



Chancey Road

TROY DRIVE

Sandy Drive

1.08 AC Site

.75 AC Site

3352 & 3418 SANDY DRIVE
ZEPHYRHILLS, FL 33541

FOR SALE

(2 PARCELS) 1.83 ACRES, INCLUDES 864 SF BLDG.

SET ON OVER AN ACRE IN THE HEART OF ZEPHYRHILLS, THE PROPERTY CONSISTS OF TWO DISTINCT PARCELS TOTALING 1.83 ACRES, EACH CONTRIBUTING TO A WELL-ROUNDED AND FUNCTIONAL SITE.

Brokerage Done Differently

TINA MARIE ELOIAN, CCIM
BROKER
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DEANA CANNELLA
REALTOR®
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LOMBARDO

LISTING DETAILS

FINANCIAL TERMS

OFFERING PRICE **\$58,500 up to \$380,000**

Lots may be purchased separately

FINANCING AVAILABLE CONTACT BROKER

LOCATION

STREET ADDRESS 3352-3418 SANDY DRIVE

CITY ZEPHYRHILLS

COUNTY PASCO

MARKET TAMPA- ST. PETERSBURG- CLEARWATER

SUB MARKET ZEPHYRHILLS

UTILITIES

ELECTRICITY TECO

WATER WELL

WASTE SEPTIC

COMMUNICATION VERIZON/ SPECTRUM/ FRONTIER

THE COMMUNITY

NEIGHBORHOOD/SUB-DIVISION NAME ZEPHYRHILLS COLONY COMPANY LANDS

FLOOD ZONE AREA A

FLOOD ZONE PANEL 12101C0453F

THE PROPERTY

FOLIO NUMBER 20-26-21-0000-00800-0032 &
20-26-21-0000-00800-0034

LOT DIMENSION (3418) 150' X 312' AND (3352) 226' X 150'

TOTAL ACREAGE **1.83 AC**
(3352) .75 ACRES (32,670 SF)
(3418) 1.08 ACRES (79,715 SF)

ZONING (3352) R-1- SF/MH DISTRICT, (3418) AR-AGRICULTURE

PROPERTY USE 864 SF DWELLING ON 1.83 ACRES

FUTURE USE AG OPERATION, PRIVATE RECREATION,
LIVE/WORK USE, ESTATE HOME SITE

TAXES

TAX YEAR 2025

TAXES (3352) \$216.00 :: (3418) \$202.00



ZONING INFORMATION

Zoned R-1: Single Family, Mobile Home District: The purpose of the R-1 Rural Density Residential District is to serve as a transitional area between primarily agricultural areas and suburban development. Further, it is the purpose of the R-1 Rural Density Residential District to allow for the development of low density planned unit developments of sufficient size to function as neighborhood units, with all services and facilities necessary to this development form being supplied.

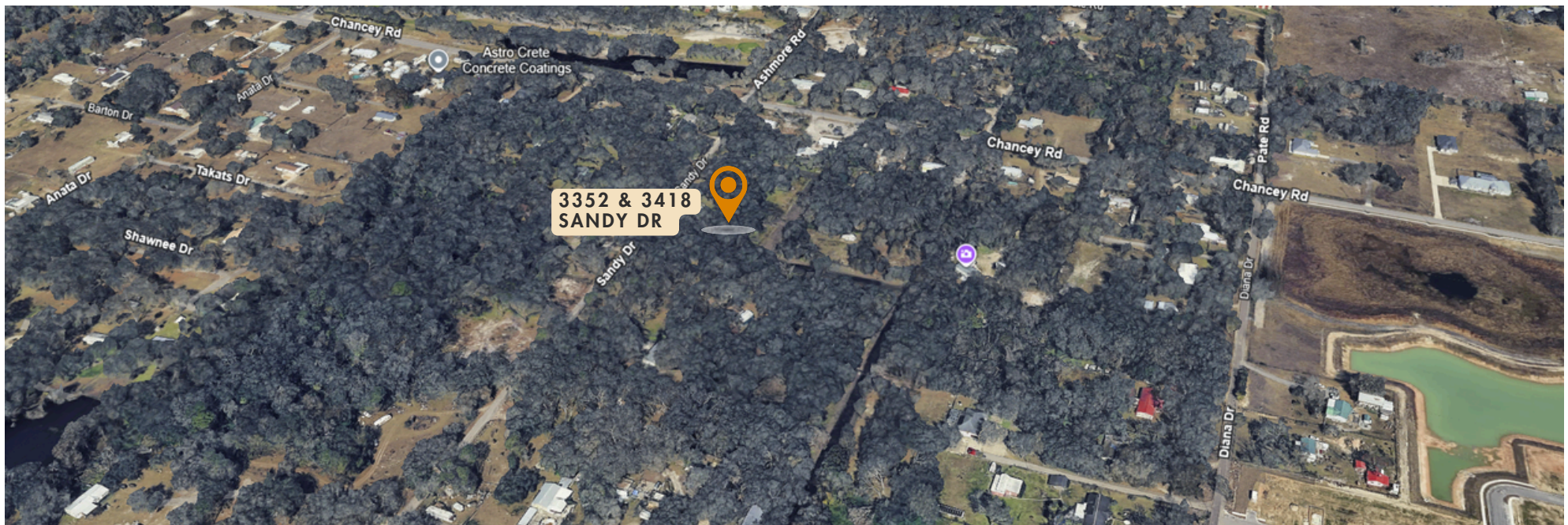
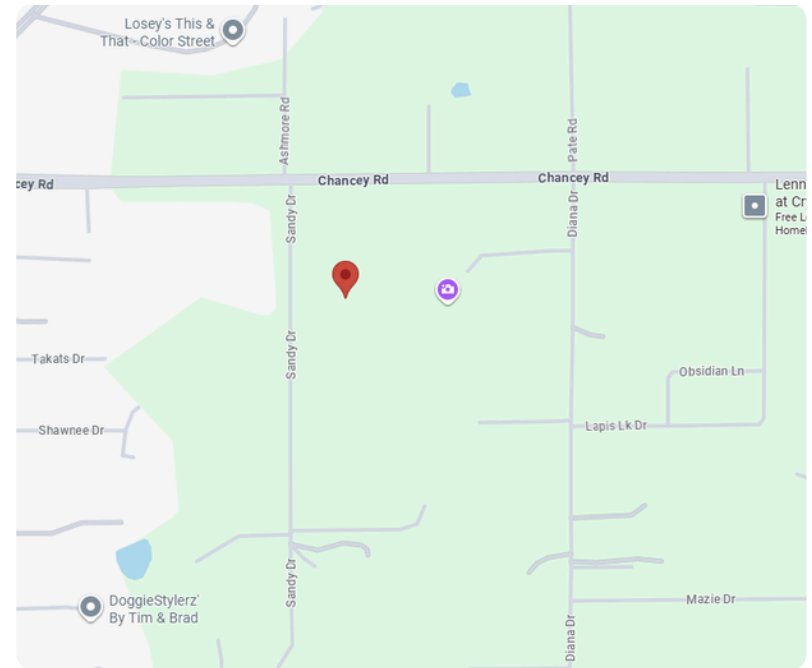
Zoned AR: Agricultural-Residential

The purpose of the A-R Agricultural-Residential District is to allow the development of relatively large tracts of land to accommodate those individuals who desire a rural or estate-type living environment; to curtail urban development in areas which lack facilities, until such time as those facilities are available; and to promote conservation of rural environments through limiting the intensity of development.

Both parcels are designated for future R-6 zoning.

DRIVING DIRECTIONS

Head east on SR 56, make a left on Morris Bridge Rd, right on Chancey Rd., and right on Sandy Rd. Property will be on your left.
3325-3418 Sandy Drive Zephyrhills, FL 33541



PROPERTY PHOTOS



Within a 3-mile radius of this site, approximately 31,453 people with an average age of 51 and the HH income is over \$70,246 reside

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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by knowledge, stability, and resources, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

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- Property Management for Owners & Financial Institutions
- Valuation & Advisory Services
- Commercial & Residential

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

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