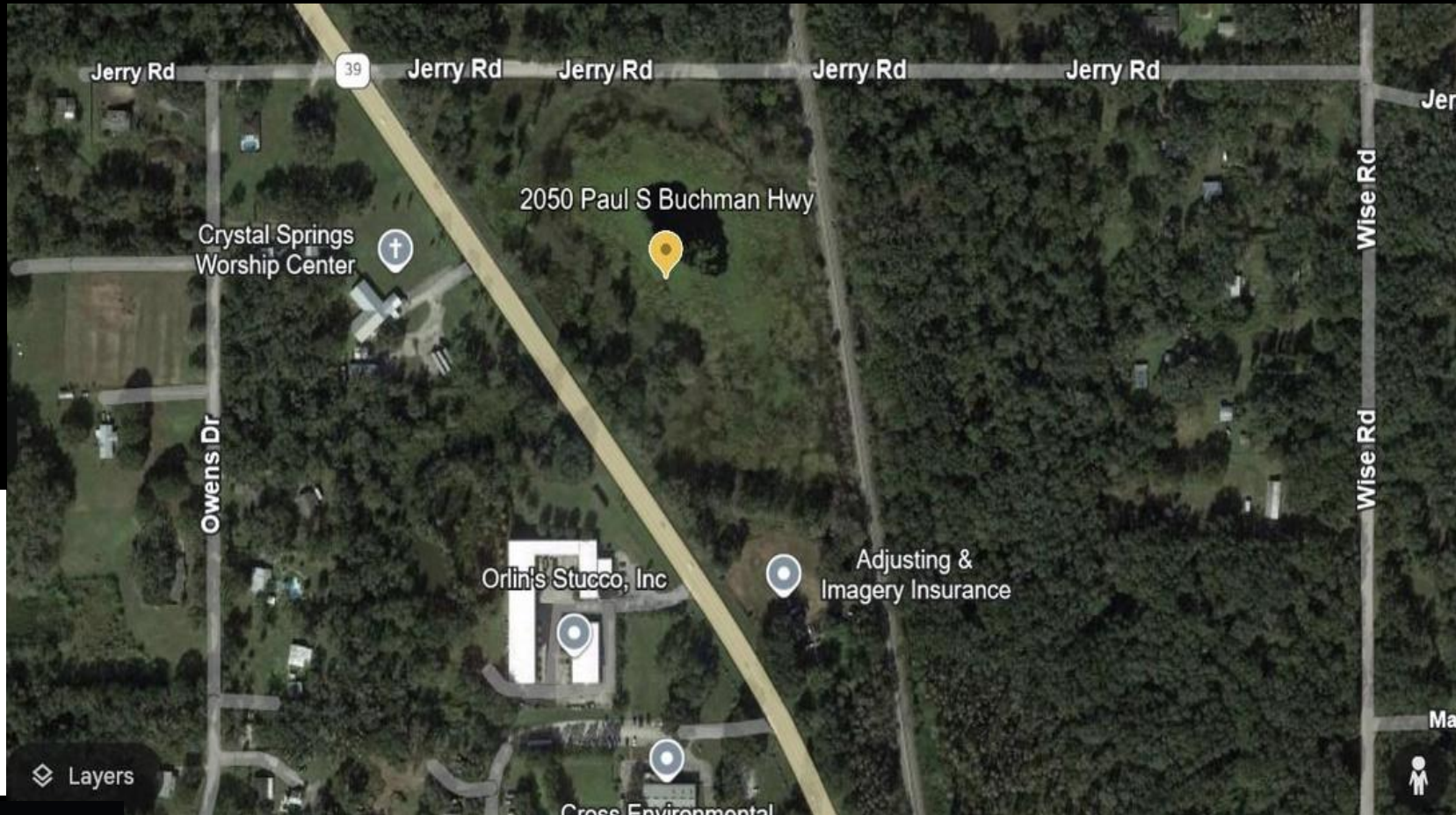


PROPERTY FOR SALE

2050 PAUL S. BUCHMAN HIGHWAY - 13.42 ACRES FOR MIXED USE DEVELOPMENT ON S.R.39



Stacey Justice
813-928-1785



Lisa Roberts
813-597-4238

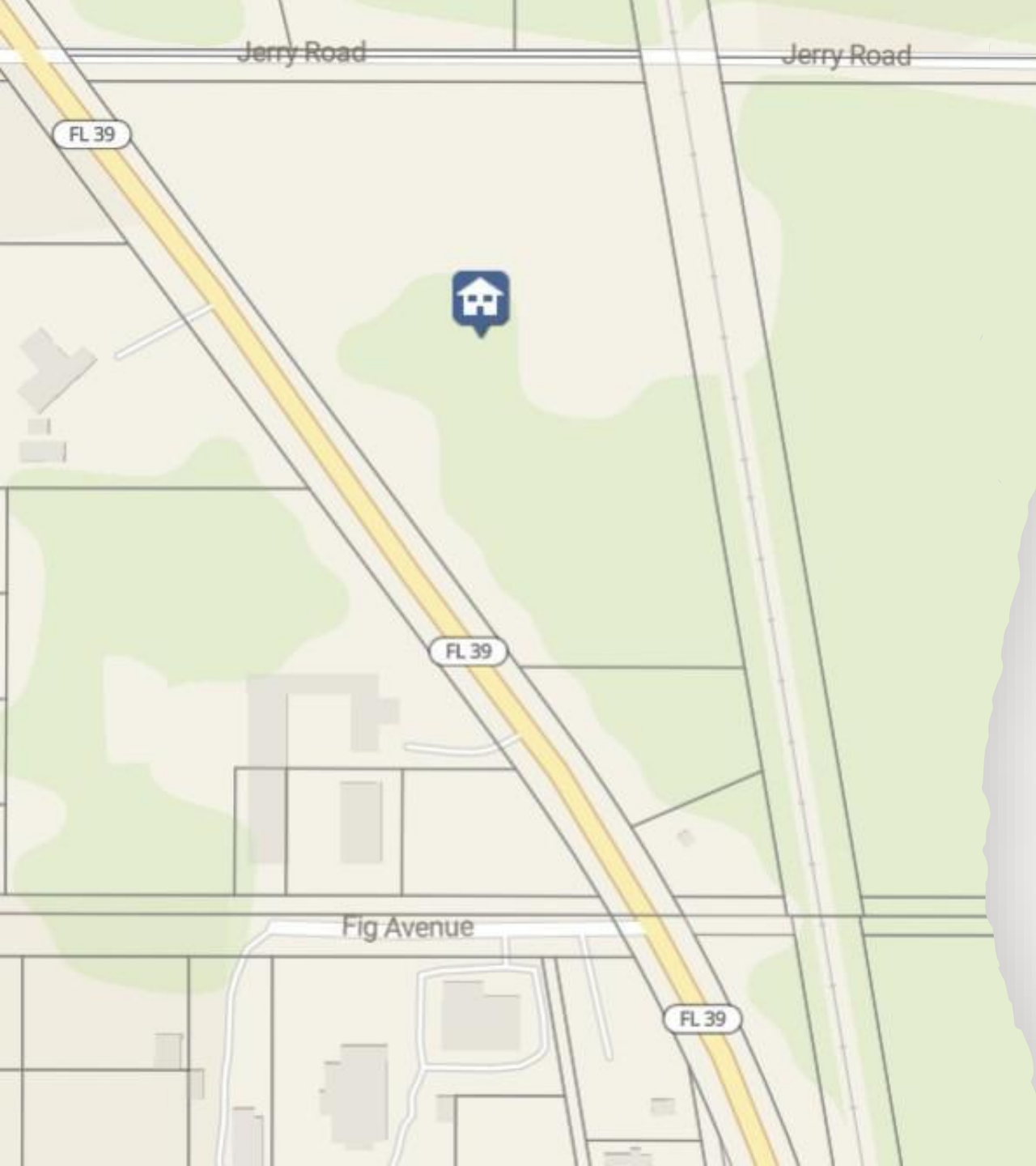
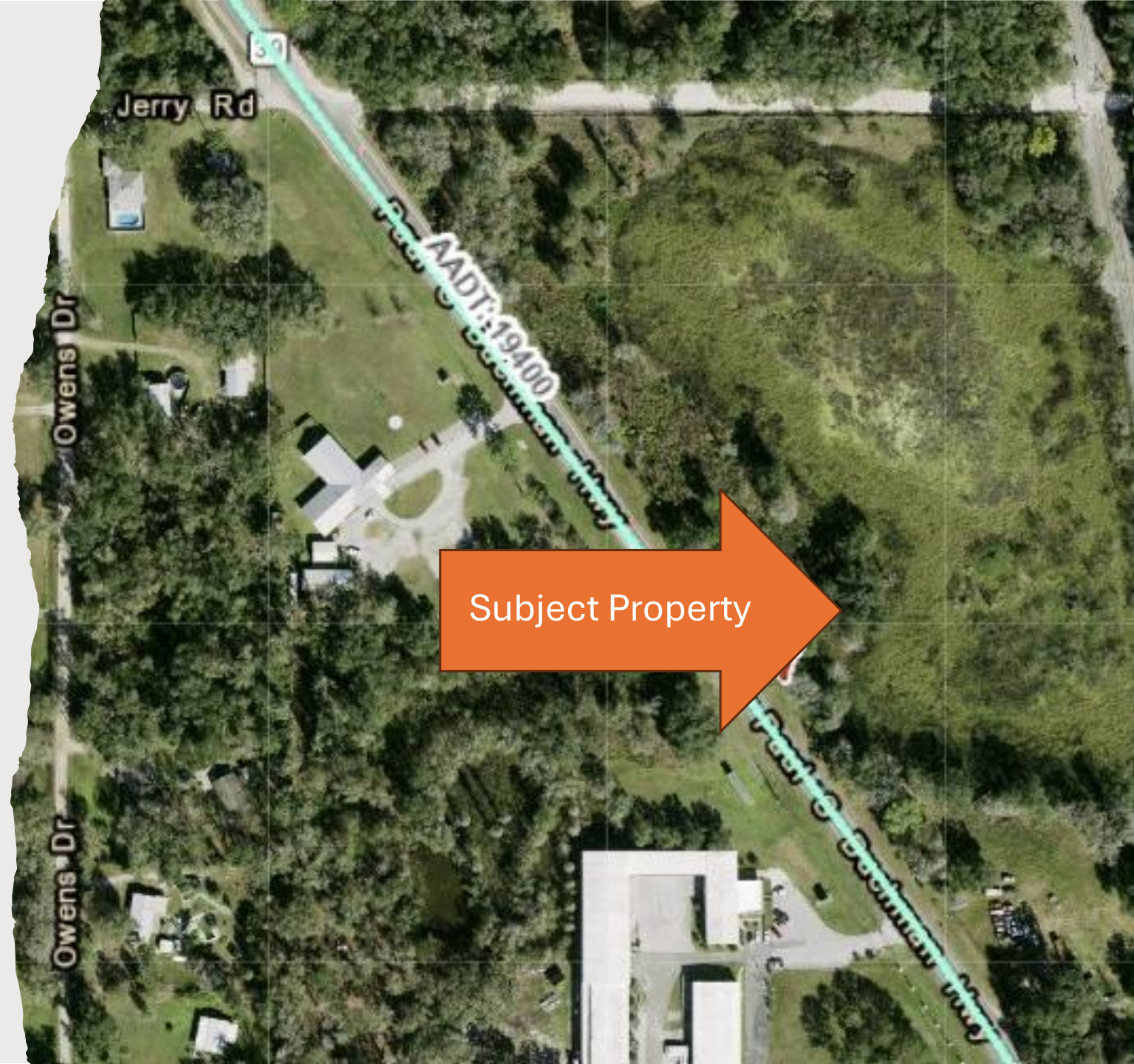


TABLE OF CONTENTS

- About the Property
- Location
- Zoning
- Maps
- Demographics
- Markets
- Photos

About-13.67 Acres of Commercial Property

- Approximately 1149' frontage on State Road 39
- Vacant lot offering endless possibilities for development or investment property
- Traffic Count: 19,400 cars/day via SR 39 (Paul S. Buchman Highway)
- List Price: \$1,150,000
- Parcel ID Number: 25 26 21 0010 05100 0000
- Land Use: Vacant Commercial
- Zoned C2 Commercial
- Approximately 2.5 acres of uplands
- Property Size: 13.67 MOL total acres
- New Dollar General is in the process of being developed adjacent to this property permit# SITEPLN-2025-00070



Subject Property



Location



Situated at 2050 Paul S. Buchman Highway (S.R. 39) with the northwest corner of the Property being Jerry Rd.



County: Pasco



In the Tampa Bay MSA (Metropolitan Statistical Area)



Schools, shopping centers, and new development projects are just minutes away



Located in a rapidly growing, highly sought after area



15 minutes from Wesley Chapel and New Tampa

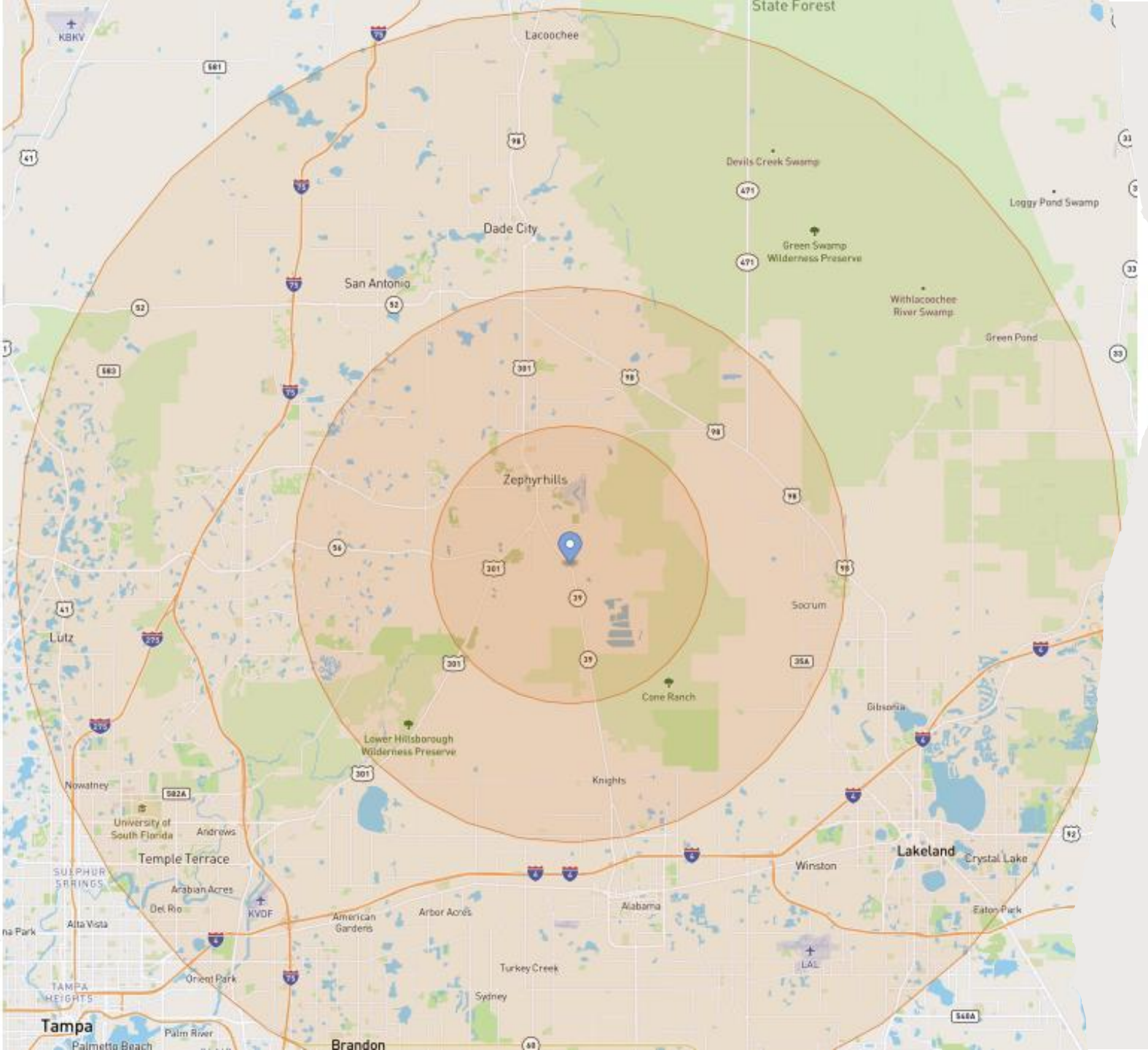


1 mile approximately from County Line Rd (Hillsborough/Pasco County line)

Zoning



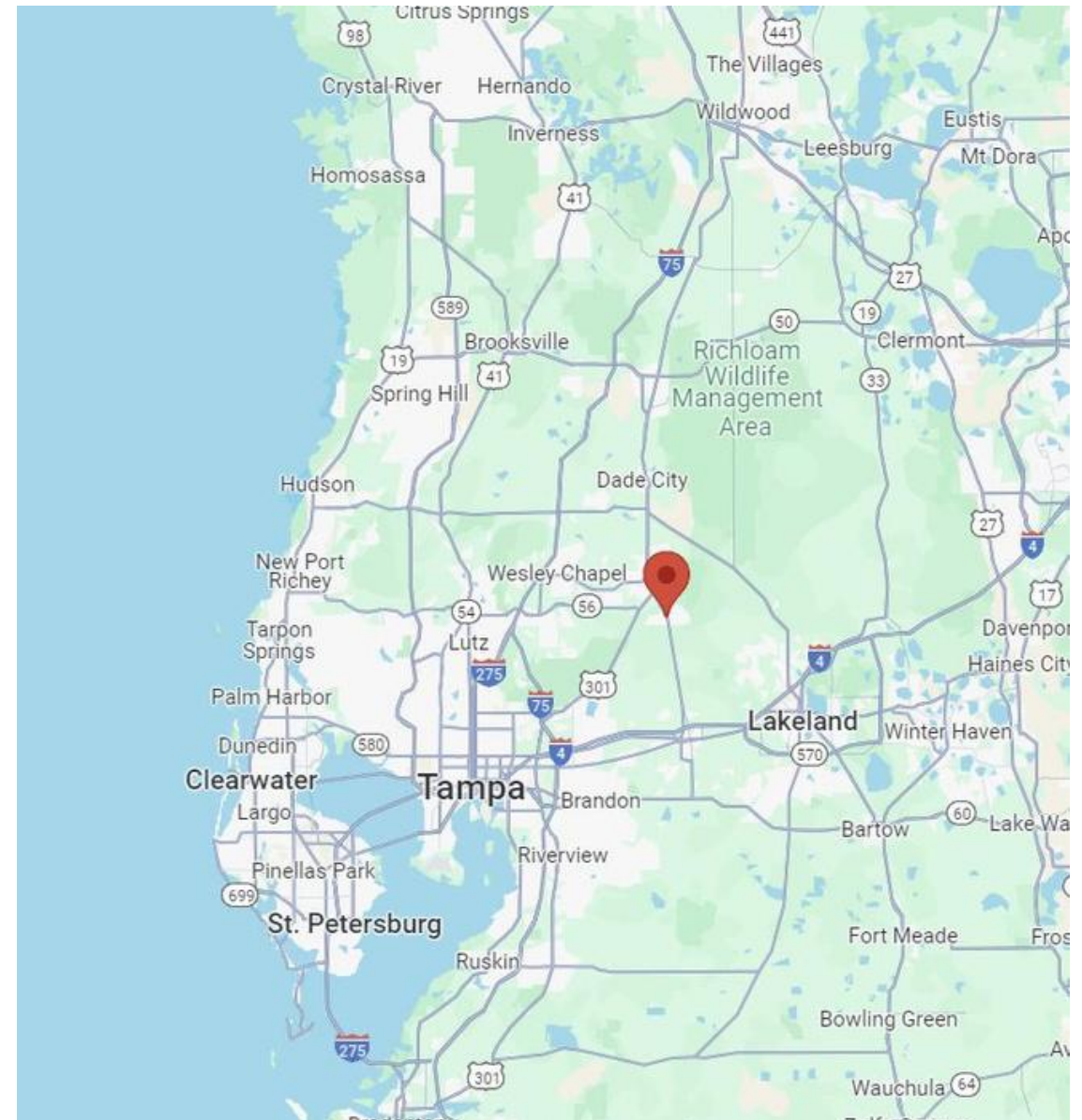
- C2: Commercial
 - Allows for a variety of commercial uses
 - Retail sales, business, professional services, personal services, financial institutions, restaurants, offices, and more...
- Future use: IL (Light Industrial)
 - Allows for light and medium industrial activities
 - Warehousing, manufacturing, distribution, assembly, and more...



MAP

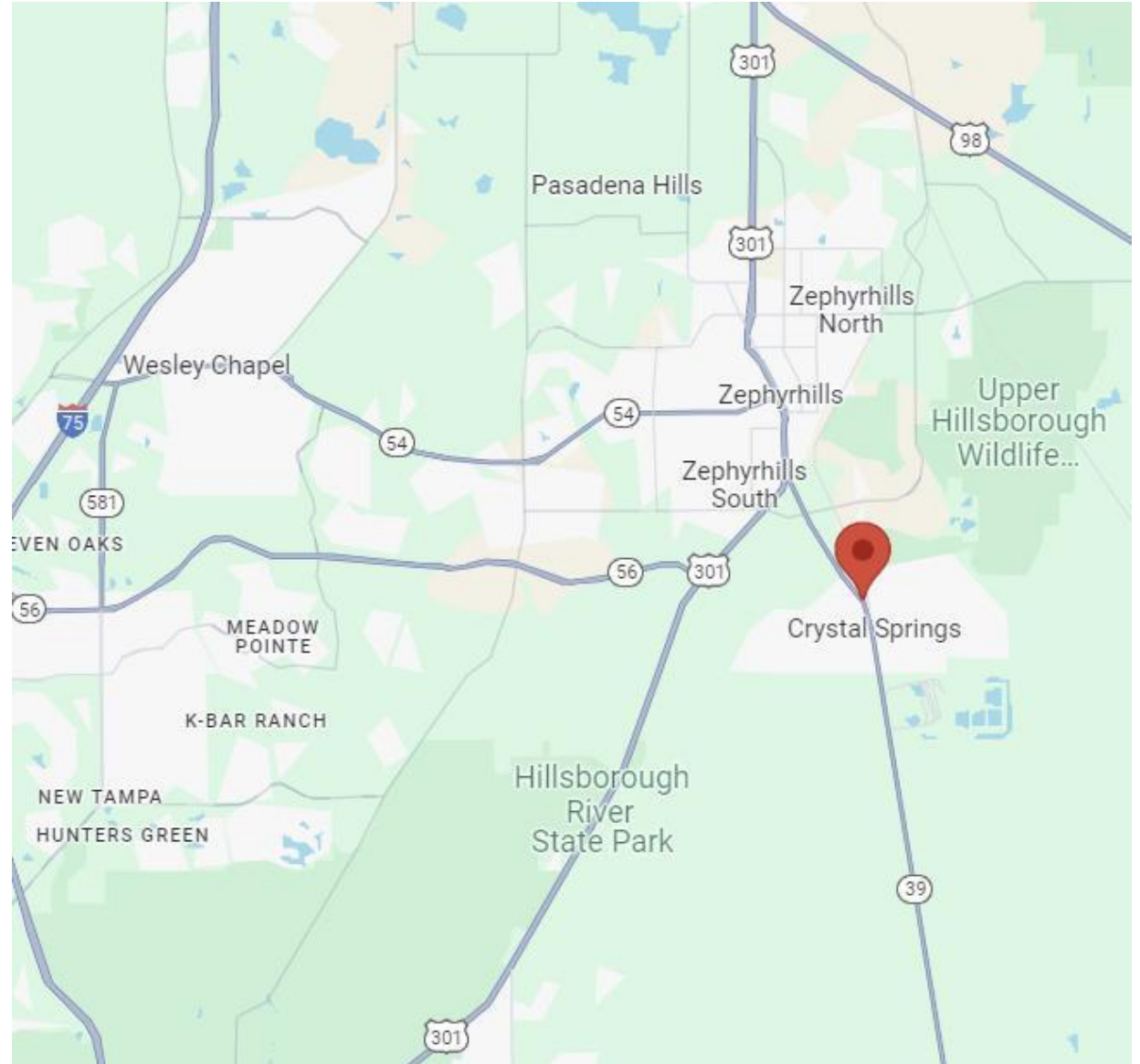
Regional Map

Located in the Tampa Bay MSA – Central to I-r, I-75, & I-275



Location Map

- Approximately 1 mile north of the Hillsborough/Pasco county line
- About 15 minutes from Wesley Chapel and New Tampa
- Major roads nearby including U.S. Highway 301, U.S. 98, I-75, S.R. 54, S.R. 56



Demographics – 5, 10, 20 mi radius, Pasco County, Tampa Bay MSA, Florida

How many people live here?

5 MI	10 MI	20 MI	CNTY	MSA	STATE
39K	151K	970K	589K	3,240K	21,930K

How much money do they
make?

5 MI	10 MI	20 MI	CNTY	MSA	STATE
\$49K	\$68K	\$69K	\$67K	\$71K	\$72K

How old are they?

5 MI	10 MI	20 MI	CNTY	MSA	STATE
56	45	38	44	42	43

Demographics – Population & Income

Population

	5 miles	10 miles	20 miles	Pasco	Tampa MSA	Florida
Population	38,682	151,266	969,891	588,758	3,240,469	21,928,881
Population Density (people per sq mi)	500	490	808	789	1,288	409

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01003

Income

	5 miles	10 miles	20 miles	Pasco	Tampa MSA	Florida
Median Household Income (in 2023 inflation adjusted dollars)	\$48,724	\$67,790	\$68,694	\$67,384	\$71,254	\$71,711
Average Household Income (in 2023 inflation adjusted dollars)	\$62,318	\$94,236	\$93,249	\$92,716	\$100,901	\$102,130
Families in Poverty	1,127 11%	3,206 8%	23,592 10%	11,799 8%	67,582 8%	492,997 9%
Households	17,215	57,764	358,418	229,860	1,303,644	8,550,911
Less than \$25,000	3,709 22%	8,765 15%	55,928 16%	202,298	16% 202,298	78,962 16%
\$25,000 to \$49,999	5,128 30%	12,218 21%	74,091 21%	250,613	19% 250,613	100,537 20%
\$50,000 to \$74,999	3,499 20%	10,878 19%	65,195 18%	229,569	18% 229,569	89,886 18%
\$75,000 to \$99,999	2,005 12%	6,747 12%	45,783 13%	167,116	13% 167,116	65,842 13%
\$100,000 to \$199,999	2,552 15%	13,964 24%	87,626 24%	321,446	25% 321,446	126,107 25%
Over \$200,000	324 2%	5,194 9%	29,793 8%	132,602	10% 132,602	44,183 9%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B19001, B19013, B19025, B17010

Demographics – Age & Employment Status

Age

	5 miles	10 miles	20 miles	Pasco	Tampa MSA	Florida
Median Age	56	45	38	44	42	43
Population	38,682	151,266	969,891	588,758	3,240,469	21,928,881
Ages 9 & under	2,801 7%	16,779 11%	111,618 12%	61,777 10%	334,815 10%	2,281,103 11%
Ages 10 to 19	3,372 9%	17,795 12%	131,721 14%	70,056 12%	370,052 11%	2,528,044 12%
Ages 20 to 29	3,234 8%	13,707 9%	133,839 14%	61,129 10%	385,836 12%	2,617,028 12%
Ages 30 to 39	3,821 10%	18,724 12%	129,366 13%	75,646 13%	437,726 14%	2,820,908 14%
Ages 40 to 49	3,052 8%	18,388 12%	120,152 12%	72,306 12%	400,891 12%	2,674,588 13%
Ages 50 to 59	4,958 13%	19,094 13%	121,045 12%	77,462 13%	437,246 13%	2,884,589 13%
Ages 60 to 69	6,983 18%	20,161 13%	110,413 11%	80,015 14%	420,100 13%	2,856,380 12%
Ages 70 & over	10,463 27%	26,619 18%	111,737 12%	90,367 15%	453,803 14%	3,266,241 13%

Employment Status

	5 miles	10 miles	20 miles	Pasco	Tampa MSA	Florida
Population Aged 16 & Over	33,795	123,166	782,733	483,406	2,682,451	18,129,301
In labor force	13,347 39%	66,247 54%	480,654 61%	275,021 57%	1,636,363 61%	10,803,556 60%
Civilian labor force	13,347 39%	65,900 54%	479,161 61%	274,142 57%	1,626,337 61%	10,725,531 59%
Employed	12,708 38%	63,245 51%	455,712 58%	260,718 54%	1,550,287 58%	10,209,399 56%
Unemployed	639 2%	2,655 2%	23,449 3%	13,424 3%	76,050 3%	516,132 3%
In armed forces	0 0%	346 0%	1,493 0%	879 0%	10,026 0%	78,025 0%
Not in labor force	20,448 61%	56,919 46%	302,079 39%	208,385 43%	1,046,088 39%	7,325,745 40%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B23025

Demographics – Homes (Occupied vs. Rentals)

Homes

	5 miles	10 miles	20 miles	Pasco	Tampa MSA	Florida
Homes	23,177	68,803	398,682	265,118	1,492,509	10,082,356
Occupied Homes	17,215	57,764	358,418	229,860	1,303,644	8,550,911
Owner occupied units	13,391 78%	47,544 82%	232,956 65%	173,553 76%	881,420 68%	5,756,809 67%
Renter occupied units	3,824 22%	10,220 18%	125,461 35%	56,307 24%	422,224 32%	2,794,102 33%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B25024, B25003

Households

	5 miles		10 miles		20 miles		Pasco		Tampa MSA		Florida	
Households	17,215		57,764		358,418		229,860		1,303,644		8,550,911	
Family households	10,099	59%	39,722	69%	235,534	66%	150,63	66%	799,321	61%	5,524,460	65%
Married couples	7,107	41%	30,916	54%	166,481	46%	114,019	50%	581,217	45%	3,992,583	47%
With kids under 18	1,307	8%	10,577	18%	62,121	17%	39,304	17%	194,354	15%	1,294,996	15%
Other family types	2,992	17%	8,806	15%	69,053	19%	36,620	16%	218,104	17%	1,531,877	18%
Single dad households with kids	426	2%	1,308	2%	9,054	3%	4,997	2%	28,833	2%	187,552	2%
Single mom households with kids	853	5%	2,643	5%	25,249	7%	12,189	5%	74,083	6%	510,080	6%
Non-family households	7,117	41%	18,043	31%	122,884	34%	79,221	34%	504,323	39%	3,026,451	35%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B11001, B11003

Demographics

Demographics – Housing Unit Value

Housing Unit Value

	5 miles		10 miles		20 miles		Pasco		Tampa MSA		Florida	
Median Home Value	\$101,275		\$233,343		\$277,337		\$265,800		\$306,100		\$325,000	
Owner Occupied Homes	13,391		47,544		232,956		173,553		881,420		5,756,809	
Under \$100,000	6,635	50%	12,661	27%	35,289	15%	29,170	17%	101,350	11%	576,049	10%
\$100,000 to \$199,999	3,220	24%	7,846	17%	35,504	15%	32,183	19%	127,188	14%	797,317	14%
\$200,000 to \$299,999	2,004	15%	9,183	19%	58,749	25%	37,607	22%	201,806	23%	1,235,924	21%
\$300,000 to \$399,999	782	6%	7,280	15%	43,493	19%	31,598	18%	169,789	19%	1,076,662	19%
\$400,000 to \$499,999	417	3%	4,443	9%	26,537	11%	18,864	11%	107,078	12%	749,196	13%
\$500,000 to \$749,999	194	1%	4,138	9%	23,096	10%	17,002	10%	107,106	12%	775,370	13%
\$750,000 to \$999,999	79	1%	1,218	3%	6,413	3%	4,483	3%	33,491	4%	255,774	4%
\$1,000,000 to \$1,499,999	37	0%	579	1%	2,338	1%	1,795	1%	18,961	2%	152,845	3%
\$1,500,000 to \$1,999,999	0	0%	101	0%	490	0%	269	0%	5,690	1%	47,995	1%
Over \$2,000,000	24	0%	96	0%	1,047	0%	582	0%	8,961	1%	89,677	2%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B25075

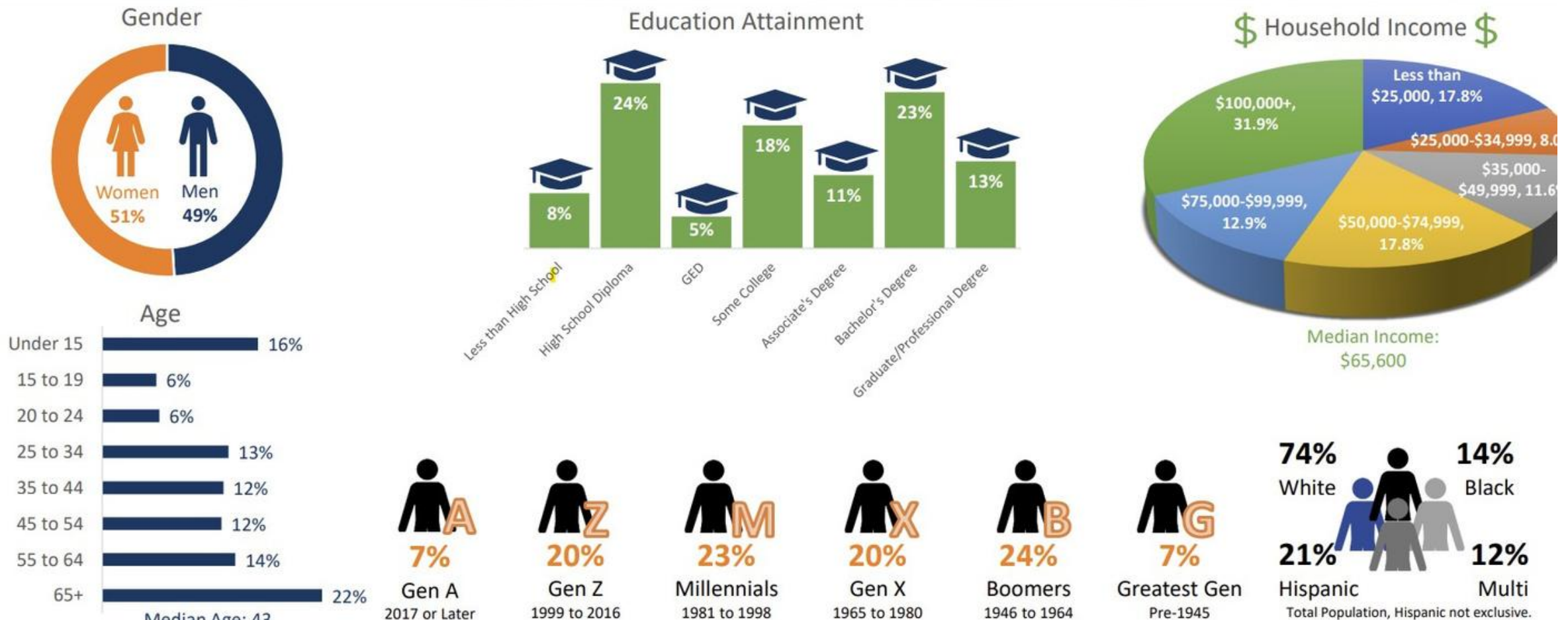
Demographics- Population Projections

State and county population projections.

Geography	2010 - 2020	2020 - 2030 Projected	Is Projected To:
Florida	15% 18,801,310 - 21,538,187	14% 21,538,187 - 24,588,452	Grow
Hernando County	13% 172,778 - 194,515	12% 194,515 - 217,516	Grow
Hillsborough County	19% 1,229,226 - 1,459,762	17% 1,459,762 - 1,710,619	Grow
Lake County	29% 297,052 - 383,956	24% 383,956 - 474,913	Grow
Pasco County	21% 464,697 - 561,891	21% 561,891 - 680,602	Grow
Polk County	20% 602,095 - 725,046	23% 725,046 - 888,362	Grow
Sumter County	39% 93,420 - 129,752	37% 129,752 - 178,029	Grow

Source: Florida Demographic Estimating Conference, February 2023 and the University of Florida, Bureau of Economic and Business Research, Florida Population Studies, Volume 56, Bulletin 195, April 2023.
U.S. Census Bureau, Decennial Censuses 2010, and 2020.

Tampa Bay MSA Demographics



Tampa-St. Petersburg-Clearwater MSA Population Trend

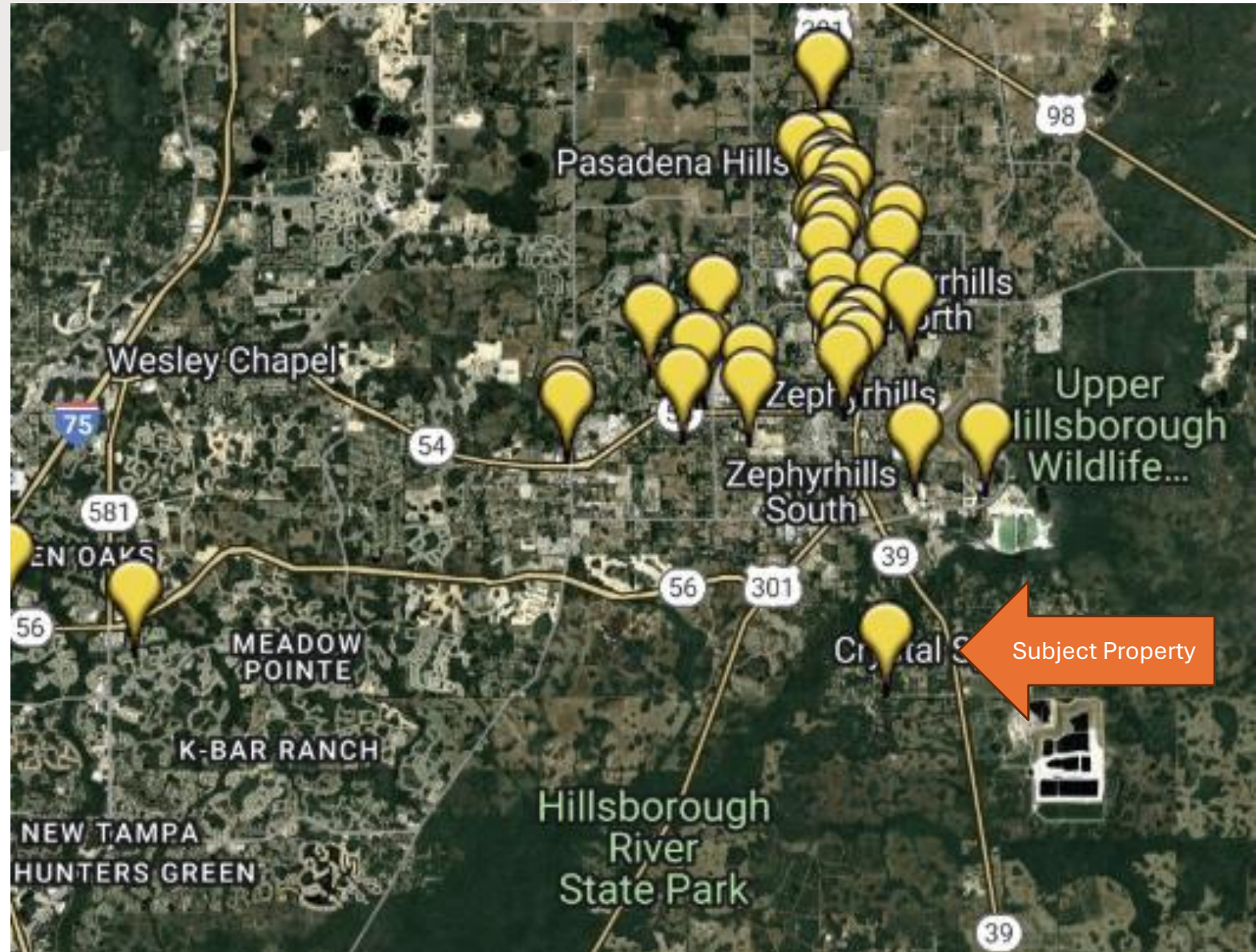


DEMOGRAPHICS - Tampa Bay MSA is Growing!

- Tampa Bay MSA = Counties of Hillsborough, Pasco, Pinellas, Hernando
- 17th Largest in the U.S.
- In 2023, the Tampa Bay MSA population was over 3.3 million and projected to grow 2.4% by 2028

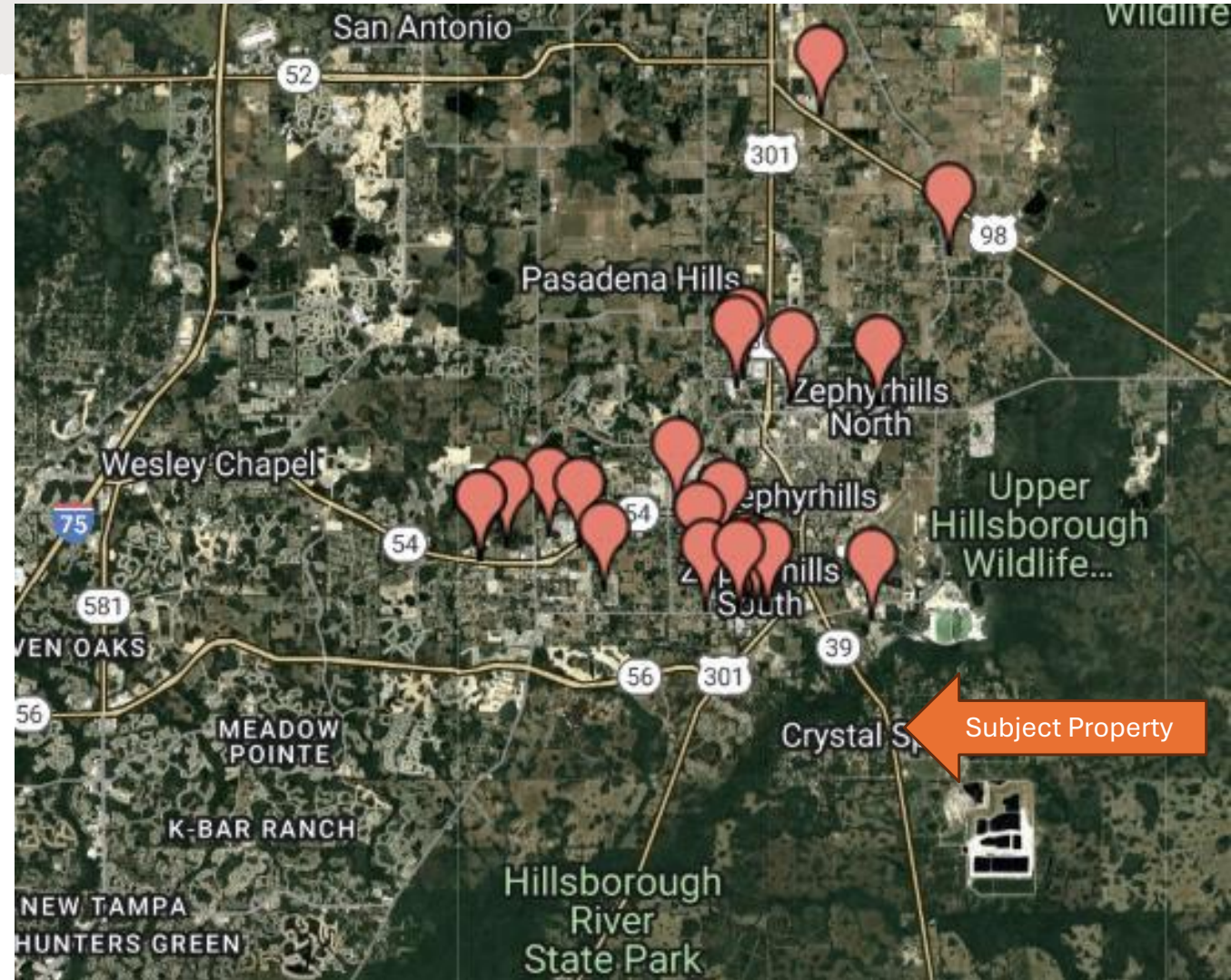
Diversified Commercial Market

AdventHealth Zephyrhills
Bahr's Propane Gas & A/C Inc
Boss Hogg Radio WZHR 1400 & 104.3
Central State Glass, Inc Chick-Fil-A
Citizens Bank & Trust
Conviva Senior Care Center
Florida Medical Clinic
Hampton Inn
Home Depot
Hungry Greek
Hughes Exterminators
Lake Jovita Golf & Country Club
Lowman Law Firm
Morningside RV Estates
Pin Chasers East Pasco Inc
Pinch A Penny
Puro Clean Certified Restoration Services
Ryman Roofing, Inc
Saint Leo University
Schaper Roofing, Construction, & Pools
Snapbox Self Storage
Solaris Healthcare Zephyrhills
Sunbelt Home Solutions
Suncoast Credit Union
TECO-Emera
The Venue Spot
Waste Connections of Florida
Withlacoochee River Electric ... and lots
more!



RV Parks/Resorts - Zephyrhills

- Allen Road Park Inc
- Emerald Pointe RV Resort
- Hillcrest RV Resort
- Hillside Tampa Bay
- Hunter's Run RV Resort
- Landing RV
- Settler's Rest RV Resort
- Southern Charm RV
- Resort Sunnyside MHP
- Sweetwater RV Park
- Zephyr Palms 55+ RV Resort
- and more...



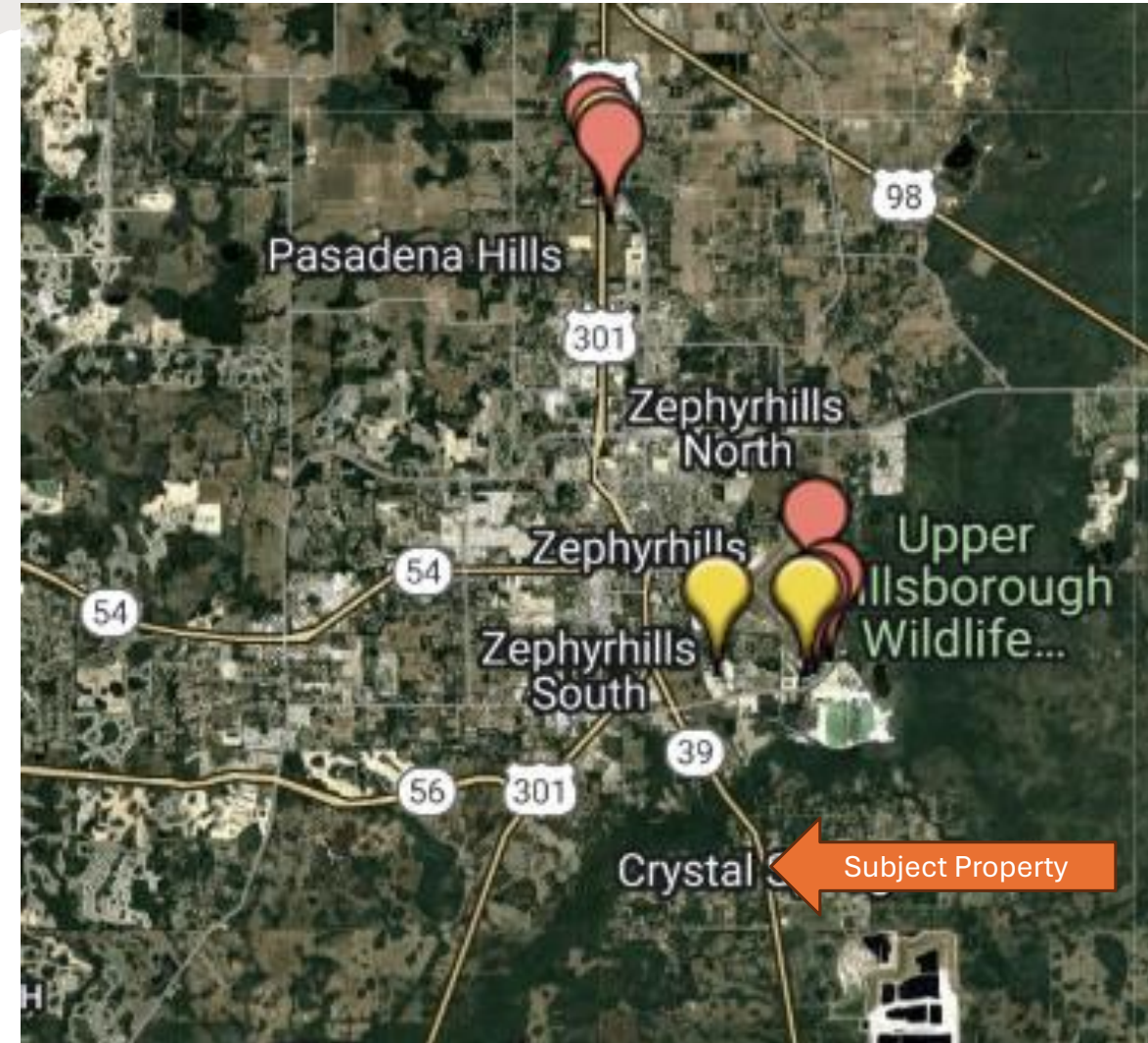
Construction, Equipment & Contractors - Zephyrhills

Alston Electric, LLC
B & G Rotating Equipment Service Company, Inc.
Bahr Plumbing
Bennett Septic, LLC
Bob Larkin Construction, Inc.
Borregard Construction, Inc
Craftsman Manufacturing, Inc.
Custom Air Conditioning & Air Quality, LLC
Evolutionary Building Group, LLC
Floor Coverings International of Zephyrhills, FL
Florida Core Windows & Doors
Florida Painting Contractors, LLC
Franks Air Conditioning & Heating, LLC
G & R Parking Lot Maintenance
Kelley's Portable Restrooms, LLC
Morgan Exteriors, Inc.
Patriot Pump & Well Repair
Pattie Electric & Refrigeration Paul Davis
Restoration of Pasco & Hernando
Pride Homes USA, LLC
Salvador's Custom Painting, LLC
Simpson Environmental Services, LLC
Skymark Roofing/Solar/Pest Sun State
Aluminum, Inc.
Wozniak Builders, Inc. and more...



Manufacturing, Production & Wholesale - Zephyrhills

Asphalt Paving Systems
Cal-Maine Foods, Inc.
ClarkDietrich Building Systems
Dunamis Premium Spirits, LLC
Hancock Farm & Seed Company, Inc.
Horse Grooming Solutions, LLC
Integrity Resources, Inc.
Robins Shed Sales
InterGlobal Products
Kumquat Growers, Inc.
OpenBuilds
Our Dream Kitchen
Professional Hair Labs
Rinaldo's Cabinetry Corporation
Sunbelt Lubricants, Inc.
Tactical Parachute Delivery Systems, Inc.
and more...



Companies Who Have Moved to or Added a Location in Zephyrhills

The logo for MiTek, featuring the word "MiTek" in a bold, blue, sans-serif font. A small registered trademark symbol (®) is located to the upper right of the letter "k".

- Purchased 111 acres on the corner of Paul Buchman Hwy and Chancey Rd in Zephyrhills
 - Expected to create 25 new jobs and retain 125 jobs
-
- Purchased 72 acres next to the Zephyrhills Municipal Airport
 - Expected to create 600 jobs



**13.42
acres**

Paul S Buchman Hwy (SR 39)

Aerial Views

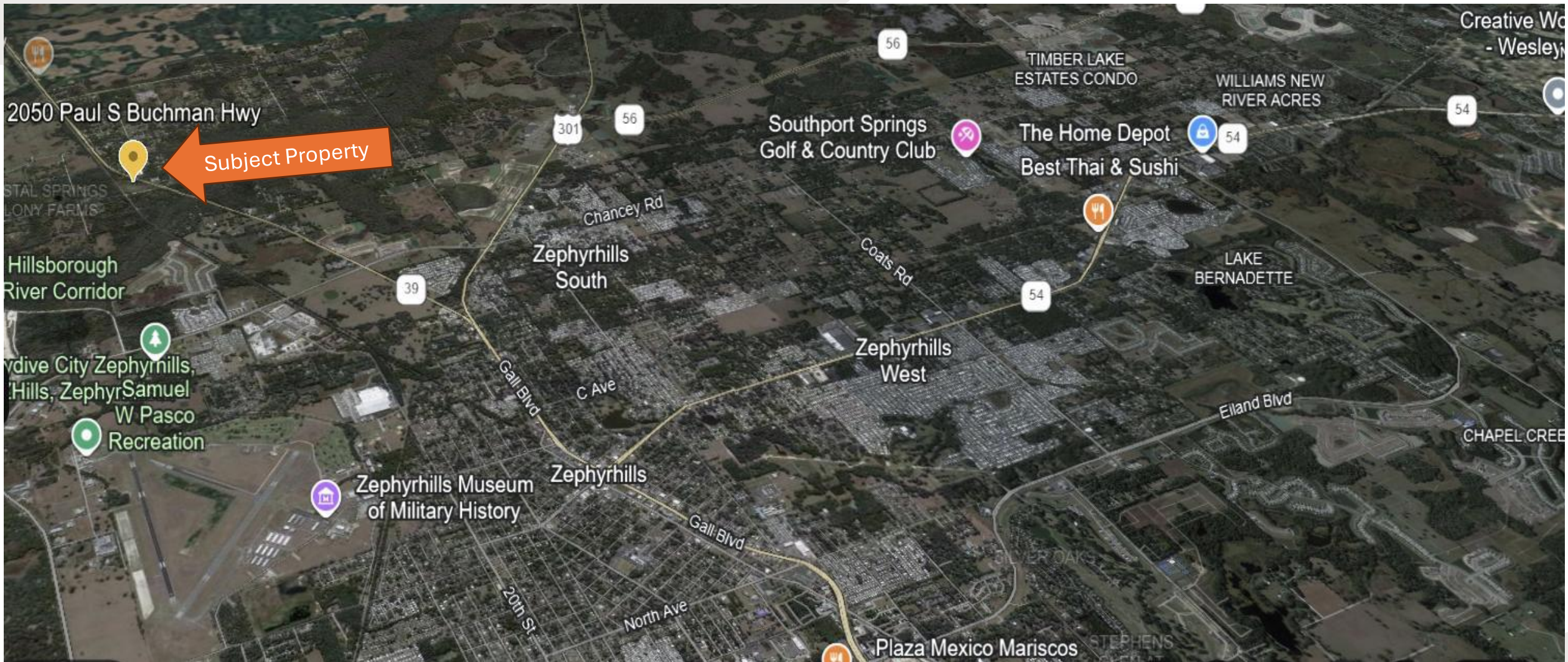
Aerial Views



Aerial View – SR 39 (Paul Buchman Hwy) Frontage



Aerial Views





FOR SALE



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