

**LAND FOR SALE / LEASE**

**1.82 Acres**

32846 Eiland Boulevard  
Zephyrhills, FL 33545

SR 54  
32,500 VPD

**Auto  
Zone**

**Eiland Blvd.  
24,000 VPD**

**Brent Nye**  
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)

# 1.82 Acres

32846 Eiland Boulevard, Zephyrhills, FL 33545



## PROPERTY DESCRIPTION

This prime 1.82-acre parcel offers a unique opportunity with cross-access to a traffic light adjoining both Publix and Home Depot, situated at a major intersection experiencing significant growth with limited available options. The property will require rezoning and a Future Land Use (FLU) change. All neighboring parcels at the intersection are zoned C2 for general retail use.

## PROPERTY HIGHLIGHTS

- Across from retail center with strong anchors such as Home Depot, McDonald's, Wendy's and Publix.
- 263' frontage on Eiland Blvd.

## OFFERING SUMMARY

|                    |             |
|--------------------|-------------|
| <b>Sale Price:</b> | \$3,000,000 |
| <b>Lease Rate:</b> | Market Rate |
| <b>Lot Size:</b>   | 1.82 Acres  |

| DEMOGRAPHICS             | 1 MILE   | 5 MILES   | 10 MILES  |
|--------------------------|----------|-----------|-----------|
| <b>Total Households</b>  | 2,408    | 36,800    | 91,626    |
| <b>Total Population</b>  | 5,012    | 93,202    | 242,005   |
| <b>Average HH Income</b> | \$71,150 | \$101,297 | \$116,579 |

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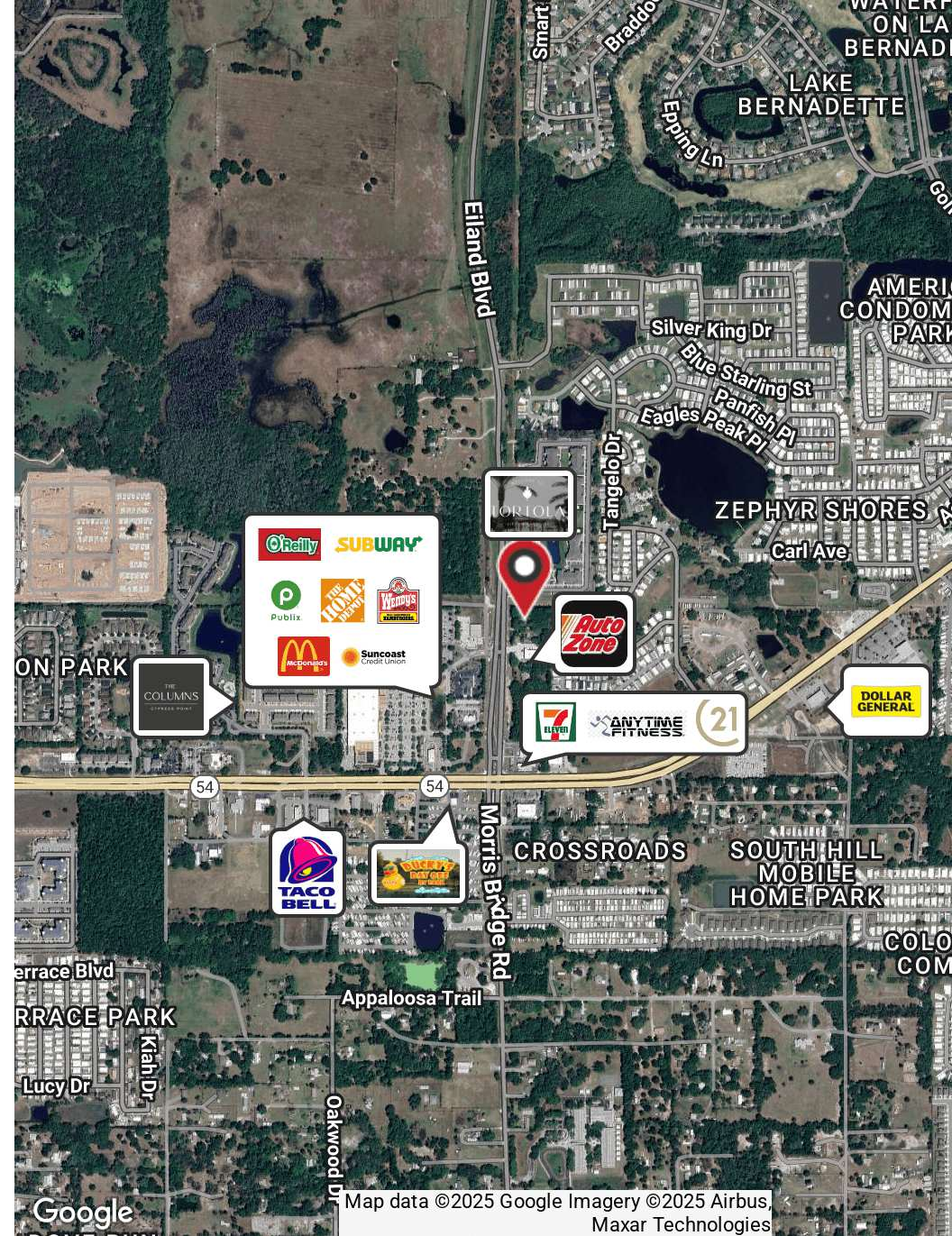
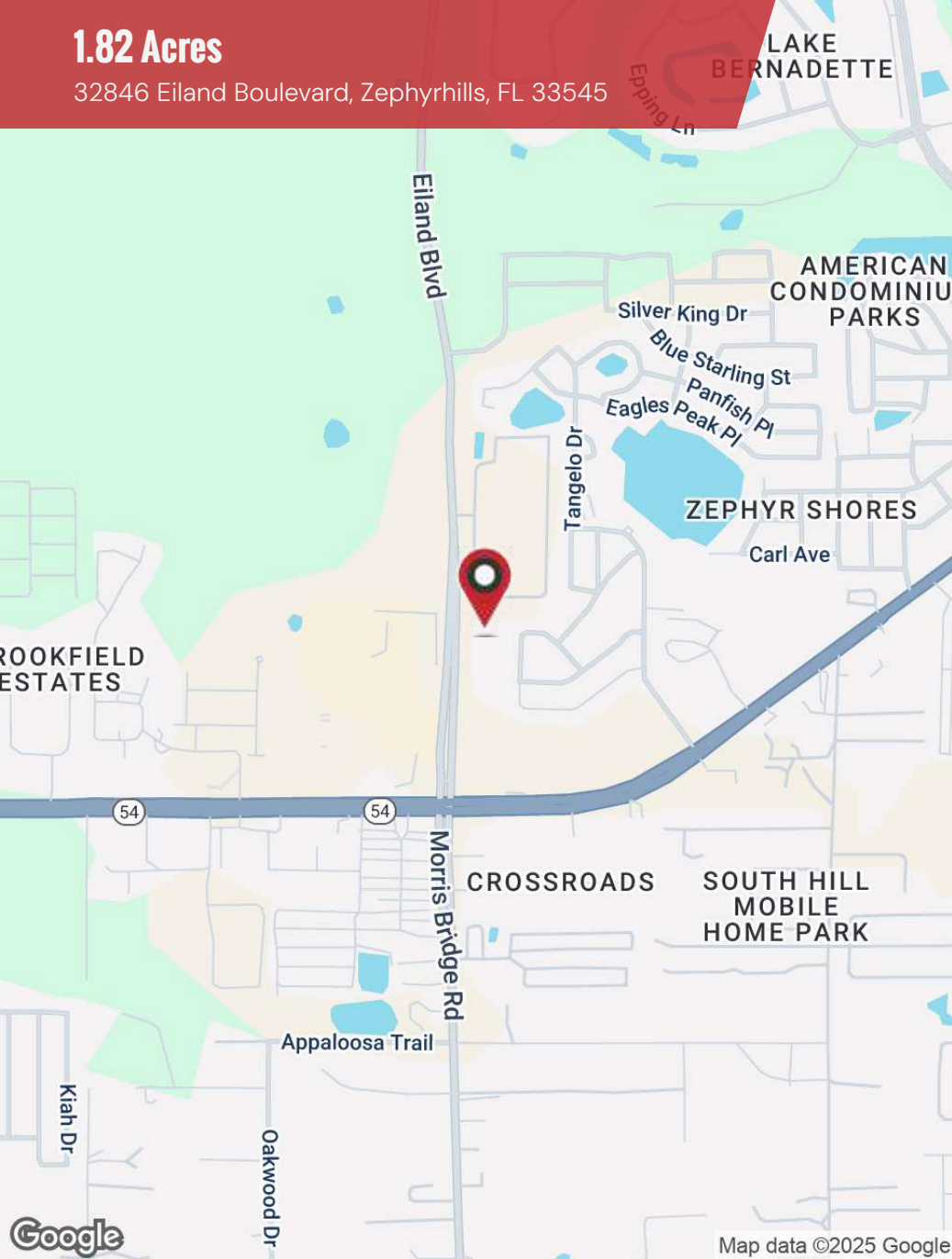
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## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 5,012  | 93,202  | 242,005  |
| Average Age          | 55     | 44      | 43       |
| Average Age (Male)   | 54     | 43      | 42       |
| Average Age (Female) | 55     | 45      | 43       |

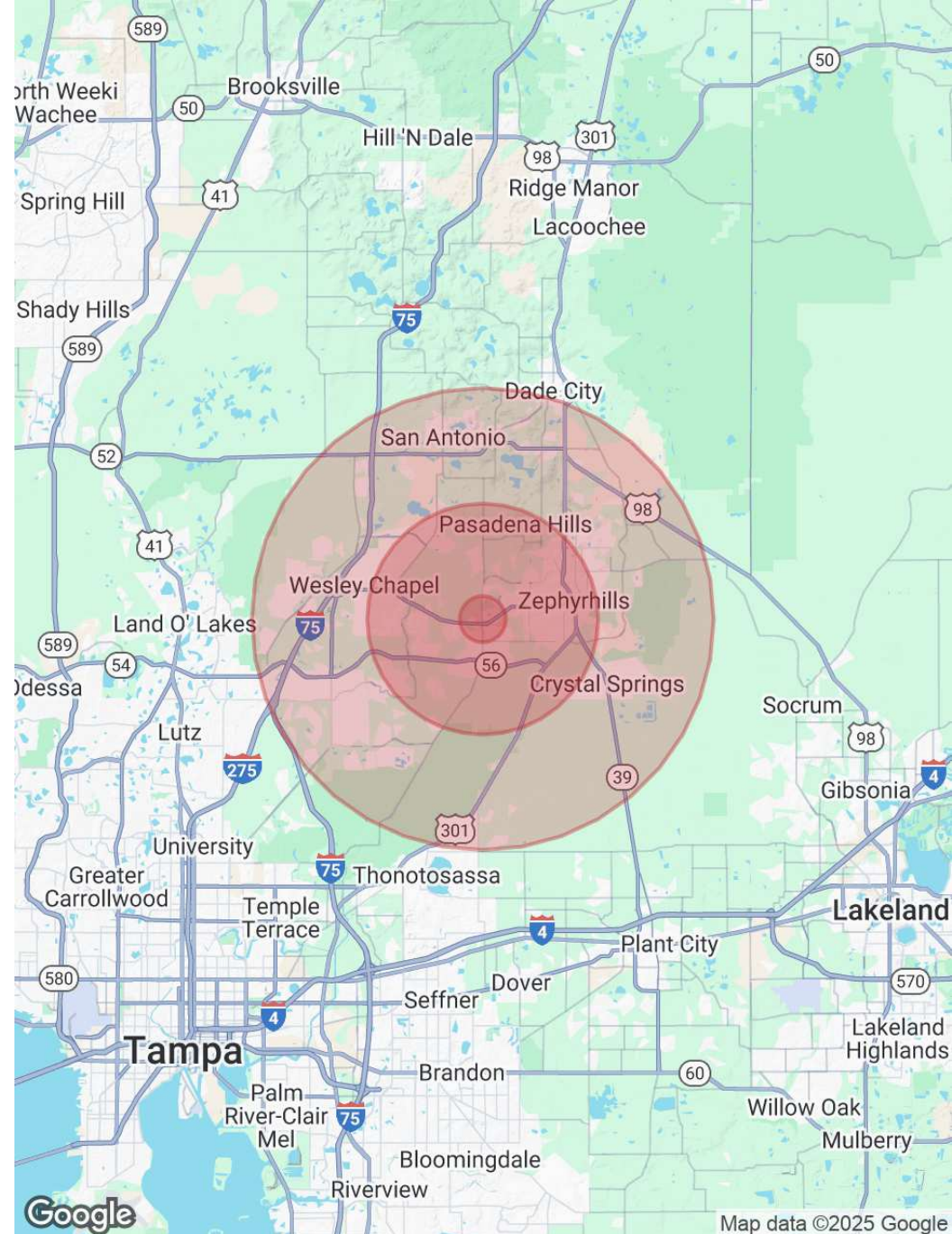
## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,408     | 36,800    | 91,626    |
| # of Persons per HH | 2.1       | 2.5       | 2.6       |
| Average HH Income   | \$71,150  | \$101,297 | \$116,579 |
| Average House Value | \$220,106 | \$305,556 | \$375,575 |

## TRAFFIC COUNTS

24,000/day

Demographics data derived from AlphaMap



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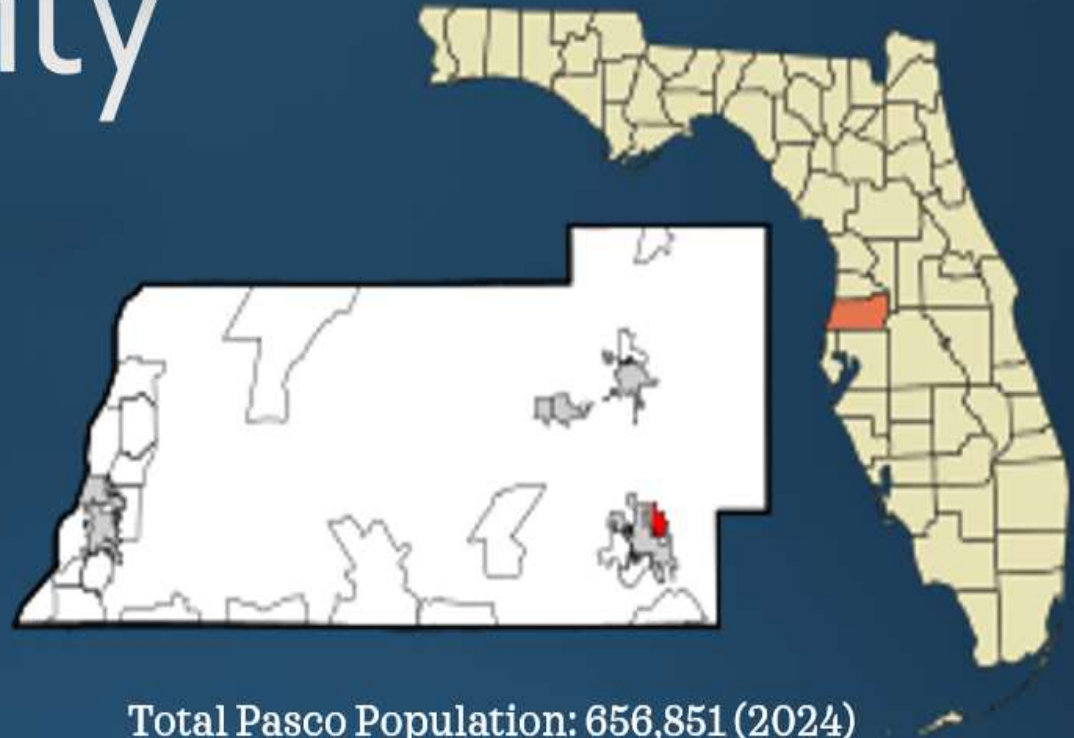


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# Pasco County

## North Tampa Bay | Florida

PASCO COUNTY, is one of the fastest growing counties in Florida. Companies are moving to Pasco for opportunities strategically located along major transportation corridors. Access to consumer markets, skilled workforce, and vibrant communities is all in close proximity to Tampa International Airport, Port Tampa Bay and CSX Rail.



Total Pasco Population: 656,851 (2024)

Pasco Growth Rate: 3.77%

- 0% state personal income tax; Retail sales tax is 7.0%
- Florida has no inventory tax on raw materials, work in progress or finished goods in inventory.
- Florida is the 3rd most populous state in the U.S. and has the 4th best tax climate in the U.S.
- Single Family Home Median Sales Price: 340K

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