

31721 FL-54, ZEPHYRHILLS, FL 33543

5.71 ACRES AVAILABLE ON FL-54

AVAILABLE FOR SALE



PROPERTY DETAILS

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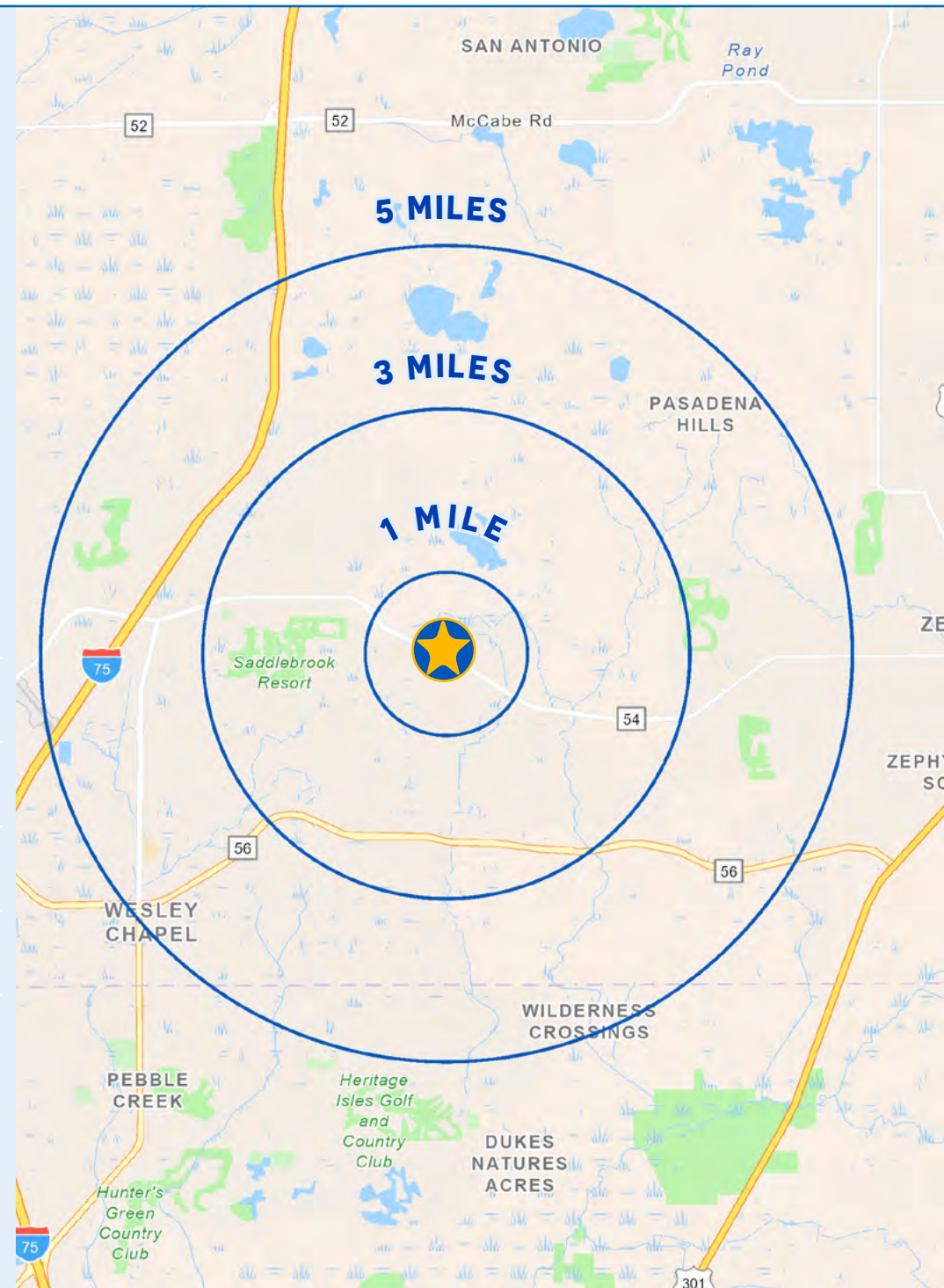
PROPERTY HIGHLIGHTS

- 5.71 acre site with 3.7 acres usable
- RI/RO with 700 ft of frontage
- 32,500 cars per day
- C-2 commercial zoning allows for retail sales, daycare, medical, and more.
- High growth corridor

DEMOGRAPHICS

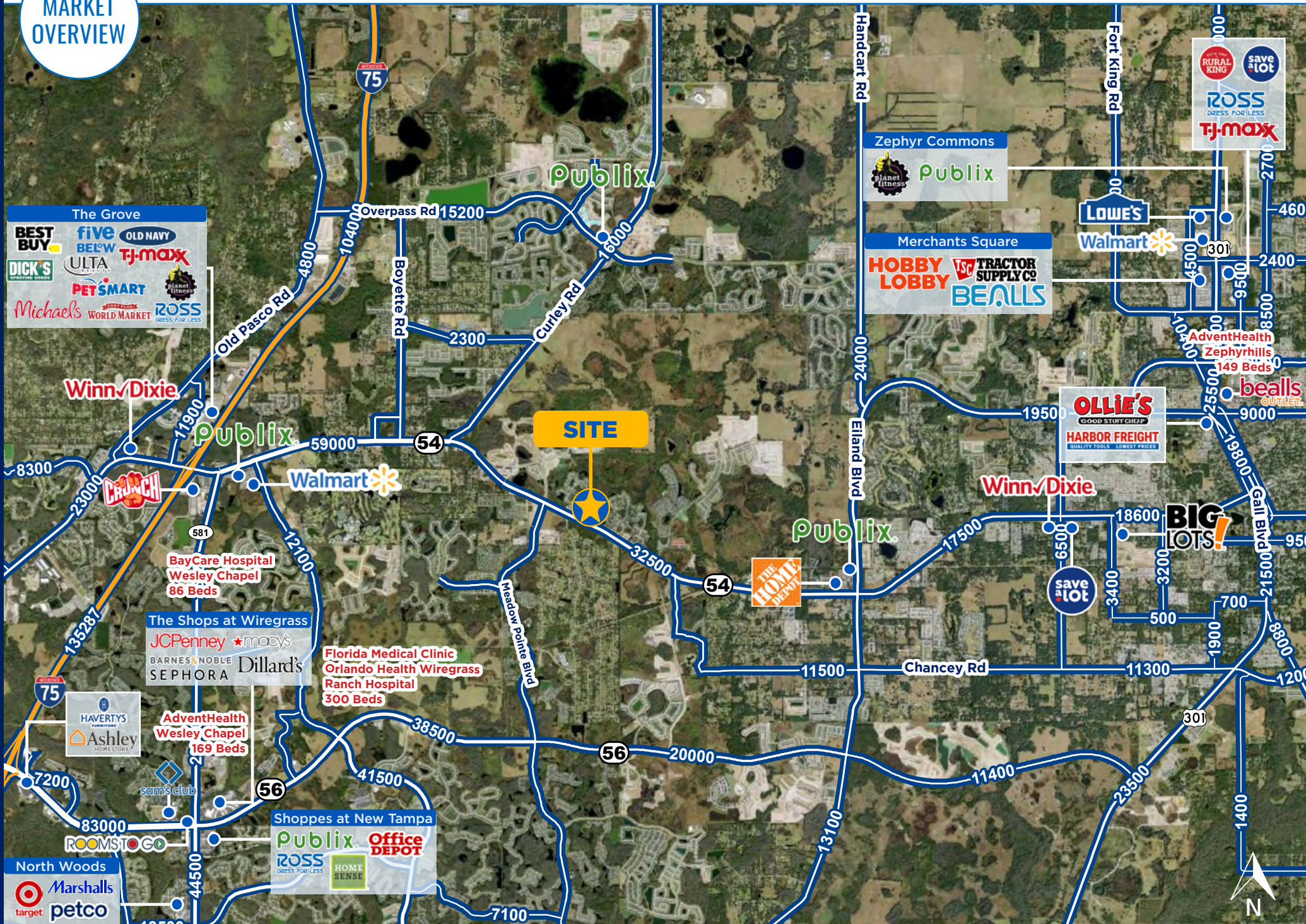
	1 MILE	3 MILE	5 MILE
 POPULATION	4,687	34,451	111,201
 DAYTIME POPULATION	2,915	26,068	86,425
 MEDIAN HH INCOME	\$111,301	\$115,522	\$108,336
 TOTAL HOUSEHOLDS	1,388	11,407	39,230

SOURCE: ESRI 2024



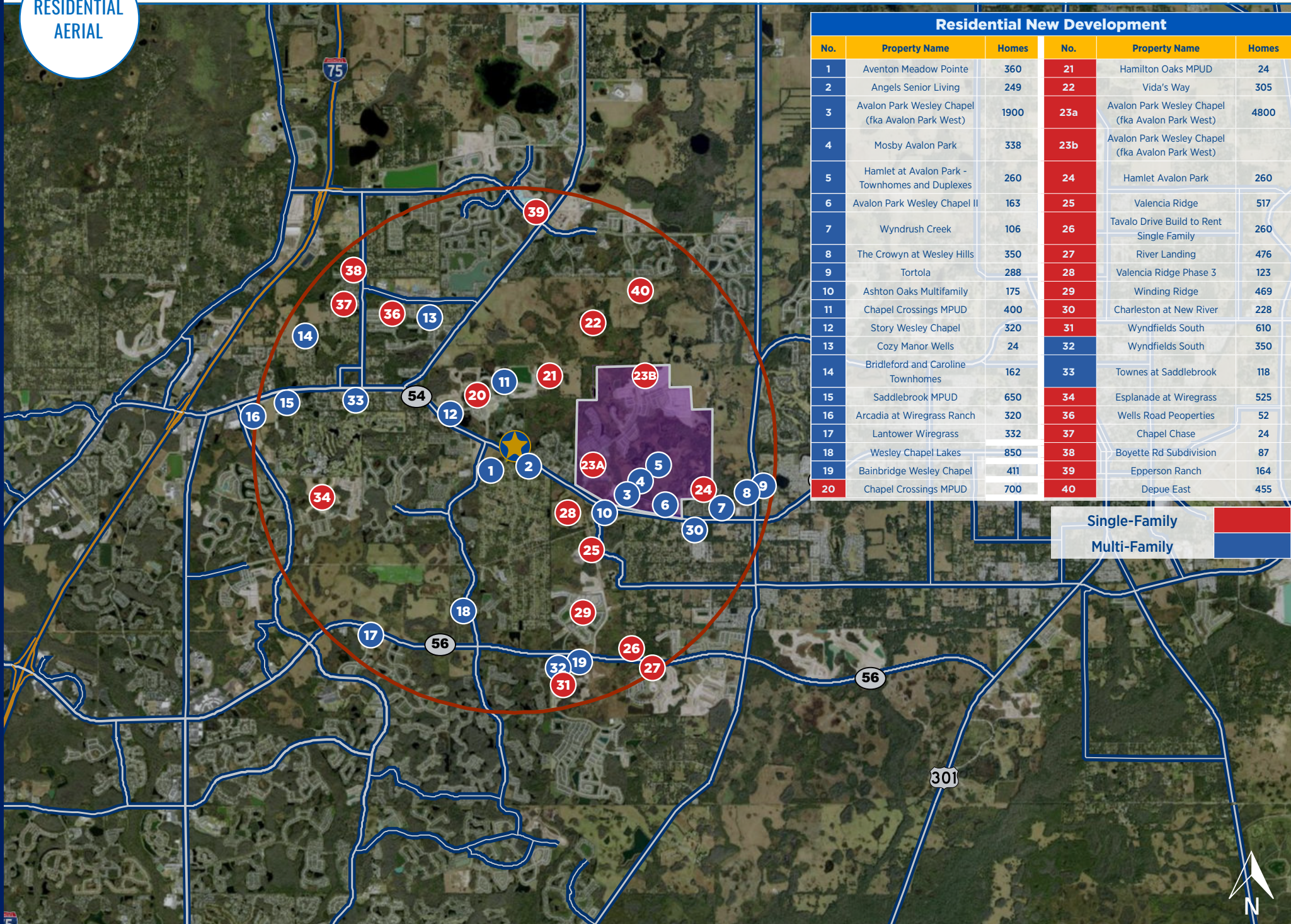
MARKET OVERVIEW

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RESIDENTIAL AERIAL

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Residential New Development					
No.	Property Name	Homes	No.	Property Name	Homes
1	Aventon Meadow Pointe	360	21	Hamilton Oaks MPUD	24
2	Angels Senior Living	249	22	Vida's Way	305
3	Avalon Park Wesley Chapel (fka Avalon Park West)	1900	23a	Avalon Park Wesley Chapel (fka Avalon Park West)	4800
4	Mosby Avalon Park	338	23b	Avalon Park Wesley Chapel (fka Avalon Park West)	
5	Hamlet at Avalon Park - Townhomes and Duplexes	260	24	Hamlet Avalon Park	260
6	Avalon Park Wesley Chapel II	163	25	Valencia Ridge	517
7	Wyndrush Creek	106	26	Tavalo Drive Build to Rent Single Family	260
8	The Crown at Wesley Hills	350	27	River Landing	476
9	Tortola	288	28	Valencia Ridge Phase 3	123
10	Ashton Oaks Multifamily	175	29	Winding Ridge	469
11	Chapel Crossings MPUD	400	30	Charleston at New River	228
12	Story Wesley Chapel	320	31	Wyndfields South	610
13	Cozy Manor Wells	24	32	Wyndfields South	350
14	Bridleford and Caroline Townhomes	162	33	Townes at Saddlebrook	118
15	Saddlebrook MPUD	650	34	Esplanade at Wiregrass	525
16	Arcadia at Wiregrass Ranch	320	36	Wells Road Peoperties	52
17	Lantower Wiregrass	332	37	Chapel Chase	24
18	Wesley Chapel Lakes	850	38	Boyette Rd Subdivision	87
19	Bainbridge Wesley Chapel	411	39	Epperson Ranch	164
20	Chapel Crossings MPUD	700	40	Depue East	455

Single-Family
Multi-Family

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