

**OFFERING MEMORANDUM**

# 1.08 Acres Commercial Land

Gall Blvd. and Rapid River Blvd.  
Zephyrhills, FL 33540



**Riverwood**  
300+ Single-Family  
Homes



**Riverwood**  
80+ Single-Family  
Homes



**River Run I & II**  
220+ Single-Family  
Homes

**two rivers**

7500 Homes  
Single-Family, Townhomes &  
Apartments



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# Property Summary



## PROPERTY DESCRIPTION

Located at the southeast intersection of US 301 and Rapid River Blvd, this **1.08-acre** property offers an ideal space including medical facilities, offices, fast-food restaurants, storage facilities, oil businesses, auto-parts shops, and a retail strip center. and more. Situated outside of **Two Rivers Development** the largest planned residential communities in East Pasco County. In addition this property is surrounded by the **Riverwood** and **River Run I & II** Subdivisions.

## PROPERTY HIGHLIGHTS

- **Two Rivers Development to include** – 7,500 Single-Family, Townhomes & Apartments, 1.335 Million S of Office Space, 1.355 Million SF of Industrial Space
- **Nearby Amenities Include** – The Shops at Wiregrass, The Grove at Wesley Chapel, Advent Health, Lower Hillsborough
- **Direct Frontage US Hwy 301**

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,000,000
<b>Lot Size:</b>	1.08 Acres
<b>Parcel ID:</b>	33-26-21-0000-00300-0030
<b>Zoning:</b>	PUD
<b>VPD:</b>	19,100

DEMOGRAPHICS	3 MILES	6 MILES	9 MILES
<b>Total Households</b>	6,365	37,886	70,153
<b>Total Population</b>	13,737	92,149	183,770
<b>Average HH Income</b>	\$60,769	\$92,155	\$112,360



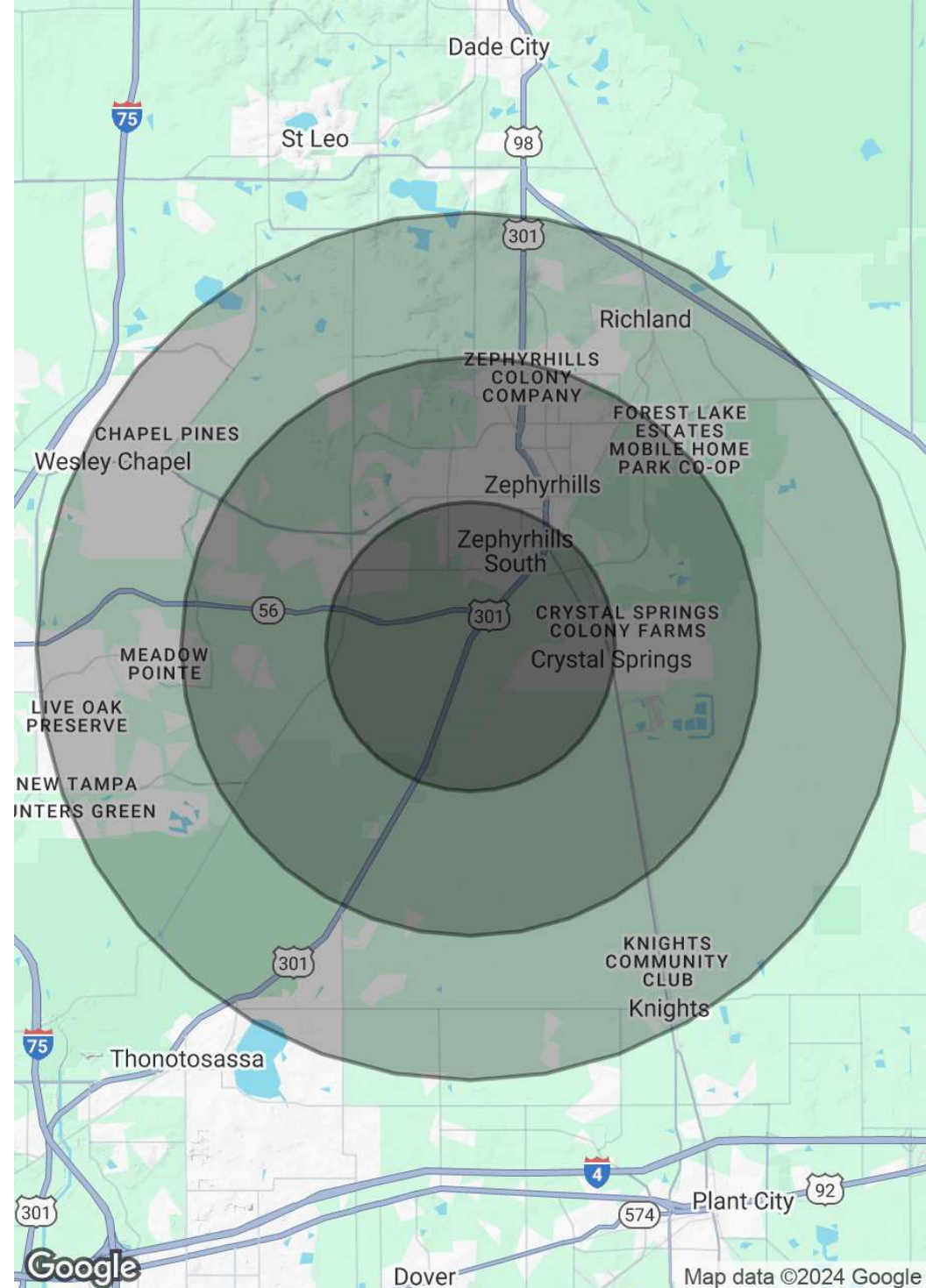
# Demographics Map & Report

POPULATION	3 MILES	6 MILES	9 MILES
Total Population	13,737	92,149	183,770
Average Age	54	46	43
Average Age (Male)	54	45	42
Average Age (Female)	55	47	44

HOUSEHOLDS & INCOME	3 MILES	6 MILES	9 MILES
Total Households	6,365	37,886	70,153
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$60,769	\$92,155	\$112,360
Average House Value	\$173,296	\$284,349	\$356,156

Demographics data derived from AlphaMap





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