

# PROPERTY FOR SALE

0.84 ACRES ON COMMERCIAL CORNER OF US 301

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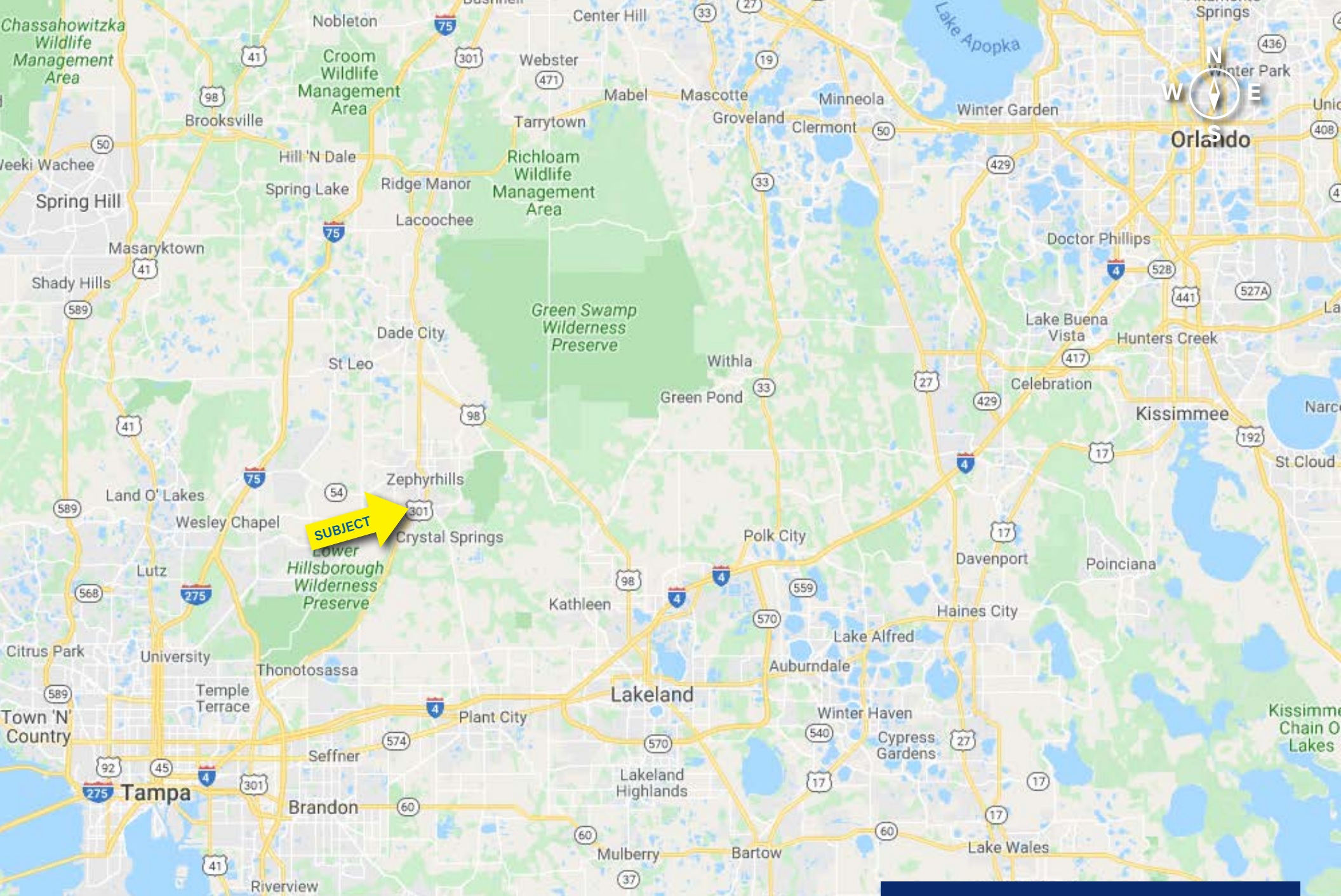


## EXECUTIVE SUMMARY

# 0.84 ACRES ON COMMERCIAL CORNER OF US 301

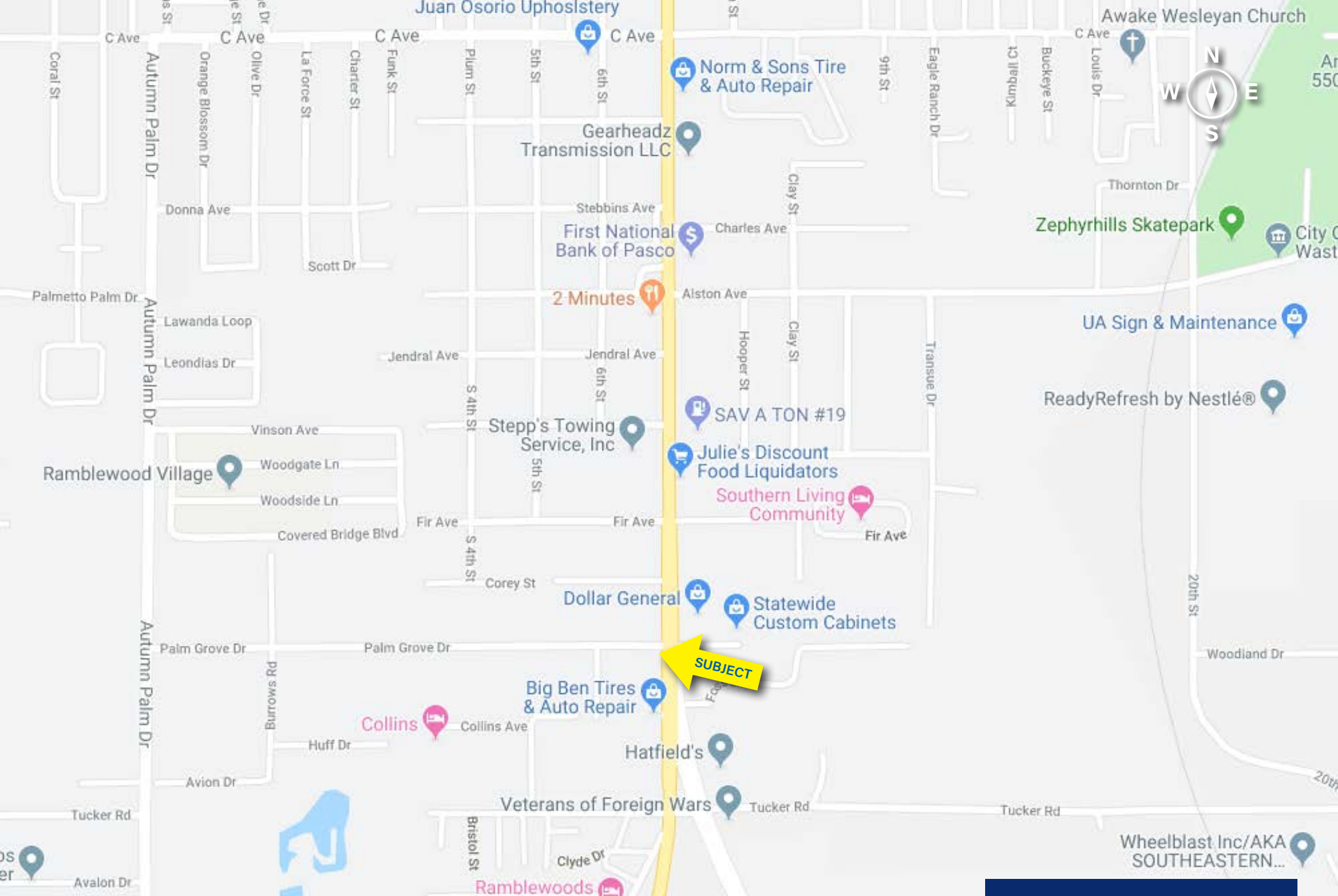
This property is a corner lot, which consists of approximately 0.84 acres of commercial land located just west of Zephyrhills Airport, and in a market area with a variety of commercial and residential uses. The property is located just off US Highway 301, which is the major north-south corridor through the commercial area of the city of Zephyrhills.

<b>Site Address:</b>	4123 Gall Blvd, Zephyrhills, FL 33542
<b>County:</b>	Pasco
<b>PIN (Property Identification Number):</b>	14-26-21-0000-03700-0000 14-26-21-0020-00200-0010
<b>Land Size:</b>	0.84 +/- acres
<b>Property Use:</b>	Vacant commercial
<b>Utilities:</b>	On US 301
<b>Zoning:</b>	General Commercial District [C-2], Pasco County. Mobile Home District [R-MH], Pasco County
<b>Taxes:</b>	\$1,579.59 [2019]
<b>Traffic Count:</b>	21,000 +/- cars/day via US 301
<b>Asking Price:</b>	\$125,000



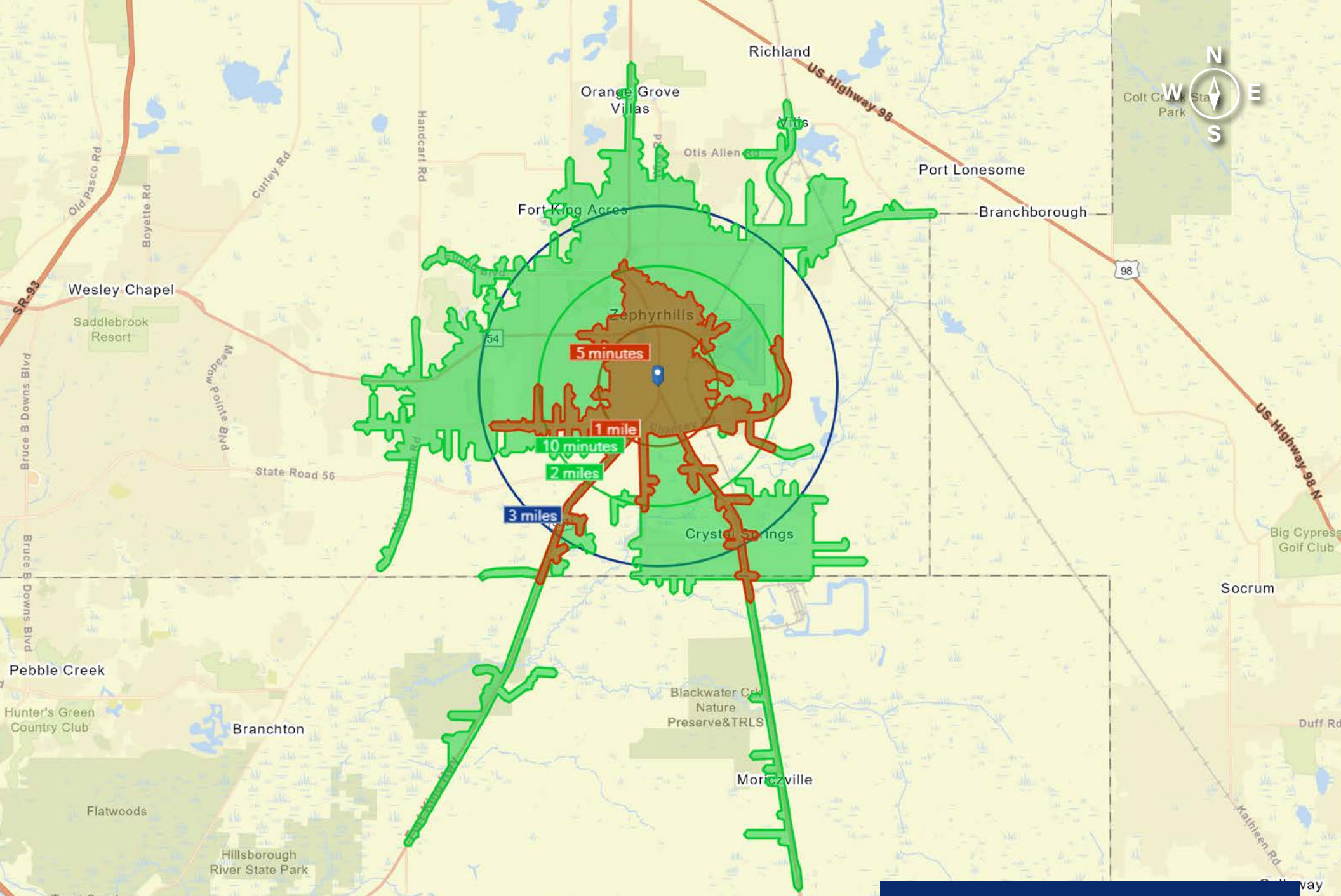
Located in the Tampa-St. Petersburg-Clearwater MSA, just Northeast of Tampa Bay.

**REGIONAL LOCATION**



The subject property is a corner lot located on Pam Grove Dr. and US Highway 301, surrounded by multiple residential communities

**LOCATION MAP**



1, 2, 3 mile radius  
 5, 10 minute drive time

## DEMOGRAPHICS MAP

# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Pasco	MSA	FL	US
Population	7,476	19,139	33,682	12,253	37,954	536,023	3,160,627	21,239,528	332,417,793
Households	3,421	8,744	15,478	5,579	17,930	213,800	1,283,312	8,299,404	125,168,557
Families	2,059	5,322	9,331	3,412	10,863	142,068	791,803	5,366,533	82,295,074
Average Household Size	2.11	2.14	2.11	2.13	2.08	2.48	2.42	2.51	2.59
Owner Occupied Housing Units	2,492	6,283	11,506	3,893	13,564	155,741	830,532	5,375,035	79,459,278
Renter Occupied Housing Units	929	2,461	3,972	1,685	4,366	58,059	452,780	2,924,369	45,709,279
Median Age	57.9	57.4	59.8	55.0	60.4	46.0	43.0	42.5	38.5
<b><i>Income</i></b>									
Median Household Income	\$35,774	\$36,447	\$37,852	\$36,802	\$38,535	\$52,607	\$53,970	\$54,238	\$60,548
Average Household Income	\$47,096	\$47,900	\$51,097	\$48,303	\$52,214	\$70,839	\$77,199	\$78,335	\$87,398
Per Capita Income	\$21,017	\$21,585	\$23,412	\$21,168	\$24,150	\$28,320	\$31,415	\$30,703	\$33,028
<b><i>Trends: 2015 - 2020 Annual Growth Rate</i></b>									
Population	0.72%	0.62%	0.93%	0.67%	0.99%	1.52%	1.33%	1.37%	0.77%
Households	0.61%	0.48%	0.82%	0.54%	0.87%	1.34%	1.21%	1.31%	0.75%
Families	0.42%	0.31%	0.70%	0.37%	0.73%	1.28%	1.16%	1.26%	0.68%
Owner HHs	0.98%	0.76%	1.15%	0.87%	1.17%	1.61%	1.46%	1.60%	0.92%
Median Household Income	2.24%	2.18%	2.23%	2.43%	2.33%	2.06%	2.40%	2.37%	2.70%

The subject property's 2015-2020 trend for Median Household income within a 5 minute drive time is 18% higher when compared to Pasco County.

# BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Pasco MSA FL US

## Households by Income

<\$15,000	15.30%	15.90%	14.50%	15.80%	13.80%	10.50%	11.00%	11.10%	10.70%
\$15,000 - \$24,999	17.00%	15.90%	16.20%	15.80%	16.20%	11.70%	10.50%	10.10%	9.00%
\$25,000 - \$34,999	16.70%	16.00%	15.10%	15.80%	15.10%	10.40%	10.20%	10.10%	8.90%
\$35,000 - \$49,999	14.50%	16.50%	16.60%	15.70%	16.30%	14.40%	14.30%	14.40%	12.40%
\$50,000 - \$74,999	20.30%	19.80%	19.80%	20.20%	20.10%	19.90%	18.40%	18.50%	17.50%
\$75,000 - \$99,999	9.00%	8.00%	8.60%	8.80%	8.80%	11.90%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	5.30%	5.70%	6.10%	5.60%	6.50%	13.10%	12.80%	12.80%	15.10%
\$150,000 - \$199,999	1.70%	1.50%	1.70%	1.70%	1.70%	4.60%	5.10%	5.00%	6.50%
\$200,000+	0.30%	0.70%	1.40%	0.60%	1.50%	3.60%	5.40%	5.70%	7.30%

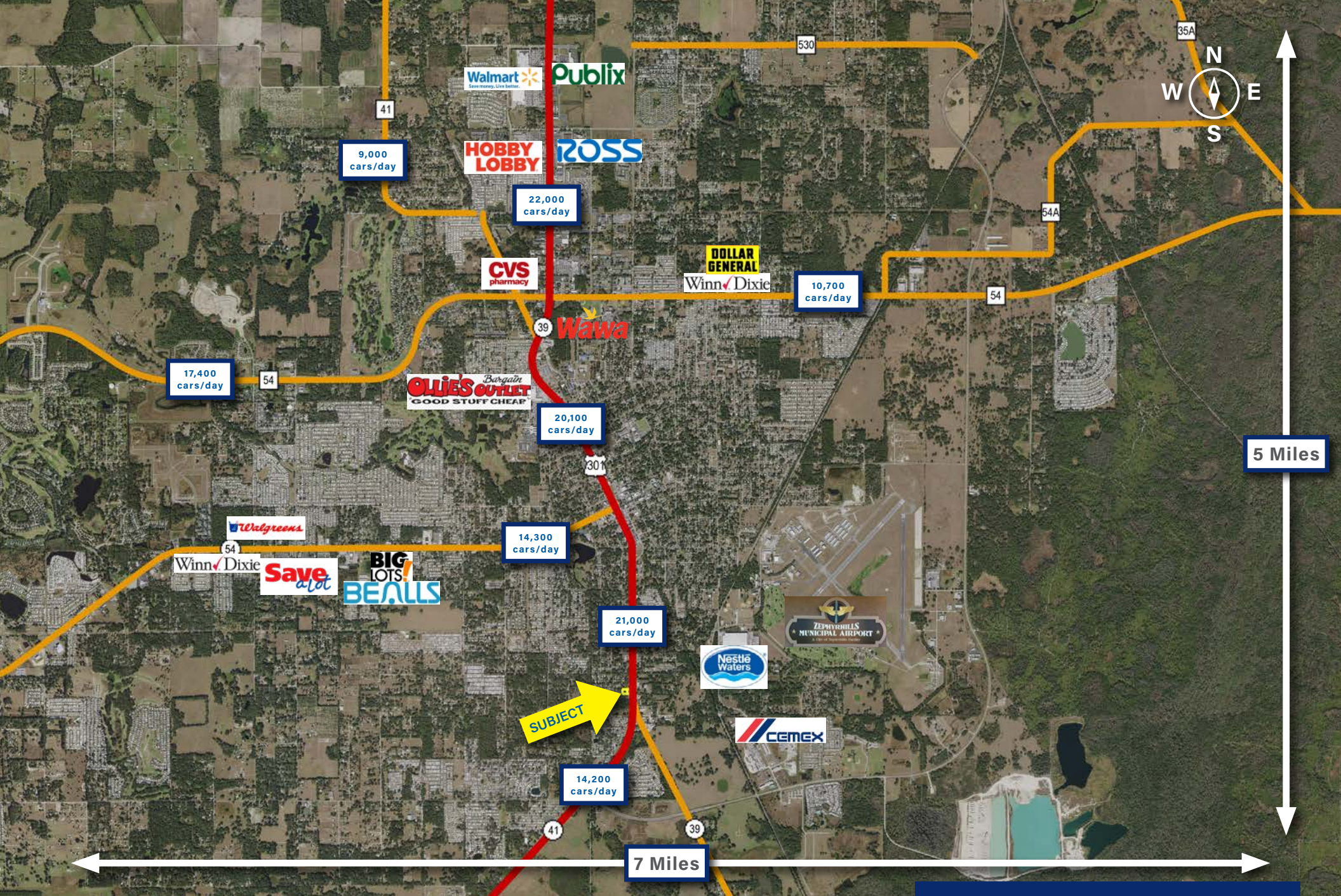
## Population by Age

0 - 4	3.90%	3.80%	3.50%	4.20%	3.40%	5.10%	5.20%	5.20%	6.00%
5 - 9	3.80%	3.80%	3.50%	4.00%	3.50%	5.30%	5.30%	5.40%	6.10%
10 - 14	4.10%	4.00%	3.70%	4.30%	3.60%	5.50%	5.50%	5.60%	6.30%
15 - 19	3.60%	3.60%	3.40%	3.90%	3.30%	5.20%	5.50%	5.60%	6.30%
20 - 24	3.90%	3.80%	3.50%	4.30%	3.40%	4.90%	6.00%	6.10%	6.70%
25 - 34	8.60%	9.10%	8.40%	9.60%	8.10%	11.30%	13.00%	13.30%	14.00%
35 - 44	8.70%	8.70%	8.20%	9.40%	7.80%	11.40%	11.90%	11.70%	12.60%
45 - 54	9.50%	9.70%	9.50%	10.10%	9.30%	12.70%	12.80%	12.50%	12.50%
55 - 64	14.80%	15.00%	14.80%	14.80%	15.10%	14.30%	14.00%	13.70%	13.10%
65 - 74	19.30%	18.90%	20.00%	17.80%	20.50%	13.40%	11.60%	11.70%	9.70%
75 - 84	14.40%	14.20%	15.40%	12.70%	15.60%	7.70%	6.40%	6.50%	4.70%
85+	5.50%	5.20%	6.20%	4.70%	6.30%	3.20%	2.90%	2.80%	2.00%

## Race and Ethnicity

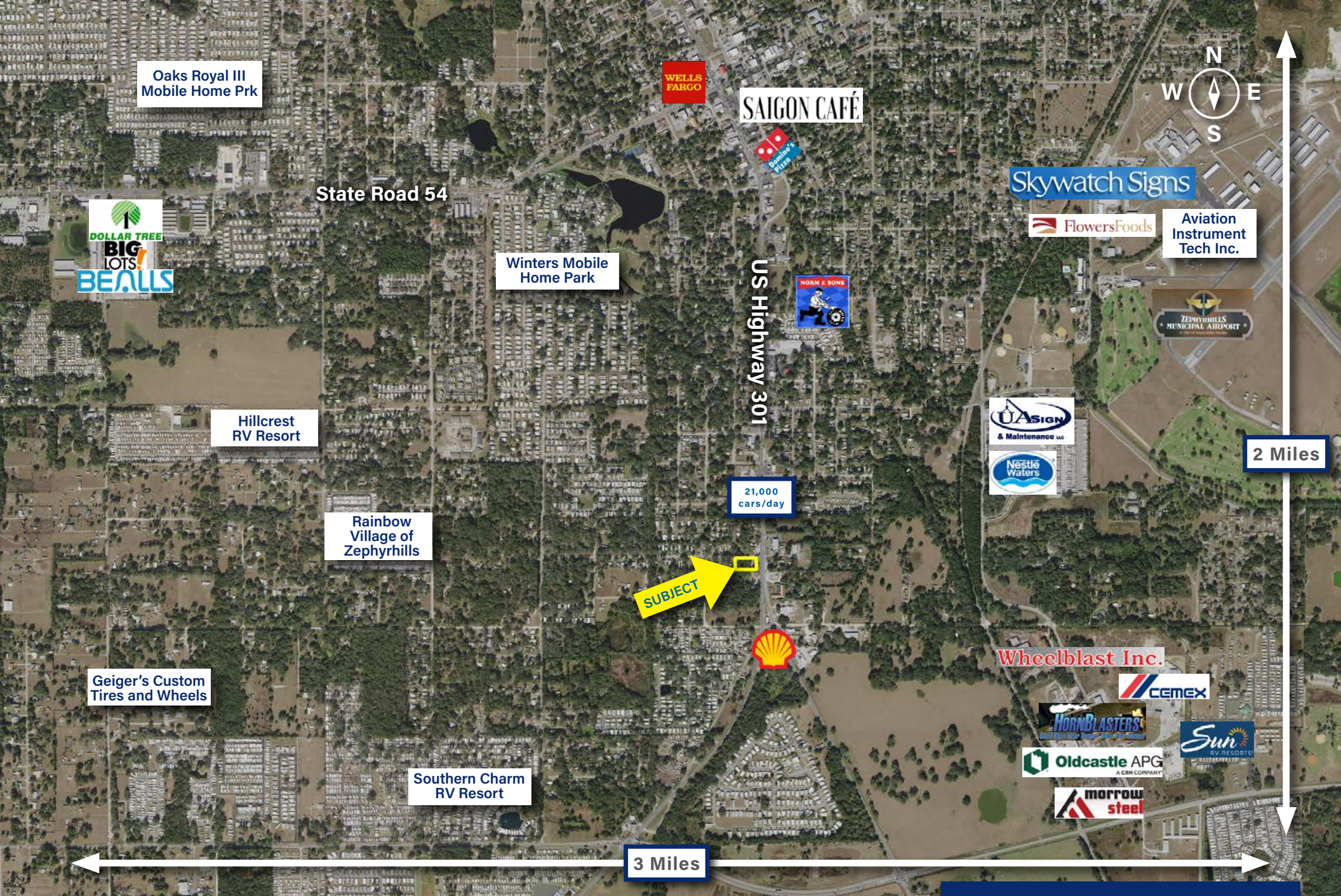
White Alone	89.20%	88.80%	89.60%	88.10%	89.90%	84.10%	75.70%	72.70%	69.60%
Black Alone	4.10%	4.20%	4.30%	4.50%	4.00%	6.30%	12.70%	16.50%	12.90%
American Indian Alone	0.50%	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	0.80%	0.90%	1.00%	0.90%	1.00%	2.60%	3.60%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.00%	3.10%	2.60%	3.40%	2.50%	3.60%	4.30%	4.50%	7.00%
Two or More Races	2.20%	2.50%	2.20%	2.60%	2.20%	3.10%	3.30%	3.10%	3.50%
Hispanic Origin (Any Race)	11.00%	11.60%	10.40%	12.50%	10.20%	16.30%	20.60%	26.60%	18.60%





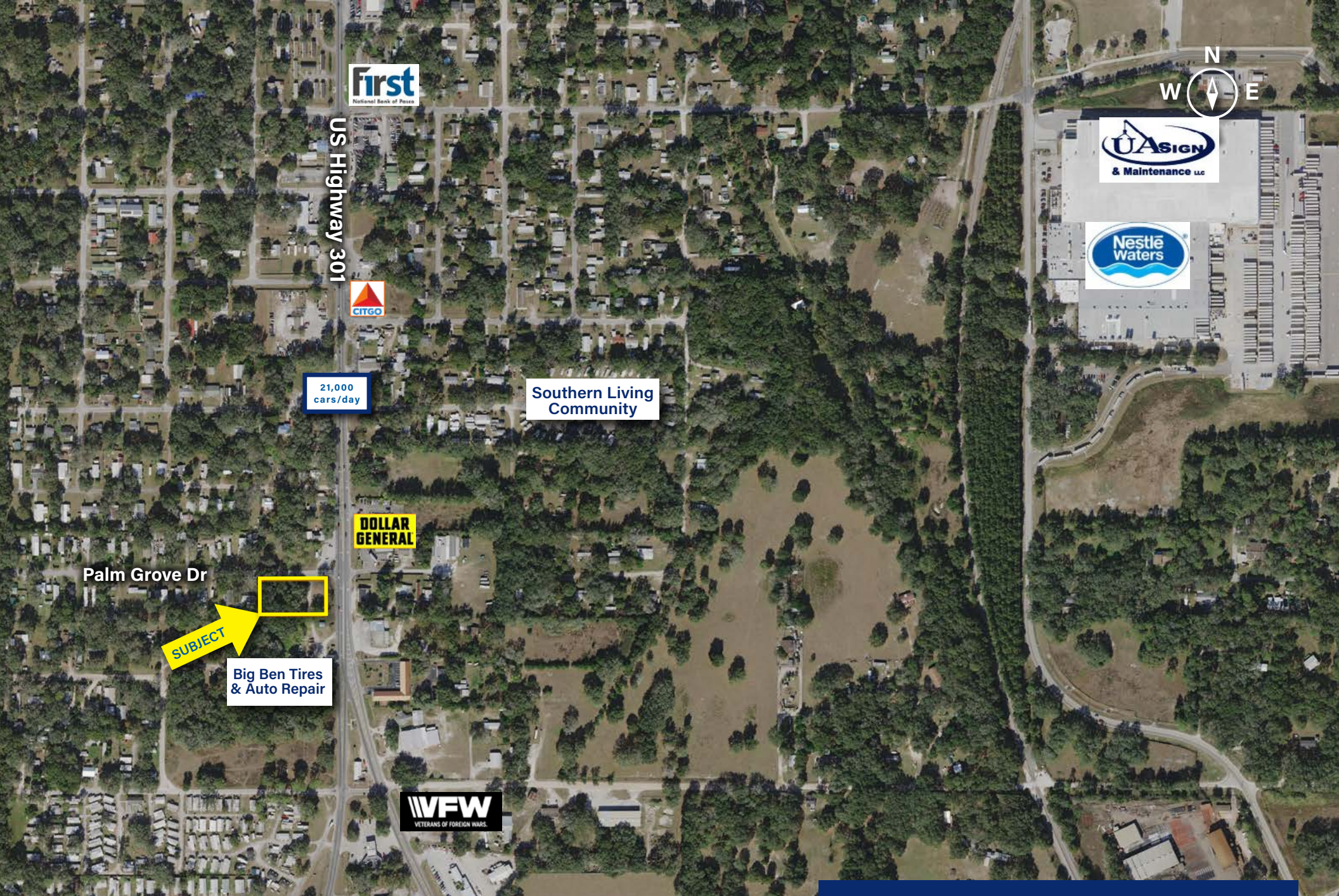
Located just west of the Zephyrhills Airport.

**MARKET AREA MAP**



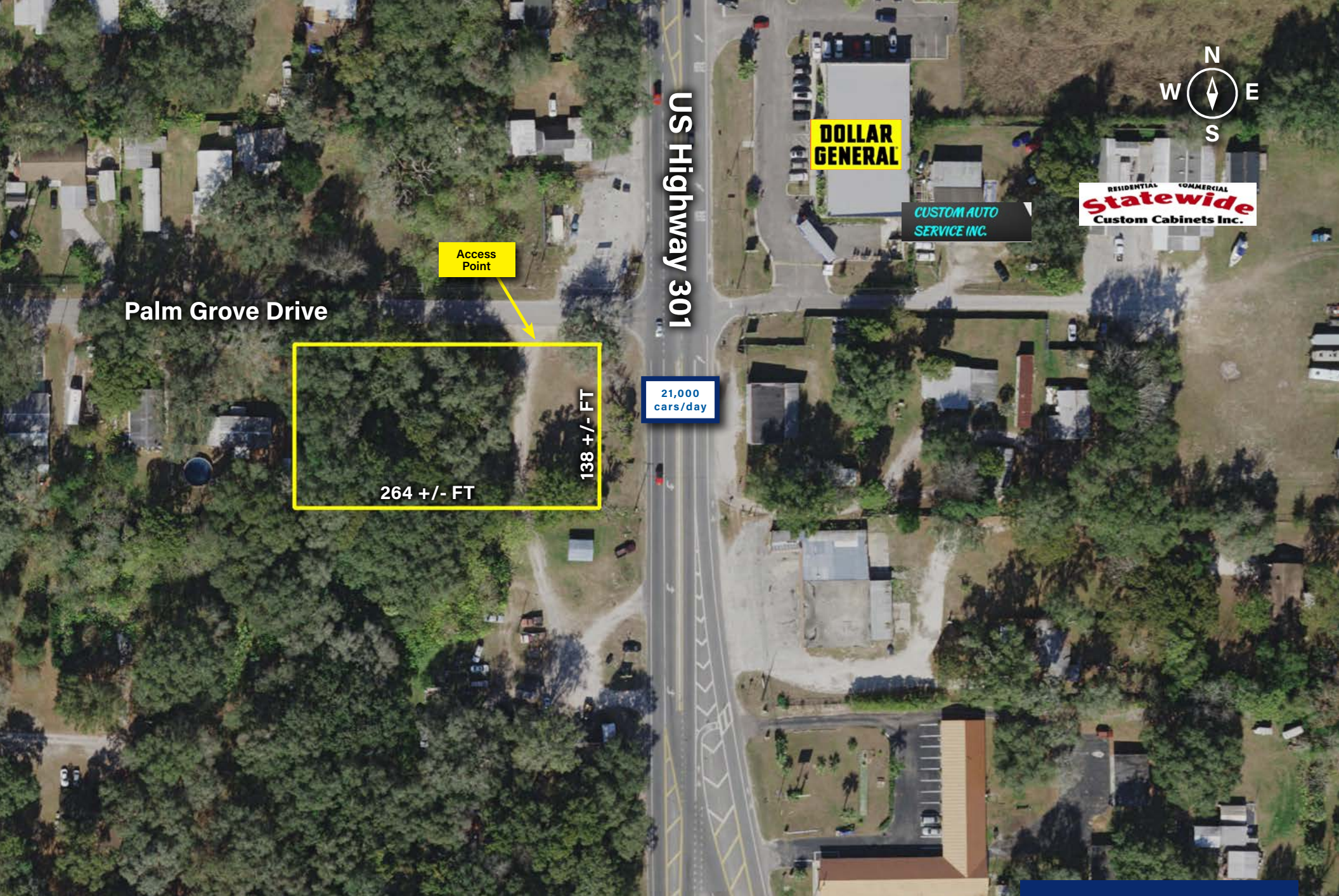
The property is located south of Downtown Zephyrhills, which is dense with commercial and residential uses.

**TRADE AREA MAP**



Located just west of a Nestle distribution center, with retailers like Dollar General and Citgo in close proximity.

# NEIGHBORHOOD AERIAL



**DOLLAR GENERAL**

**CUSTOM AUTO SERVICE INC.**

RESIDENTIAL COMMERCIAL  
**Statewide**  
Custom Cabinets Inc.

**Palm Grove Drive**

**US Highway 301**

Access Point



21,000 cars/day

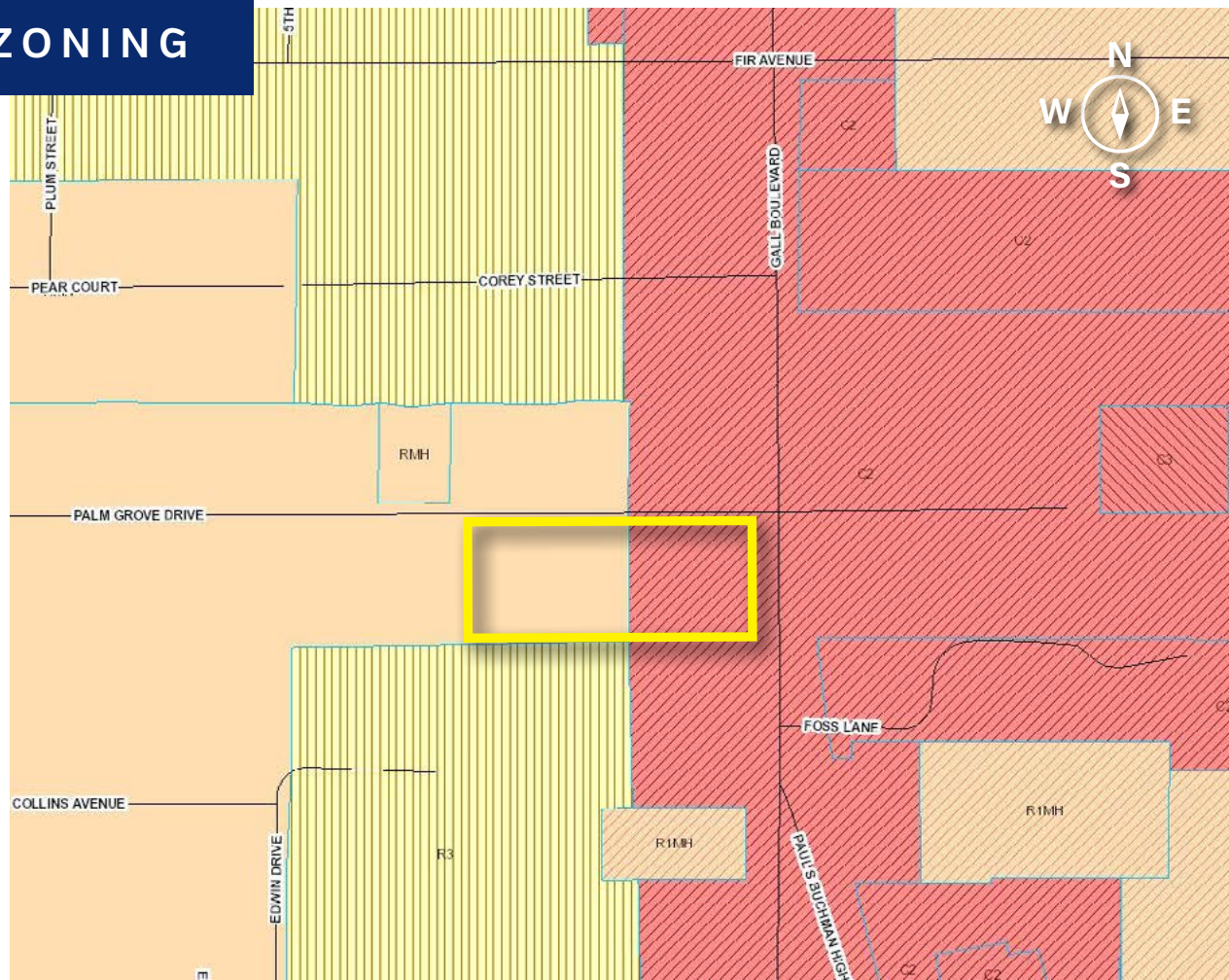
264 +/- FT

138 +/- FT

**SITE AERIAL**

The subject property has 138+/- FT of frontage via US Highway 301 and one entry point via Palm Grove Dr.

# ZONING



## GENERAL COMMERCIAL DISTRICT (C-2)

### PASCO COUNTY, FL

The purpose of the C-2 district is to provide areas for general commercial spaces. The C-2 district permits general goods and services use.

The parcel under R-MH zoning is at an ideal location to be rezoned into the C-2 zoning to connect it with the corner lot.



C-2



C-3

R-MH

R-1MH

R-3



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