

LAND FOR SALE / LEASE

1.82 Acres

32846 Eiland Boulevard  
Zephyrhills, FL 33545

TORTOLA

288 units



**Brent Nye**  
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# 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

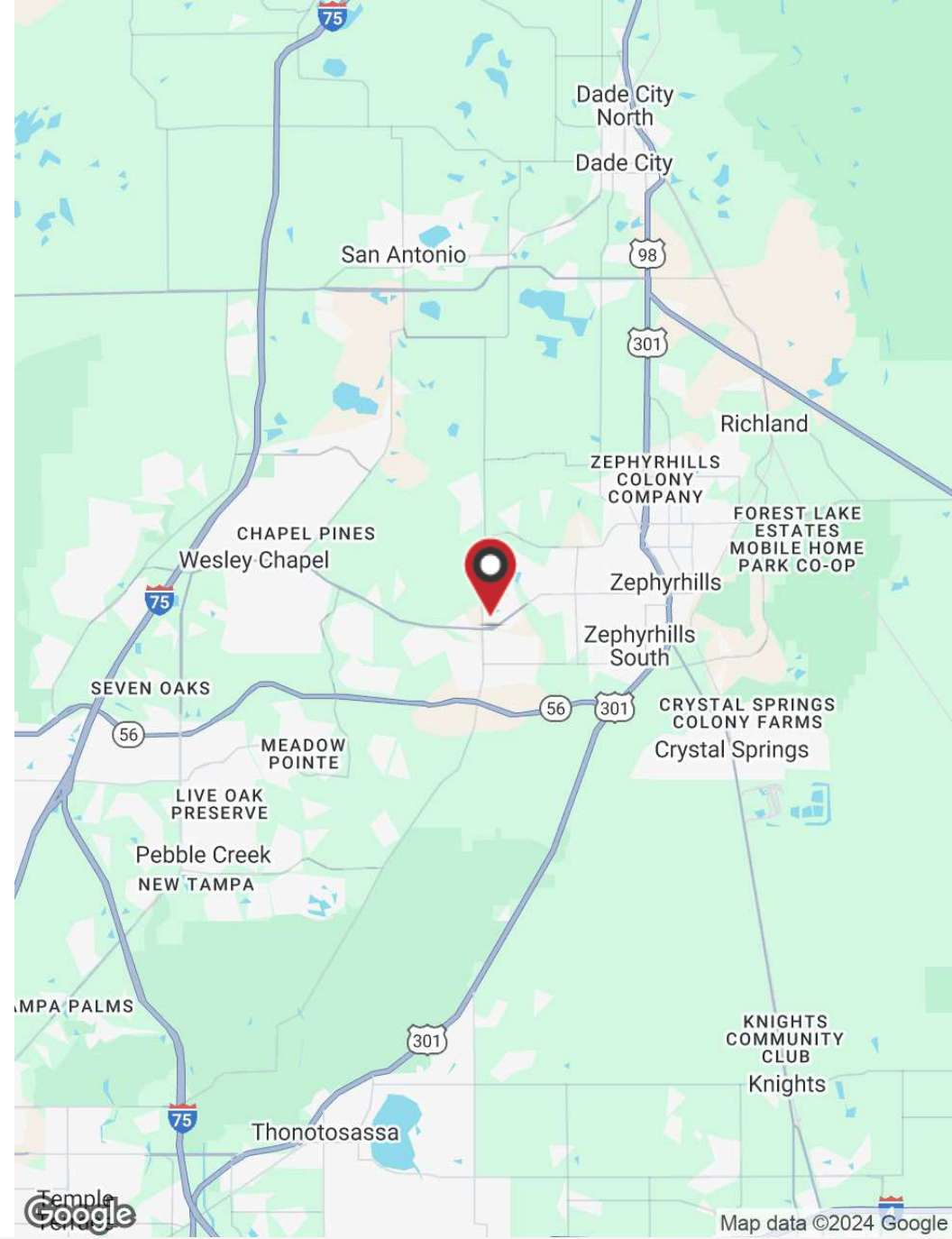
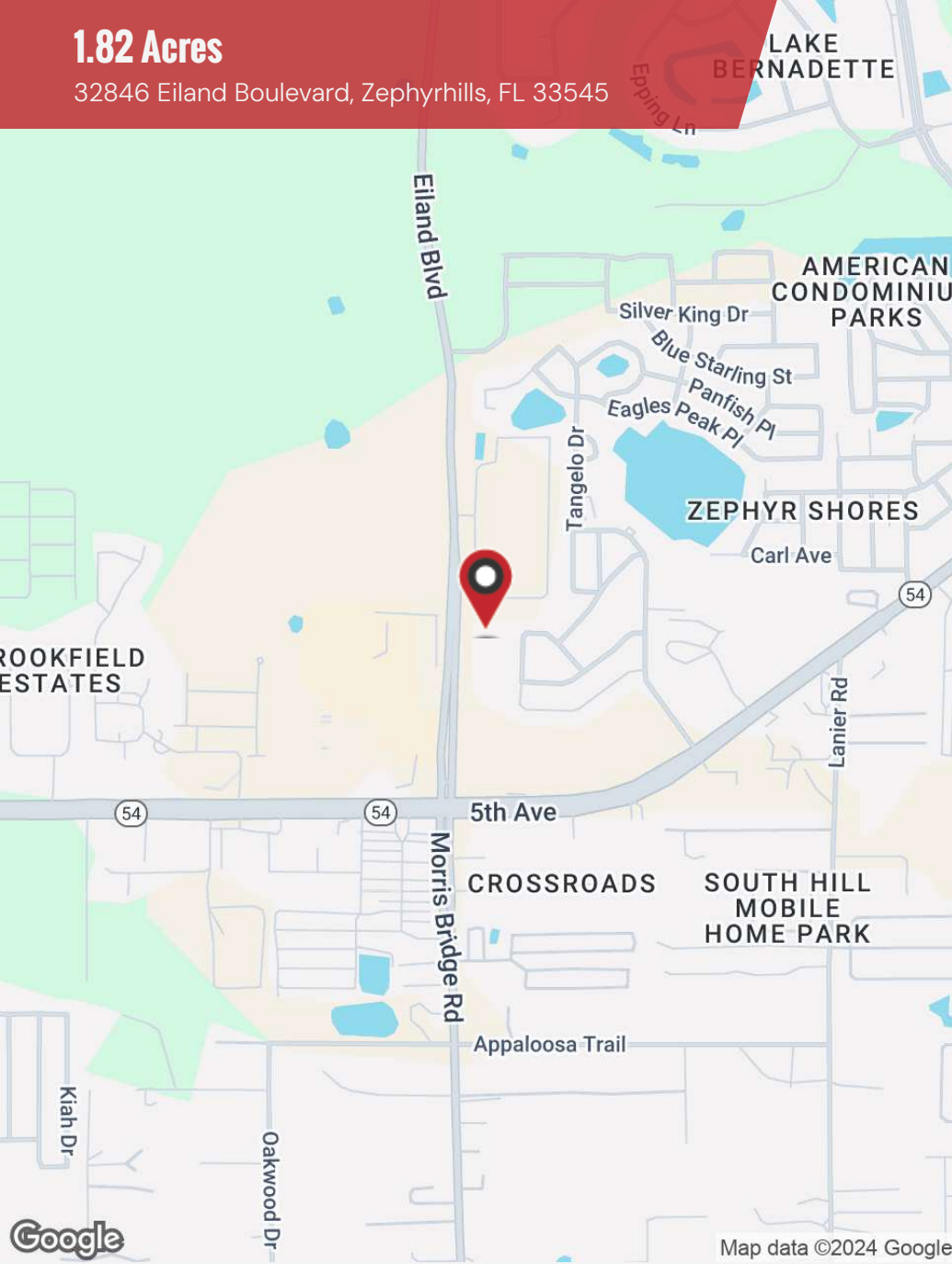
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**1.82 Acres**

32846 Eiland Boulevard, Wesleychills, FL 33545



**1,800 Acres**  
**4,440 Residential Units**  
**560,000 SF of retail**  
**120,000 SF of office**



Eiland Blvd



**228 units**

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32846 Eiland Boulevard, Zephyrhills, FL 33545

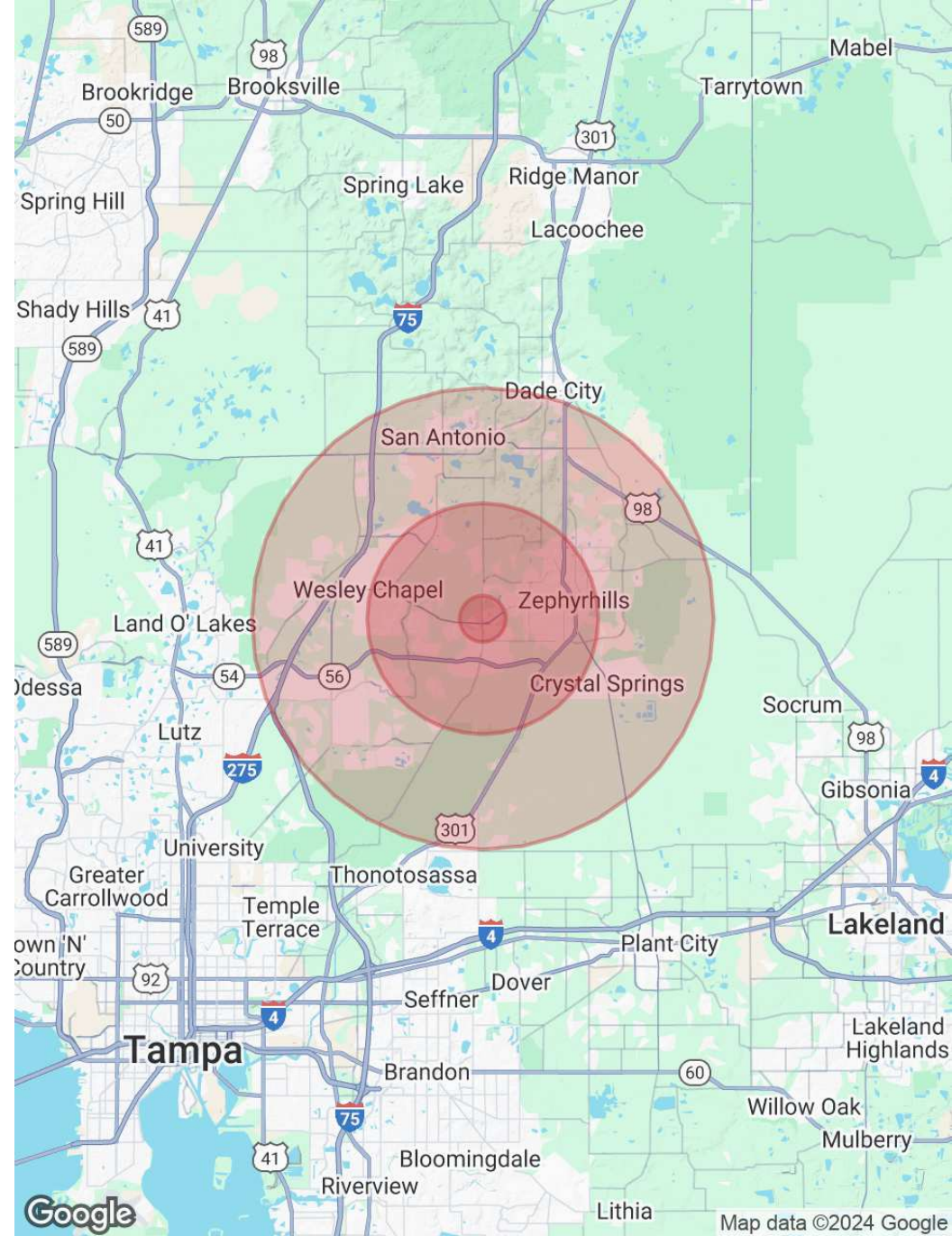
POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	5,012	93,202	242,005
<b>Average Age</b>	55	44	43
<b>Average Age (Male)</b>	54	43	42
<b>Average Age (Female)</b>	55	45	43

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

## TRAFFIC COUNTS

16,900/day

Demographics data derived from AlphaMap



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