high elevation on a signalized intersection surrounded by many new home developments. There are nearby facilities including schools, medical facilities, restaurants, and shopping. 59,000 people within a 3-mile radius. Ideal for car wash, automotive retail, QSR, Starbucks

## PROPERTY HIGHLIGHTS

- Fastest housing growth in the East Pasco area
- Along Zephyrhills Bypass Route
- Multiple Points of Ingress and Egress | Eiland and Dean Dairy
- Shared Retention in Place
- .6 Miles from Sarah Vande Berg Tennis & Wellness Center -A world class tennis and wellness facility

Bill Nye  
0 | 813.973.0214  
bill@nyecommercial.com

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0 | 813.973.0214  
brent@nyecommercial.com



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,798	59,451	145,092
Average age	58.9	52.1	43.8
Average age (Male)	58.1	50.2	42.7
Average age (Female)	59.9	53.1	44.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,000	26,072	56,737
# of persons per HH	2.1	2.3	2.6
Average HH income	\$45,556	\$46,018	\$59,869
Average house value	\$114,970	\$121,957	\$193,552

\* Demographic data derived from 2020 ACS - US Census

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NEARBY RETAIL

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Google

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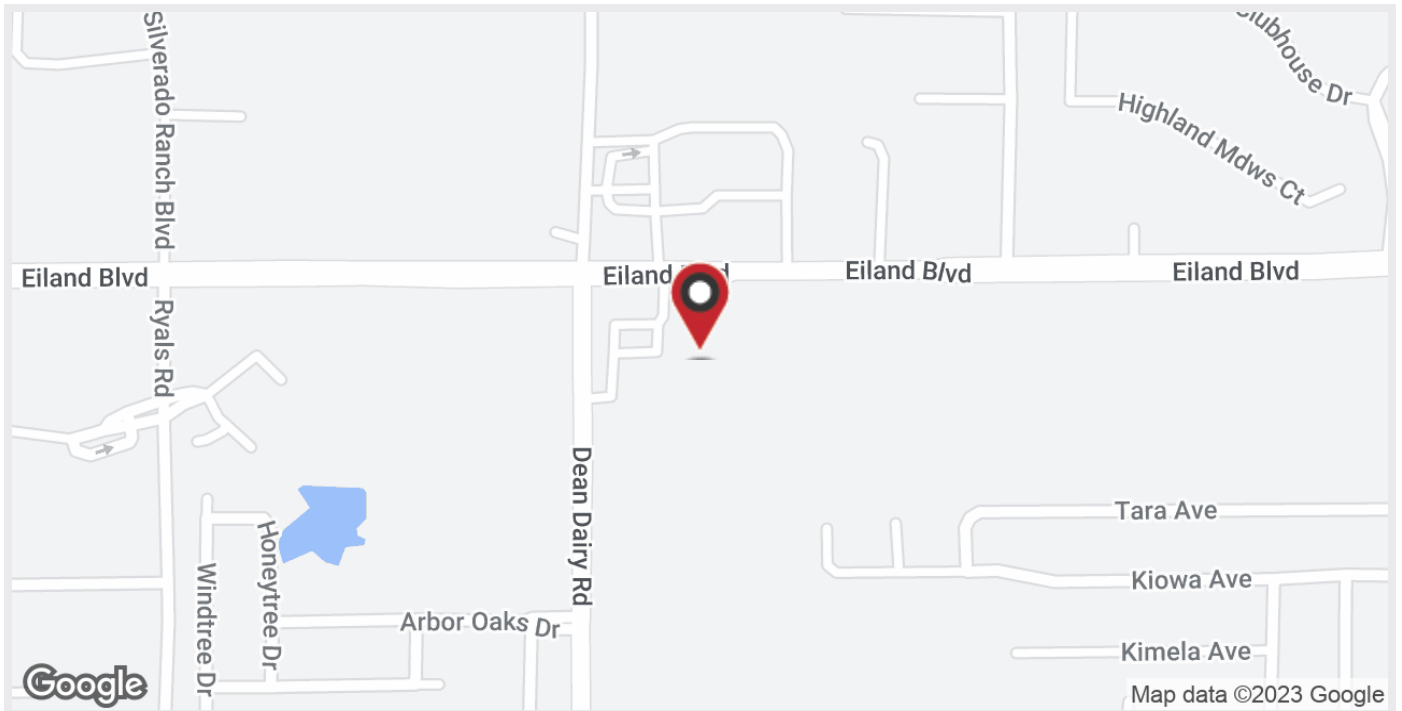
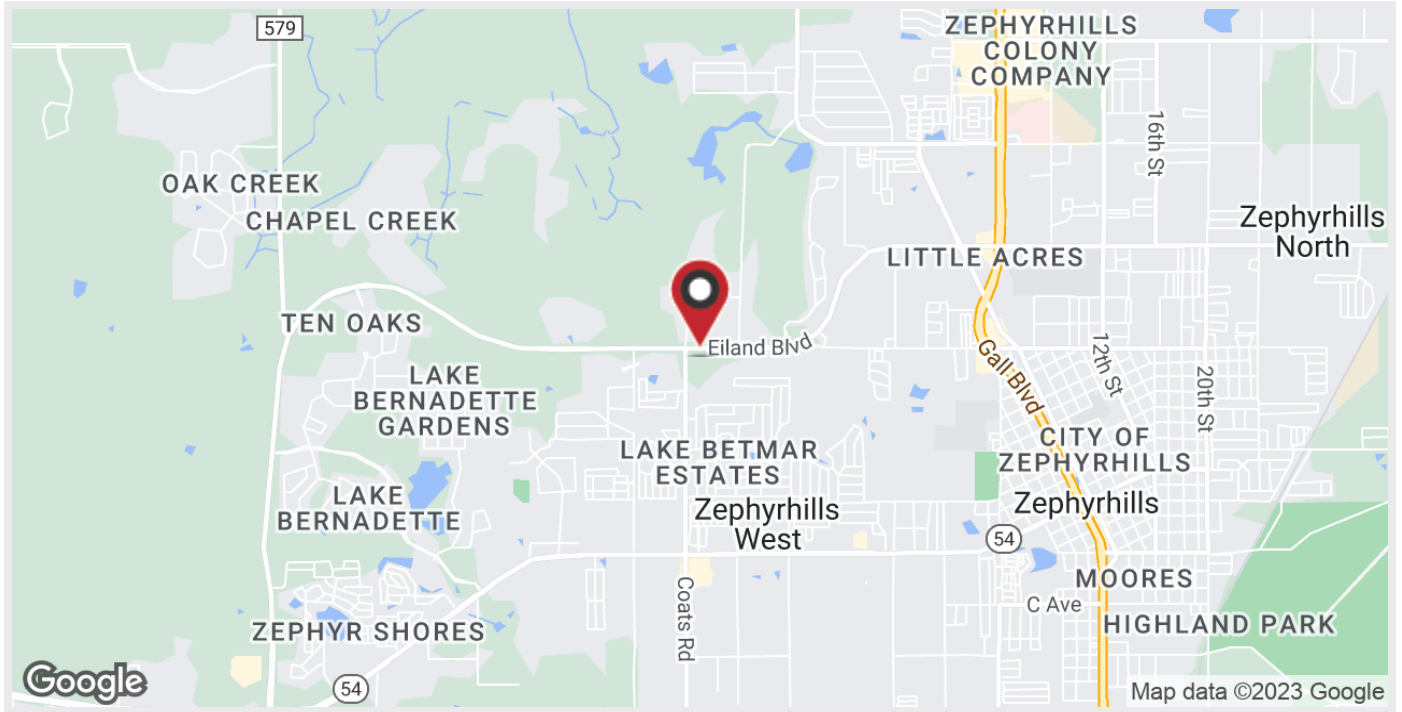


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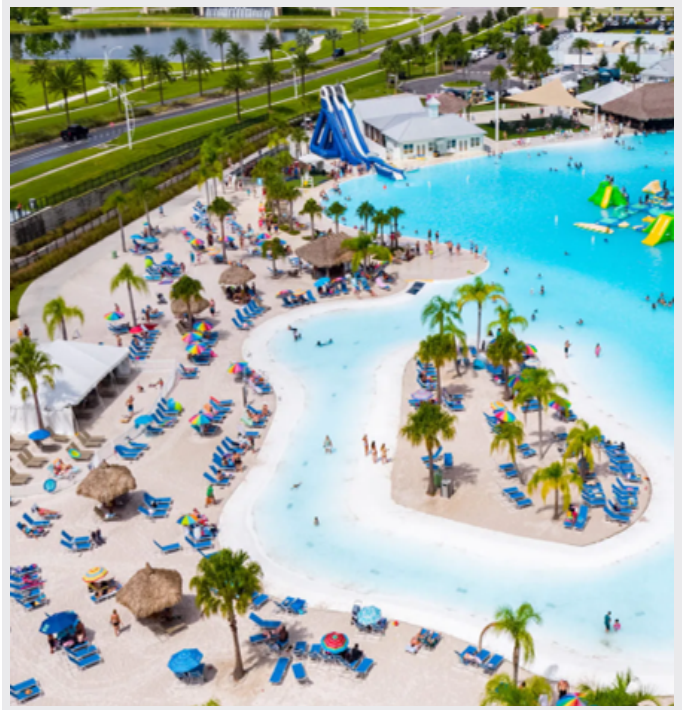


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## LOCATION OVERVIEW

The City of Zephyrhills, FL has long been known for its bottled water, crystal clear springs, and above-average senior citizen population. Since 2000, the average age of its citizens has dropped from age 65 to 54, showing a new demographic trend. Wesley Chapel's rising home prices to an average of over \$300K for a single-family home are driving younger families to Zephyrhills for affordability and easy access to Hillsborough County. As of 2019, more than 75% of residents own their own homes, which is more than 15% above the nation's average. Zephyrhills is a city within Pasco County Florida. Pasco County is consistently named one of Florida's fastest-growing areas year over year. It's primarily noted for its 210% population increase over the last 10 years (since 2009). It's also the epicenter of many new "forward-thinking" communities, two crystal lagoons, and the nation's first Smart City" – "The Connected City". The Connected City is built upon gigabit fiber optics which will create the infrastructure to support autonomous vehicle paths, smart homes, and 'green' business operations. These major economic drivers continue to drive ambitious young businesses and families to the area along with some of the world's most notable corporations such as Raymond James Financial, Moffit Cancer Center, USTA, and many more. Zephyrhills is located in East Pasco County just east of bustling Wesley Chapel, Tampa Bay's wealthiest community as of the 2019 census. Wesley Chapel's monumental growth and increasing home values have encouraged younger families to begin moving east into this beautiful city. You will see the growth immensely as you travel east on SR 54, the city's main thoroughfare. Its expansion of major roadways and addition of new bypass roads, make this city a great location for new businesses and residents.

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**BILL NYE**

Founder

C: 813.997.9971

bill@nyecommercial.com



**BRENT NYE**

Executive Director

C: 813.997.3333

brent@nyecommercial.com

FL #CQ1030836

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Bill Nye  
O | 813.973.0214  
bill@nyecommercial.com

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O | 813.973.0214  
brent@nyecommercial.com



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