

LAND FOR SALE

**.99 Acres
Zoned G2**

8044 Gall Blvd.
Zephyrhills, FL 33541

Cody Brightwell
Managing Director
C: 440.376.1006
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**GALL
BOULEVARD
MEDICAL CENTER**



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

.99 Acres

8044 Gall Blvd., Zephyrhills, FL 33541



PROPERTY DESCRIPTION

Front acre is under contract. .99 Acre still available.

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

- Zoned C2 Commercial
- 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
- Electric in Place
- Pasco County Property Appraiser No: 26, 25, 21, 0000, 00600, 0000

OFFERING SUMMARY

Sale Price:	\$749,000
Lot Size:	0.99 Acres
ADT	24,500 VPD

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,276	30,194	65,551
Total Population	4,933	67,605	169,764
Average HH Income	\$66,088	\$71,489	\$102,581

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Conceptual Use

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Retail Corridor

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Demographics

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,933	67,605	169,764
Average Age	53	50	44
Average Age (Male)	51	49	43
Average Age (Female)	54	51	45
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,276	30,194	65,551
# of Persons per HH	2.2	2.2	2.6
Average HH Income	\$66,088	\$71,489	\$102,581
Average House Value	\$202,878	\$228,291	\$322,087
TRAFFIC COUNTS	1 MILE	5 MILES	10 MILES
	24,500/day		

2020 American Community Survey (ACS)



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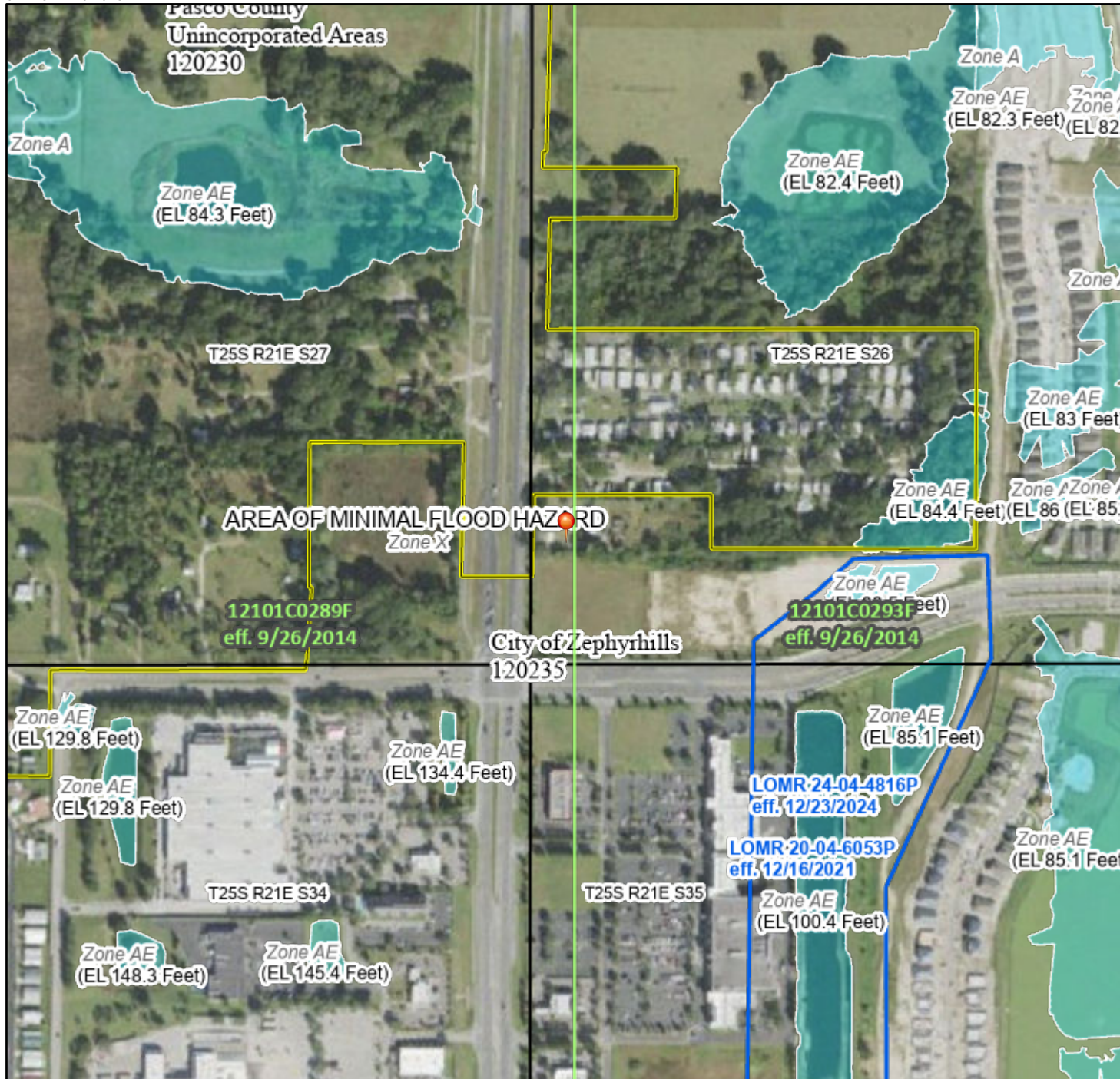


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National Flood Hazard Layer FIRMMette



82°11'34"W 28°16'45"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X	Effective LOMRs	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation	17.5 Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature

MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/27/2026 at 3:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Meet the Team

8044 Gall Blvd., Zephyrhills, FL 33541



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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