



PROPERTY FOR SALE

7.22 ACRES FOR COMMERCIAL DEVELOPMENT ON CR39 & CO LINE

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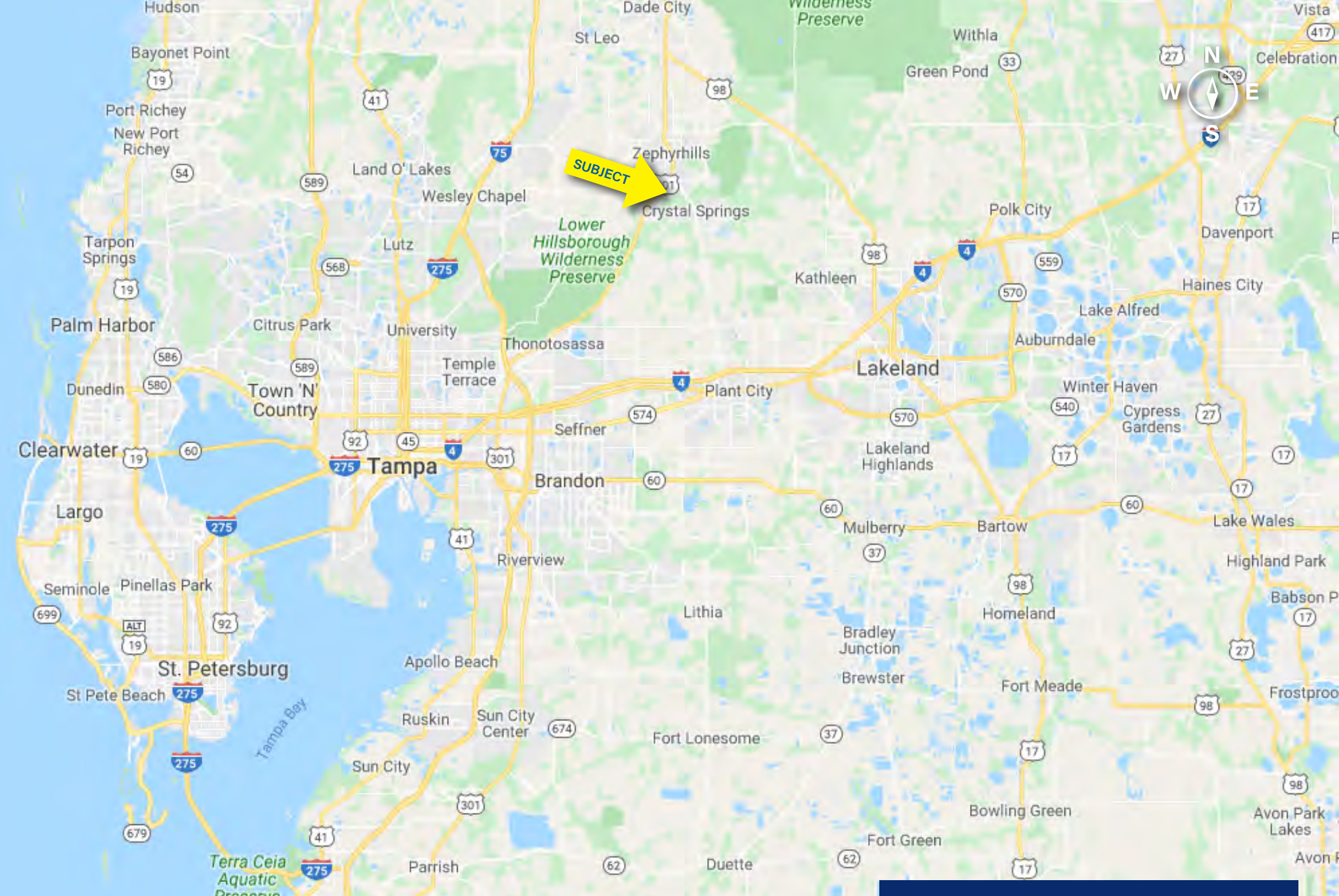


EXECUTIVE SUMMARY

7.22 ACRES FOR COMM DEVELOPMENT ON CR 39 & CO LINE

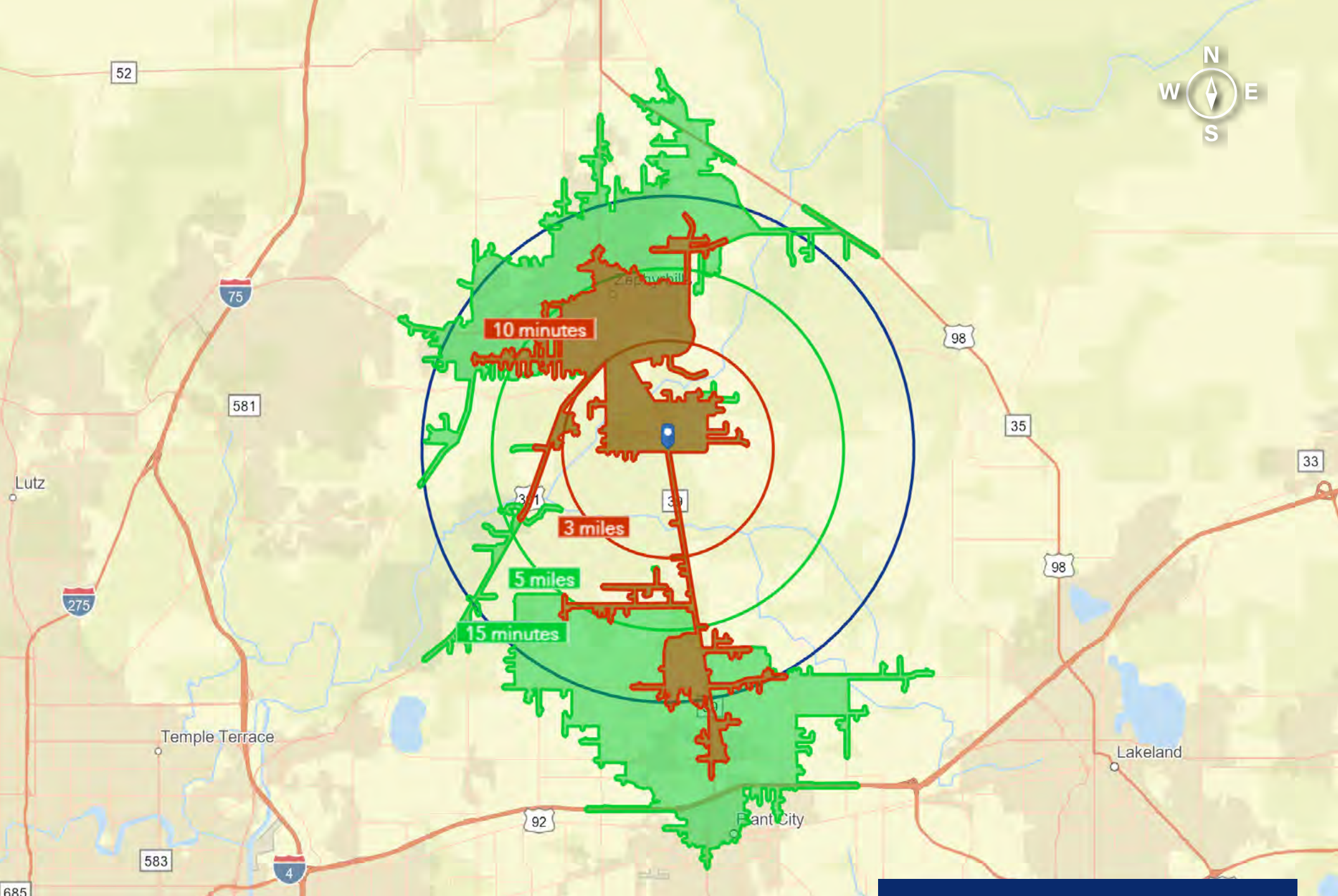
This property is 7.22 +/- acres of vacant commercial land in Crystal Springs, Florida. Being located on the border of Hillsborough and Pasco Counties the subject property is in close proximity to I-75 and I-4.

Site Address:	SR 29, Crystal River, FL 33540
County:	Pasco
PIN (Property Identification Number):	36-26-21-0010-06300-0080, 36-26-21-0010-064A0-0000, 36-26-21-0010-06300-0011, 36-26-21-0010-06300-0020
Land Size:	7.22 +/- total acres 5.38 +/- upland acres
Property Use:	Vacant Commercial
Utilities:	Not Currently Connected (City of Zephyrhills)
Zoning:	C-2 & AR: General Commercial & Agricultural Residential
Taxes:	\$1,366 (2019)
Traffic Count:	13,400 cars/day via County Road 39
Asking Price:	\$475,000



Located in the Tampa - St. Petersburg - Clearwater MSA, just north of the I-4 Corridor.

REGIONAL LOCATION



3, 5, 7 mile radius
10, 15 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles	10 Mins	15 Mins	Pasco	MSA	FL	US
Population	2,653	21,070	56,044	18,958	70,147	536,023	3,160,627	21,239,528	332,417,793
Households	1,103	8,895	24,732	8,425	30,489	213,800	1,283,312	8,299,404	125,168,557
Families	748	5,590	15,625	5,219	19,423	142,068	791,803	5,366,533	82,295,074
Average Household Size	2.40	2.27	2.21	2.19	2.26	2.48	2.42	2.51	2.59
Owner Occupied Housing Units	824	6,573	19,115	6,023	22,710	155,741	830,532	5,375,035	79,459,278
Renter Occupied Housing Units	279	2,321	5,618	2,401	7,780	58,059	452,780	2,924,369	45,709,279
Median Age	51.5	56.3	57.6	55.3	54.4	46.0	43.0	42.5	38.5
Income									
Median Household Income	\$49,519	\$38,392	\$42,065	\$37,859	\$43,192	\$52,607	\$53,970	\$54,238	\$60,548
Average Household Income	\$60,127	\$50,230	\$57,037	\$49,678	\$58,813	\$70,839	\$77,199	\$78,335	\$87,398
Per Capita Income	\$24,392	\$21,712	\$25,099	\$21,767	\$25,222	\$28,320	\$31,415	\$30,703	\$33,028
Trends: 2015 - 2020 Annual Growth Rate									
Population	1.15%	0.67%	1.18%	0.71%	1.15%	1.52%	1.33%	1.37%	0.77%
Households	1.01%	0.56%	1.05%	0.58%	1.01%	1.34%	1.21%	1.31%	0.75%
Families	0.84%	0.40%	0.94%	0.42%	0.92%	1.28%	1.16%	1.26%	0.68%
Owner HHs	1.42%	0.83%	1.37%	0.89%	1.36%	1.61%	1.46%	1.60%	0.92%
Median Household Income	1.62%	2.55%	2.75%	2.44%	2.90%	2.06%	2.40%	2.37%	2.70%

With 21,070 people, there is a moderate population density within a 5-mile radius of the subject.

BENCHMARK DEMOGRAPHICS

3 Mile 5 Miles 7 Miles 10 Mins 15 Mins Pasco MSA FL US

Households by Income

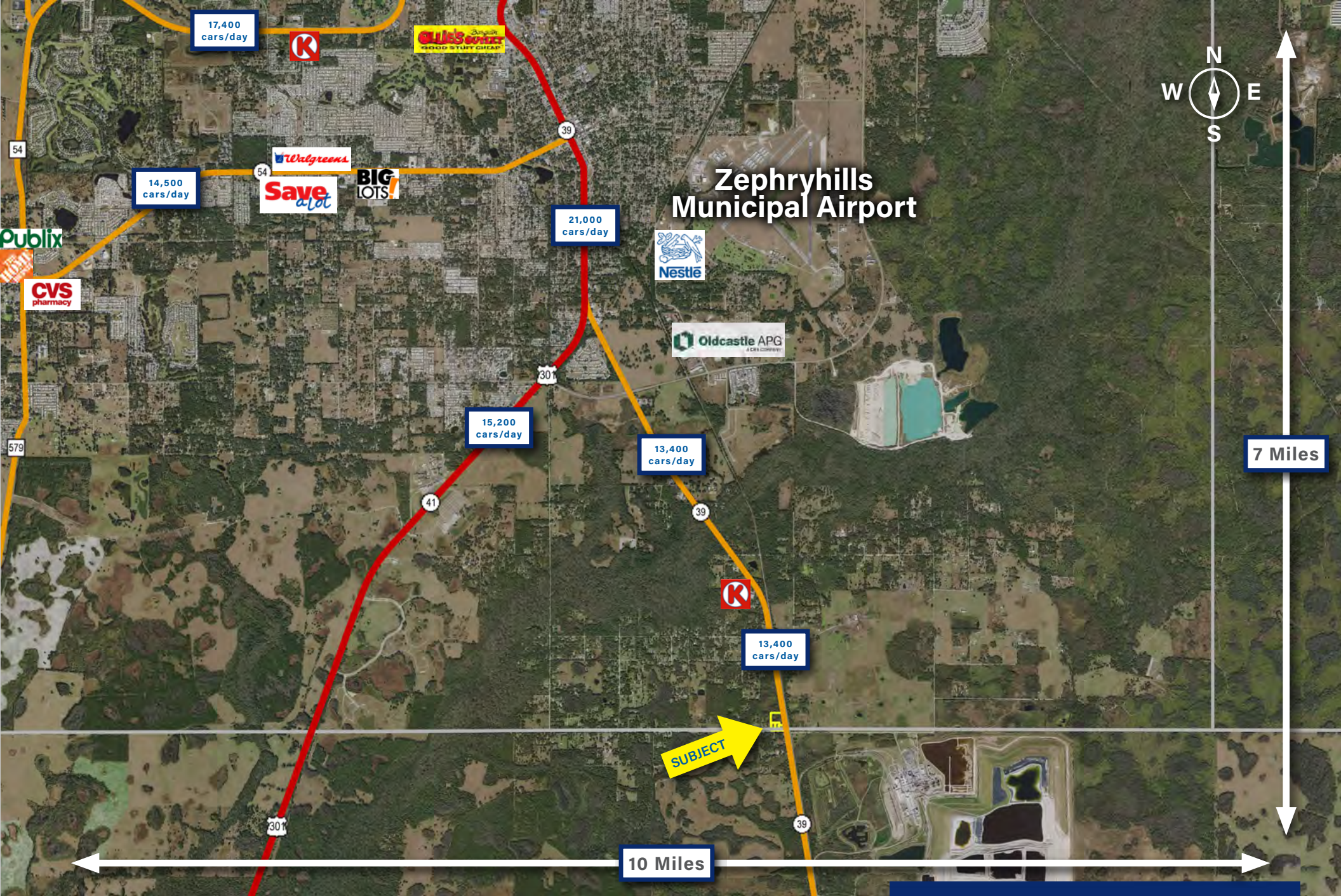
<\$15,000	12.40%	14.90%	12.70%	15.30%	12.10%	10.50%	11.00%	11.10%	10.70%
\$15,000 - \$24,999	12.70%	15.30%	14.70%	15.70%	14.40%	11.70%	10.50%	10.10%	9.00%
\$25,000 - \$34,999	12.10%	15.10%	13.90%	14.90%	13.40%	10.40%	10.20%	10.10%	8.90%
\$35,000 - \$49,999	13.10%	15.70%	15.60%	16.20%	16.10%	14.40%	14.30%	14.40%	12.40%
\$50,000 - \$74,999	25.00%	20.90%	20.90%	20.60%	20.50%	19.90%	18.40%	18.50%	17.50%
\$75,000 - \$99,999	15.00%	9.70%	10.00%	9.10%	10.30%	11.90%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	4.90%	5.60%	7.80%	5.60%	8.30%	13.10%	12.80%	12.80%	15.10%
\$150,000 - \$199,999	2.30%	1.80%	2.30%	1.70%	2.50%	4.60%	5.10%	5.00%	6.50%
\$200,000+	2.50%	0.80%	2.10%	0.90%	2.30%	3.60%	5.40%	5.70%	7.30%

Population by Age

0 - 4	4.60%	3.70%	3.70%	4.10%	4.30%	5.10%	5.20%	5.20%	6.00%
5 - 9	4.70%	3.80%	3.80%	4.10%	4.30%	5.30%	5.30%	5.40%	6.10%
10 - 14	4.90%	4.10%	4.00%	4.30%	4.50%	5.50%	5.50%	5.60%	6.30%
15 - 19	4.70%	3.70%	3.70%	3.90%	4.20%	5.20%	5.50%	5.60%	6.30%
20 - 24	4.30%	3.90%	3.70%	4.10%	4.10%	4.90%	6.00%	6.10%	6.70%
25 - 34	10.10%	9.40%	8.70%	9.60%	9.70%	11.30%	13.00%	13.30%	14.00%
35 - 44	9.00%	9.00%	8.60%	9.20%	9.10%	11.40%	11.90%	11.70%	12.60%
45 - 54	12.30%	10.50%	10.20%	10.30%	10.40%	12.70%	12.80%	12.50%	12.50%
55 - 64	16.40%	15.10%	15.20%	14.80%	14.70%	14.30%	14.00%	13.70%	13.10%
65 - 74	17.20%	18.80%	19.20%	18.10%	17.50%	13.40%	11.60%	11.70%	9.70%
75 - 84	9.60%	13.50%	13.80%	12.90%	12.30%	7.70%	6.40%	6.50%	4.70%
85+	2.40%	4.60%	5.30%	4.50%	4.80%	3.20%	2.90%	2.80%	2.00%

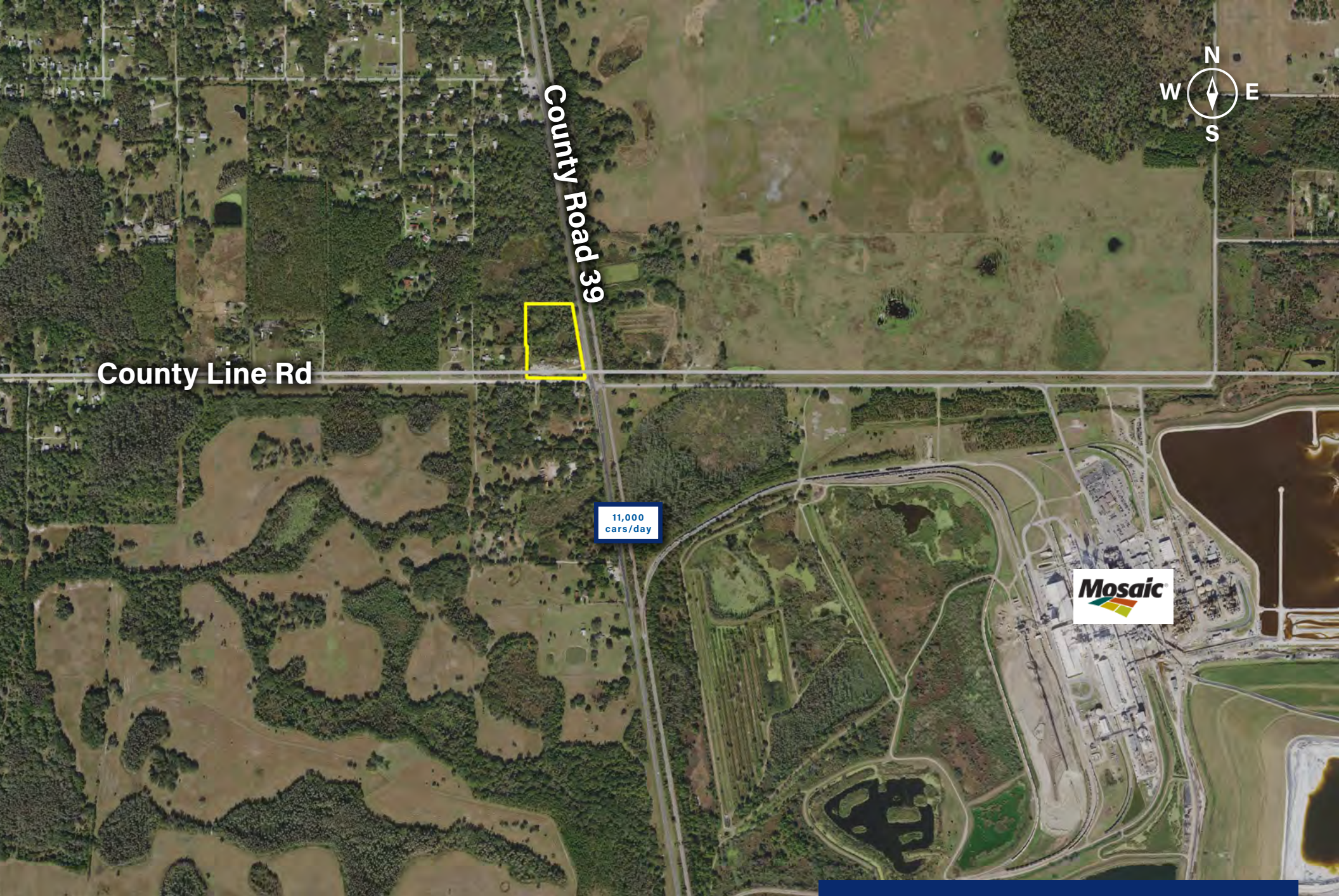
Race and Ethnicity

White Alone	90.10%	88.10%	88.50%	88.30%	86.50%	84.10%	75.70%	72.70%	69.60%
Black Alone	1.70%	5.20%	4.90%	4.30%	4.40%	6.30%	12.70%	16.50%	12.90%
American Indian Alone	0.60%	0.50%	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	1.00%	0.80%	1.30%	0.90%	1.40%	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	4.10%	3.10%	2.70%	3.50%	4.90%	3.60%	4.30%	4.50%	7.00%
Two or More Races	2.40%	2.30%	2.20%	2.50%	2.40%	3.10%	3.30%	3.10%	3.50%
Hispanic Origin (Any Race)	11.20%	11.40%	11.30%	12.70%	15.60%	16.30%	20.60%	26.60%	18.60%



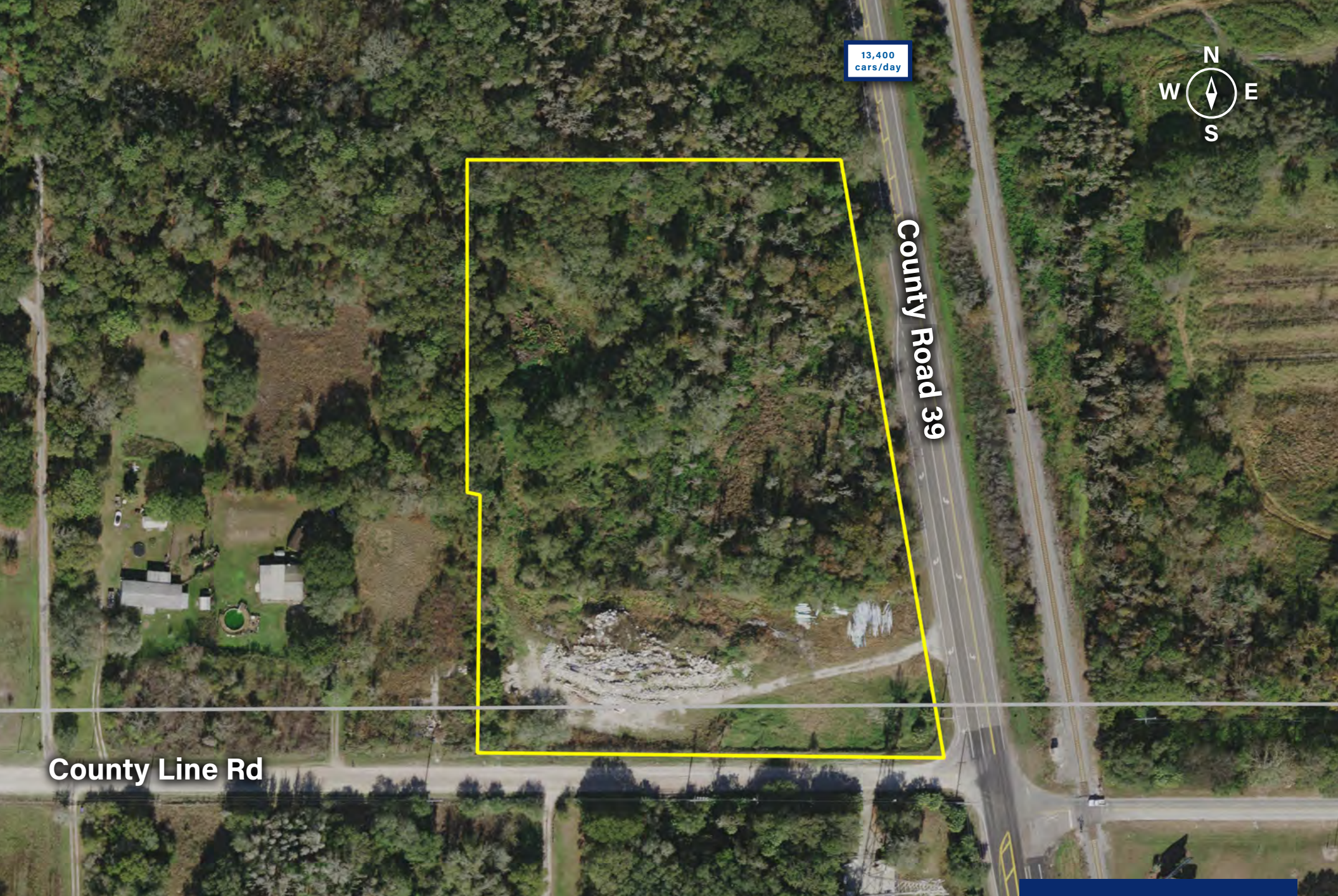
The market encompasses the City of Zephyrhills which is north of the subject property.

MARKET AREA MAP



The neighborhood is highlighted by Mosaic Plant City.

NEIGHBORHOOD AERIAL



13,400
cars/day



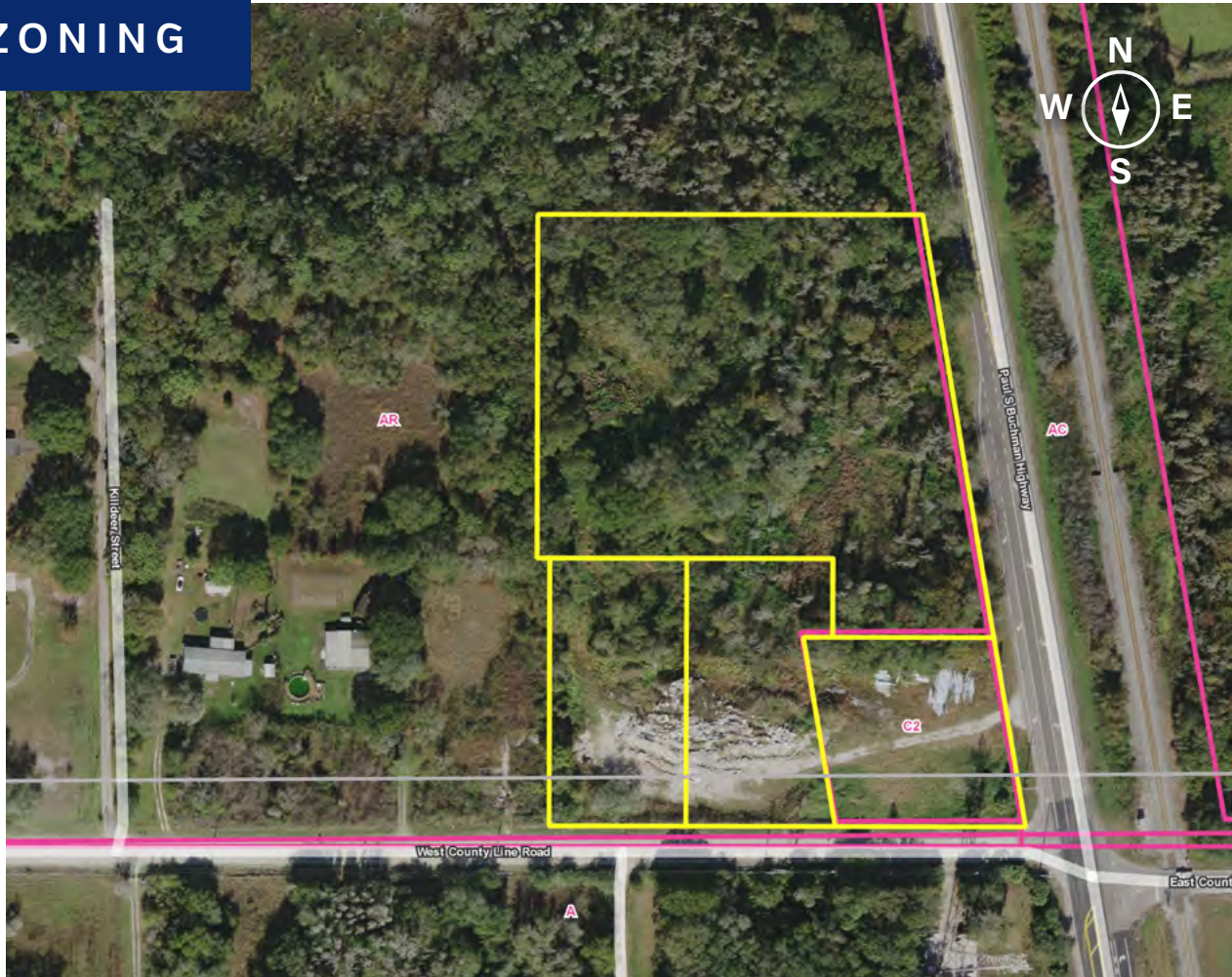
County Road 39

County Line Rd

SITE AERIAL

There are two points of entry to the property via County Road 39 and County Line Road.

ZONING



 COMMERCIAL

 AR

General Commercial (C-2)

The purpose of the C-2 General Commercial District is to provide for the orderly, development of those uses necessary to meet the community and regional needs for, general goods and services, as well as those of a social, cultural, and civic nature, and to exclude uses not compatible with such activities.

Agricultural-Residential (AR)

The purpose of the A-R Agricultural-Residential District is to allow the development of relatively large tracts of land to accommodate those individuals who desire a rural or estate-type living environment; to curtail urban development in areas which lack facilities, until such time as those facilities are available; and to promote conservation of rural environments through limiting the intensity of development.



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