

LAND FOR SALE

1.36 Acres Pure Water Way

Zephyrhills, FL 33541

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

1.36 Acres Pure Water Way (Former Sr54)

Zephyrhills, FL 33541



PROPERTY DESCRIPTION

This 1.36-acre outparcel on Pure Water Way (formerly SR 54) in the Lake Bernadette area offers a prime development opportunity with C-2 zoning. Strategically positioned near established residential communities and major traffic corridors, the site is well-suited for a wide range of commercial uses, including retail, quick-service drive-thru, medical, gas, or flex warehousing. With a neighboring retail plaza and warehouse facility already in place, this property provides strong synergy and excellent visibility for future growth.

PROPERTY HIGHLIGHTS

- All Utilities to Site
- VPD: 17,500
- Suitable for Retail, QSR Drive-Thru, Medical, Gas, or Flex Warehousing
- Excellent visibility and access along a busy corridor – 343' Frontage
- Surrounded by established residential communities, Neighboring retail plaza and warehouse.
- Located within one of Pasco County's key growth areas

OFFERING SUMMARY

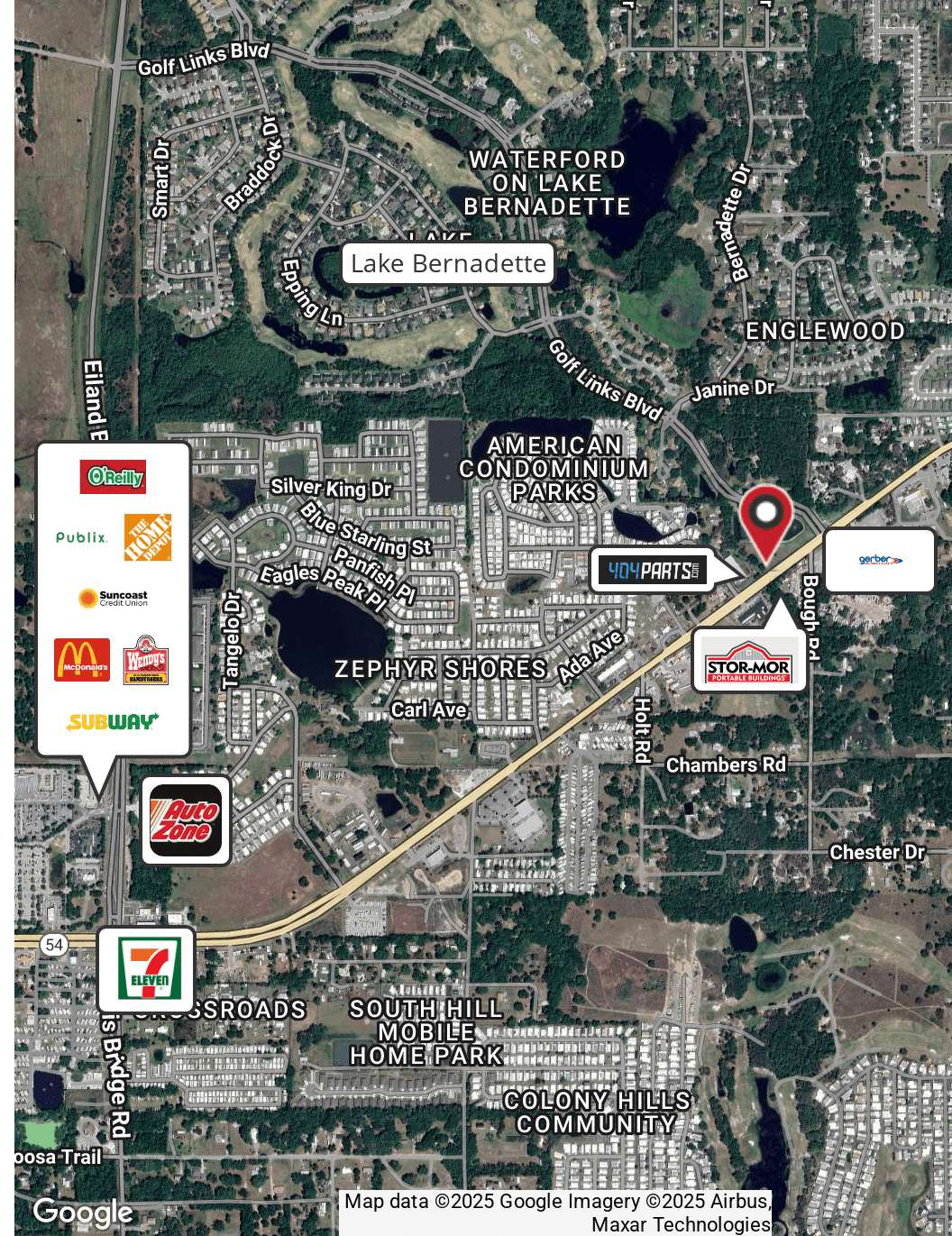
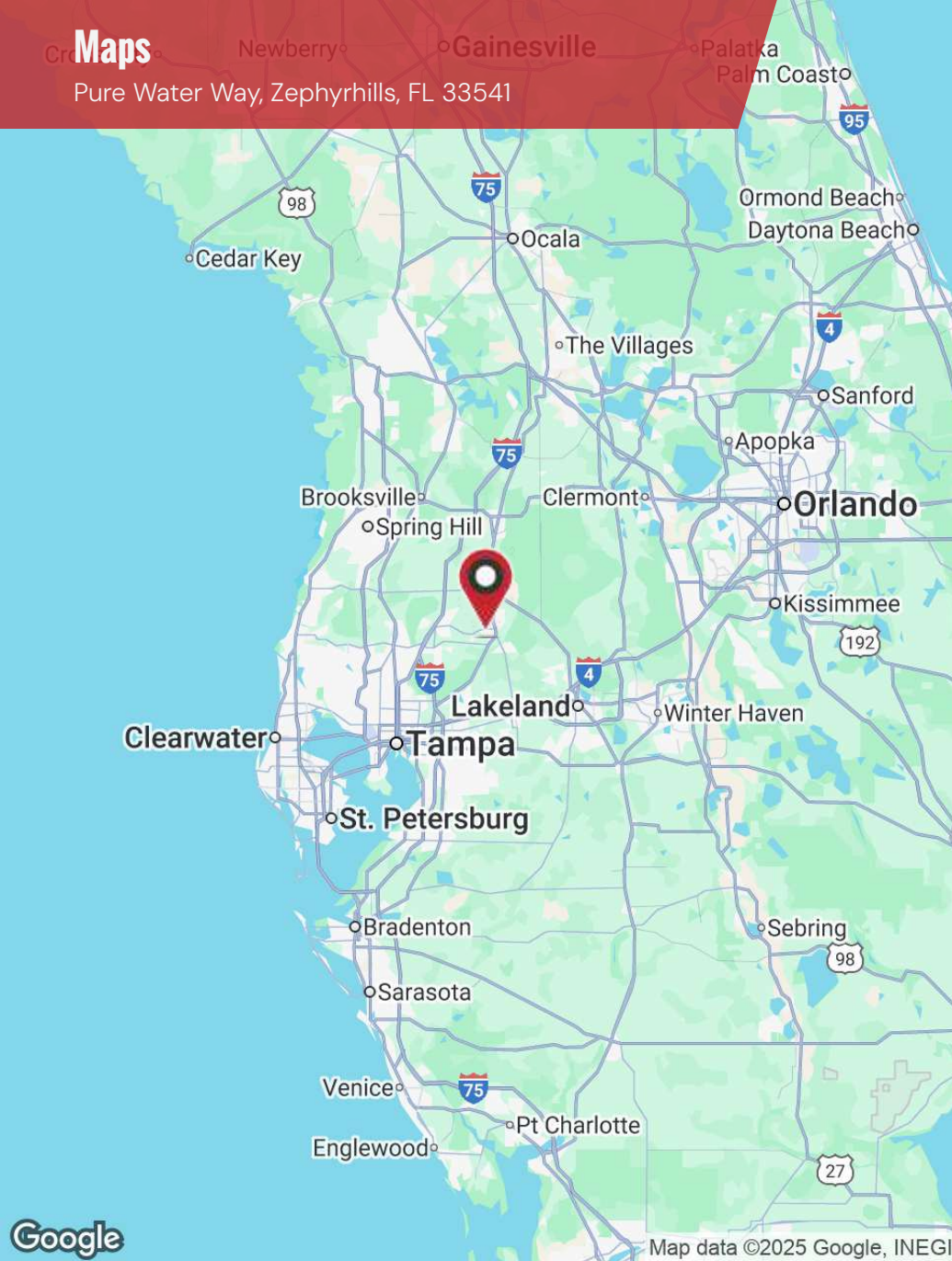
| | |
|--------------------|------------|
| Sale Price: | \$670,000 |
| Lot Size: | 1.36 Acres |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Total Households | 3,443 | 19,287 | 34,370 |
| Total Population | 7,601 | 43,528 | 81,721 |
| Average HH Income | \$71,912 | \$71,754 | \$83,956 |

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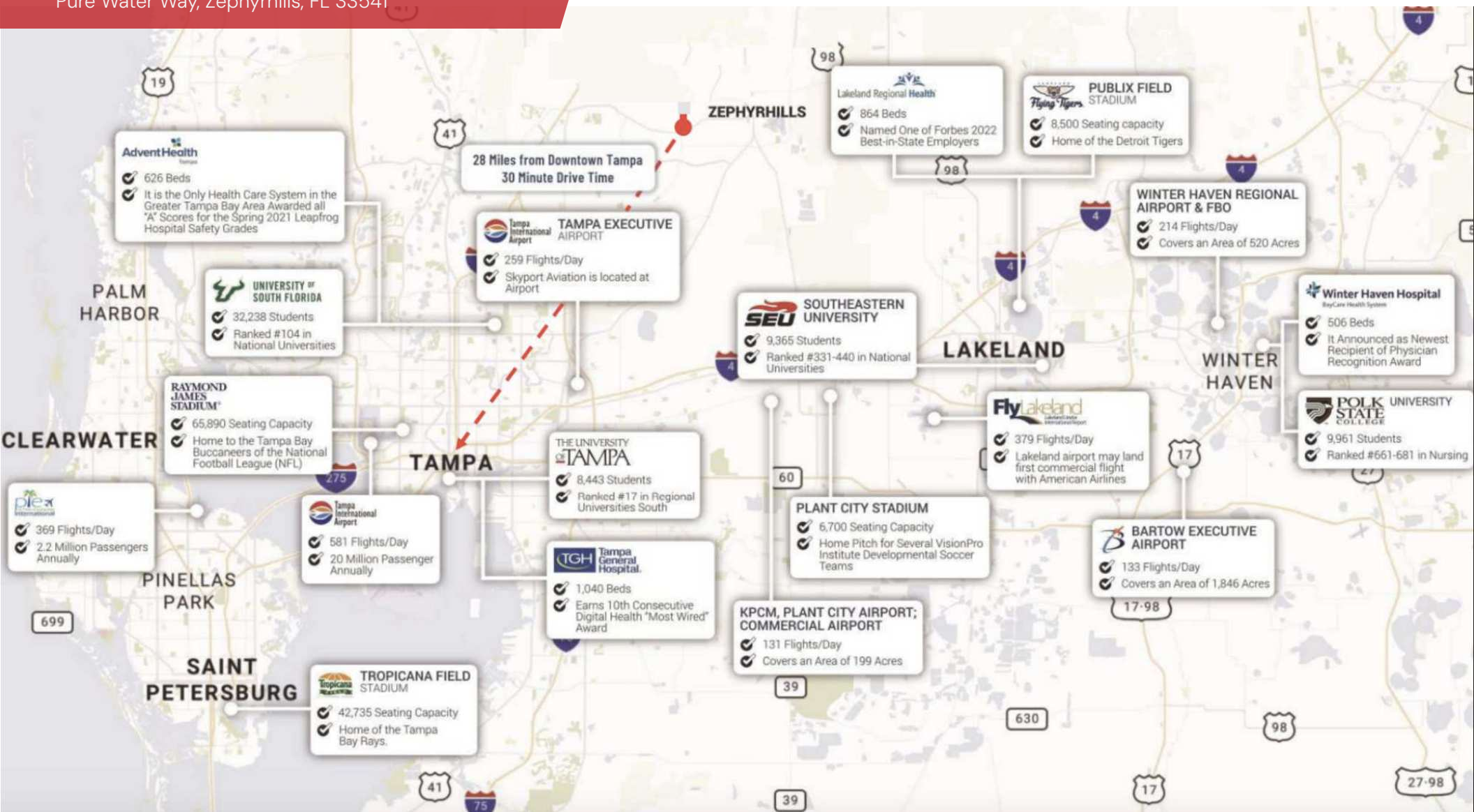


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Pure Water Way, Zephyrhills, FL 33541

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 7,601 | 43,528 | 81,721 |
| Average Age | 51 | 50 | 47 |
| Average Age (Male) | 50 | 49 | 46 |
| Average Age (Female) | 52 | 51 | 48 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,443 | 19,287 | 34,370 |
| # of Persons per HH | 2.2 | 2.3 | 2.4 |
| Average HH Income | \$71,912 | \$71,754 | \$83,956 |
| Average House Value | \$212,396 | \$226,328 | \$262,963 |

TRAFFIC COUNTS

17,000/day

Demographics data derived from AlphaMap



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Meet your Team

Pure Water Way, Zephyrhills, FL 33541



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