

OFFERING MEMORANDUM

2.59 Acres MPUD

Gall Blvd. & Rapid River Blvd.
Zephyrhills, FL 33540



Riverwood
300+ Single-Family
Homes



Riverwood
80+ Single-Family
Homes



River Run I & II
220+ Single-Family
Homes

two rivers

7500 Homes
Single-Family, Townhomes &
Apartments



2.59 ACRES

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Property Summary



PROPERTY DESCRIPTION

On the NE corner of US 301 and Rapid River Blvd, the **2.59-acre** site is zoned **MPUD** allowing for residential, office, and medical uses. Situated outside of **Two Rivers Development** the largest planned residential communities in East Pasco County. In addition, this property is surrounded by the **Riverwood** and **River Run I & II** Subdivisions.

PROPERTY HIGHLIGHTS

- Utilities to Site
- 324' Frontage on US Hwy 301
- **Two Rivers Development to include** - 7,500 Single-Family, Townhomes & Apartments, 1.335 Million S of Office Space, 1.355 Million SF of Industrial Space.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	2.59 Acres
Zoning:	MPUD
Parcel ID:	33-26-21-0000-00300-0020
VDP:	19,100

DEMOGRAPHICS	3 MILES	5 MILES	9 MILES
Total Households	6,364	23,163	70,153
Total Population	13,734	53,345	183,770
Average HH Income	\$60,758	\$75,266	\$112,360

Additional Photos

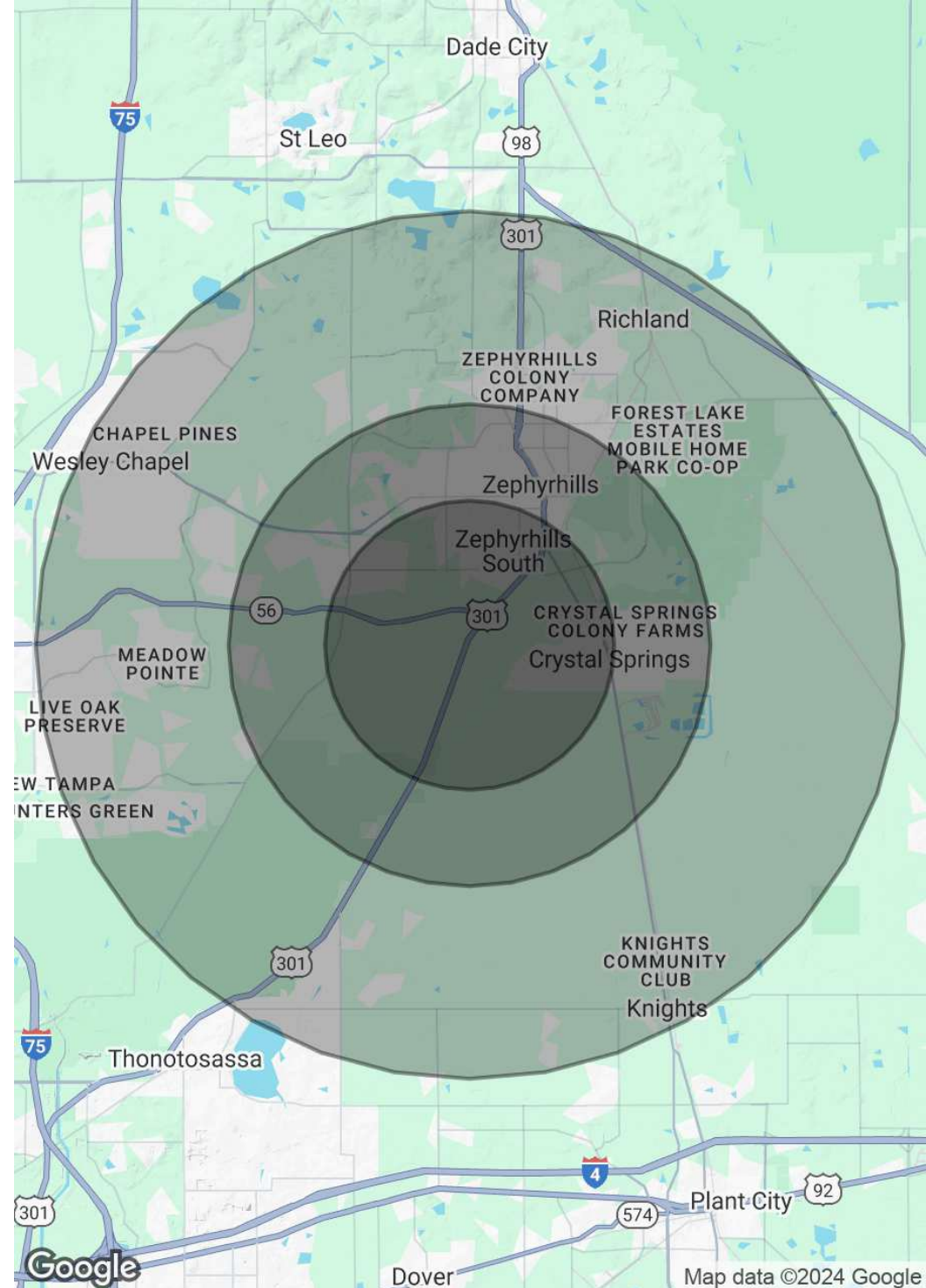


Demographics Map & Report

POPULATION	3 MILES	5 MILES	9 MILES
Total Population	13,734	53,345	183,770
Average Age	54	49	43
Average Age (Male)	54	48	42
Average Age (Female)	55	49	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	9 MILES
Total Households	6,364	23,163	70,153
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$60,758	\$75,266	\$112,360
Average House Value	\$173,180	\$233,384	\$356,156

Demographics data derived from AlphaMap



Meet the Team



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