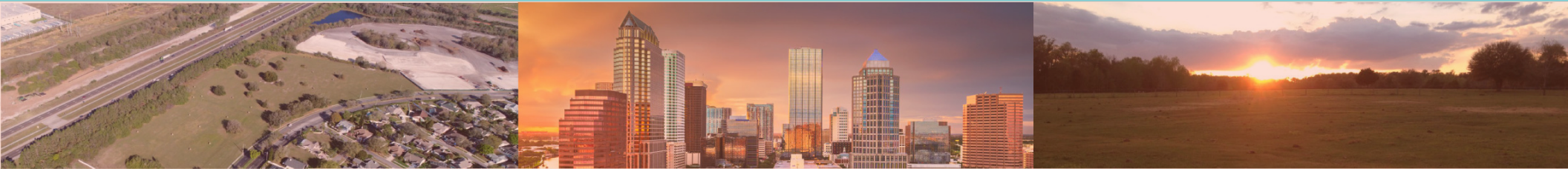


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Zephyrhills Townhouse Development Site



Property Summary

PROPERTY DESCRIPTION

Prime 21.69-acre development site in Zephyrhills, Florida. Fully engineered and permitted for 176 townhomes. This shovel-ready site offers a rare turnkey opportunity with vested water and sewer capacity - a significant advantage in a market where utility capacity for new developments is extremely limited. Located in a rapidly growing corridor, the property provides an immediate path to construction and an accelerated delivery into one of Pasco County's most active submarkets. Permits and approvals available upon request.

LOCATION DESCRIPTION

The site sits within Zephyrhills' fast-growing residential corridor, surrounded by new and planned communities. Adjacent to the east is Abbott Park, planned for a total of 643± homes, and across the street is Trotters Crossing, a 91-unit build-to-rent community. Additional residential growth continues along Gall Boulevard and Eiland Boulevard, positioning the property in the path of ongoing development and within easy reach of Zephyrhills amenities and the SR 54/56 corridor. Within one mile of major retailers such as Publix, Walmart Supercenter, Lowes Home Improvement.

MUNICIPALITY

City of Zephyrhills

PROPERTY SIZE

21.69± Acres

ZONING

R4

PARCEL ID'S

26-25-21-0060-00000-0011, 26-25-21-0000-00700-0010

PRICE

Contact broker for pricing.

BROKER CONTACT INFO

Jack Koehler, CCIM, ALC

Senior Advisor/Partner

813.287.8787 x109

Jack@thedirt dog.com

Bill Eshenbaugh, ALC, CCIM

Senior Advisor/Founder

813.287.8787 x101

Bill@thedirt dog.com



Close Proximity to Major Retailers



Direct Access to US 301 (Gall Boulevard)



6 ZEPHYRHILLS TOWNHOME SITE // 8528 GALL BLVD ZEPHYRHILLS, FL 33541



Local Demographics

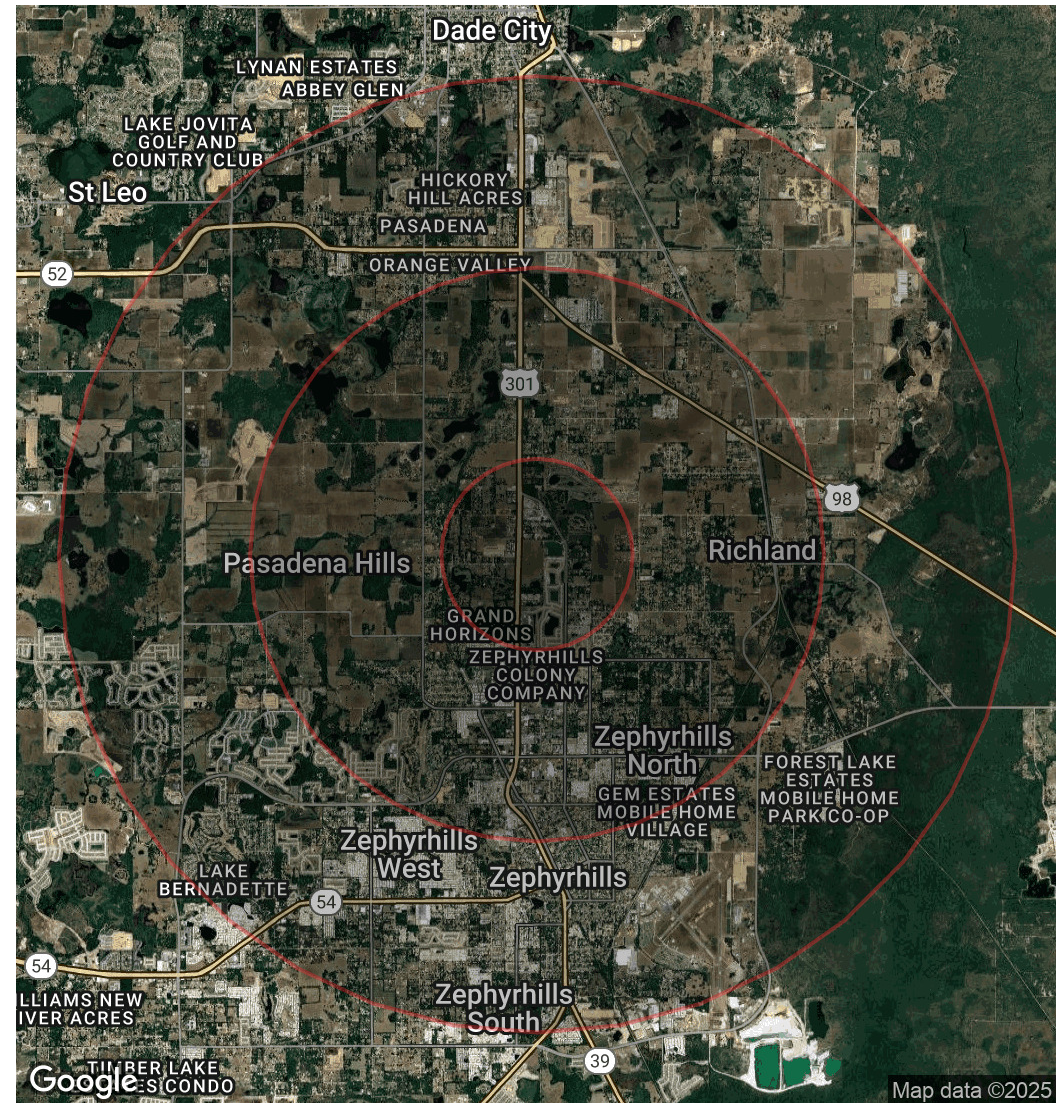
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,743	26,678	65,887
Average Age	50	51	49
Average Age (Male)	50	50	48
Average Age (Female)	51	52	50

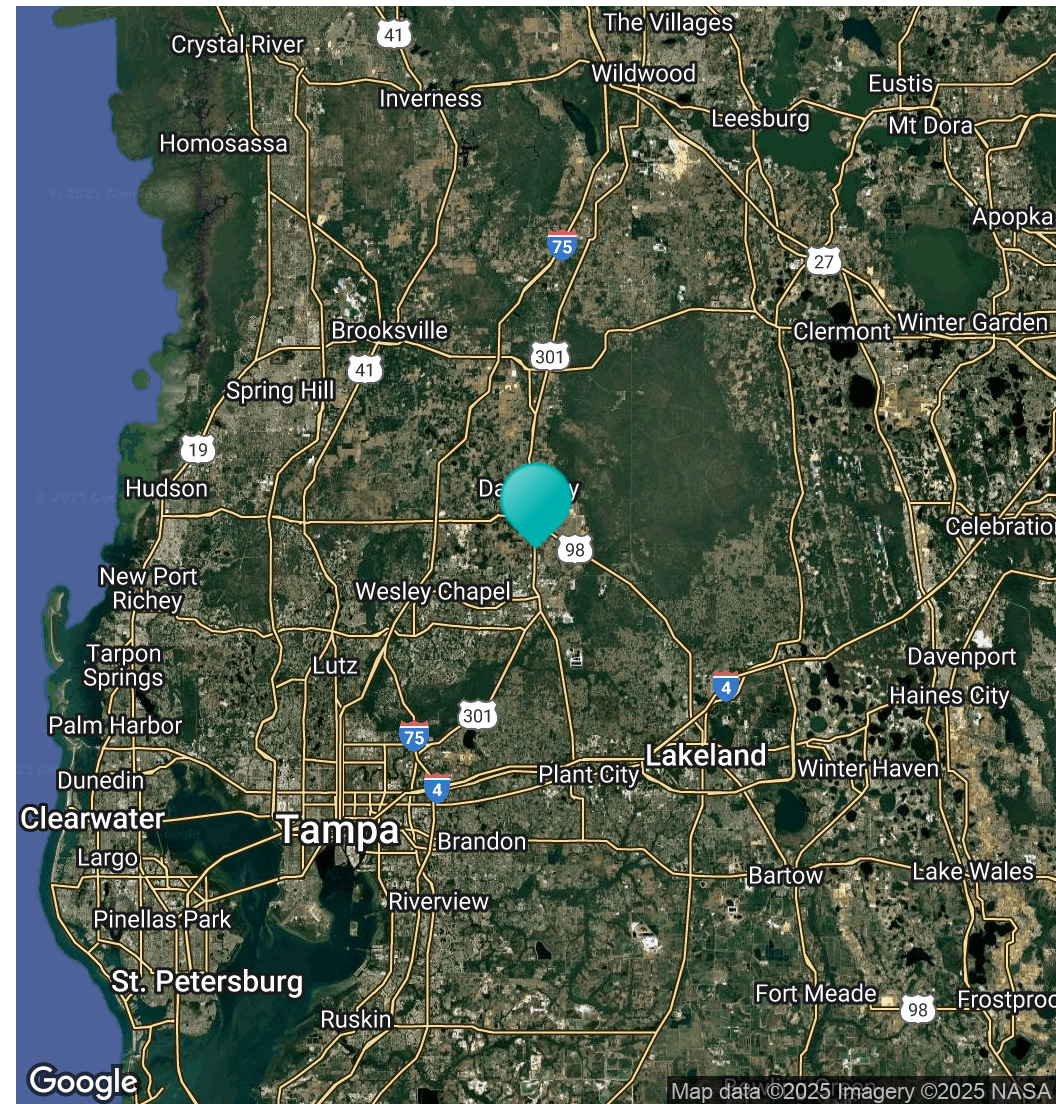
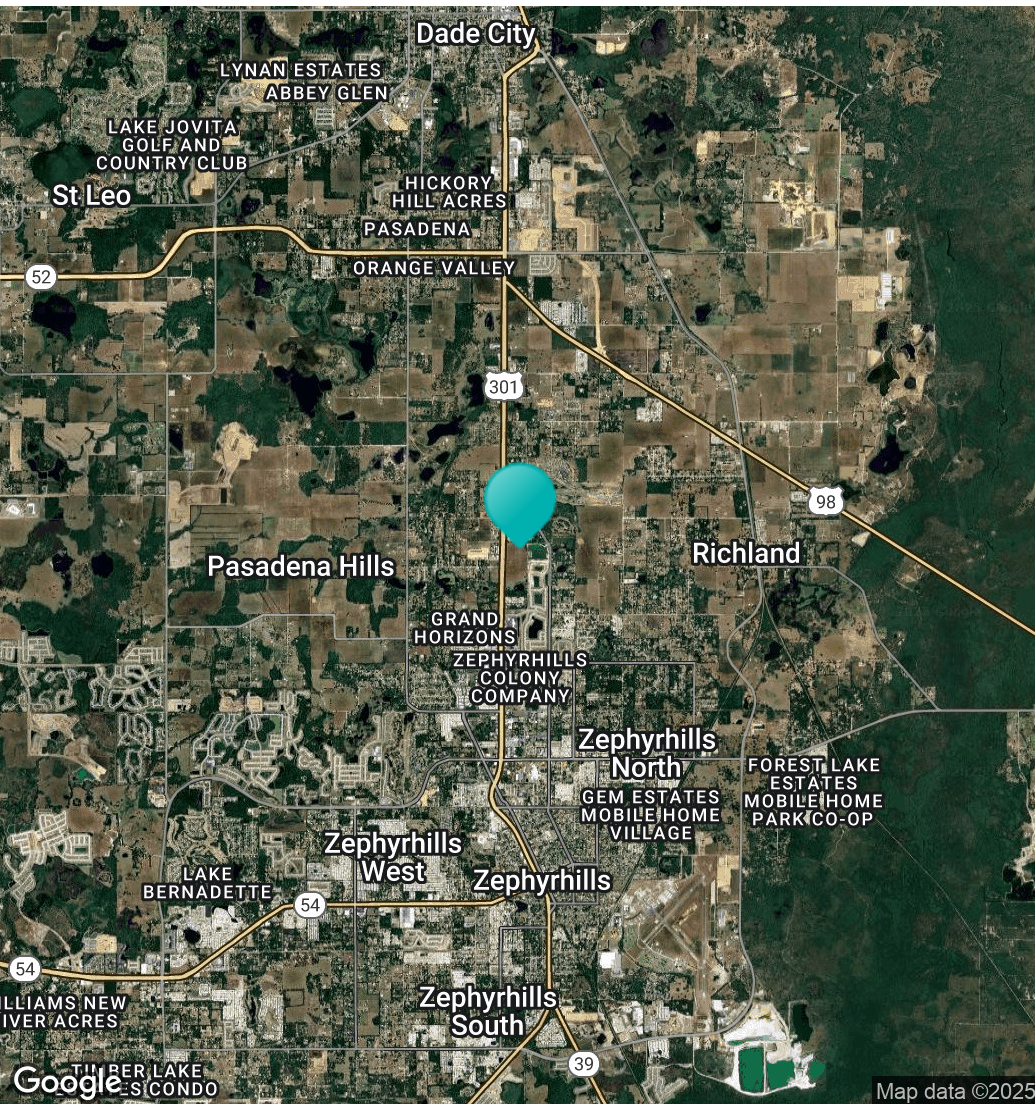
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,204	12,032	29,078
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$74,161	\$68,218	\$70,639
Average House Value	\$219,250	\$221,822	\$230,225

Demographics data derived from AlphaMap



Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.