

LAND FOR SALE



3 Acres - Commercial Land on US 301

3161 Gall Blvd | US 301
Zephyrhills, FL 33541



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

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PROPERTY DESCRIPTION

Prime development opportunity inside Pasco County's fastest growing corridor. This 3-Acre site has direct frontage along US Highway 301 which sees more than 15,000 VPD. It features exceptional commercial value with its C-2 Commercial Zoning, location in the Opportunity Zone, and its proximity to the new State Road 56/US Hwy 301 extension to Wesley Chapel to Interstate 75.

The parcel sits directly across the street from 2 approved home developments by Lennar and Meritage Homes; which will add over 1,000 new homes. With all the approved development planned throughout the area, this site will see a significant increase in traffic making it ideal for Retailers and/or Storage operators.

PROPERTY HIGHLIGHTS

- Located In The Opportunity Zone
- Property is Located at Planned Lighted Intersection on US Hwy 301
- Direct frontage on US Hwy 301/Gall Blvd
- Close proximity to the New State Road 56 & US Hwy 301 Intersection, allowing Optimal Accessibility for Commuters
- Flexible Commercial Zoning; Allows for Many Uses

OFFERING SUMMARY

Sale Price:	\$1,499,000
Lot Size:	3 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,814	27,472	68,473
Total Population	3,624	61,237	178,466
Average HH Income	\$54,890	\$68,363	\$104,949

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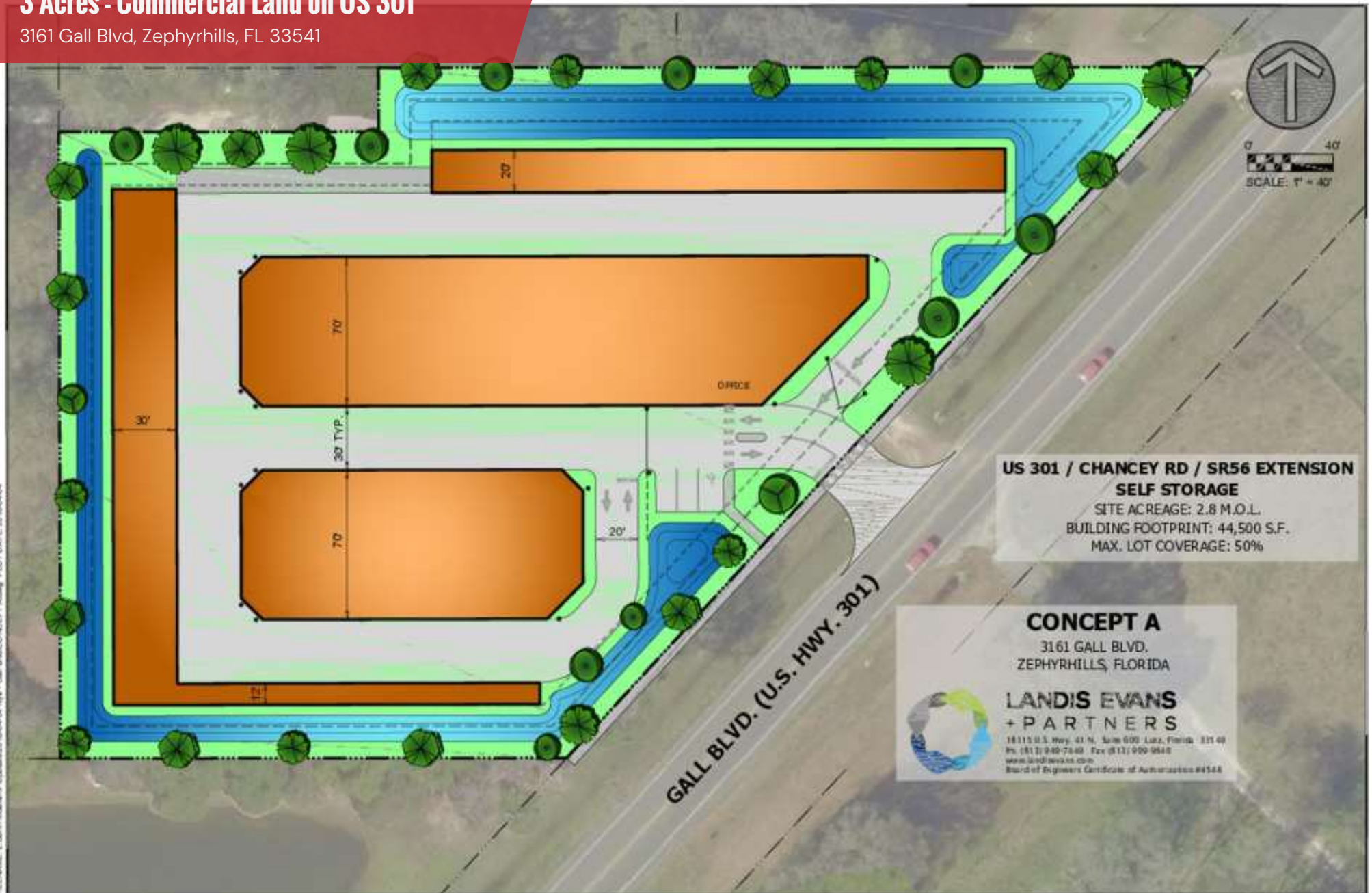
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PREPARED BY: LARRY MULLER/PROFESSIONAL ENGINEER - Civil/Structural/SEPP/ASCE/FLORIDA PILOT DATE: 08-16-2014



**US 301 / CHANCEY RD / SR56 EXTENSION
SELF STORAGE**
SITE ACREAGE: 2.8 M.O.L.
BUILDING FOOTPRINT: 44,500 S.F.
MAX. LOT COVERAGE: 50%

CONCEPT A
3161 GALL BLVD.
ZEPHYRHILLS, FLORIDA



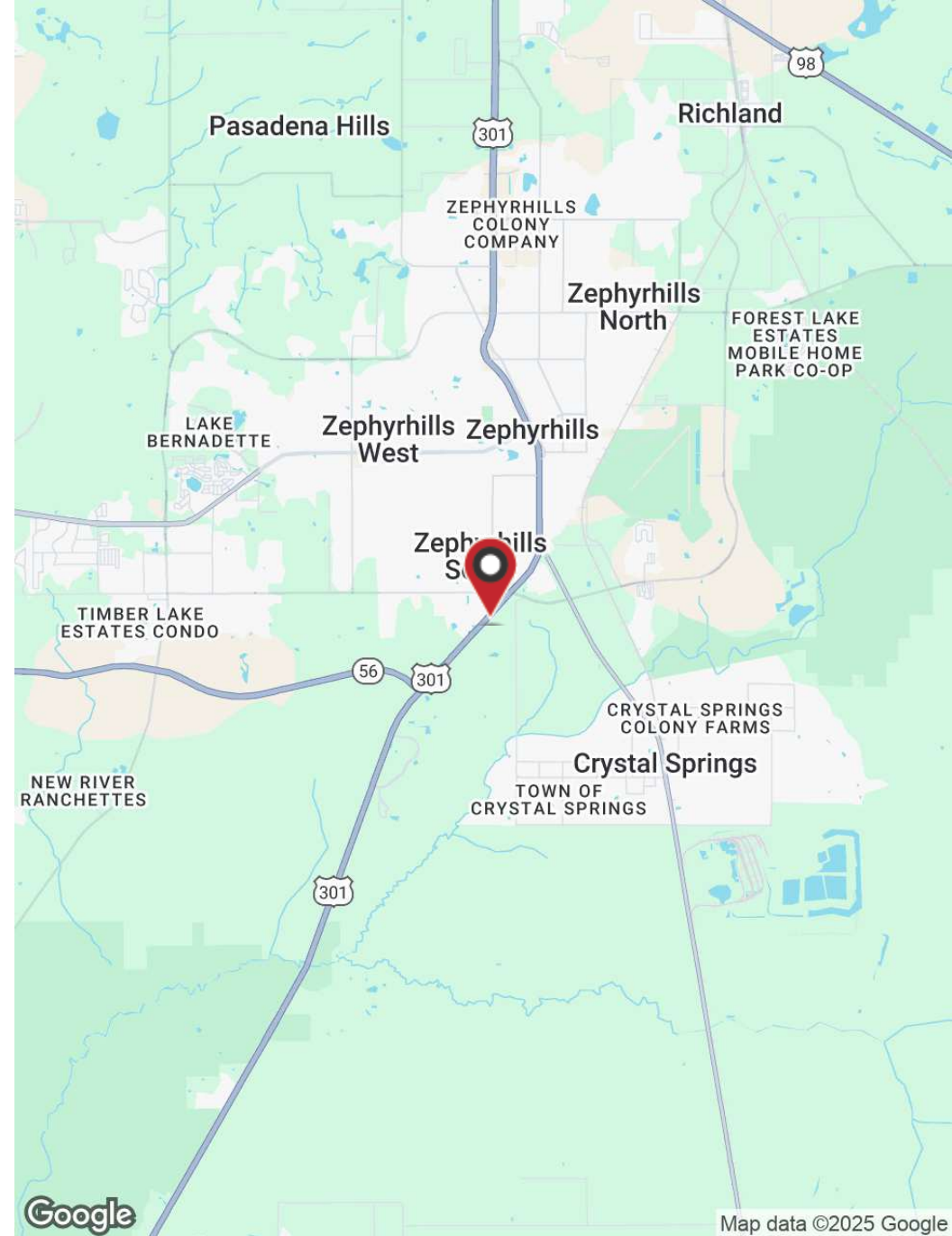
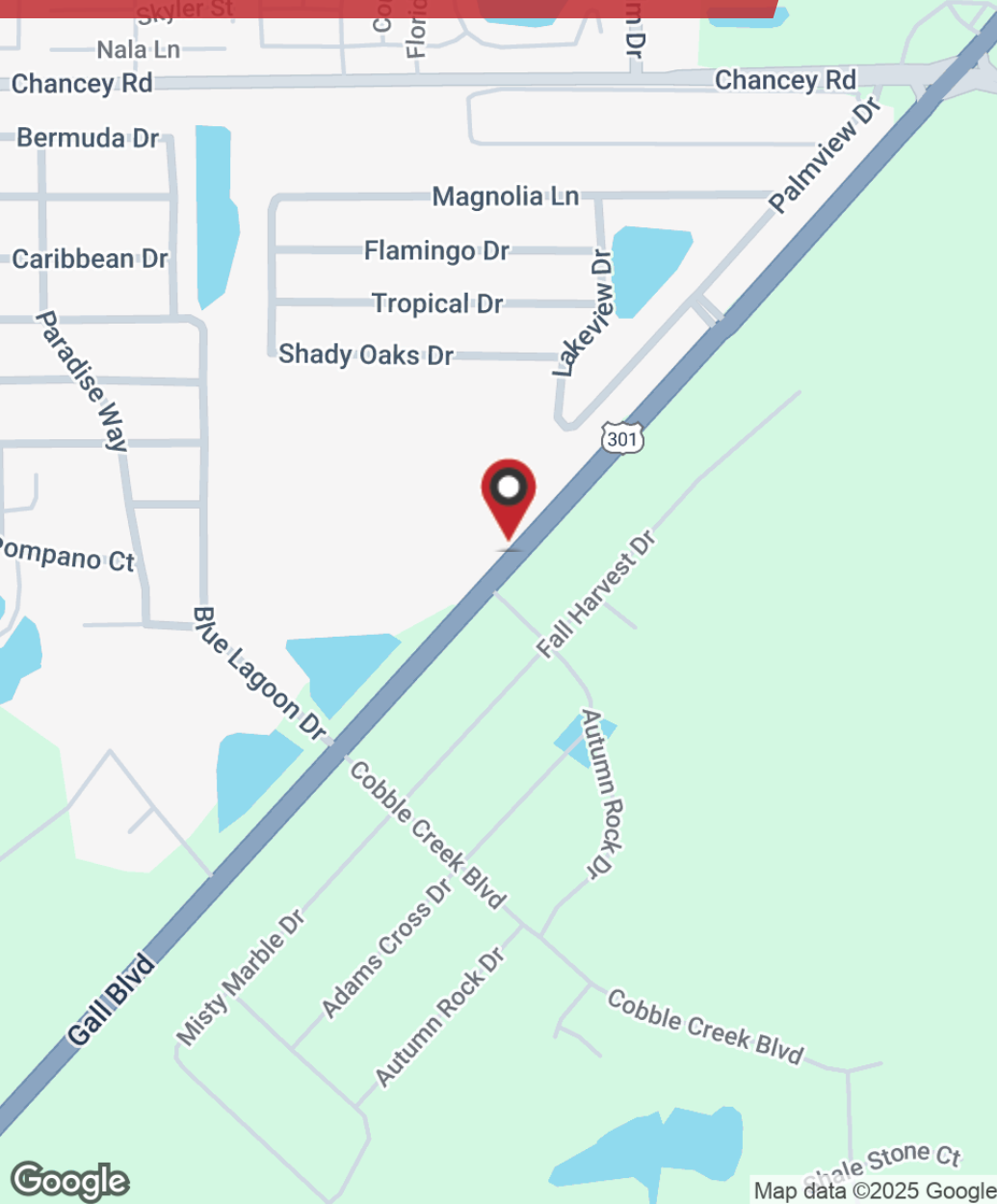
**LANDIS EVANS
+ PARTNERS**
18115 U.S. Hwy. 41 N., Suite 600, Lutz, Florida 33549
Ph: (813) 940-7440 Fax: (813) 900-9540
www.landisevans.com
Board of Engineers Certificate of Authorization #4544

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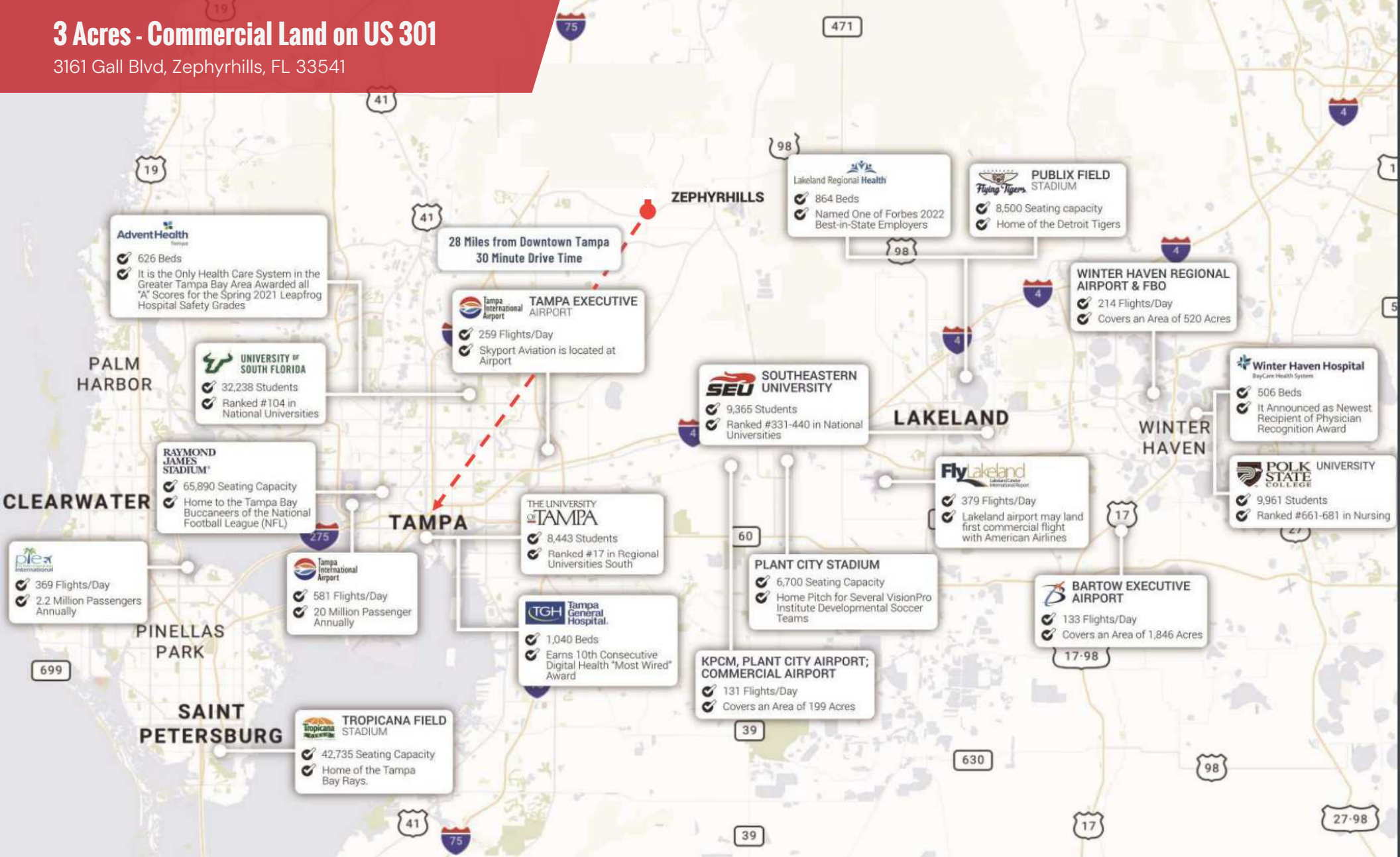
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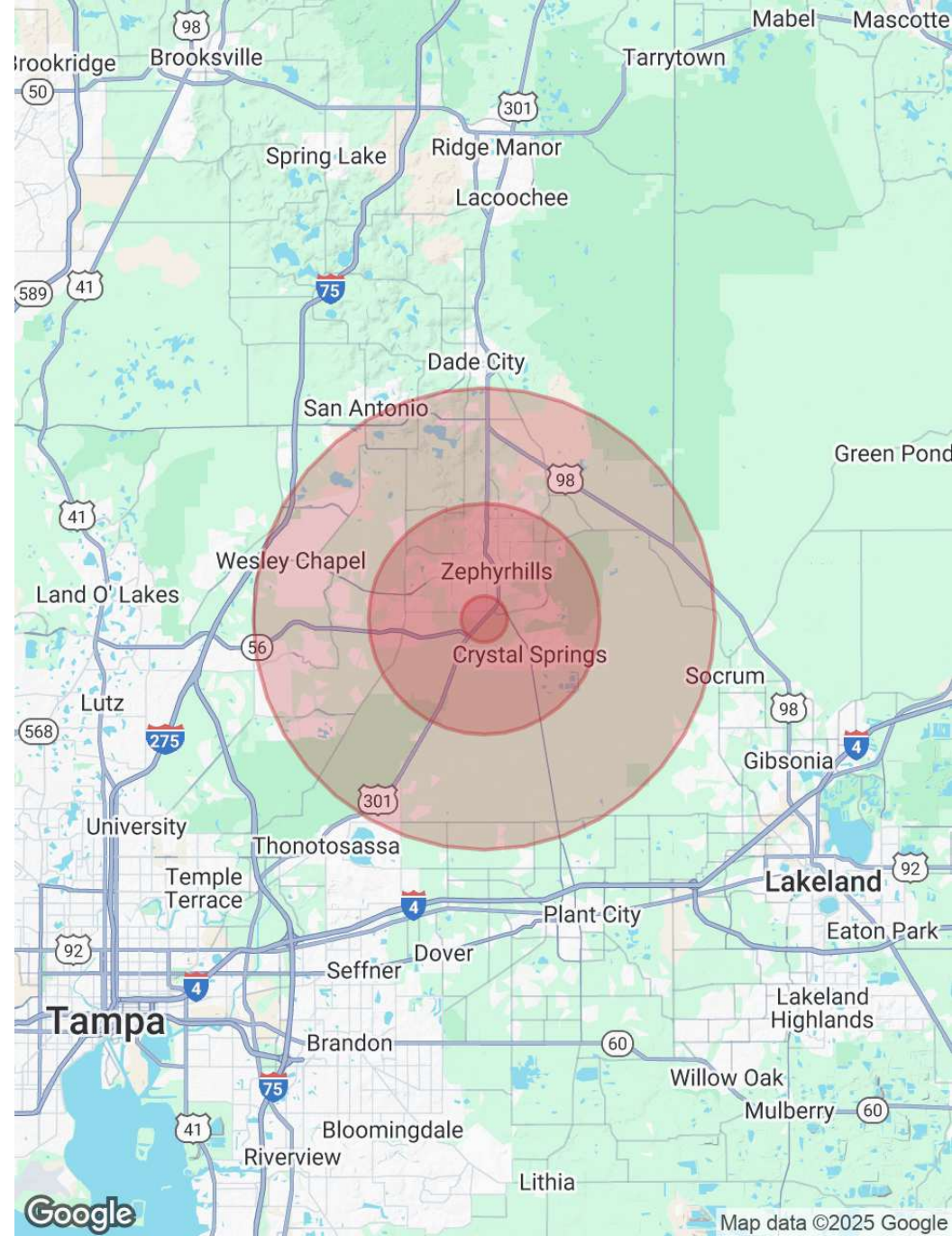
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,624	61,237	178,466
Average Age	60	50	44
Average Age (Male)	59	49	43
Average Age (Female)	60	51	44

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,814	27,472	68,473
# of Persons per HH	2	2.2	2.6
Average HH Income	\$54,890	\$68,363	\$104,949
Average House Value	\$153,991	\$216,584	\$336,492

TRAFFIC COUNTS

18,200/day

Demographics data derived from AlphaMap



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