

ZEPHYRHILLS

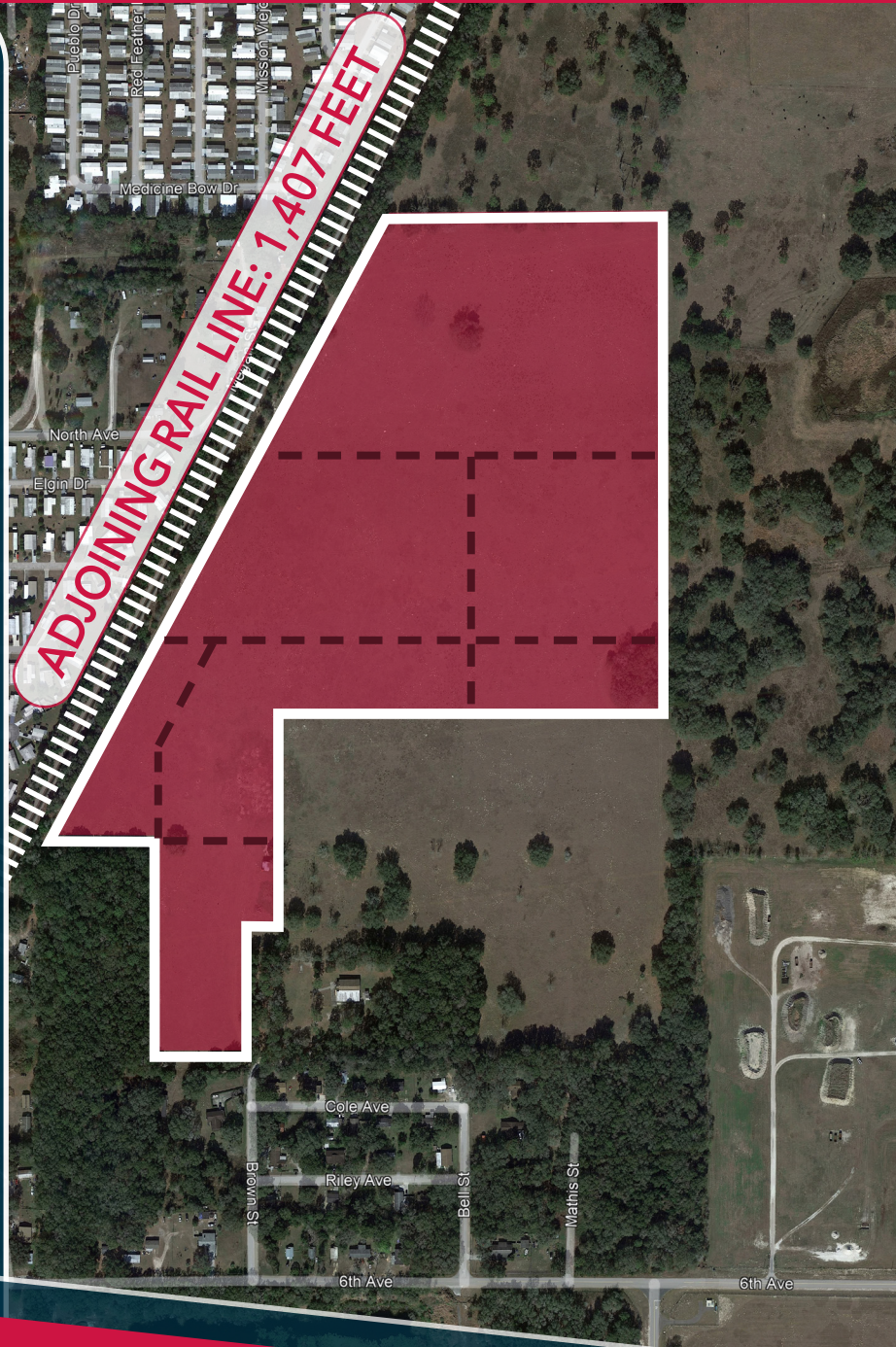


RAIL LINE LOGISTICS

FOR SALE
**UP TO
70 ACRES
OF LAND**

Purchase the complete acreage or subdivided into 10 acre lots with an adjoining CSX rail line

6TH AVENUE
ZEPHYRHILLS, FL 33542



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY INFORMATION



We are delighted to announce the availability of 70 acres of prime development land located just northeast of Zephyrhills Municipal Airport, ideal for both large and small scale users. Subdividing is an option for the owner, as a conceptual plan has been approved for the use of 65 acres for a warehouse/storage facility of 600,000 square feet.

The property is conveniently located within a short drive of US 301, State Road 54, State Road 39, State Road 56, and Tampa's busy port. And, with multiple access points, it is an ideal location for industrial and distribution warehouse businesses.

PROPERTY HIGHLIGHTS



- Size:** 10 - 70 Acres
- Zoning:** LI (Light Industrial)
- Rail:** CSX Rail Adjoins Site - 1,407 feet
15 Uninterrupted Miles to Port Tampa Bay
Minimal Stops to Cape Canaveral
- Utilities:** All Utilities Available with Redundant Power Sources - Duke & TECO Substations
- Targeted Land Use:** Aviation/Defense Contracting
Manufacturing & Assembly
Logistics & Distribution
High Technologies

AIRPORT INDUSTRIAL PARK



CSX RAIL LINE
1,407 feet
15 uninterrupted miles to Port Tampa Bay

Army National Guard Site
40,000 SF

Bauducco Foods
403,000 SF
600 Jobs

Electric:
12.47 KV DISTRIBUTION LINE
5 MW CAPACITY
(10 MW WITHIN 9 MONTHS)
230 KV TRANSMISSION LINE
100 MW CAPACITY
Duke Energy

Water:
12" LINE
City of Zephyrhills

Wastewater:
10" & 12" LINE
Pasco County Utilities

Natural Gas:
6" LINE (ACCESSIBLE)
TECO Peoples Gas



ELECTRIC
Duke Energy
5 MW
10 MW in 9 months



WATER
City of Zephyrhills
12" line



NATURAL GAS
TECO Peoples Gas
6" line
Accessible

MARKET OVERVIEW

Zephyrhills is a city in the heart of Pasco County. With a 210% population growth rate over the last decade (2009-2020), it is one of the fastest growing areas in the state and is home to many innovative new communities, two beautiful lagoons, and the nation's first "Connected City".

The city has long been synonymous with bottled water and crystal clear springs. Zephyrhills is home to a number of major industrial and distribution companies including Nestle Waters, Wal-Mart, Rooms To Go, Morrow Steel, RTD, Zephyrhills-CES, and K & K Glass; as well as many of the world's most prominent corporations including Raymond James Financial and Moffit Cancer Center USTA.

As you drive east on State Road 54, Pasco County's main street, you will see the growth take place. With the expansion of major roads and new bypass roads, this city is a great place for new businesses and new residents.

DEMOGRAPHICS

within a 45 minute drive time



POPULATION

2,323,595



WORKFORCE

1,120,404

PASCO COUNTY

workforce stats



37% WORKFORCE INCREASE

Over 10 Years

#1

STATE NATIONAL RANKING

For Attracting & Developing a Skilled Workforce

LOCAL BUSINESSES

466 MANUFACTURING

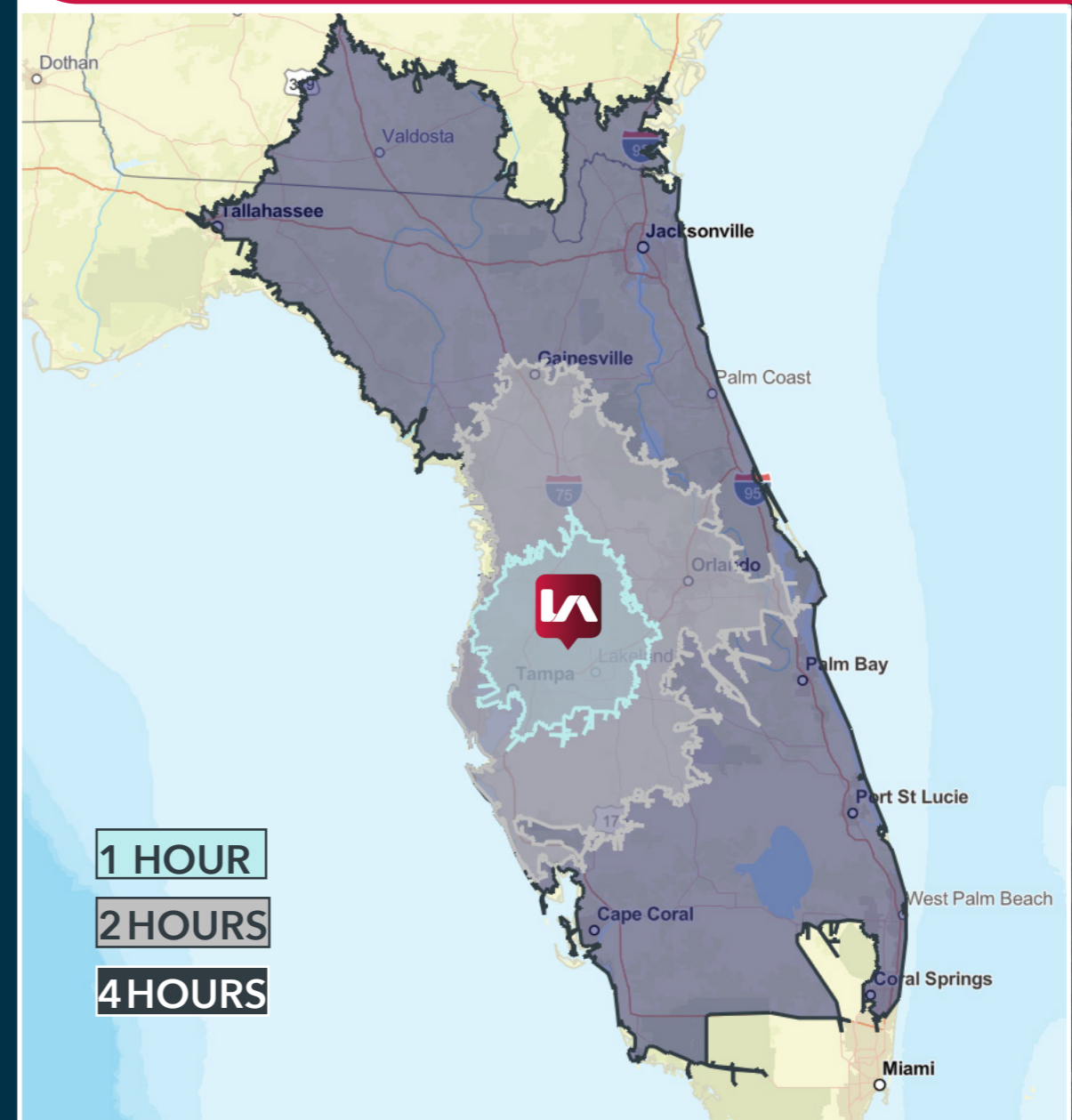
403 WHOLESALERS

243 TRANSPORTATION & WAREHOUSING

Source: <https://www.workforceconnectpasco.com/data-toolbox/>

DISTANCES & DRIVE TIMES

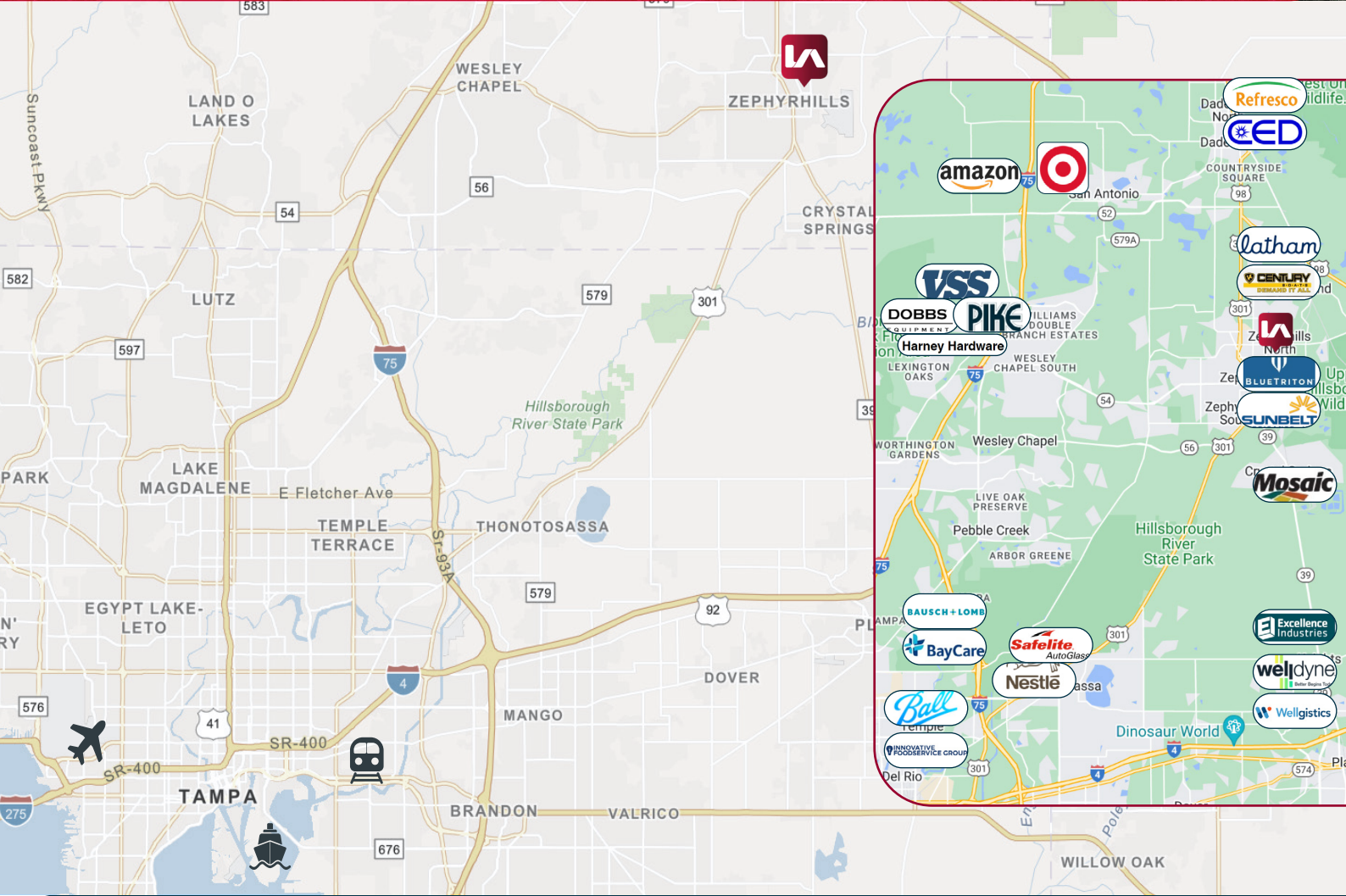
US Hwy 301	1 mi.	Lakeland Int'l Airport	26 mi.
US Hwy 98	7 mi.	Port Tampa Bay	29 mi.
I-75	13 mi.	Tampa Int'l Airport	36 mi.
I-4	17 mi.	Orlando	70 mi.
Lakeland	24 mi.	Orlando Int'l Airport	72 mi.




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VISIT OUR WEBSITE



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