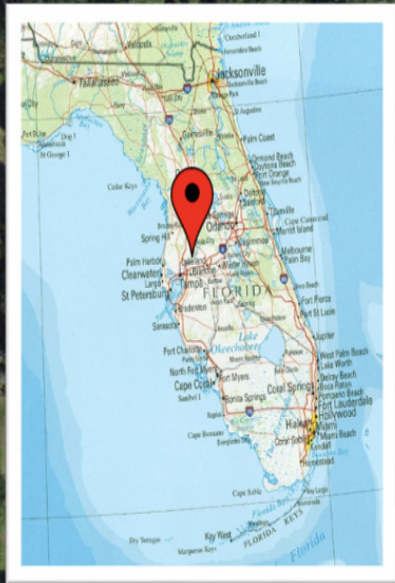


# ZEPHYRHILLS PRIME RETAIL PAD

LAND FOR SALE



**1 - 3.37 Acres**  
**Sub Dividable**

Zephyrhills, FL 33541

DEAN DAIRY RD.

EILAND BLVD. VPD 19,500.



PARCEL	AVAILABILITY	SIZE
LOT 1	AVAILABLE	1.00
LOT 2	AVAILABLE	1.00
LOT 3	AVAILABLE	1.37

**Cody Brightwell**  
Managing Director  
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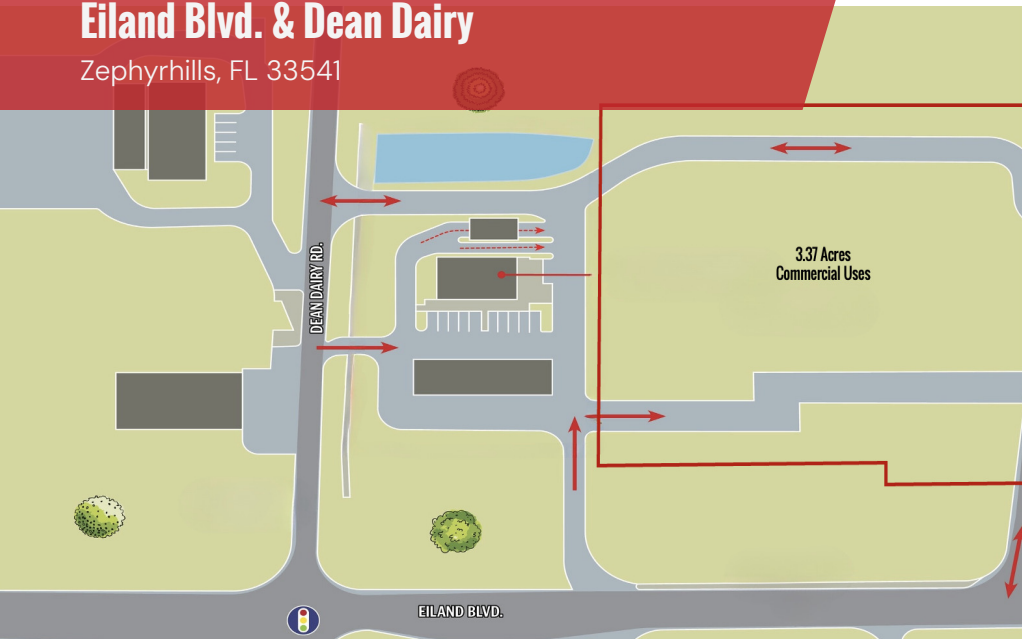


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# Eiland Blvd. & Dean Dairy

Zephyrhills, FL 33541



## PROPERTY DESCRIPTION

This prime property at the NE Corner of Eiland Blvd & Dean Dairy Rd is perfectly situated in the sought-after Zephyrhills area. Zoned C2, the location offers excellent visibility at a lighted intersection, positioned across from Circle K and adjacent to 7-Eleven. Ideally suited for retail, medical, or office development, this site presents a lucrative prospect for astute investors looking to capitalize on a high-traffic, high-visibility location.

## PROPERTY HIGHLIGHTS

- Pad Ready
- Utilities stubbed to site
- Access and turn lanes in place
- Master retention in place



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,900,000 (3.37 Acres)
<b>Lot Size:</b>	1-3.37 Acres Sub Dividable
<b>APN:</b>	04-26-21-0090-00000-0030 04-26-21-0090-00000-0020
<b>Frontage:</b>	427' on Eiland Blvd.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,337	23,109	33,060
<b>Total Population</b>	7,299	50,821	76,316
<b>Average HH Income</b>	\$69,491	\$67,495	\$76,925

### Cody Brightwell

Managing Director

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CONCEPT PLAN ONLY  
SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY  
& TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND  
CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL.

DEAN DAIRY RD & EILAND  
CONCEPT PLAN B



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# Conceptual Plans

Zephyrhills, FL 33541

DEAN DAIRY ROAD

PROPOSED STORE  
(3,010 SF)  
FFE=11.25

PROPOSED HOTEL

ZEPHYRHILLS BYPASS  
PARCEL NO. 127  
O.R. BOOK 3046, PAGE 319

EILAND BOULEVARD



SCALE: 1" = 30'

<b>SITE DATA</b>	
PARCEL ID(S):	04-26-21-0090-00000-0030, 04-26-21-0090-00000-0020
SITE AREA:	146,676 SF (3.37 AC)
JURISDICTION:	PASCO COUNTY
ZONING:	00C2
<b>AUTOMOBILE PARKING:</b>	
REQUIRED:	1 SPACE PER ROOM 128 UNITS = 128 SPACES
PROVIDED:	STANDARD (10' X 20') = 123 SPACES HANDICAP (12' X 20') = 5 SPACES TOTAL = 128 SPACES

DATE	REVISIONS
DATE: 04/28/18	
PR. NO. E18-000	

REVIEW OF DOCUMENT  
THESE PLANS, SPECIFICATIONS, AND  
NOTES ARE THE PROPERTY OF  
FLORIDA ENGINEERING AND  
ENVIRONMENTAL SERVICES, INC.  
NO PART OF THESE PLANS, SPECIFICATIONS,  
OR NOTES ARE TO BE REPRODUCED OR USED WITHOUT  
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FLORIDA ENGINEERING  
AND ENVIRONMENTAL SERVICES, INC.  
CERTIFICATE OF AUTHORIZATION: EB 5804  
10000 E. US HWY 90, SUITE 100  
FORT MYERS, FLORIDA 33904  
Tel: (813) 860-3106 Fax: (813) 860-3655



SPRINGHILL SUITES  
DEAN DAIRY RD & EILAND BLVD  
PASCO COUNTY, FLORIDA

PRELIMINARY  
SITE PLAN

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Zephyrhills, FL 33541



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## Streetside @ Zephyrhills Conceptual Plan

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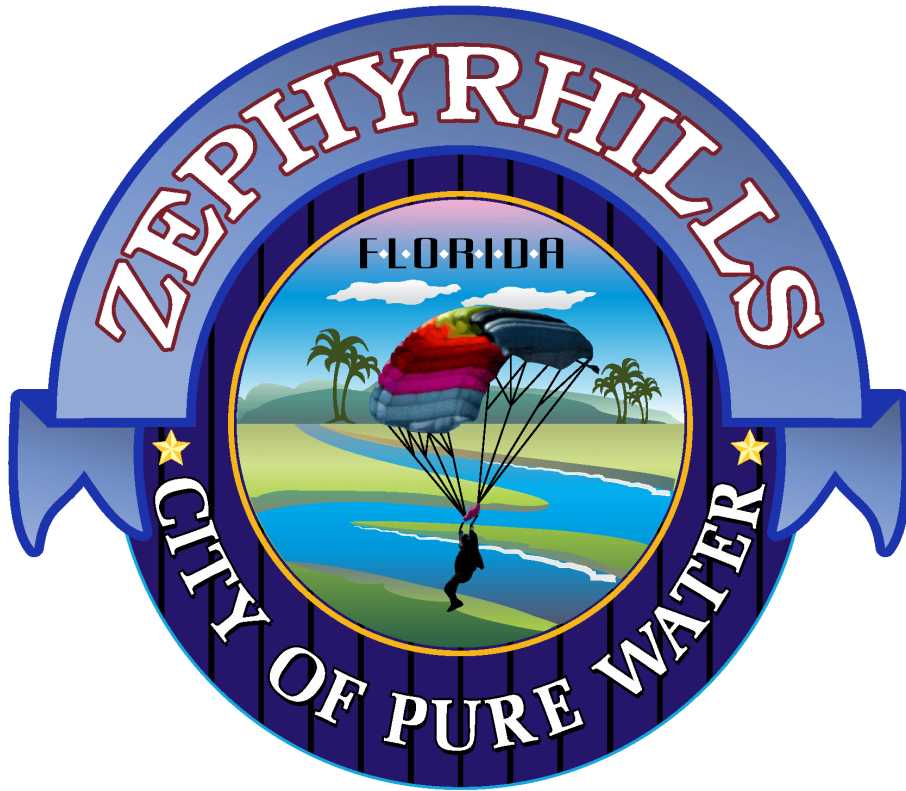


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## Location Information

Zephyrhills, FL 33541



### CITY OF ZEPHYRHILLS

Zephyrhills is located in East Pasco County just east of bustling Wesley Chapel which was named Tampa Bay's wealthiest community in 2019. Wesley Chapel's monumental growth and increasing home values, has encouraged younger families to begin moving east into Zephyrhills.

This site is located just 10 minutes north of bustling Wesley Chapel and 15 minutes to interstate 75, the regions primary north and south interstate.

Zephyrhills has a strong medical community with a hospital under the Advent Health flag and the origin of Florida Medical Center that now has a regional medical presence in Tampa Bay. Other industries are currently operational here that often need temporary housing alternatives for incoming workers. The Zephyrhills Municipal Airport is extending their main runway that will also drive additional industry here into the region.

The City of Zephyrhills, FL has long been known for its bottled water, crystal clear springs and its above average senior citizen population. Since 2000, the average age of its citizens has dropped from age 65 to 54, showing a new demographic trend. As of 2019, more than 75% of residents own their own homes, which is more than 15% above the nation's average.

You will see the growth immensely as you travel east on SR 54, the city's main thoroughfare. It's expansion of major roadways and the addition of new bypass roads, make this city a great location for new businesses and residents.

### LOCATION DETAILS

County

Pasco

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# Eiland Blvd. & Dean Dairy

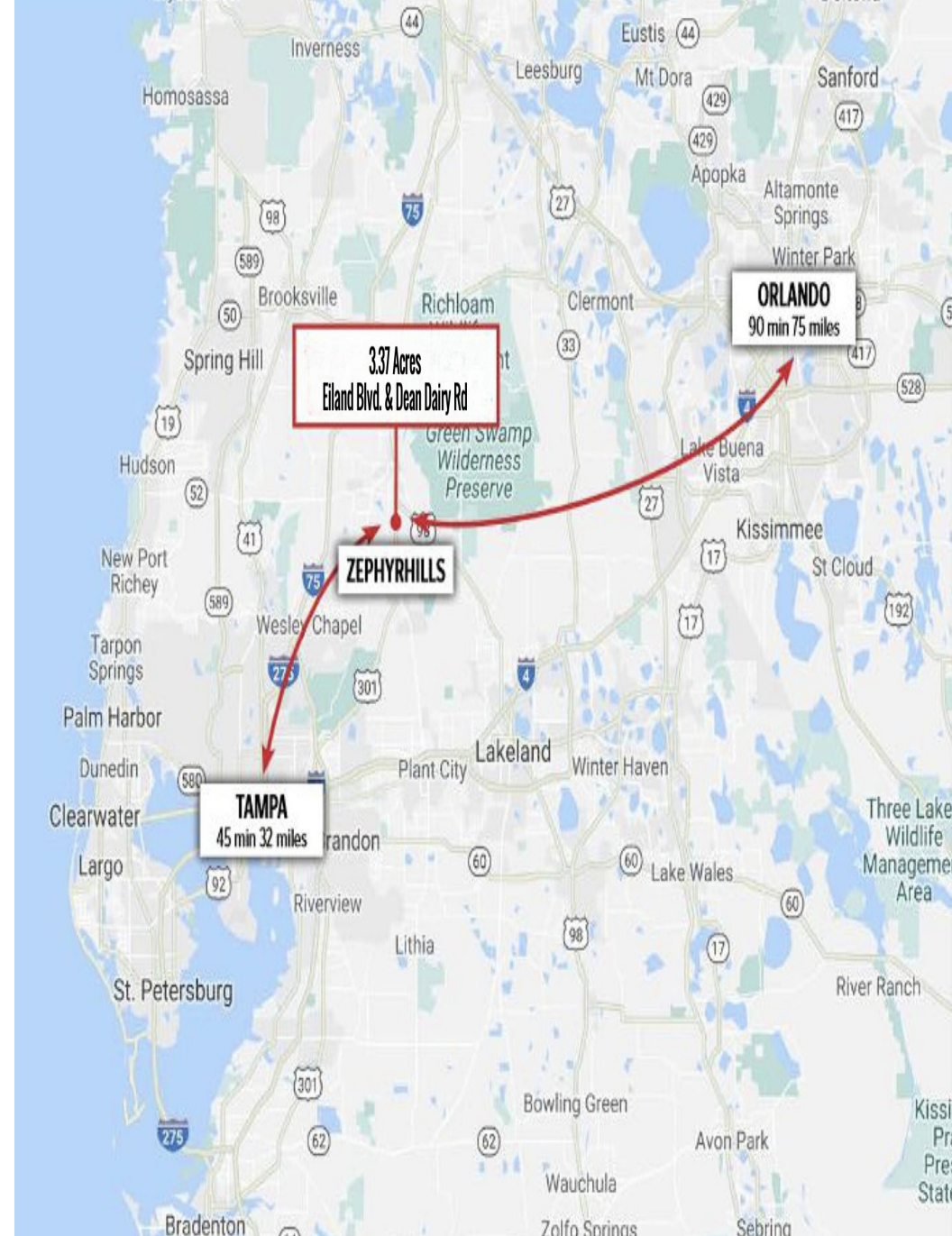
Zephyrhills, FL 33541

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,299	50,821	76,316
Average Age	53	50	49
Average Age (Male)	52	49	48
Average Age (Female)	53	51	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,337	23,109	33,060
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$69,491	\$67,495	\$76,925
Average House Value	\$227,725	\$212,454	\$246,091

## TRAFFIC COUNTS

19,500/day



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