

LAND FOR SALE



3 Acres - Commercial Land

3161 Gall Blvd
Zephyrhills, FL 33541



Brent Nye
Partner
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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: | \$1,595,000 |
| 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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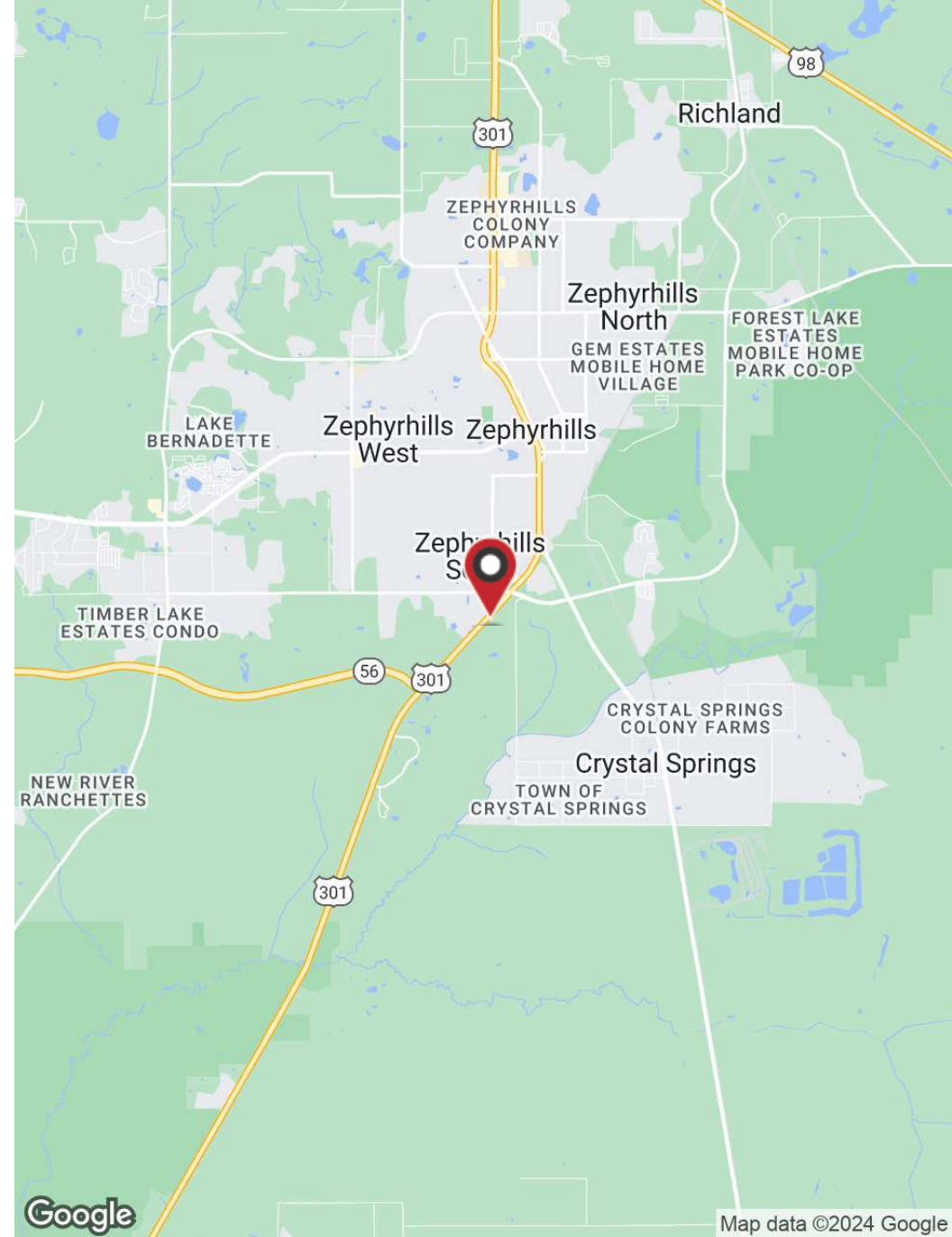
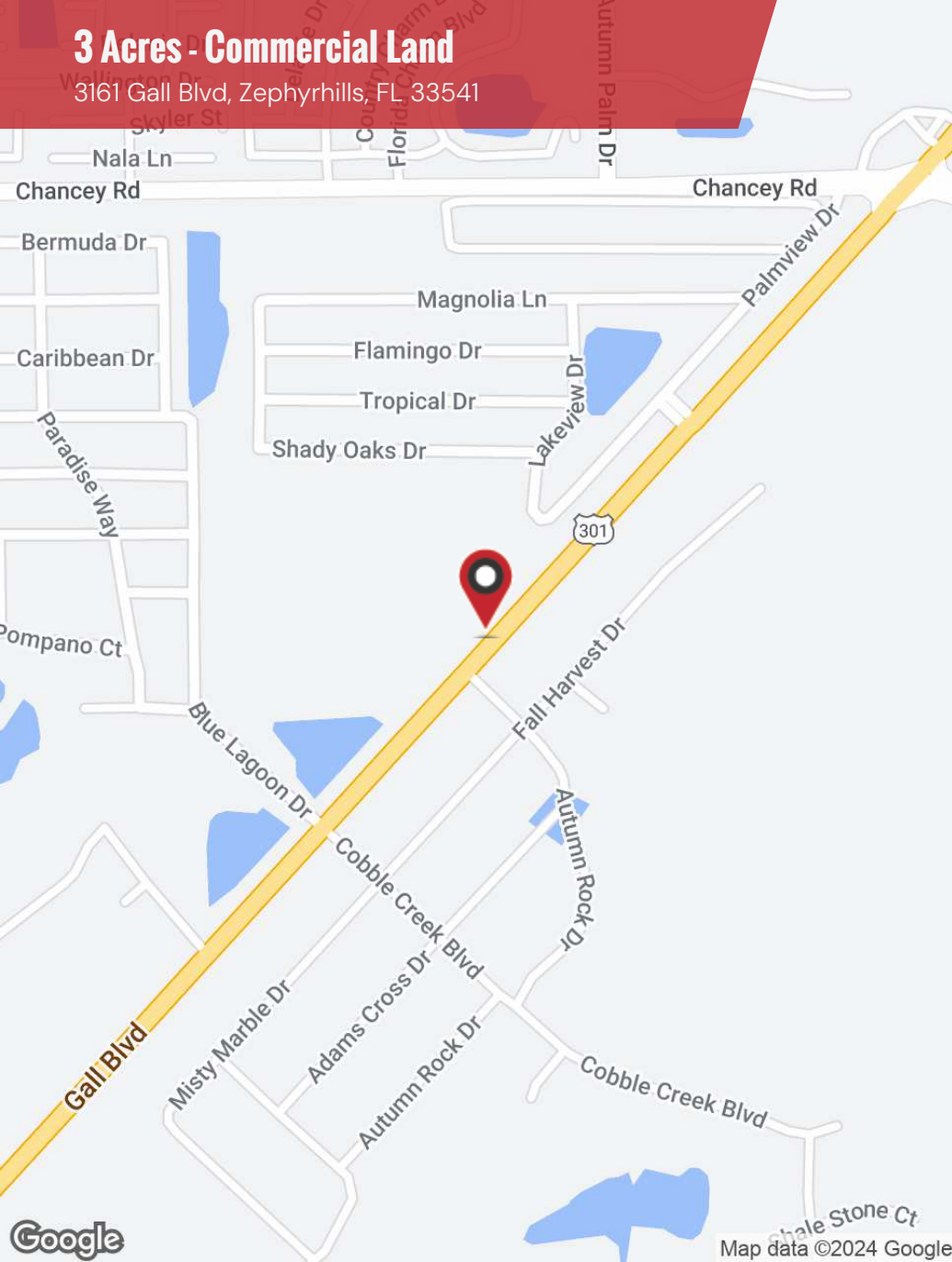
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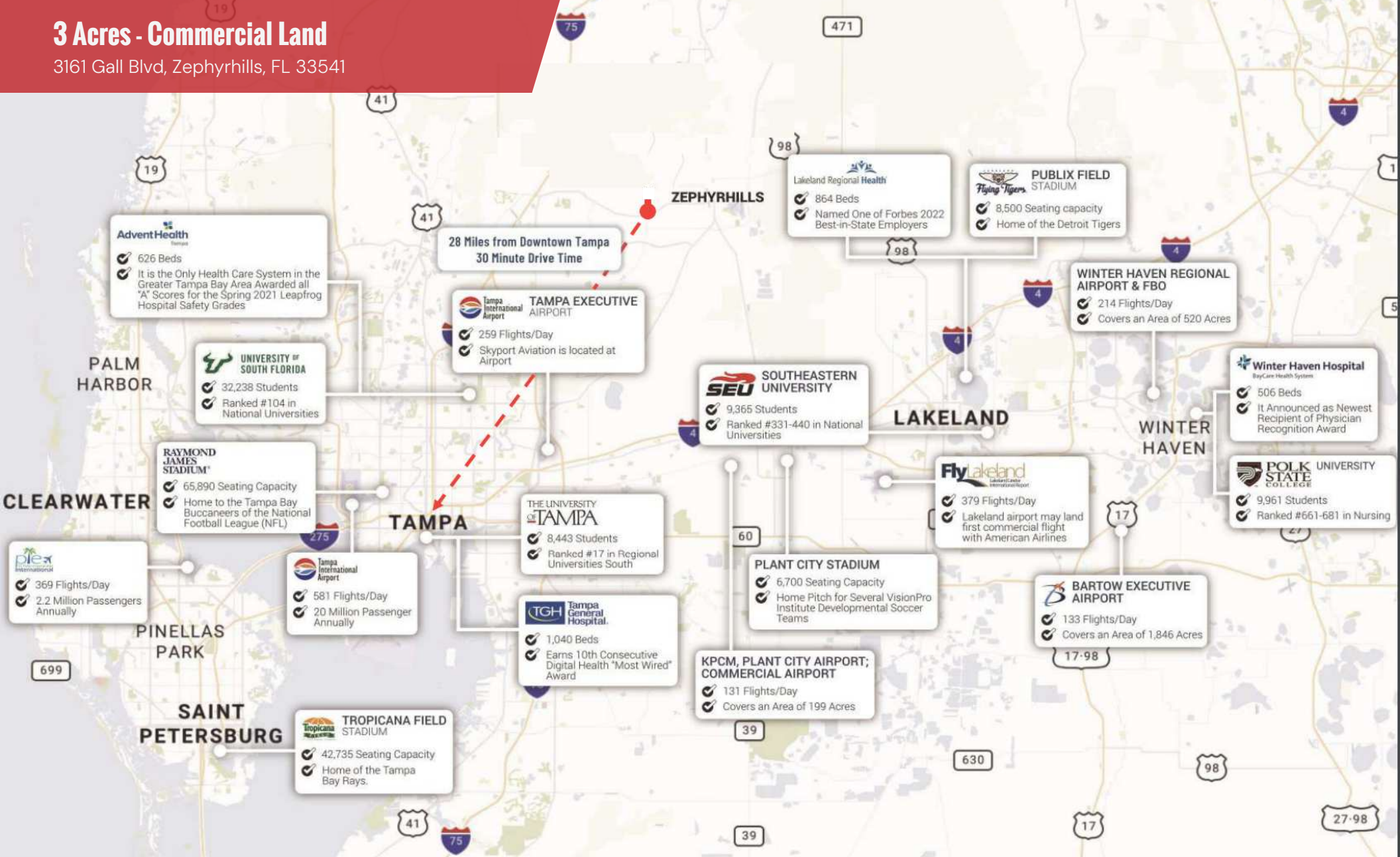


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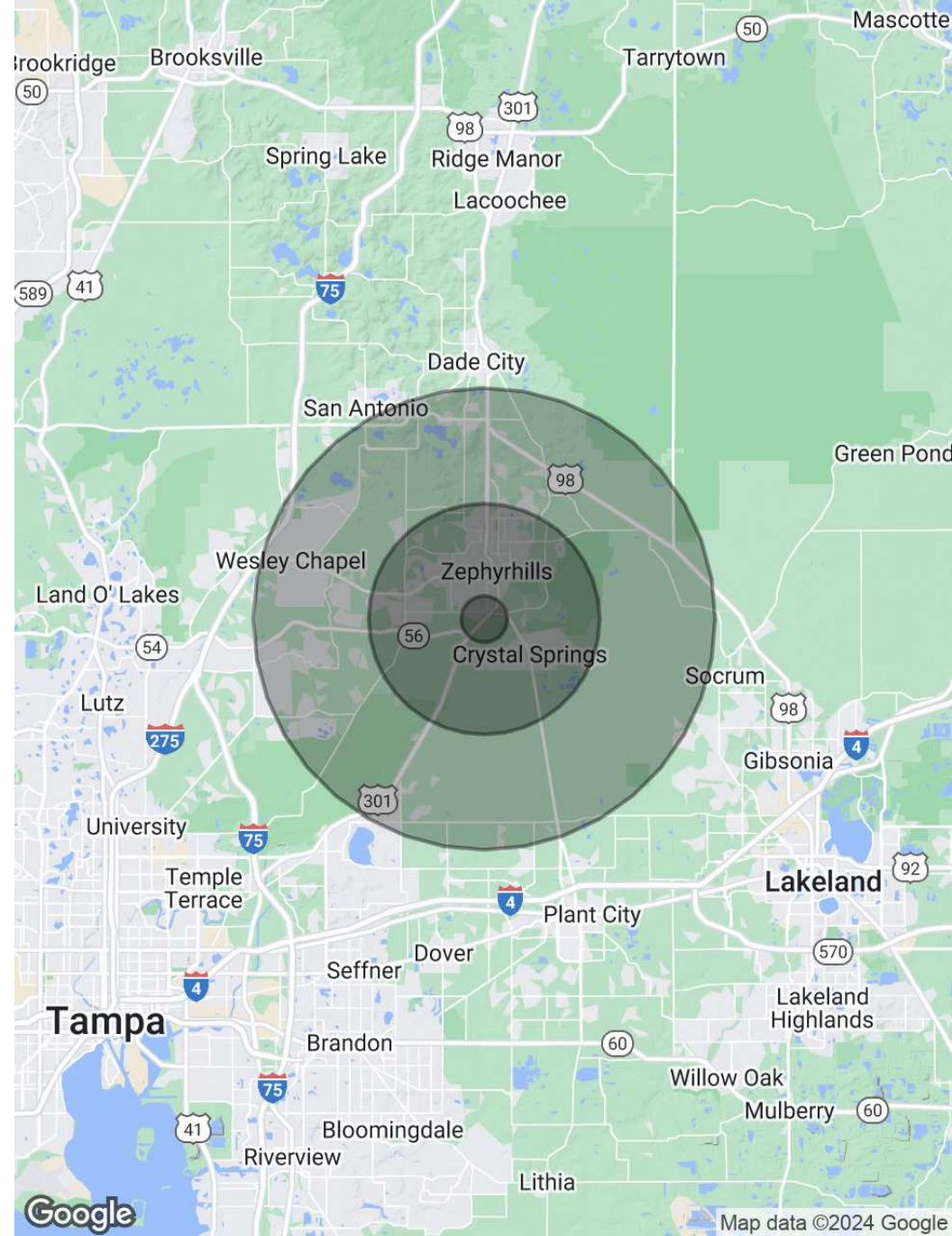
| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 3,624 | 61,237 | 178,466 |
| Average Age | 60 | 50 | 44 |
| Average Age (Male) | 59 | 49 | 43 |
| Average Age (Female) | 60 | 51 | 44 |

| 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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