

# Commercial Land For Sale or Lease

Chancey Rd & FL Hwy 39, Zephyrhills, FL 33541



## PROPERTY DESCRIPTION

This 4.84 acre property is a prime development site for a number of different real estate builders. Retail, Self-Storage, Gas Stations, you name it. The zoning is C-1 and is right in the center of more than 1,000 new home sites currently under construction. The owner will divide the parcel 4.84 acres of commercial land inside Pasco County's fastest growing corridor. Access to the property is available from the lighted intersection of Chancey Rd & FL-HWY 39 (Paul Buchman Highway). This lot is adjacent to one of the new home sites being developed by Meritage Homes. It has frontage on Chancey Road and SR-HWY 39 providing great visibility and access to the end user. The site is only minutes from the new SR-56 / US HWY 301 intersection which is one of three main highways providing easy access into Wesley Chapel and I-75 from Zephyrhills.

## PROPERTY HIGHLIGHTS

- 382' Fronts on Chancey Blvd. x 549' Fronting on FL-39
- Pasco County Property Appraiser No.: 23-26-21-0020-07900-0000
- Site Flanks Two Major Residential Developments Which Will Add Over 1,000+ New Homes

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,600,000
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	4.84 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	1,359	27,326	66,674
<b>Total Population</b>	2,850	60,232	171,748
<b>Average HH Income</b>	\$55,672	\$65,580	\$103,381

### Brent Nye

Partner

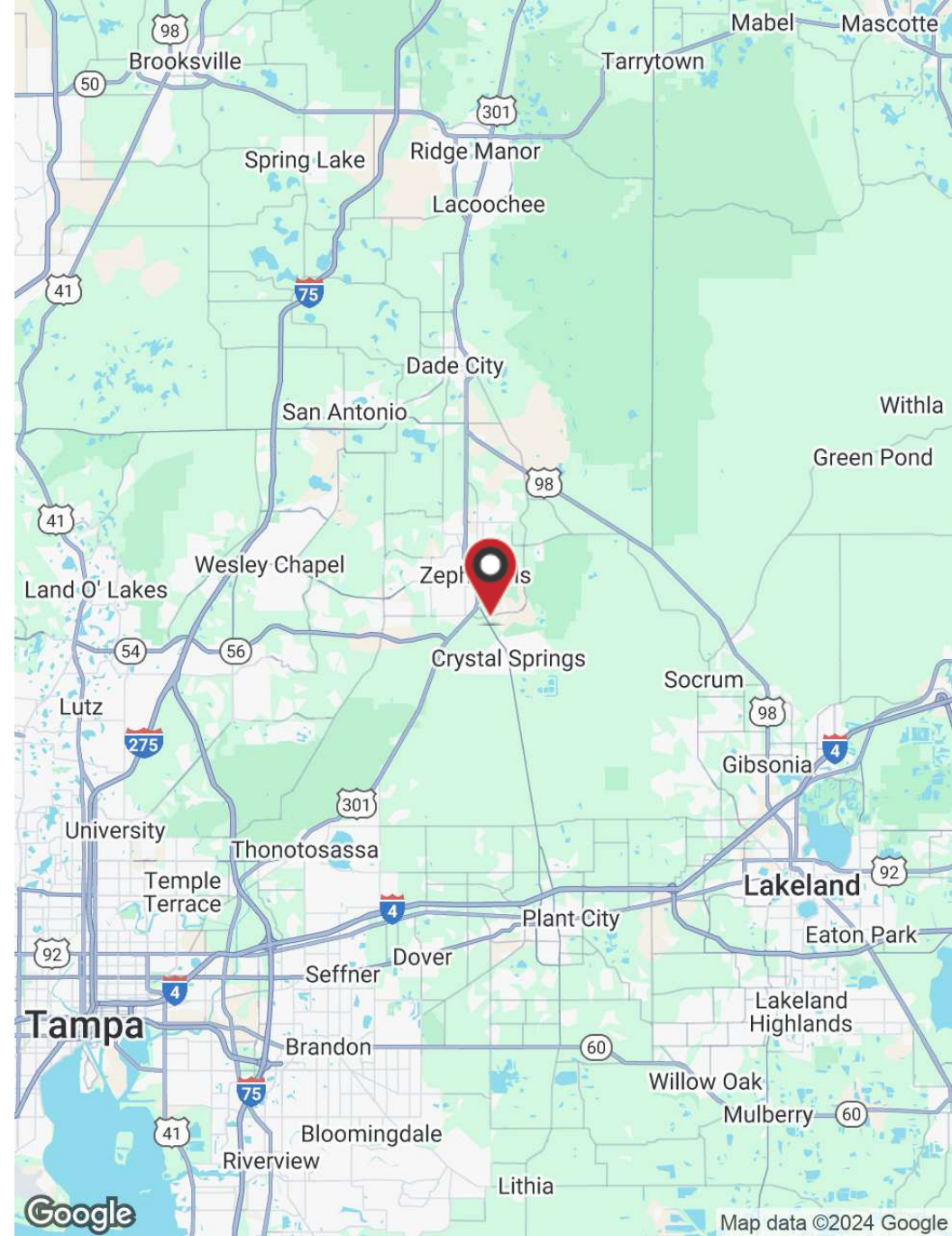
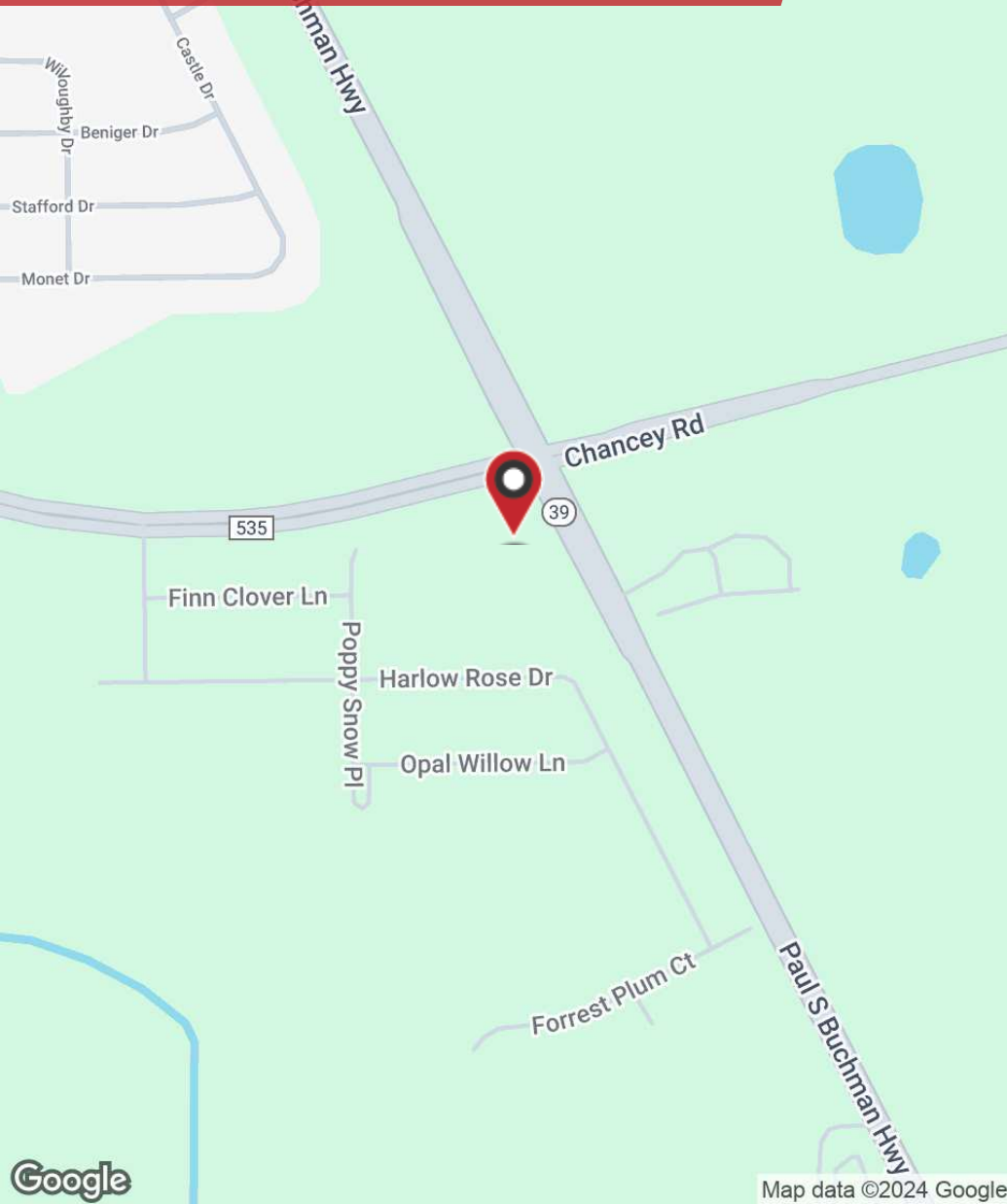
C: 813.997.3333

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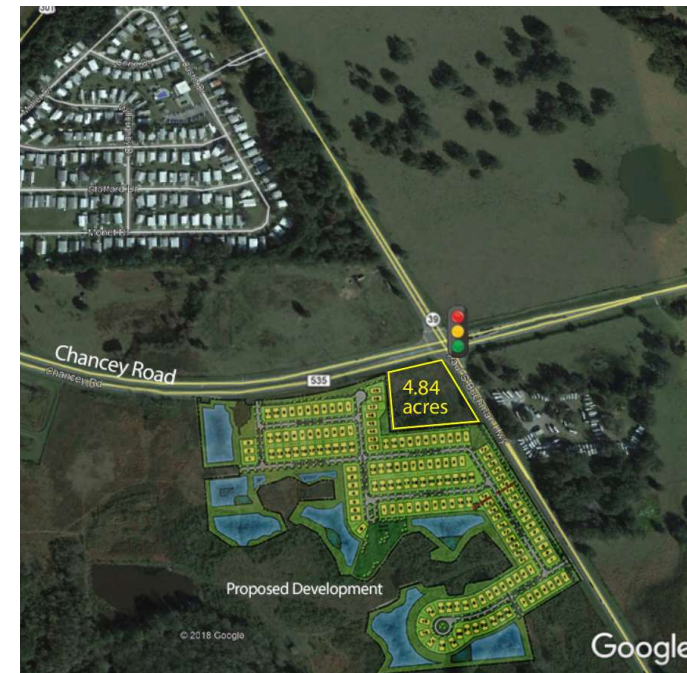
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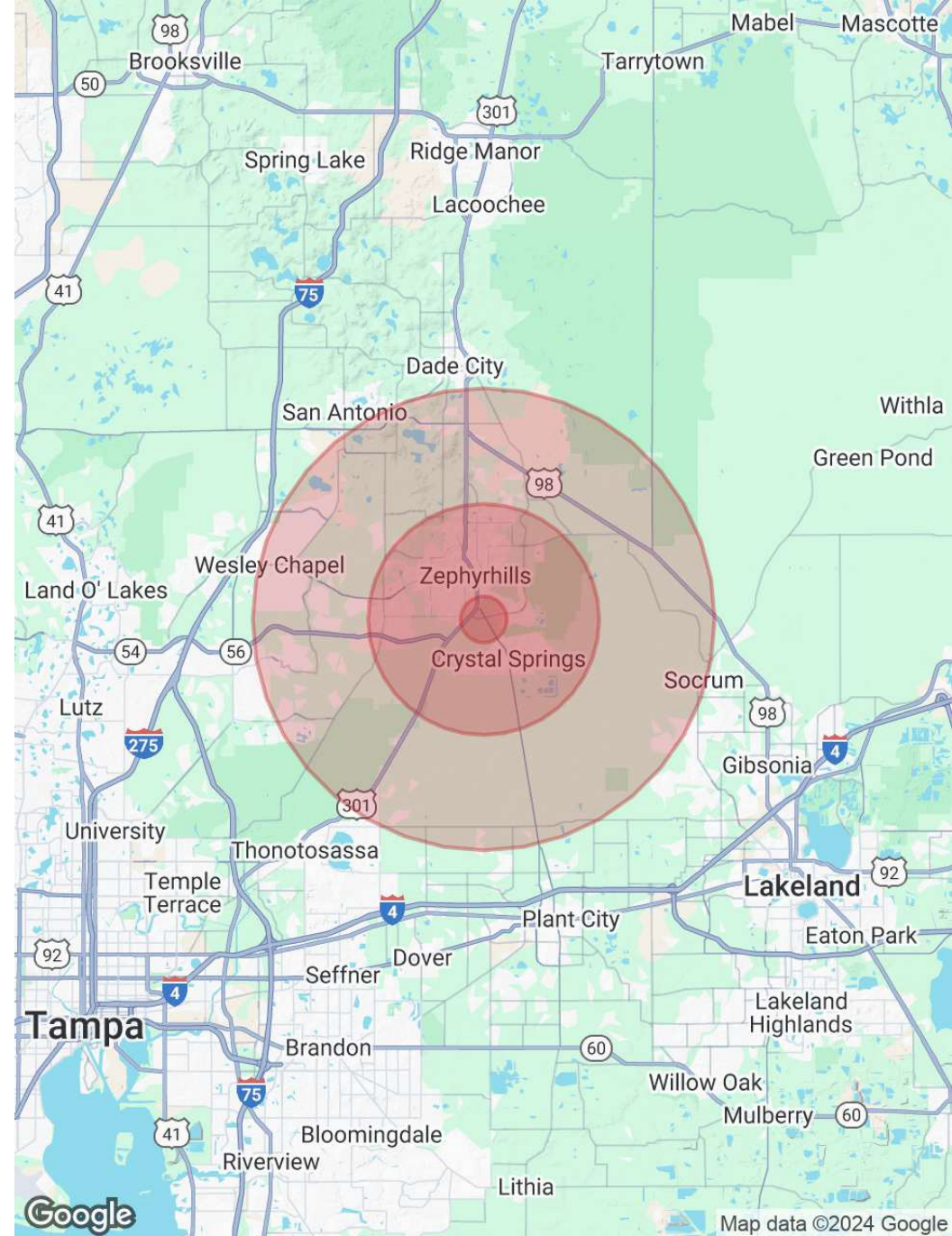


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POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	2,850	60,232	171,748
<b>Average Age</b>	54	51	44
<b>Average Age (Male)</b>	53	50	43
<b>Average Age (Female)</b>	54	52	45
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	1,359	27,326	66,674
<b># of Persons per HH</b>	2.1	2.2	2.6
<b>Average HH Income</b>	\$55,672	\$65,580	\$103,381
<b>Average House Value</b>	\$148,710	\$202,749	\$328,267

Demographics data derived from AlphaMap



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## BRENT NYE

Partner

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## PROFESSIONAL BACKGROUND

Brent has been an instrumental part of the family real estate business for over 15 years, working closely with his father, Bill Nye. Brent covers a variety of aspects of commercial real estate including investment brokerage, site selection, and property development. He is actively involved with the rezoning of client assets, land assemblage, and the development of his family-owned assets.

Brent leads the office in commercial listings and sales. He has extensive knowledge with experience in many product types including office, multifamily, hospitality, retail, industrial, self-storage, and land. He has successfully assisted his clients in navigating many real estate development issues and has had great success in the rezoning process. Brent's experience in real estate began with Century 21 - Bill Nye Realty, where he became a top-selling agent in residential sales. Expanding into commercial sales and earning the designation of the number one producing commercial agent in the world among the Century 21 commercial division. This led to the birth of Nye Commercial Advisors.

Brent is a motivated, personable, and persistent broker who enjoys digging in and developing strategies with clients to determine the best route of action for their real estate needs.

## EDUCATION

Brent attended the University of North Carolina, Wilmington where he played Division 1 collegiate tennis. He also held positions in the Delta Sigma Phi Fraternity and graduated with a bachelor's degree in communication studies with a minor in the Spanish language.

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