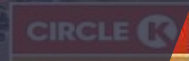


LAND FOR SALE / LEASE

9.32 Acres

36750 Eiland Blvd
Zephyrhills, FL 33542



Dean Dairy Rd



9.32 Acres
Eiland Blvd

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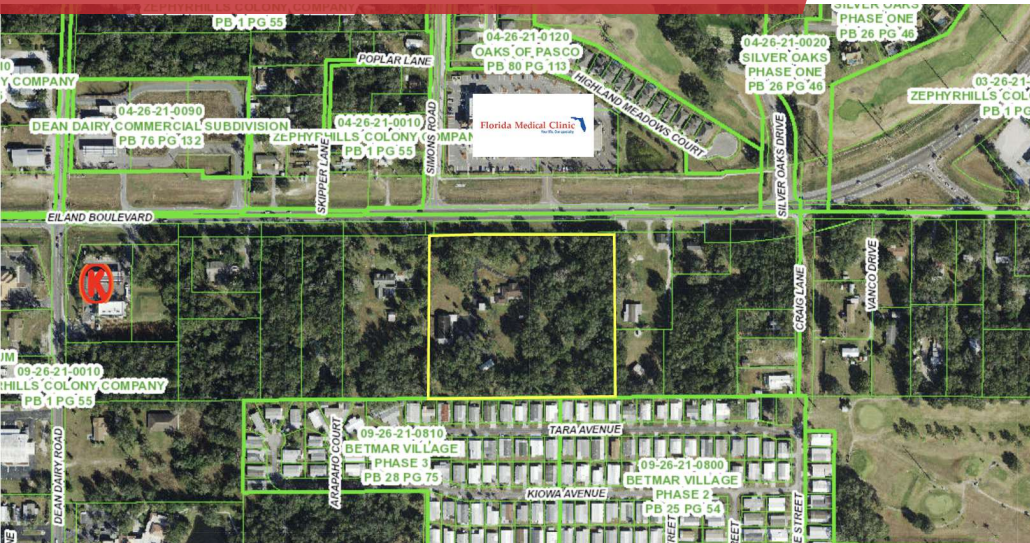
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

9.32 Acres

36750 Eiland Blvd, Zephyrhills, FL 33542



PROPERTY DESCRIPTION

Located at the high-traffic, lighted intersection of Eiland Blvd and Simons Rd, this 9.32-acre parcel offers exceptional potential for development. With a Future Land Use (FLU) designation of Res-6 and possible rezoning for commercial use, the site is ideally positioned for growth. Directly across the street from a 32,000 sq ft Florida Medical Clinic facility, this property benefits from strong visibility, established infrastructure, and increasing area demand.

PROPERTY HIGHLIGHTS

- 9.32 Acre at the lighted intersection of Eiland Blvd and Simons Rd
- 655' frontage on Eiland Blvd for maximum visibility
- All utilities onsite, ready for development
- FLU: Res-6 with potential for commercial rezoning
- Located directly across from Florida Medical Clinic's 32,000 sq ft facility
- High traffic area with an average of 19,500 vehicles per day
- Ideal for medical, retail, or mixed-use development in a growing corridor

OFFERING SUMMARY

Sale Price:	Market Price
Lease Rate:	Market Rate
Number of Units:	1
Lot Size:	9.32 Acres
AADT:	19,500

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,804	23,572	32,788
Total Population	8,037	51,728	75,529
Average HH Income	\$66,303	\$67,199	\$76,495

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Nearby Retailers

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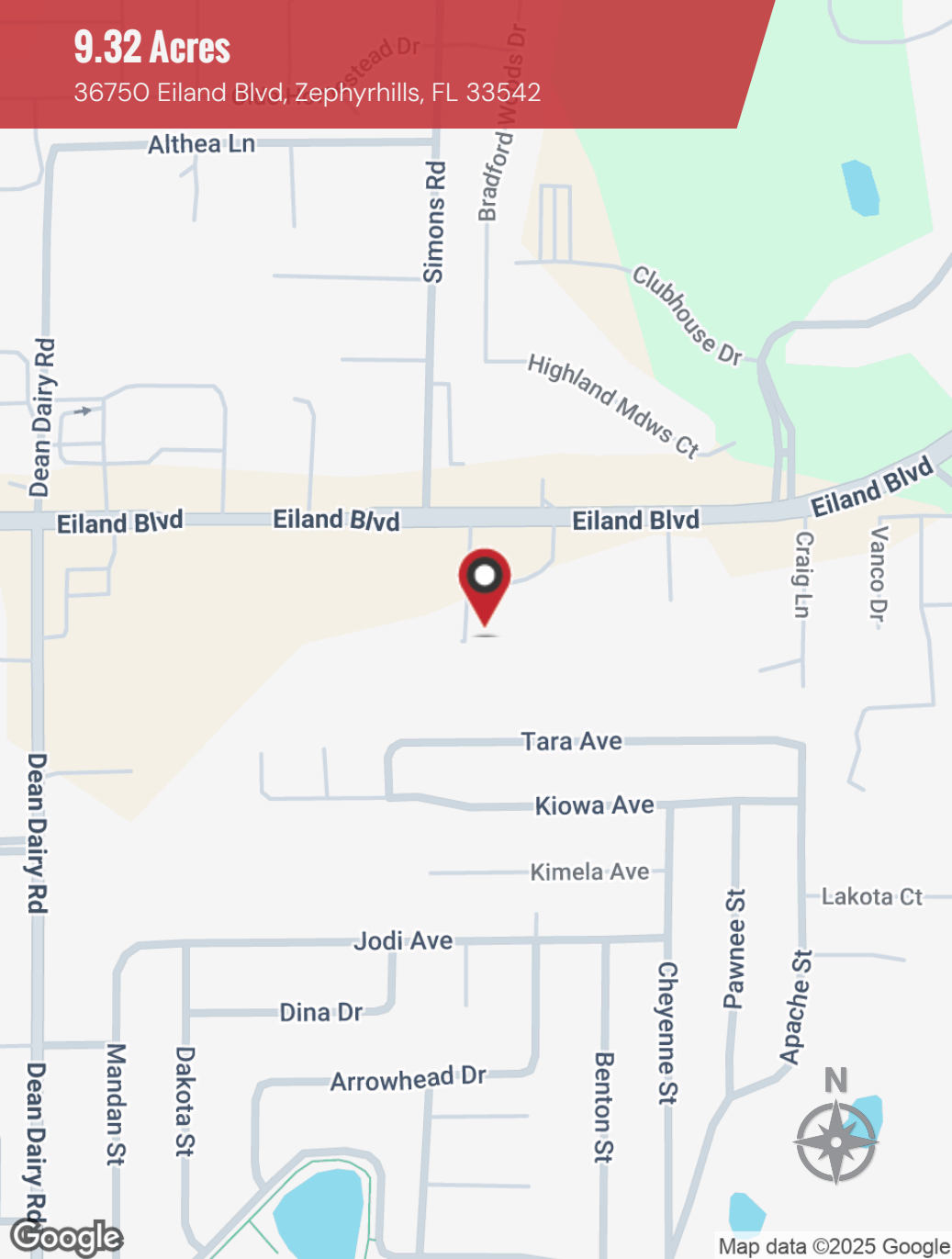
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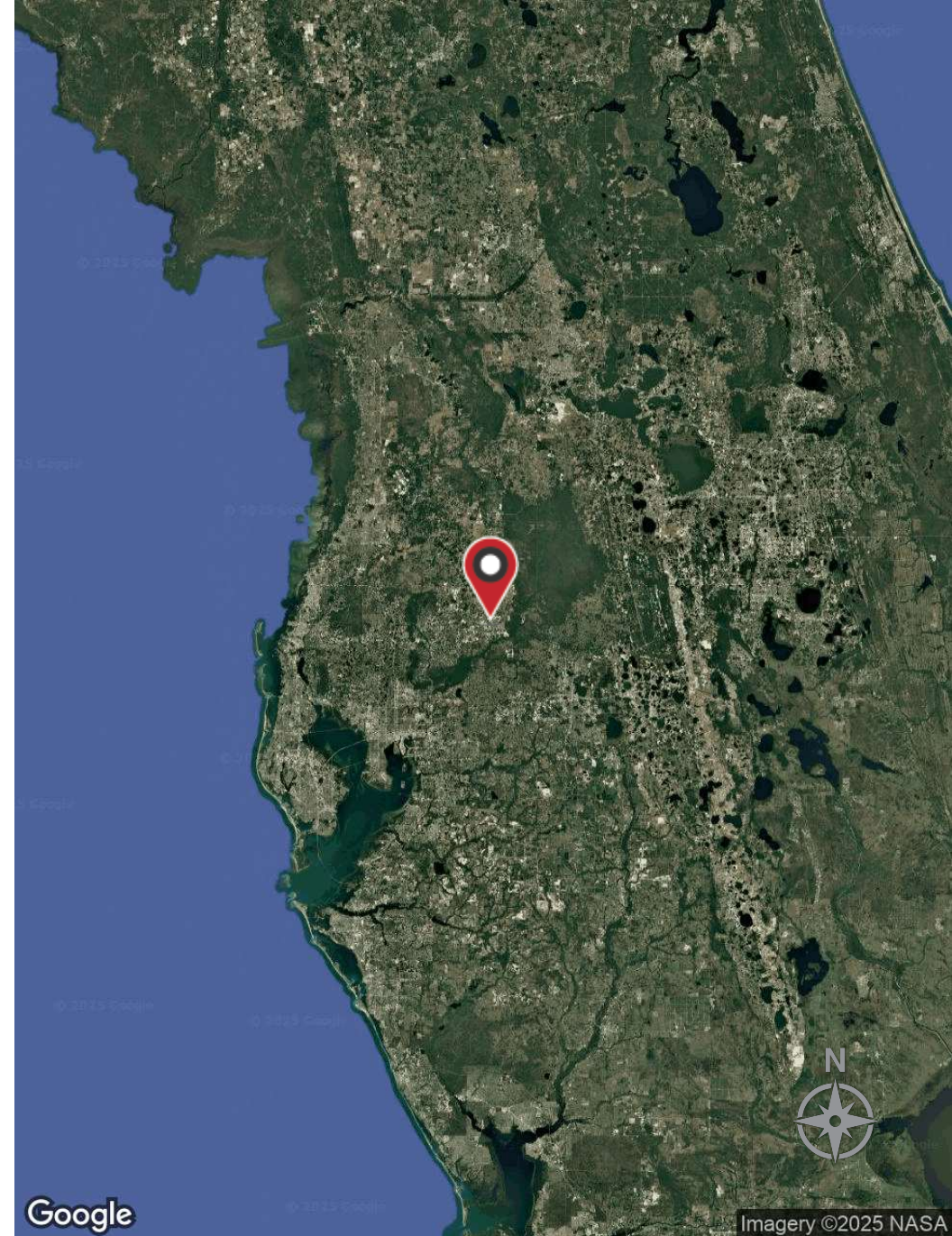


9.32 Acres

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Nearby Developments



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9.32 Acres

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