

LAND FOR SALE

1.99 Acres Zoned C2

8044 Gall Blvd.
Zephyrhills, FL 33541

Gall Blvd

Kossik Rd

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

1.99 Acres - C2 Land Gall Blvd. & Kossik Road

8044 Gall Blvd., Zephyrhills, FL 33541



PROPERTY DESCRIPTION

This prime commercial property is situated near the prominent junction of Gall Blvd. and Kossik Road in Zephyrhills, Florida. Positioned within a thriving area experiencing rapid growth and development, particularly with the recent completion of the I-75 Overpass Road interchange, which seamlessly connects to Kossik Road, facilitating direct access from the western region to this pivotal intersection.

Zephyrhills has many newly planned residential developments in the immediate area along with a concentrated commercial zone.

PROPERTY HIGHLIGHTS

- Development Opportunity
- Zoned C2 Commercial
- 1.99 Acre – Can be subdivided into 1 acre parcels.
- Near Major Lighted Intersection
- Annexed into the City of Zephyrhills
- Just North of Walmart, Lowes & Publix
- Well & Septic at this site; City Water & Sewer at Adjacent Property

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	1.99 Acres
ADT	24,500 VPD

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,365	24,473	45,768
Total Population	3,309	56,964	115,151
Average HH Income	\$50,234	\$46,743	\$53,201

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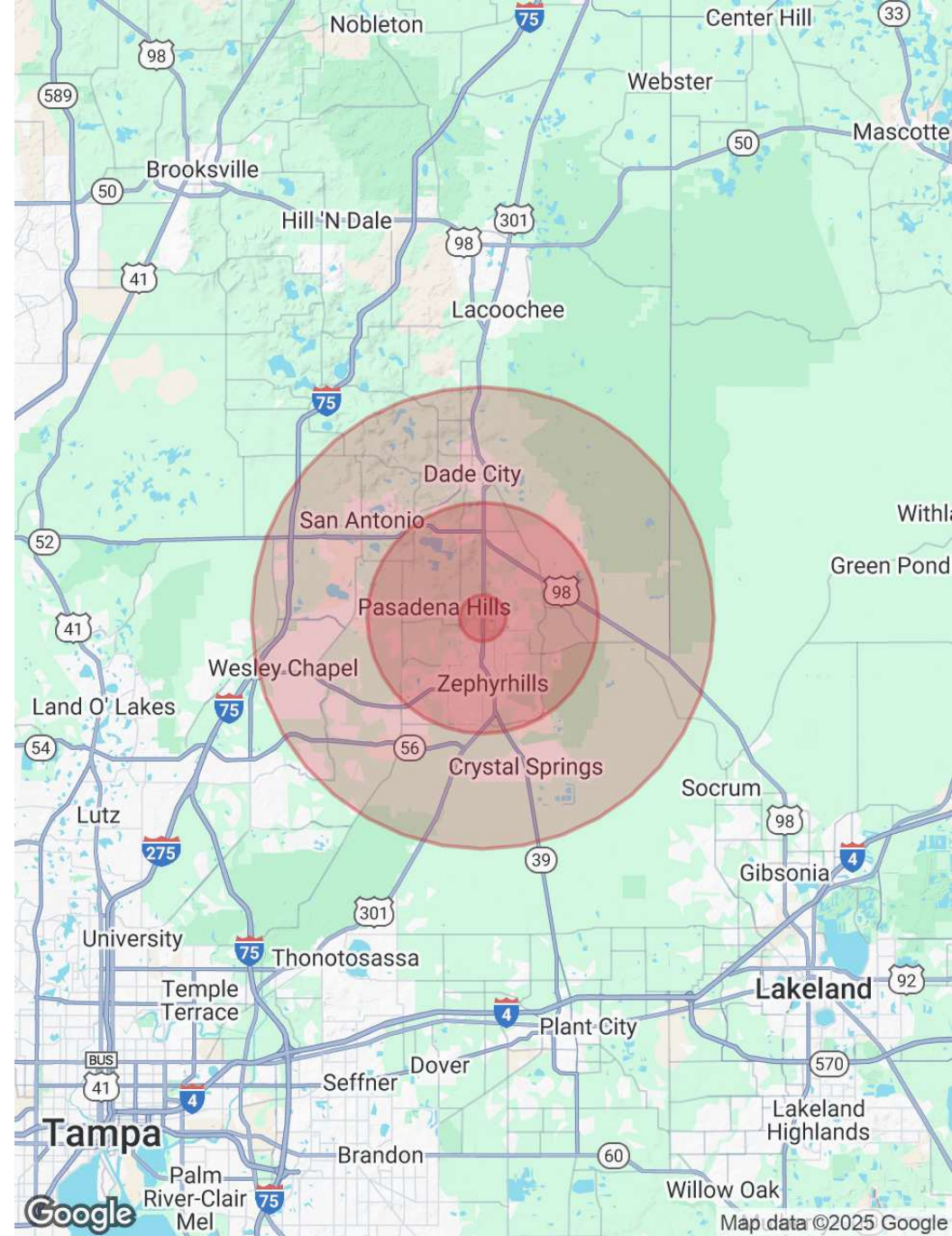
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,309	56,964	115,151
Average Age	52.7	50.8	46.1
Average Age (Male)	52.0	48.9	44.5
Average Age (Female)	52.9	52.2	47.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,365	24,473	45,768
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$50,234	\$46,743	\$53,201
Average House Value	\$109,777	\$117,376	\$173,000

2020 American Community Survey (ACS)



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CODY BRIGHTWELL

Managing Director

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PROFESSIONAL BACKGROUND

Cody joined the Nye Commercial team after excelling in sales at CENTURY 21 Bill Nye Realty in Zephyrhills. He dominated the Pasco County home sales division and built many commercial real estate owner relationships during that time. The cross over into commercial real estate was effortless and only a matter of time. He is currently focusing on income producing property dispositions, acquisitions for many private and institutional clients and spearheads our leasing, and management division. A born leader, Cody currently manages more than 12 commercial properties with over 100,000 square feet of space.

Originally from Cleveland, Ohio, Cody spent the summers over a span of 15 years in Dade City and decided to make Pasco County home. Over the years Cody has developed relationships with a diverse group of buyers and sellers. He has the ability to create solutions to his client's complex projects and investments. Cody continues focusing on new opportunities to pair with his client's preferences and needs.

EDUCATION

Cody continues to brush up on his commercial real estate knowledge by staying on top of market volatility, politics and international economic studies. He is consistently taking courses to enhance his career to benefit his clients by working toward his accreditation to become an Accredited Land Consultant (ALC) as well as a Counselor of Real Estate (CRE).

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