

LAND FOR SALE

**.99 Acres
Zoned C2**

Gall Blvd

UNDER CONTRACT

.99 ACRES AVAILABLE

Kossik Rd

8044 Gall Blvd.
Zephyrhills, FL 33541

Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com



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

.99 Acres - C2 Land Gall Blvd. & Kossik Road

8044 Gall Blvd., Zephyrhills, FL 33541



PROPERTY DESCRIPTION

Front acre is under contract. .99 Acre still available.

This prime commercial property is situated near the prominent junction of Gall Blvd. and Kossik Road in Zephyrhills, Florida. Positioned within a thriving area experiencing rapid growth and development, particularly with the recent completion of the I-75 Overpass Road interchange, which seamlessly connects to Kossik Road, facilitating direct access from the western region to this pivotal intersection.

Zephyrhills has many newly planned residential developments in the immediate area along with a concentrated commercial zone.

PROPERTY HIGHLIGHTS

- Zoned C2 Commercial
- Near Major Lighted Intersection
- Annexed into the City of Zephyrhills
- Just North of Walmart, Lowes & Publix
- Well & Septic at this site; City Water & Sewer at Adjacent Property
- Electric in Place

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OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	0.99 Acres
ADT	24,500 VPD

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,276	30,194	65,551
Total Population	4,933	67,605	169,764
Average HH Income	\$66,088	\$71,489	\$102,581



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FOR SALE
.99 ACRES

Kossik Rd

PROPOSED GAS
STATION

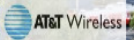
MATTRESS
FIRM



FIVE
GUYS



ABBOTT PARK
514 HOMES



WELLS
FARGO

IUMINA
252-UNIT APARTMENT
COMPLEX

Gall Blvd
VDP 24,000



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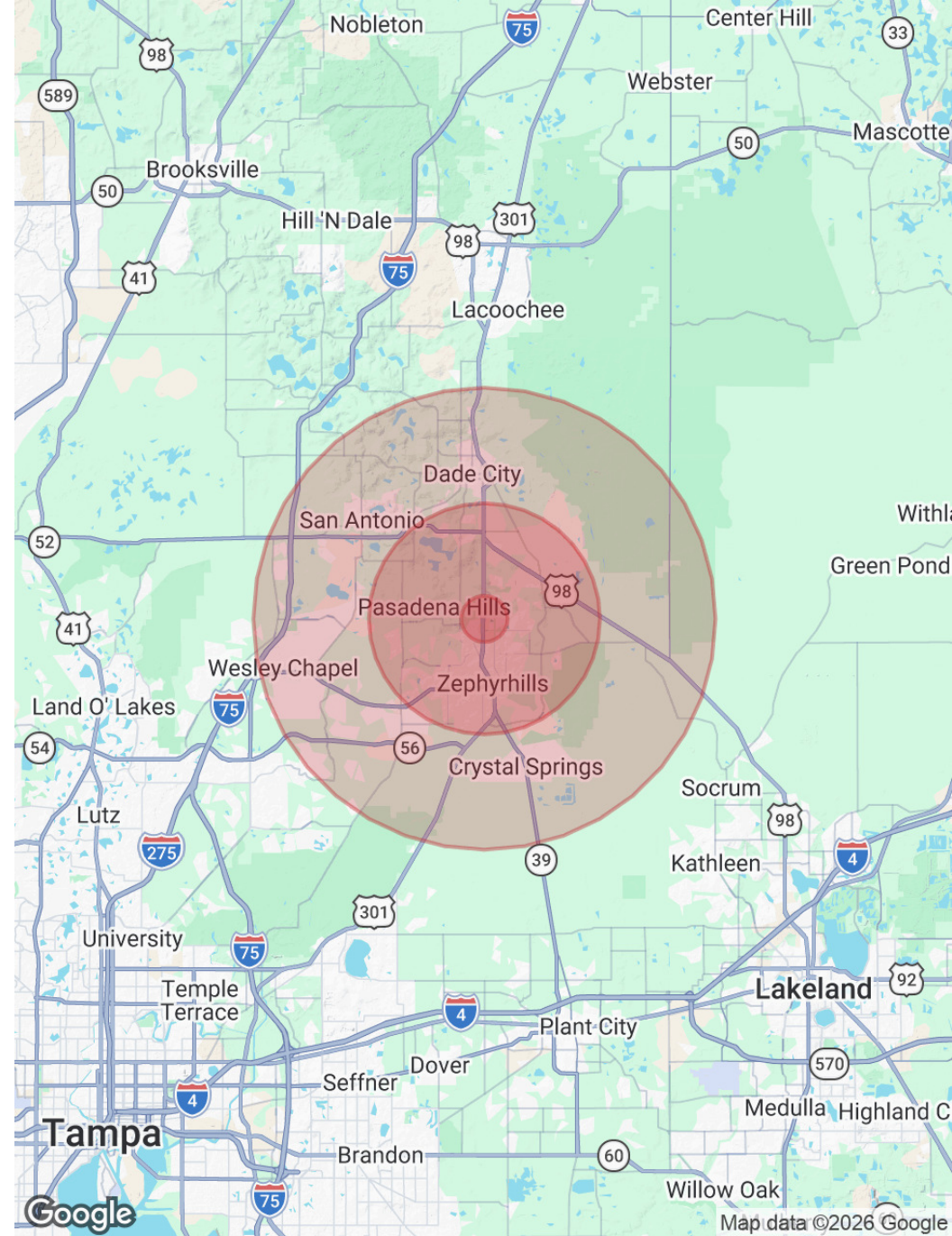
8044 Gall Blvd., Zephyrhills, FL 33541

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,933	67,605	169,764
Average Age	53	50	44
Average Age (Male)	51	49	43
Average Age (Female)	54	51	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,276	30,194	65,551
# of Persons per HH	2.2	2.2	2.6
Average HH Income	\$66,088	\$71,489	\$102,581
Average House Value	\$202,878	\$228,291	\$322,087

TRAFFIC COUNTS	1 MILE	5 MILES	10 MILES
	24,500/day		

Demographics data derived from AlphaMap



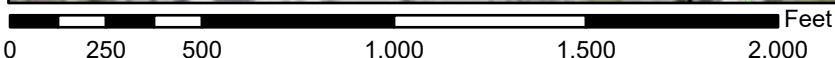
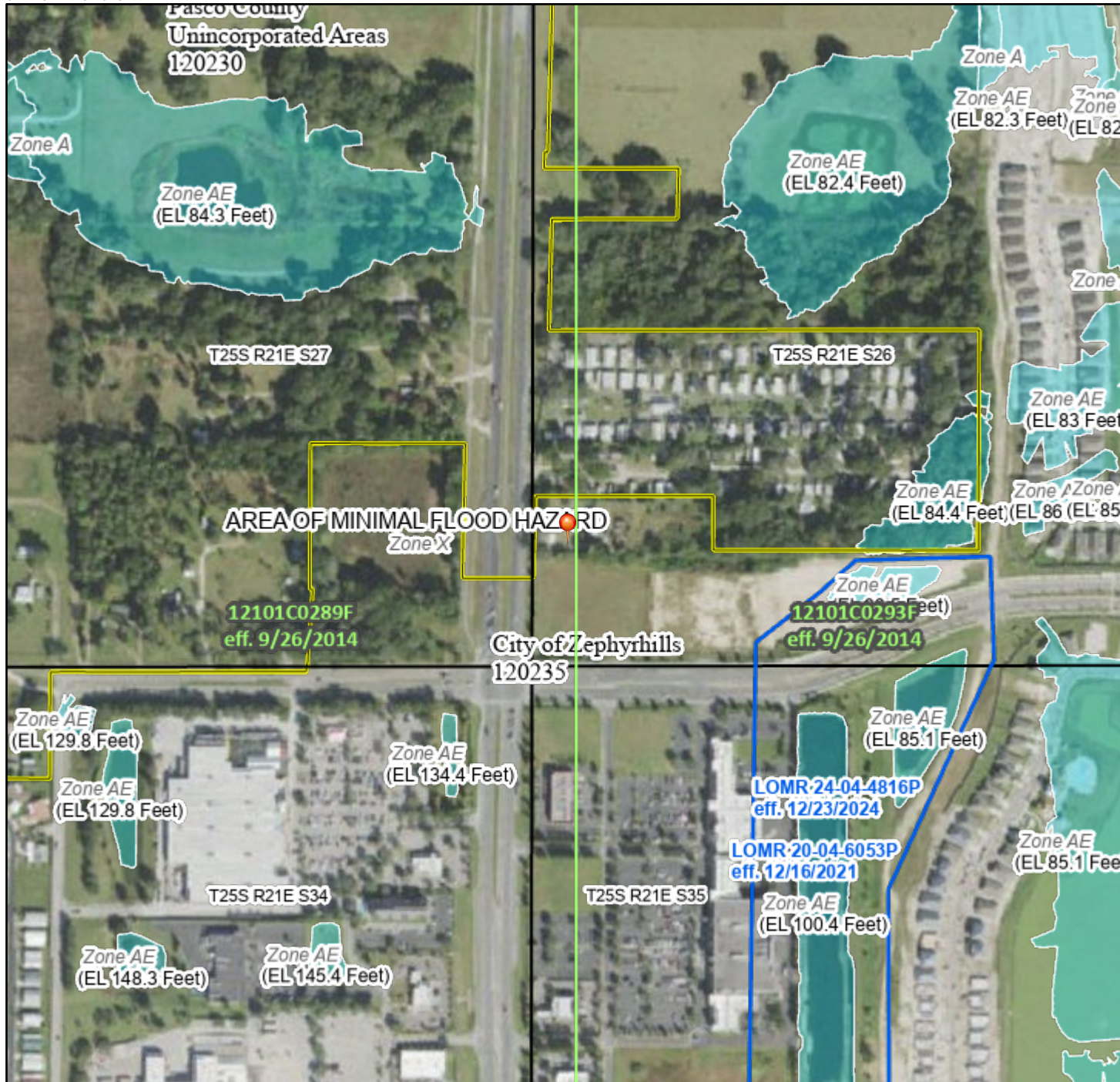
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National Flood Hazard Layer FIRMette



82°11'34"W 28°16'45"N



1:6,000 82°10'57"W 28°16'13"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/27/2026 at 3:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



CODY BRIGHTWELL

Managing Director

cody@nyecommercial.com

Direct: **813.973.0214** | Cell: **440.376.1006**

PROFESSIONAL BACKGROUND

Cody joined the Nye Commercial team after excelling in sales at CENTURY 21 Bill Nye Realty in Zephyrhills. He dominated the Pasco County home sales division and built many commercial real estate owner relationships during that time. The cross over into commercial real estate was effortless and only a matter of time. He is currently focusing on income producing property dispositions, acquisitions for many private and institutional clients and spearheads our leasing, and management division. A born leader, Cody currently manages more than 12 commercial properties with over 100,000 square feet of space.

Originally from Cleveland, Ohio, Cody spent the summers over a span of 15 years in Dade City and decided to make Pasco County home. Over the years Cody has developed relationships with a diverse group of buyers and sellers. He has the ability to create solutions to his client's complex projects and investments. Cody continues focusing on new opportunities to pair with his client's preferences and needs.

EDUCATION

Cody continues to brush up on his commercial real estate knowledge by staying on top of market volatility, politics and international economic studies. He is consistently taking courses to enhance his career to benefit his clients by working toward his accreditation to become an Accredited Land Consultant (ALC) as well as a Counselor of Real Estate (CRE).

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