

ZEPHYRHILLS PRIME RETAIL PAD

LAND FOR SALE



1 - 3.37 Acres Sub Dividable

Zephyrhills, FL 33541

DEAN DAIRY RD.

EILAND BLVD. VPD 19,500.



PARCEL	AVAILABILITY	SIZE
LOT 1	AVAILABLE	1.00
LOT 2	AVAILABLE	1.00
LOT 3	AVAILABLE	1.37

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



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

Eiland Blvd. & Dean Dairy

Zephyrhills, FL 33541



PROPERTY DESCRIPTION

This prime property at the NE Corner of Eiland Blvd & Dean Dairy Rd is perfectly situated in the sought-after Zephyrhills area. Zoned C2, the location offers excellent visibility at a lighted intersection, positioned across from Circle K and adjacent to 7-Eleven. Ideally suited for retail, medical, or office development, this site presents a lucrative prospect for astute investors looking to capitalize on a high-traffic, high-visibility location.

PROPERTY HIGHLIGHTS

- Pad Ready
- Utilities stubbed to site
- Access and turn lanes in place
- Master retention in place

OFFERING SUMMARY

Sale Price:	\$1,990,000 (3.37 Acres)
Lot Size:	1-3.37 Acres Sub Dividable
APN:	04-26-21-0090-00000-0030 04-26-21-0090-00000-0020
Frontage:	427' on Eiland Blvd.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,337	23,109	33,060
Total Population	7,299	50,821	76,316
Average HH Income	\$69,491	\$67,495	\$76,925

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Zephyrhills, FL 33541



Advent Health

NAPA

Starbucks

South State

golden corral
Buffet & Grill

Gall Blvd. | US Hwy 301
VPD 34,500

M
MOURATOSLOU

CENTENNIAL
BANK

CVS
pharmacy

CK Shell DUNKIN' DONUTS SONNY'S BBQ

Walgreens

Wawa

Woodland Elementary School

Culver's

Silver Oaks

SILVERADO
GOLF & COUNTRY CLUB

McDonald's O'Reilly

Silverado

7
ELEVEN

Shannon's Produce

Eiland Blvd. VPD 19,500

Chevron

Speedway BEALLS

BankFlorida

CK

SUNOCO SPEED MART OLLIE'S
GOOD STUFF ONLY

West Zephyrhills Elementary School

Bank of America Little Caesars Advance Auto Parts

Lake Betmar Estates

Bunty Howlin' Auto Zone

Google

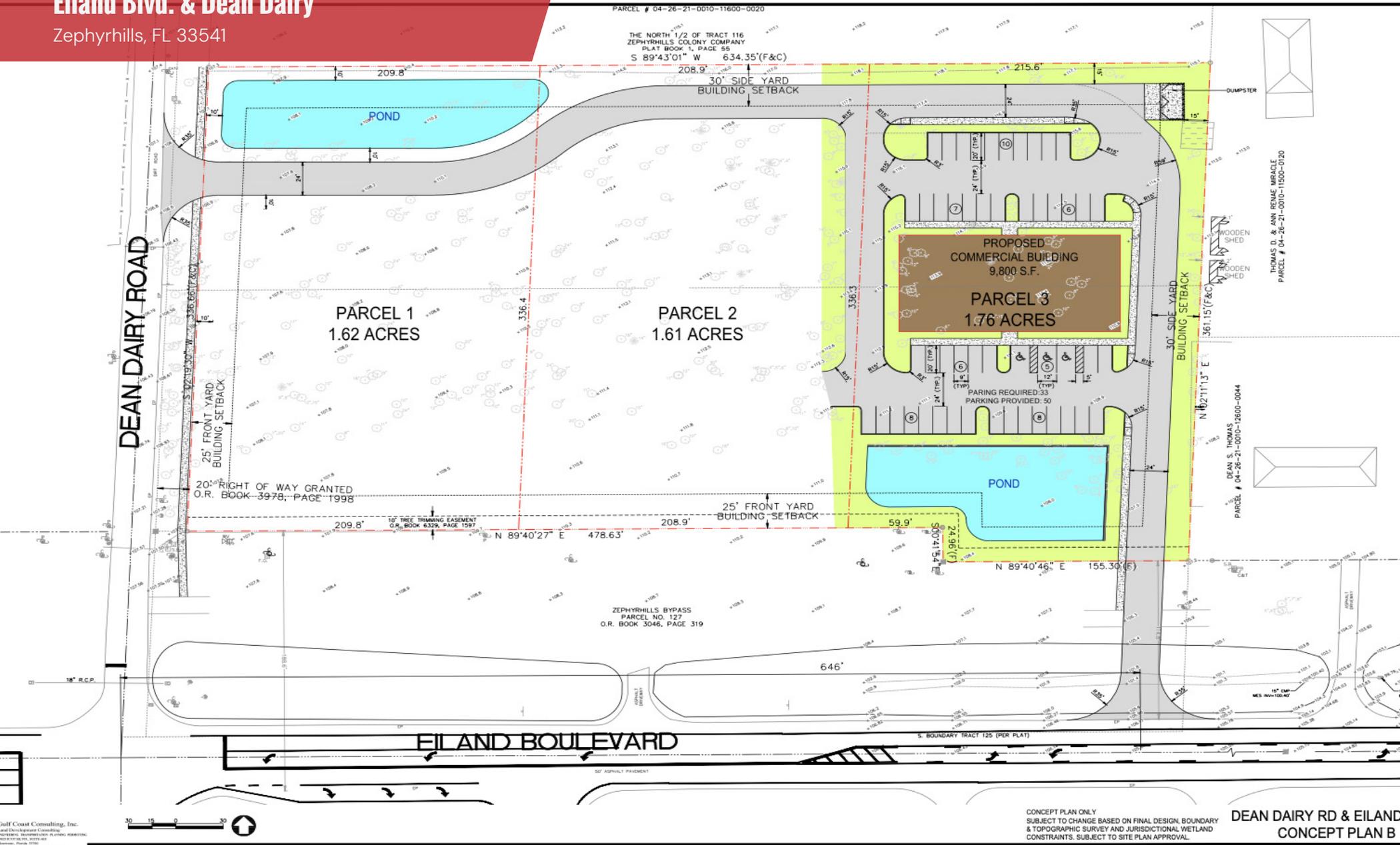
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Zephyrhills, FL 33541



Gulf Coast Consulting, Inc.
Civil Development Consulting
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FORT WORTH, TX 76132
PH: 817.336.8400 FAX: 817.336.8401
WWW.GULFCOASTCONSULTING.COM

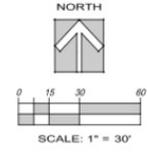
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Conceptual Plans

Zephyrhills, FL 33541

RE/MAX REALTY
 PARCEL # 04-26-21-0090-0000-0020
 THE NORTH 1/2 OF TRACT 116
 ZEPHYRHILLS COLONY COMPANY
 PLAT BOOK 2, PAGE 55



DEAN DAIRY ROAD

PROPOSED STORE
 (3,010 SF)
 FFE=11.25

PROPOSED HOTEL

SITE DATA	
PARCEL ID(S):	04-26-21-0090-0000-0030, 04-26-21-0090-0000-0020
SITE AREA:	146,676 SF (3.37 AC)
JURISDICTION:	PASCO COUNTY
ZONING:	00C2
AUTOMOBILE PARKING:	
REQUIRED:	1 SPACE PER ROOM 128 UNITS = 128 SPACES
PROVIDED:	STANDARD (10' X 20') = 123 SPACES HANDICAP (12' X 20') = 5 SPACES TOTAL = 128 SPACES

ZEPHYRHILLS BYPASS
 PARCEL NO. 127
 O.R. BOOK 3046, PAGE 319

EILAND BOULEVARD



DATE: 06/29/18
 REV. NO.: E1B-000
 REVISIONS

REVIEW OF DOCUMENT
 BY: [Signature]
 DATE: [Date]

NEEDS MARKING, AS AN UN-PAVED ROAD, IS THE PROPERTY OF THE STATE OF FLORIDA. ANY DAMAGE TO THE ROADWAY SHALL BE REPAIRED BY THE USER WITHOUT LIABILITY TO THE STATE OF FLORIDA.

FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
 CERTIFICATE OF AUTHORIZATION: ES 5804
 4110 E. US HWY 90, SUITE 300
 TAMPA, FLORIDA 33634
 Tel: (813) 860-7106 Fax: (813) 860-7655

SPRINGHILL SUITES
 DEAN DAIRY RD & EILAND BLVD
 PASCO COUNTY, FLORIDA

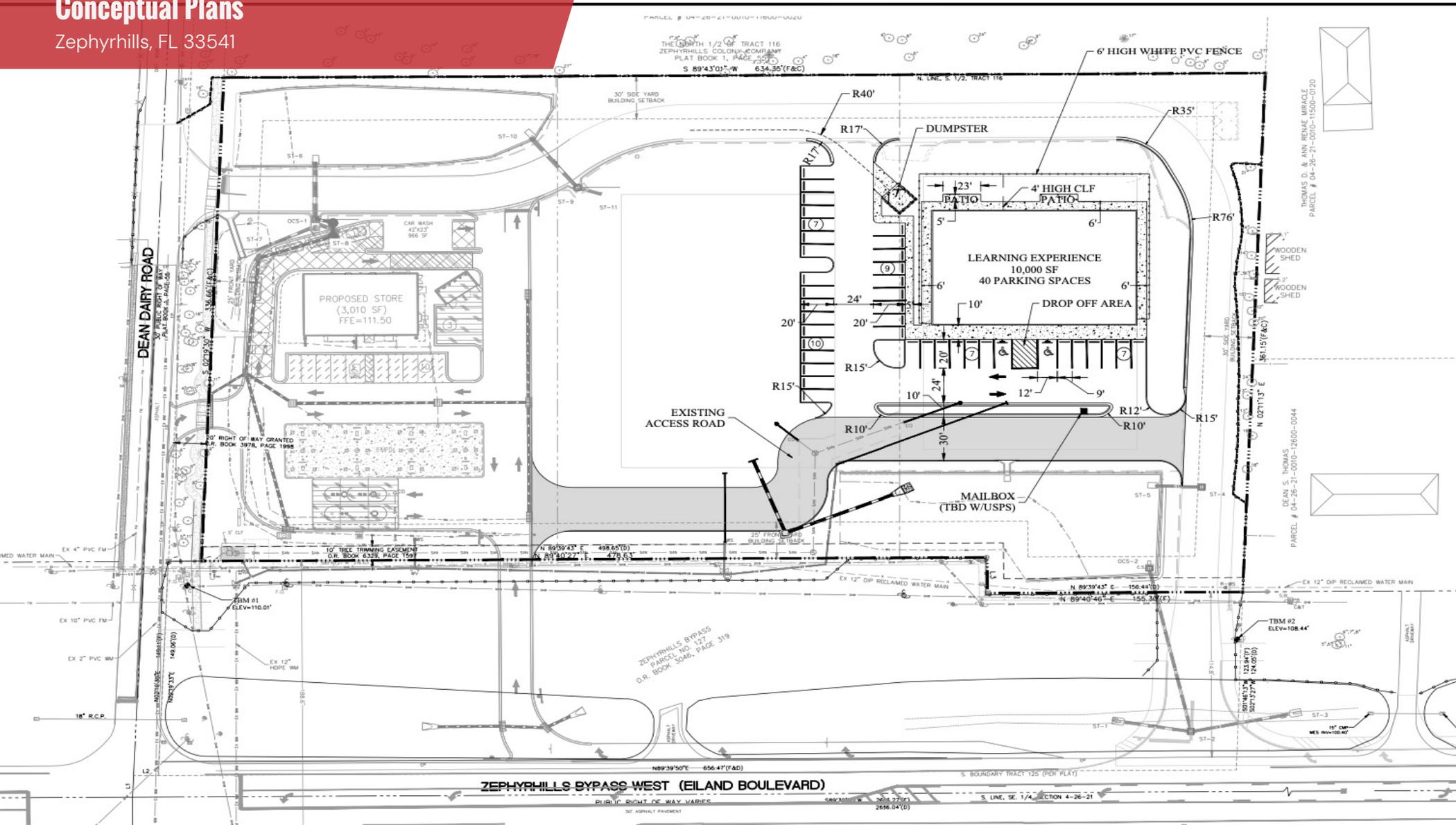
PRELIMINARY
 SITE PLAN

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Conceptual Plans

Zephyrhills, FL 33541



Chif Coast Consulting, Inc.
Land Development Consulting
11001 W. US HWY 19, SUITE 100
FORT MYERS, FL 33907
Phone: (239) 333-3333 Fax: (239) 333-3333
www.chifcoastconsulting.com



CONCEPT PLAN ONLY
SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY
& TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL.

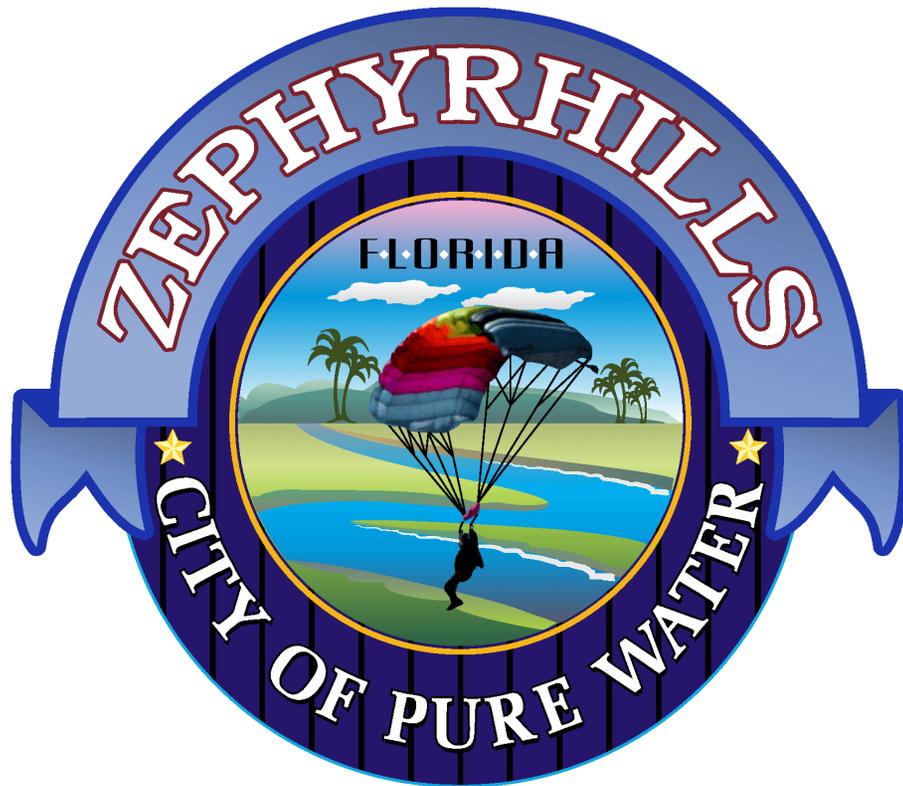
Streetside @ Zephyrhills
Conceptual Plan

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Location Information

Zephyrhills, FL 33541



CITY OF ZEPHYRHILLS

Zephyrhills is located in East Pasco County just east of bustling Wesley Chapel which was named Tampa Bay's wealthiest community in 2019. Wesley Chapel's monumental growth and increasing home values, has encouraged younger families to begin moving east into Zephyrhills.

This site is located just 10 minutes north of bustling Wesley Chapel and 15 minutes to interstate 75, the regions primary north and south interstate.

Zephyrhills has a strong medical community with a hospital under the Advent Health flag and the origin of Florida Medical Center that now has a regional medical presence in Tampa Bay. Other industries are currently operational here that often need temporary housing alternatives for incoming workers. The Zephyrhills Municipal Airport is extending their main runway that will also drive additional industry here into the region.

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. As of 2019, more than 75% of residents own their own homes, which is more than 15% above the nation's average.

You will see the growth immensely as you travel east on SR 54, the city's main thoroughfare. It's expansion of major roadways and the addition of new bypass roads, make this city a great location for new businesses and residents.

LOCATION DETAILS

County

Pasco

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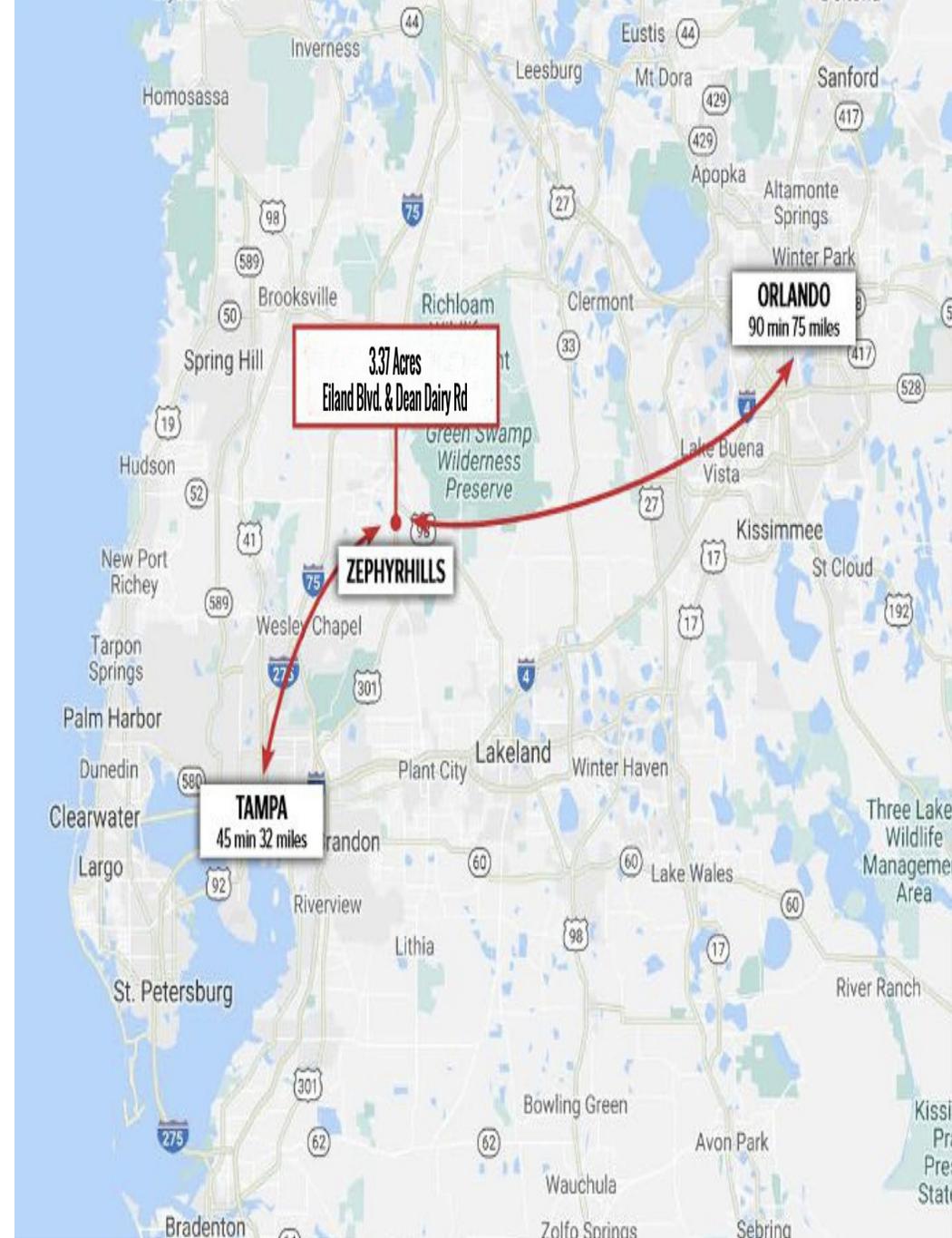
Zephyrhills, FL 33541

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,299	50,821	76,316
Average Age	53	50	49
Average Age (Male)	52	49	48
Average Age (Female)	53	51	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,337	23,109	33,060
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$69,491	\$67,495	\$76,925
Average House Value	\$227,725	\$212,454	\$246,091

TRAFFIC COUNTS

19,500/day



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CODY BRIGHTWELL

Managing Director

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