



### ***Available Commercial Properties***

Represented by Tracy Guerra Boger  
813-361-3335

***Chancey in Zephyrhills:*** Dream Commercial Property!!!! Located just East of Paul Buchman Hwy; 10 acres high and dry, Zoned C-3, currently being used as a church with 13 outbuildings that were classrooms. We are willing to split the parcel into a 2-3 Acre parcel for Gas Station/C-Store or any other commercial business, 5 Acres for Inside/Outside Storage Facility or any other commercial business, the remaining acreage includes the out-buildings & church. The out-buildings have new exterior paint, ADA ramps, sidewalks and steps, perfect for office park. The surrounding area has more than 7000 new homes, so ideal for daycare, private school, salon, church, etc. This location would be ideal for any type of self-storage, the current moratorium doesn't affect this project. It can also be used for any type of commercial, medical offices, or light industrial. **Entire Parcel: \$6,600,000 OR Finished Office Park: \$2,800,000/ Hard Corner (Gas) \$1,500,000. / Storage Site \$5,100,000**  
**Possible Monthly Income for entire leasing area: \$250,000/mo**

***Morningside:*** Located in Dade City, fully entitled 115 townhomes; shovel ready, permits in hand, QUICK CLOSE! Seller offering a \$200K Discount for fast close!  
**Price: \$3,162,000**

***Gateway Village in Zephyrhills:***(1-2 months start) 70 townhomes, 16 apartments, 1/2 acre commercial (possibly a restaurant, café, doggie daycare, retail, with a linear park running throughout the entire project ) \$5,000. rebate for all first time home buyers, along with \$5000. in impact fee credits, another perk: streets and utilities paid for by city at around \$4000., leaving you with a basis of approximately \$16,000. per unit, or \$26,000 per finished lot. Finished lots and Streets and horizontal ready to start in a month or two, then start hardscape.  
**Price: \$3,000,000.**

Tracy Guerra Boger: 813-361-3335 • tracytampa00@gmail.com

(Continued on next page)

**301 & Wiregrass / Three Commercial Sites in the Wiregrass Area!** Ready to start construction drawings & go vertical! Zoned C-2, 301 Frontage at entrance to large subdivision, amazing visibility, **water & sewer on site**; minutes to Wiregrass Mall, interstate, hospitals, etc.

North: 3 acres commercial

***Zoning Approved***

**\$1,500,000.**

South hard corner 3.6 acres (gas, convenience store, food, car wash)

**\$1,500,000.**

5 Acres includes hard corner

**\$4,300,000**

**Chipco Ranch:** 131 Acres of rolling hills, stunning elevations (up to 200'), beautiful pastures, running creek and paved road leading to the entrance. Using the zoning mech for small ranches and equestrian communities (MSR) & less restrictive regarding zoning.

**\$3,500,000**

**20 Acre Ranc**

**168 Acres on Ehren Cut-Off near St Rd 52.** Property is divided into 100 acres industrial, 30 acres commercial, and the remainder residential. PRIME LOCATION!!!

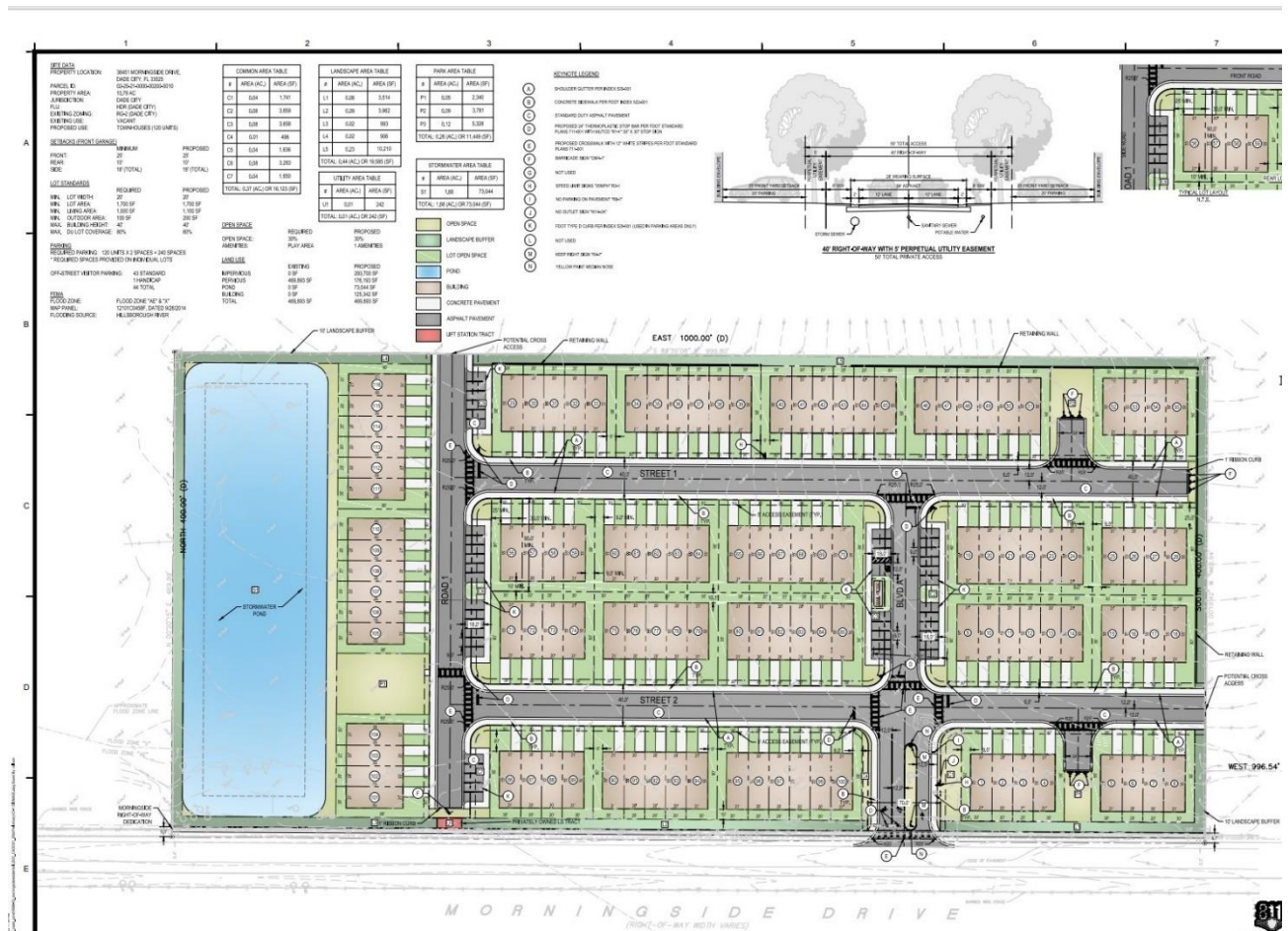
**\$7,800,000**

**\*\*\*Please review corresponding aerials and plan drawings in the following pages!!**

**For more information contact: Tracy Guerra Boger 813-361-3335  
Submit OFFERS: [tracytampa00@gmail.com](mailto:tracytampa00@gmail.com)**

Boger Properties LLC

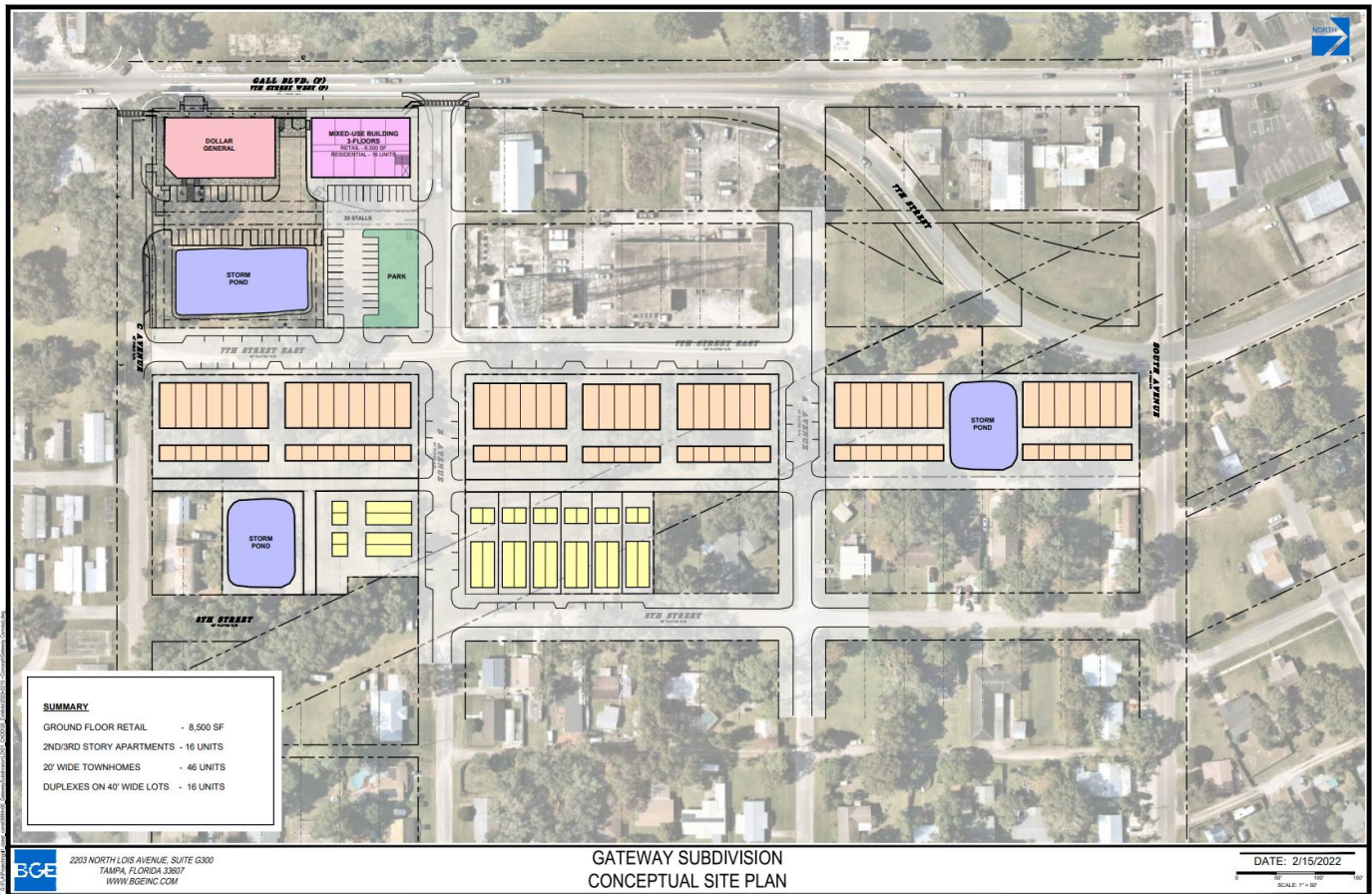
**Pasco Folio: 02-25-21-0000-00100-0010**





Boger Properties LLC

Gateway Village



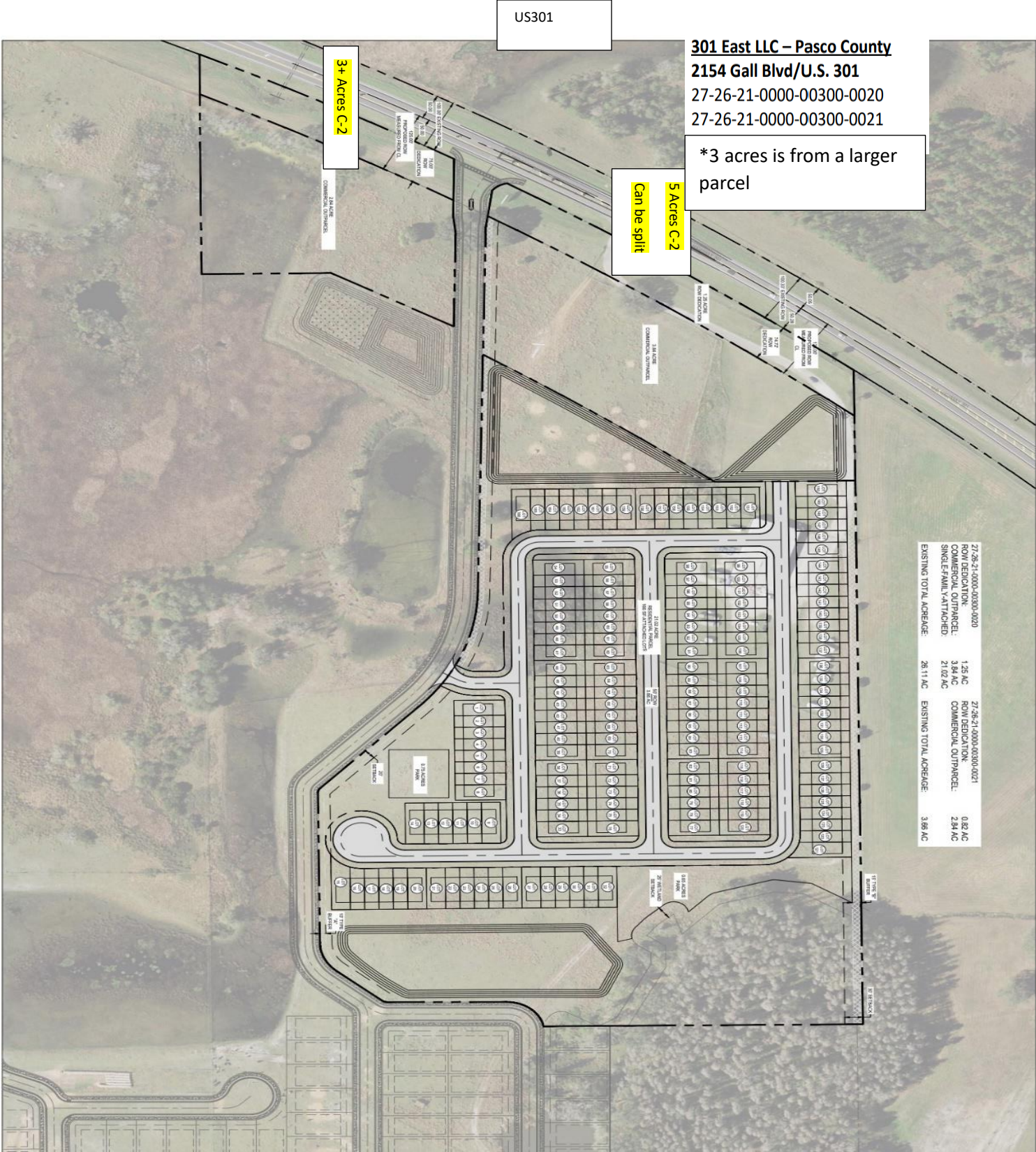
**Gateway – City of Zephyrhills**

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6.04 Acres, 70 TH



Boger Properties LLC

301 Wiregrass Commercial Sites





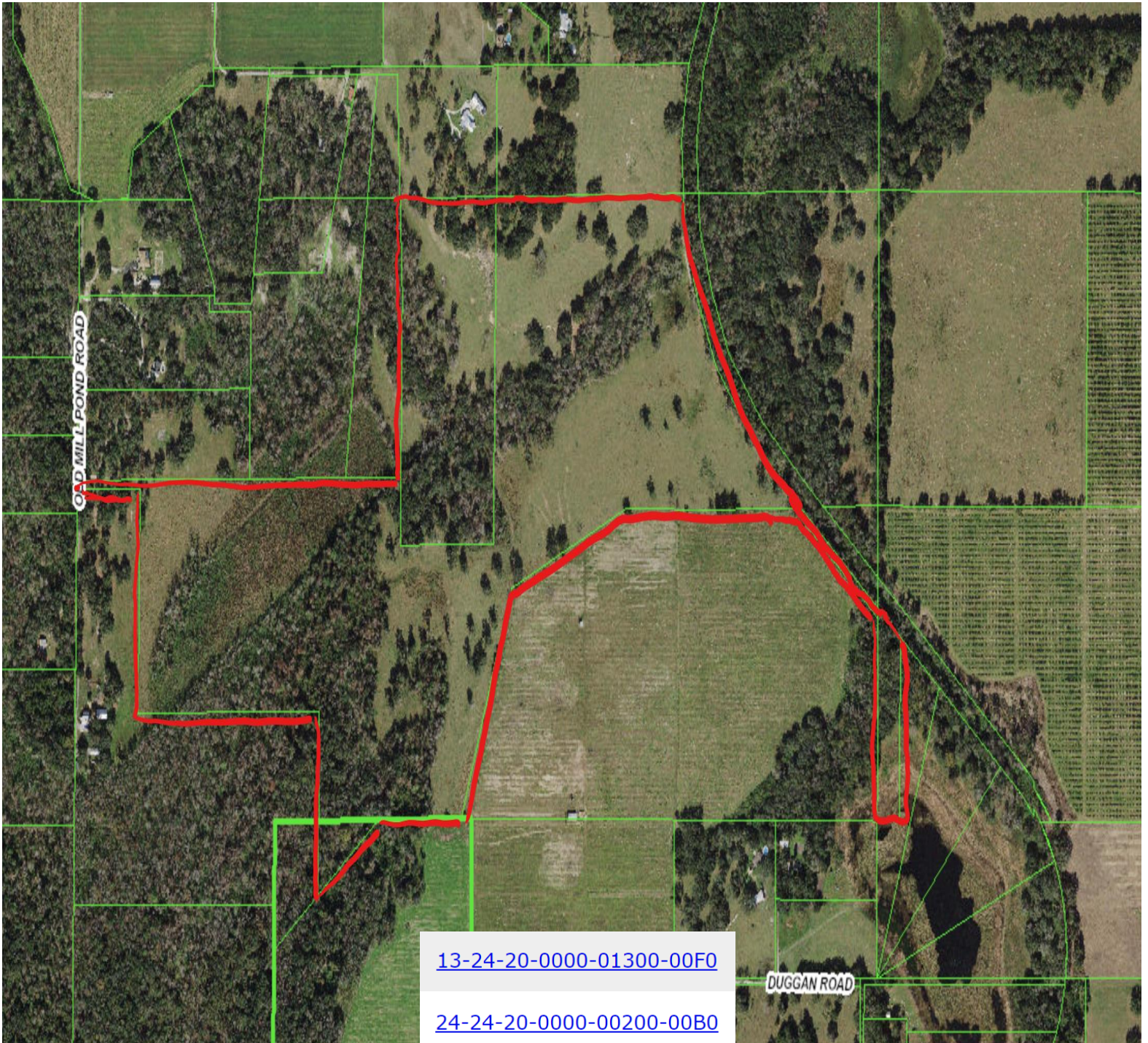
Boger Properties LLC



Chancey



**Boger Properties LLC**  
**Chipco Ranch 132 Acres**



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