



FOR SALE

5,400 SF, .48 Acre, US Hwy 301

38010 Medical Center Ave
Zephyrhills, Florida





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38010 Medical Center Ave
Zephyrhills, Florida**



PROPERTY DESCRIPTION

LOCATION LOCATION LOCATION! Situated on the Heavy traveled US Hwy 301/ Gall Blvd, this 5,400 sf property offers an unparalleled canvas for your vision. With an impressive 135 feet of frontage directly on Hwy 301, this property is in the center of Zephyrhills commerce.

Prime Frontage on Hwy 301/Gall: With 135 feet of frontage directly on the US Hwy 301/Gall, your venture will enjoy maximum visibility and exposure. This high-traffic location ensures that your business or development will be easily accessible to the steady flow of increasing traffic.

Strategic Access Points: Located just minutes from Eiland Blvd and SR 54, this property offers unparalleled connectivity. Whether your focus is on regional business, local service, patient care, sale of goods, food or any combination of these, the ease of access ensures that your project will thrive.

Investment Opportunity: Zephyrhills growth rate is astonishing and is now the largest city in Pasco County. This property positions you perfectly to capitalize on the area's rising real estate market. Secure your stake in the future of this thriving community.

Location: Surrounded by everything. Advent Health Zephyrhills hospital, Starbucks, Panera Bread, TJ Maxx, Rural King, Hobby Lobby, Dairy Queen, Taco Bell, Wawa, Sonny's Barbeque, Chili's, Ruby Tuesday, Lowes, etc are all within a mile of this property.

Potential: Endless possibilities for retail, medical, office, or other commercial use. Don't miss this rare opportunity to secure a rarely-available piece of real estate on this corridor.

Details:

Price: \$1,200,000

Land: .48 Acres

Zoning: OP/Commercial

Access: Direct

Utilities: Water and Sewer Connected

Frontage: 135' on Hwy 301/ Gall Blvd

Parcel ID: 35-25-21-0070-00000-0011 +1

Flood Zone: X

**FOR SALE
PRIME
RETAIL/MEDICAL/OFFICE**

**DIRECT 301 FRONTAGE
5,400 SF .48 Acre
38010 Medical Center Ave
Zephyrhills, Florida 33540**



BINGHAM REALTY, INC. 813-788-2759

WILL BINGHAM 813-713-3974

will@binghamrealtyinc.com



Additional Photos



DEMOGRAPHIC SUMMARY

38010 Medical Center Ave, Zephyrhills, Florida, 33540

Drive time of 15 minutes

KEY FACTS

79,917

Population



34,425

Households

55.3

Median Age

\$40,801

Median Disposable Income

EDUCATION

11.8%

No High School Diploma



38.2%

High School Graduate



31.6%

Some College/
Associate's Degree



18.4%

Bachelor's/Grad/
Degree

INCOME



\$47,986

Median Household Income



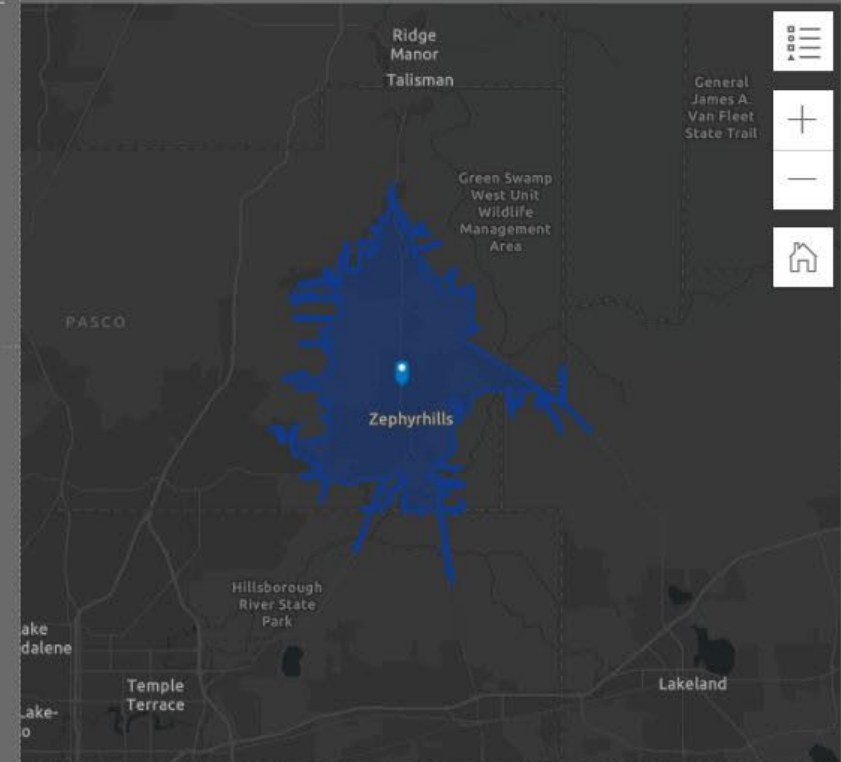
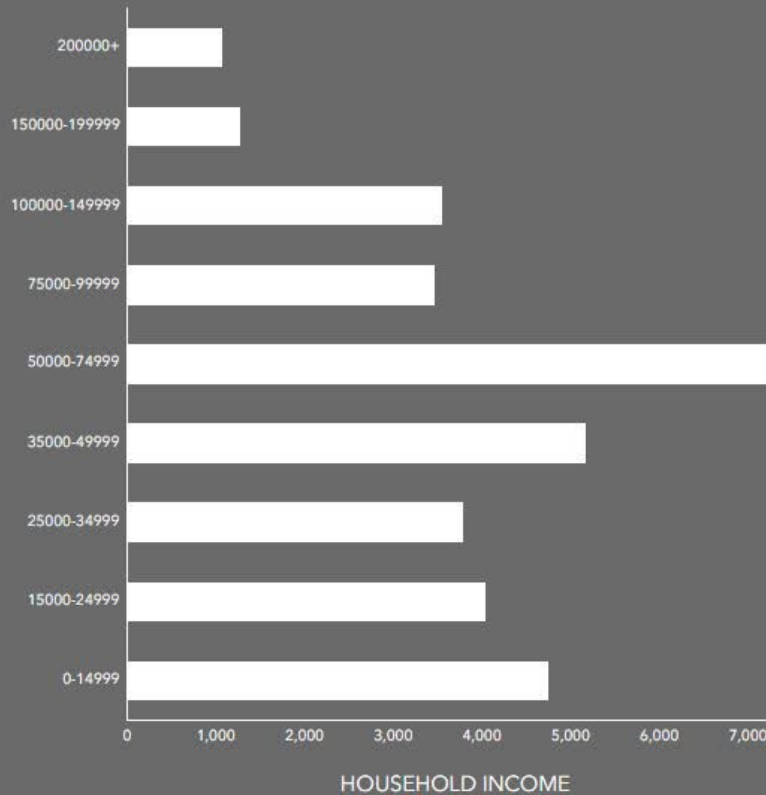
\$29,265

Per Capita Income



\$154,876

Median Net Worth



EMPLOYMENT



White Collar

59.4%



Blue Collar

25.4%



Services

19.2%

4.4%

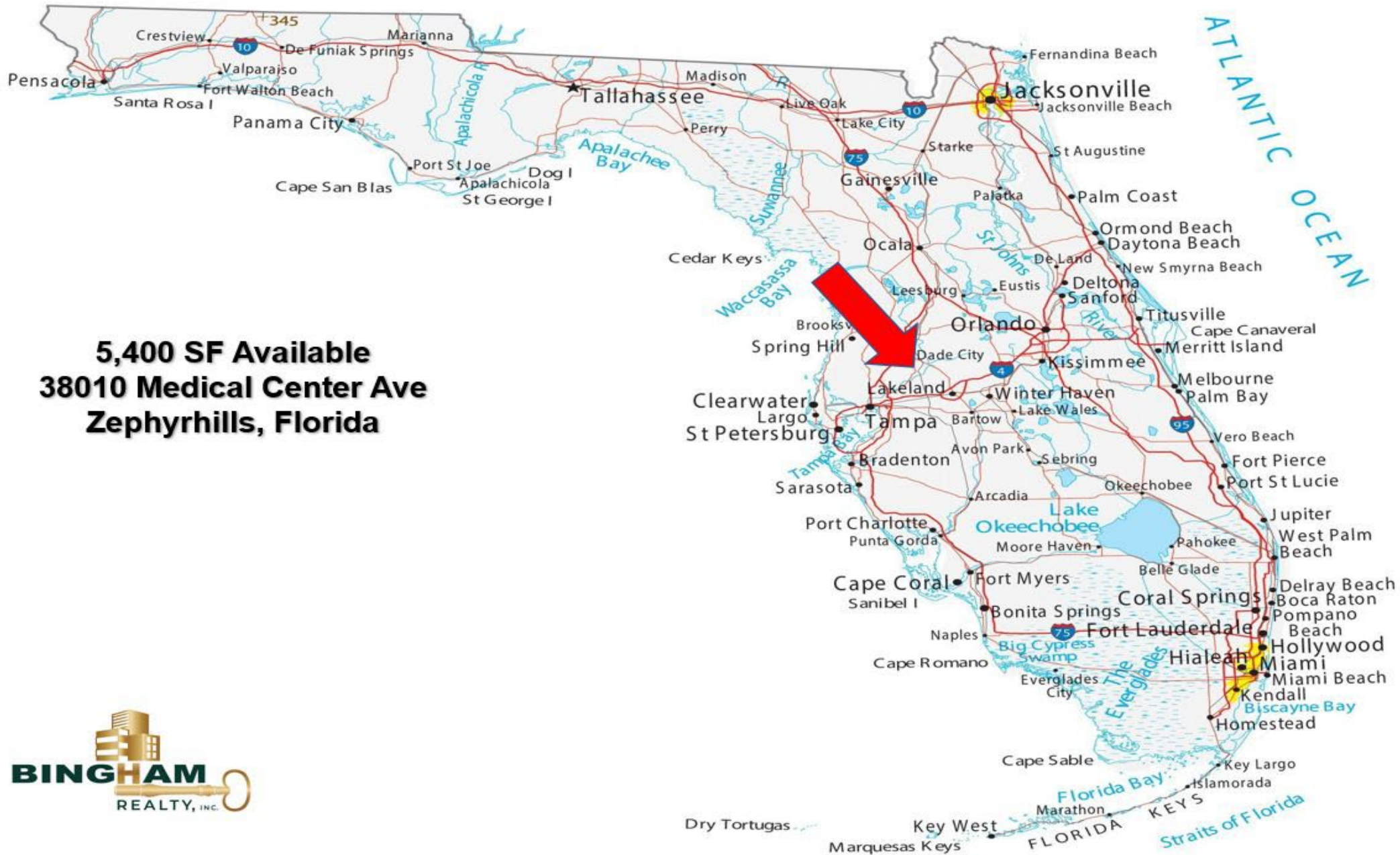
Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

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Meet Will Bingham: Your Trusted Commercial Real Estate Expert



With an impressive legacy spanning two decades in the Commercial Real Estate industry, Will Bingham stands as a distinguished professional known for his unparalleled expertise, unwavering integrity, and exceptional client dedication. As the President of Bingham Realty, Inc., a revered Florida Real Estate Corporation with a rich 50-year history of serving Pasco County, Will has solidified his reputation as a leading force in the field.

Professional Expertise: For the past 20 years, Will has honed his skills and expertise in Commercial Real Estate sales and management, specializing in NNN (Triple Net Lease) properties. His keen insight and deep understanding of the market have enabled him to guide clients through complex transactions, making him a go-to expert for investors and businesses alike.

Client-Centric Approach: At the heart of Will's success is his unwavering commitment to his clients. He prioritizes their best interests above all else, ensuring that each transaction is meticulously handled with professionalism, transparency, and utmost care. Will's reputation as an excellent negotiator stems from his dedication to securing the most advantageous deals for his clients, fostering long-lasting relationships built on trust and satisfaction.

Leadership and Vision: In his role as President of Bingham Realty, Inc., Will oversees a team of seasoned professionals, steering the company with visionary leadership and a commitment to excellence. Under his guidance, the firm has become a trusted partner in the development of new retail properties for renowned national tenants, including Dollar Tree, Dunkin Donuts, Family Dollar, Dominos, Subway, and many more. Will's ability to identify lucrative opportunities and execute successful ventures has positioned Bingham Realty, Inc. as an industry leader.

A Rich Career Journey: Will Bingham's journey in the real estate world commenced in 2002 when he served as a Commercial Property Manager. In this role, he managed over 1,000,000 square feet of retail space spread across nine distinct shopping centers in Florida. His impressive portfolio included renowned tenants such as Wal-Mart, Home Depot, Winn-Dixie, Publix, SweetBay, Beef O Brady's, Payless Shoes, Radio Shack, and Blockbuster, among others. This extensive experience equipped him with invaluable insights into property management and tenant relationships, further enhancing his prowess in the industry. With a remarkable blend of experience, expertise, and a client-centric approach, Will Bingham continues to shape the Commercial Real Estate landscape. His dedication to excellence, combined with his passion for fostering successful real estate ventures, makes him the ideal partner for all your commercial property needs. Whether you are a seasoned investor or a budding entrepreneur, Will is here to guide you toward unparalleled success in the dynamic world of Commercial Real Estate.