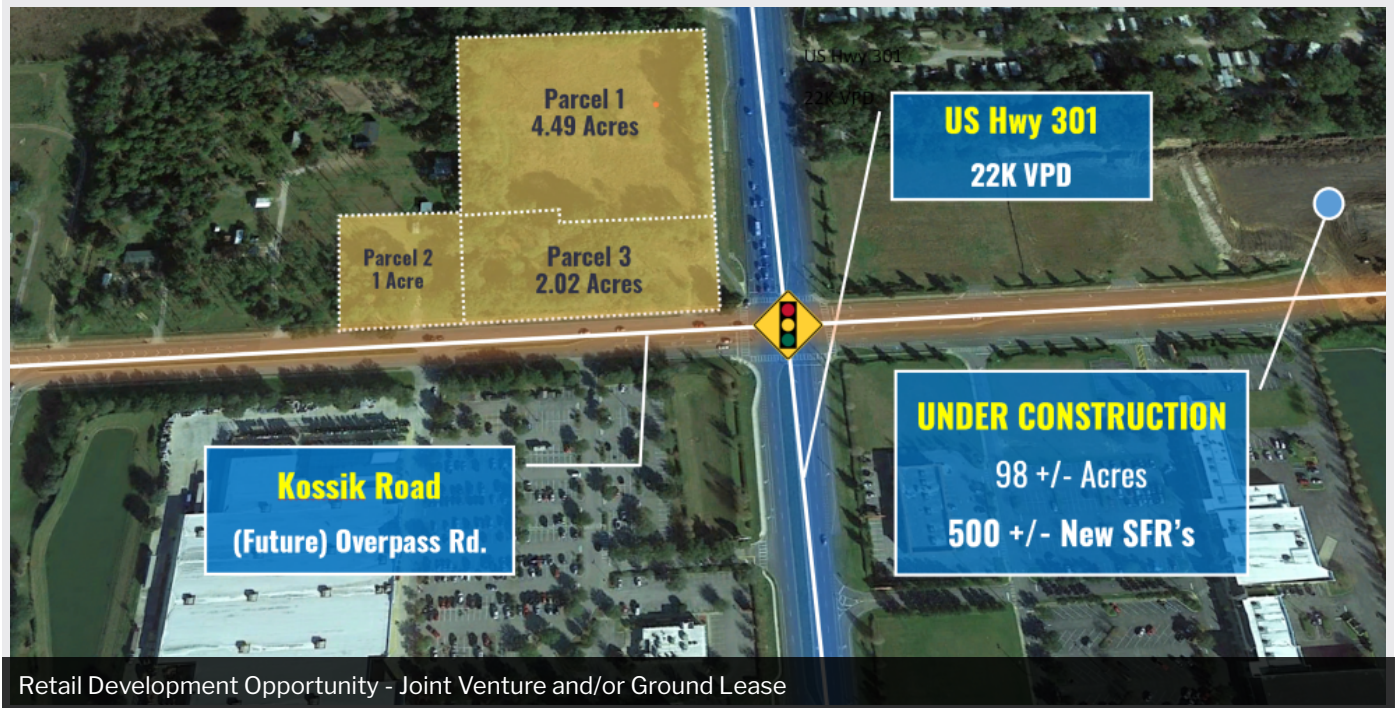


# FOR SALE / LEASE

## DEVELOPMENT SITES AT MAJOR INTERSECTION

8011 Gall Blvd. Zephyrhills, FL 33541



Retail Development Opportunity - Joint Venture and/or Ground Lease

### PASCO COUNTY, FL

Parcels:	3 (Divisible to 4)
Total Acreage:	7.51
Zoning:	C2 & AG
Market:	Tampa Bay
Submarket:	Zephyrhills
Traffic Count:	23,000
Frontage Rd:	US Hwy 301
Frontage:	658 Ft.

### DEVELOPMENT HIGHLIGHTS

- Ground Lease or Joint Venture Preferred
- Offering Competitive Ground Lease Rates & Options
- Prime Retail Site or Gas Station
- Will Entertain a JV Partnership & Develop Parcels
- Site at a Hard Corner; Signalized Intersection of US Hwy 301 & Kossik Rd.
- Surrounded by Big Name Retailers Such as Publix, Lowes, Dollar Tree, Wells Fargo & Many More
- Entire Site is Divisible and Can Accommodate Up to 4 Users
- Kossik Road is the New Approved Interchange for I-75; Providing a Direct Route From the West to This Intersection
- Over 650 Feet of Frontage on Both US Hwy 301 & Kossik Road

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## DEVELOPMENT SITES AT MAJOR INTERSECTION



### DEVELOPMENT SUMMARY

High & dry commercial sites (3 current parcels can be subdividing into 4 parcels) at the major intersection of Gall Blvd. and Kossik Road in Zephyrhills, Florida. Area of growth and expansion due to the approved interchange connecting Kossik Road to Overpass Road. Its extension will provide a direct route from the west to this intersection and will create a third exit off of Interstate 75 for Wesley Chapel area.

The site sits just to the North of the city's major shopping corridor. Just across the street is a large Publix anchored shopping center which is also home to tenants such as Five Guys Burgers & Fries, Wells Fargo, UPS and other service oriented tenants. Directly to the south of the property is Lowes, Beef O' Brady's and Walmart. Across the street is a new single family home community which will add more than 500 new roof tops to the area.

### OFFERING DETAILS

<b>Lease Rate:</b>	Competitive Ground Lease
<b>Lease Options:</b>	5 - 5 year renewals/% Increase
<b>Sale Price:</b>	Considering All Offers
<b>Available Acreage:</b>	7.5 +/- Acres / 3-4 Parcels
<b>Lot Sizes:</b>	See Below

PARCEL ID	ACREAGE
27-25-21-0030-11300-0000	4.49 +/- Acres
27-25-21-0030-12800-0010	2.02 +/- Acres
27-25-21-0030-12700-0000	1.00 +/- Acre
"Future 4th Parcel"	*See Concept (pg. 3)

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Conceptual Site Plan Design by Dewberry [www.dewberry.com](http://www.dewberry.com)

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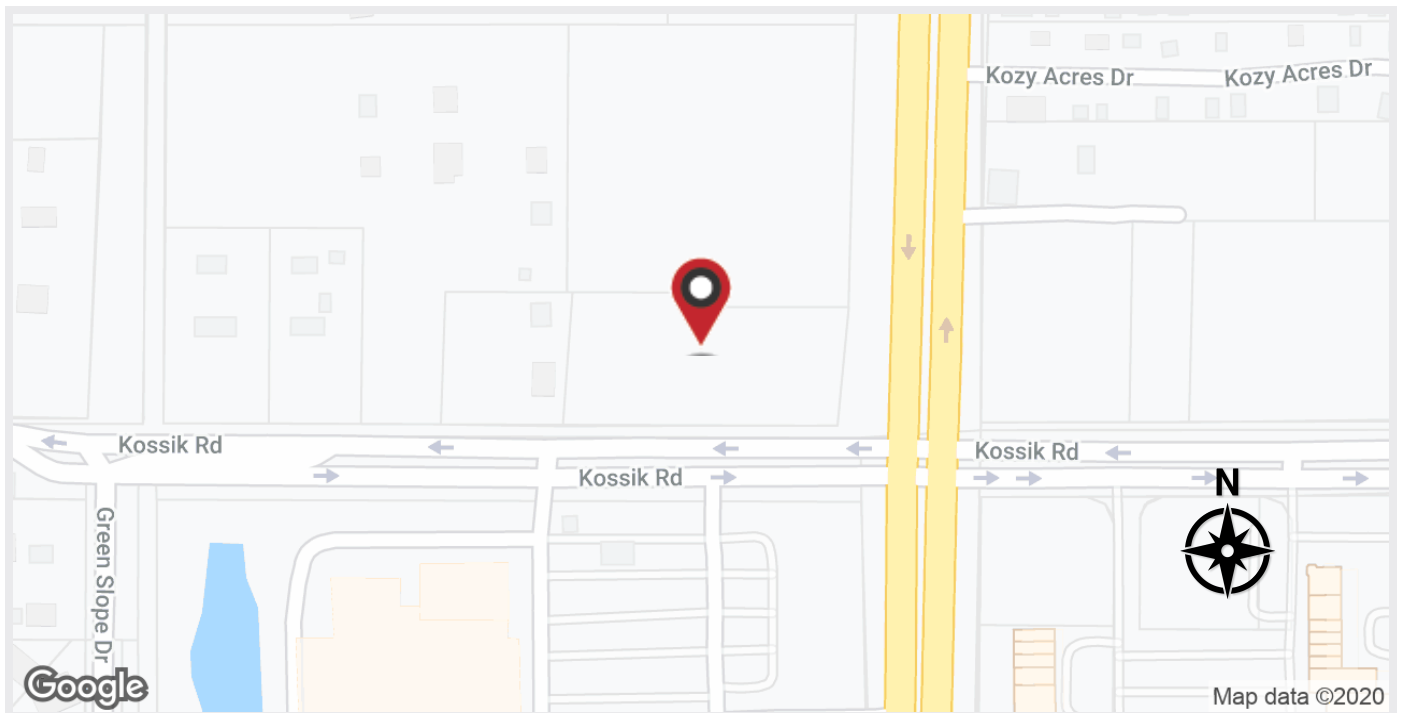


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## DEMOGRAPHICS: 2018 esri

1-MILE RADIUS

**4,217**



POPULATION



**1,900**

HOUSEHOLDS

**\$62,062**



AVG. HH  
INCOME

3-MILE RADIUS

**27,912**



POPULATION



**12,531**

HOUSEHOLDS

**\$57,613**



AVG. HH  
INCOME

5-MILE RADIUS

**59,027**



POPULATION



**26,086**

HOUSEHOLDS

**\$57,654**



AVG. HH  
INCOME

1, 3 & 5 Mile Demographics



Access From South US Hwy 301

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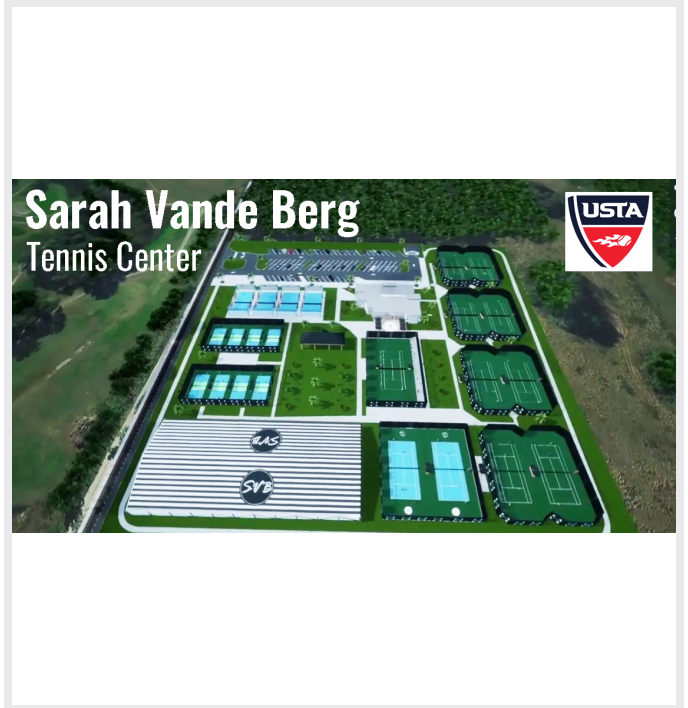
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## MARKET OVERVIEW

The City of Zephyrhills, FL has long been known for its bottled water, crystal clear springs and its above average senior citizen population. Since 2000, the average age of its citizens has dropped from age 65 to 54, showing a new demographic trend. Wesley Chapel's rising home prices to an average of over \$300K for a single family home are driving younger families to Zephyrhills for affordability and easy access to Hillsborough County. As of 2019, more than 75% of residents own their own homes, which is more than 15% above the nation's average.

Zephyrhills is a city within Pasco County Florida. Pasco county is consistently named one of Florida's fastest growing areas year over year. It's primarily noted for its 210% population increase over the last 10 years (since 2009). It's also the epicenter of many new "forward thinking" communities, two crystal lagoons and the nation's first "Smart City" - "The Connected City". The Connected City is built upon gigabit fiber optics which will create the infrastructure to support autonomous vehicle paths, smart homes and 'green' business operations. These major economic drivers continue to drive ambitious young businesses and families to the area along with some of the world's most notable corporations such as Raymond James Financial, Moffit Cancer Center, USTA and many more. Zephyrhills is located in East Pasco County just east of bustling Wesley Chapel, Tampa Bay's wealthiest community as of the 2019 census. Wesley Chapel's monumental growth and increasing home values, has encouraged younger families to begin moving east into this beautiful city. You will see the growth immensely as you travel east on SR 54, the city's main thoroughfare. It's expansions of major roadways and addition of new bypass roads, make this city a great location for new businesses and residents.

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