

COMMERCIAL FOR SALE / LEASE

4.84 Acres

Chancey Rd & FL Hwy 39
Zephyrhills, FL 33541

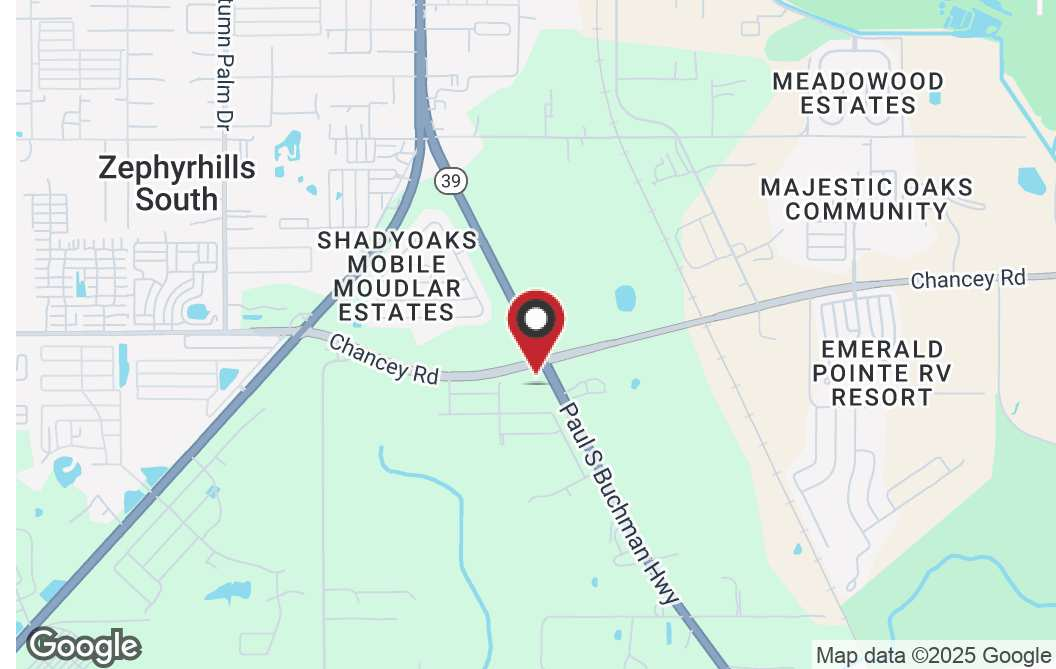
Brent Nye
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Commercial Land For Sale or Lease on 39 and Chancey-4.84 Acres

Chancey Rd & FL Hwy 39, Zephyrhills, FL 33541



PROPERTY DESCRIPTION

This 4.84± acre C-2 commercially zoned parcel is strategically positioned at the lighted intersection of Chancey Road and FL-39 (Paul Buchman Highway), just 1.5 miles north of SR 56 and the 6,000-acre Two Rivers master-planned community, which will include 7,500 homes, a new K-12 school system, golf course, and extensive commercial development. The site features direct frontage on both Chancey Road and FL-39, providing excellent visibility and access, with utilities in place including water, sewer, and electric.

With the owner willing to divide, this site is an exceptional opportunity for retail, gas stations, self-storage, or other commercial uses in one of Pasco County's fastest-growing corridors.

PROPERTY HIGHLIGHTS

- Site Across from future Circle K
- 382' Fronts on Chancey Blvd. x 549' Fronting on FL-39
- Located in a Rapidly Growing Population & Income Area of Pasco County
- Just 1.5 Miles From the New SR-56 Connector Road, a Four Lane Divided Hwy Providing Easy Access to the Property From Wesley Chapel East to US Hwy 301 in Zephyrhills

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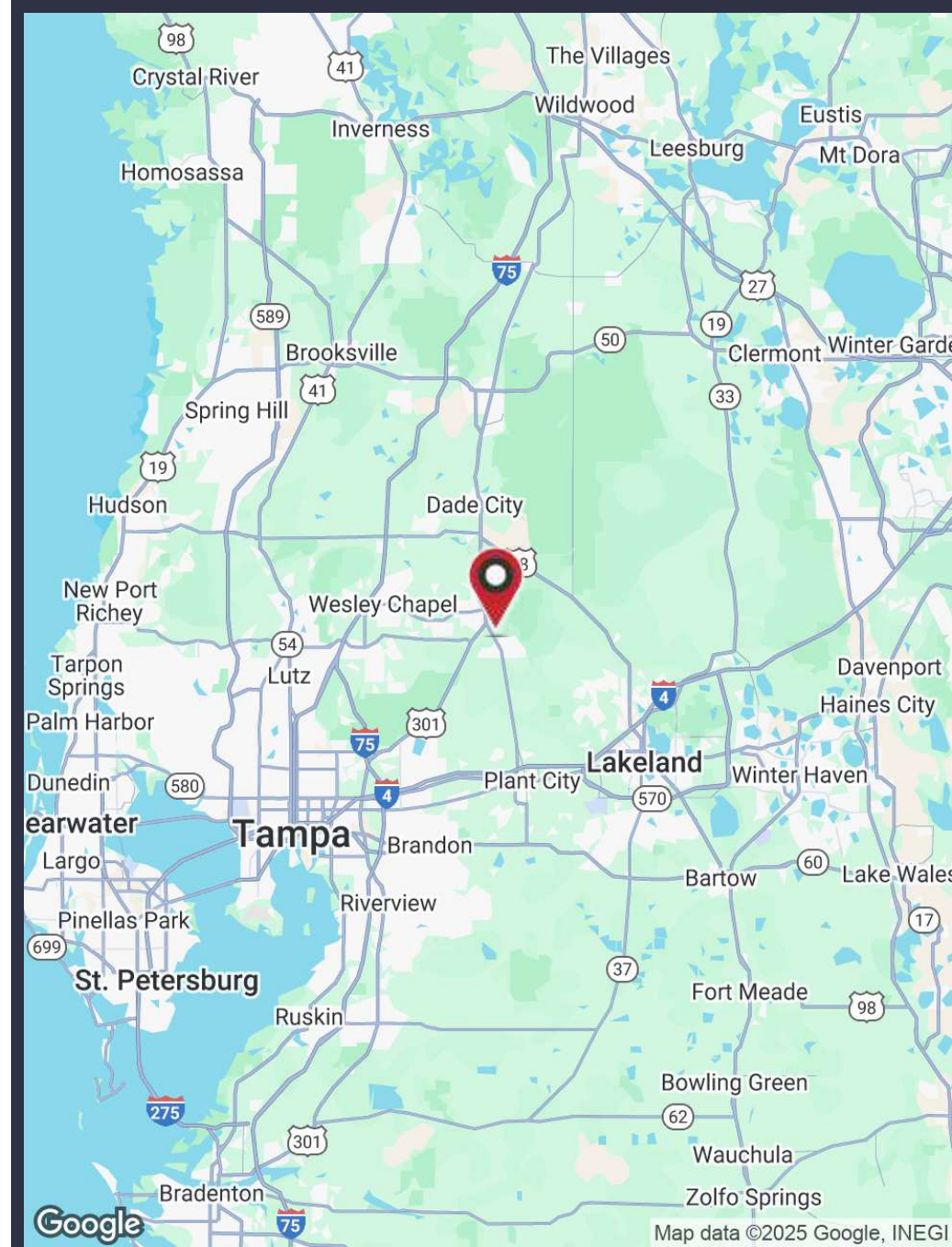
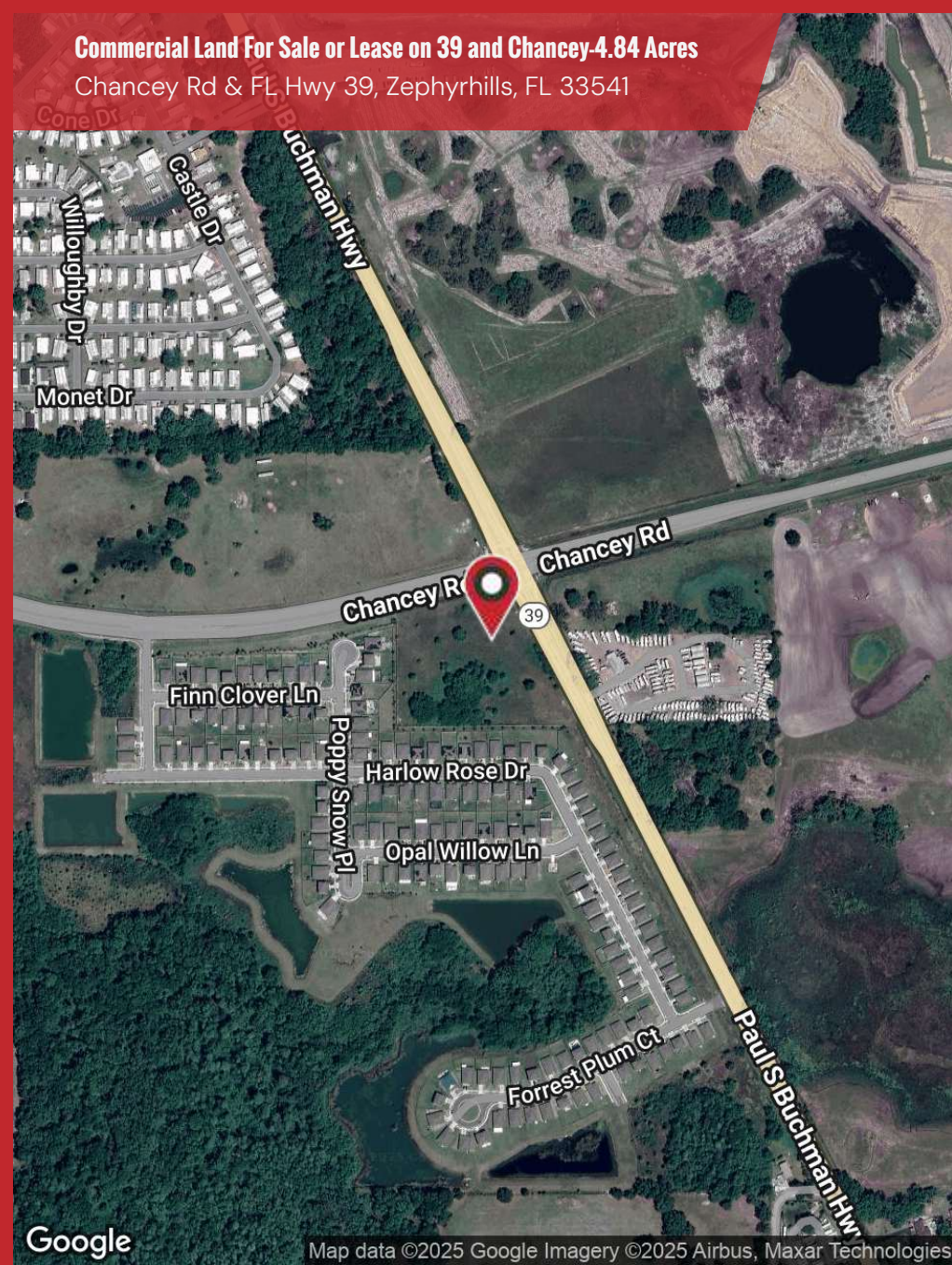
Sale Price:	\$2,600,000
Lease Rate:	Negotiable
Lot Size:	4.84 Acres
Parcel #	23-26-21-0020-07900-0000

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,359	27,326	66,674
Total Population	2,850	60,232	171,748
Average HH Income	\$55,672	\$65,580	\$103,381



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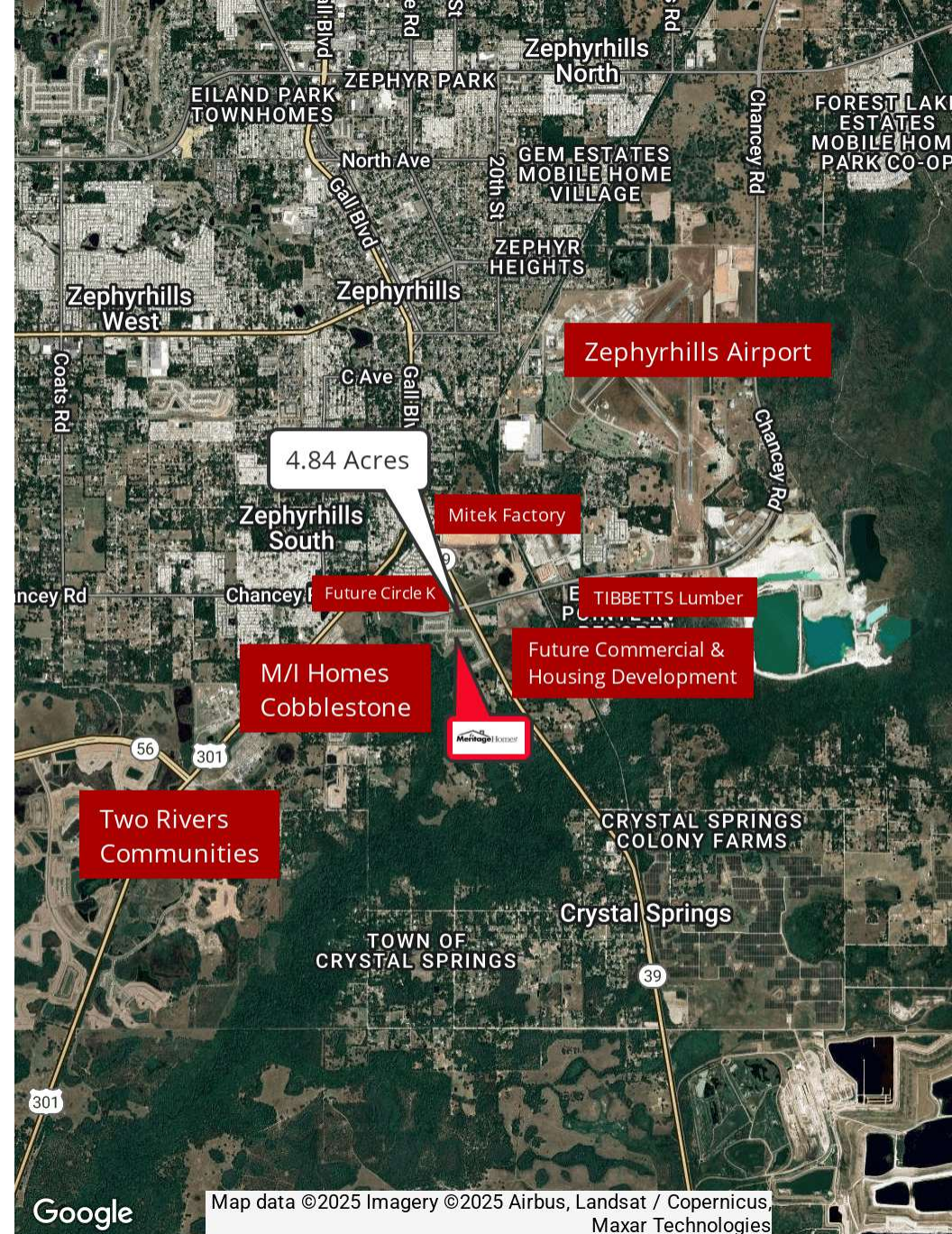
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,850	60,232	171,748
Average Age	54	51	44
Average Age (Male)	53	50	43
Average Age (Female)	54	52	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,359	27,326	66,674
# of Persons per HH	2.1	2.2	2.6
Average HH Income	\$55,672	\$65,580	\$103,381
Average House Value	\$148,710	\$202,749	\$328,267

TRAFFIC COUNTS

Chancey Road and FL Hwy 39 19,400/day

Located minutes from the SR-56/US-301 intersection and offering convenient access to Tampa, I-75, and I-4, the property is surrounded by more than 1,01



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BRENT NYE

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PROFESSIONAL BACKGROUND

Brent has been an instrumental part of the family real estate business for over 15 years, working closely with his father, Bill Nye. Brent covers a variety of aspects of commercial real estate including investment brokerage, site selection, and property development. He is actively involved with the rezoning of client assets, land assemblage, and the development of his family-owned assets.

Brent leads the office in commercial listings and sales. He has extensive knowledge with experience in many product types including office, multifamily, hospitality, retail, industrial, self-storage, and land. He has successfully assisted his clients in navigating many real estate development issues and has had great success in the rezoning process. Brent's experience in real estate began with Century 21 – Bill Nye Realty, where he became a top-selling agent in residential sales. Expanding into commercial sales and earning the designation of the number one producing commercial agent in the world among the Century 21 commercial division. This led to the birth of Nye Commercial Advisors.

Brent is a motivated, personable, and persistent broker who enjoys digging in and developing strategies with clients to determine the best route of action for their real estate needs.

EDUCATION

Brent attended the University of North Carolina, Wilmington where he played Division 1 collegiate tennis. He also held positions in the Delta Sigma Phi Fraternity and graduated with a bachelor's degree in communication studies with a minor in the Spanish language.

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