

4 ACRES FOR COMMERCIAL DEVELOPMENT

NWC EILAND BOULEVARD
& FT KING RD.
ZEPHYRHILLS, FL 33542

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Fort King Rd

CR54/Eiland Blvd

Property Summary



OFFERING SUMMARY

Sale Price:	\$2,600,000
Lot Size:	4 Acres
Price / Acre:	\$650,000
Zoning:	Neighborhood Commercial
Market:	North Tampa Bay
Submarket:	Pasco County
Traffic Count:	18,000
APN:	03-26-21-0010-06200-0010 and 03-26-21-0010-06200-0000 [.8 acres of the east side of this parcel]

PROPERTY OVERVIEW

Amenities include a bank contiguous to the east, VA hospital on the east side of Ft King Rd. Located 1300 ± FT from US 301 (Gall Blvd), the main north-south commercial corridor through Zephyrhills, running into Tampa to the south and Dade City to the North; in the heart of Zephyrhills, the largest city in Pasco County.

A new development of 354 apartments are under development to the north and west, contiguous to this property.

Site Description



SITE DESCRIPTION

This four acre site is in the heart of Zephyrhills, the largest city in booming Pasco County. It is contiguous to a 25 acre tract to the north and west of it with 354 apartments and townhomes under development. These 4 acres of outparcels are zoned for office/professional/retail development, available to divide as needed at \$650,000 per acre, or \$2,600,000 for the entire 4-acre site. It is already zoned C-2 (Commercial); almost all of the development approvals have been completed.

With the new VA Center nearing construction completion on the east side of Ft King Road, it provides an excellent opportunity for a supportive medical office building. All utilities are available to the site. The site is all upland, with fill dirt leveling the site to the availing roadways. Roadway access is provided via Eiland Boulevard and Ft King Road with an internal roadway along the north border, west side border and east side border of the four acre site. There is no need for a water retention area; it is covered in the 25 acre site being developed for the apartments at no cost to the 4 acre buyer, providing more buildable space.

It is located on the northwest corner of Eiland Blvd and Ft King Road, just 1350 feet west of US 301 in Zephyrhills, Pasco County, Florida. ZONING: The present zoning of this four acre site along Eiland Boulevard is "Neighborhood Commercial". The primary permitted use under this zoning is for office, retail, services, restaurants, small hotel, medical, park, type uses. There are a few additional opportunities including:

- Convenience store
- Banks / financial services
- Full service restaurants (no drive-throughs)
- Neighborhood café (less than 2,400 ± SF (cafes, coffee shops, bakeries, boutiques, restaurants)
- Personal services – Hair etc.
- Laundromat / dry cleaner
- Special exception – pharmacy / drug store, Medical marijuana, tattoo, indoor only pet care.

Nearby facilities include schools, medical facilities, restaurants, and shopping along US 301, which is just 1,350 feet east of the site.

The average daily traffic count along US 301 and Eiland Blvd is 32,500.

Specifications & Features



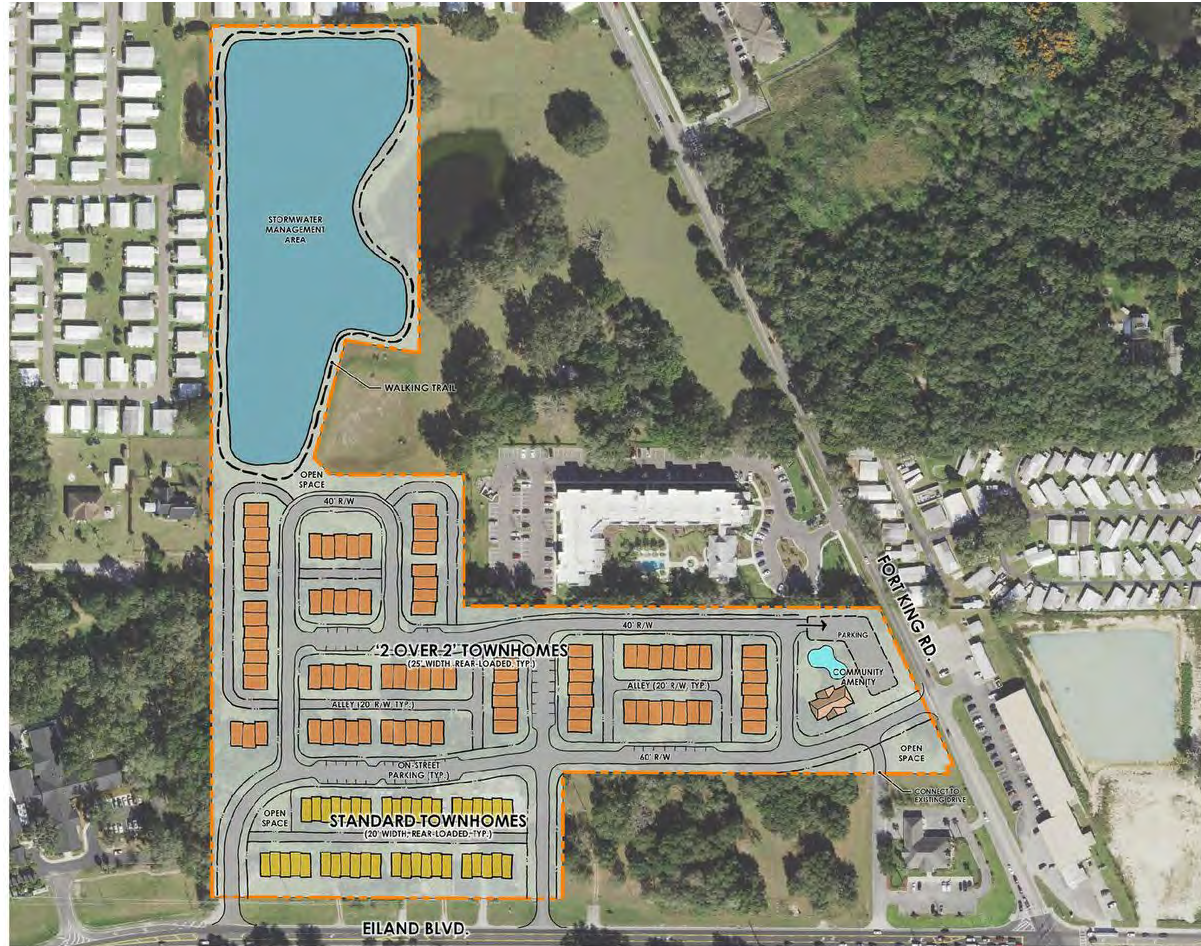
SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"> • Land Investment • Commercial
Uplands / Wetlands:	4 acres of uplands
Soil Types:	Mixed
Taxes & Tax Year:	\$23. and \$9. in 2022
Zoning / FLU:	PUD / Neighborhood Commercial
Lake Frontage / Water Features:	None
Water Source & Utilities:	City utilities
Road Frontage:	600 ± FT (estimate) on Eiland Blvd
Nearest Point of Interest:	This 3.8 acre site is 1300 feet from US 301 (Gall Blvd), the main north-south commercial corridor through Zephyrhills, running into Tampa to the south and Dade City to the North.
Fencing:	Some fencing is surrounding the site
Current Use:	Vacant commercial
Grass Types:	Mixed
Potential Recreational / Alt Uses:	This site can be used for neighborhood commercial development including retail shops, offices, restaurants, hotel, parks, ,
Land Cover:	Grass and trees

Aerial Photo



Conceptual Site Plan



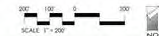
SITE AREAS (AC)	
TOTAL SITE AREA	± 25.4 AC
DEVELOPMENT AREA	± 16.3 AC
OPEN SPACE (INCLUDING POND)	± 8.1 AC
COMMUNITY AMENITY	± 1.0 AC

UNIT COUNTS	
± 180	2-OVER-2 TOWNHOMES
± 25 x 1.50' FOOTPRINT, ASSUMED 2-BR PER UNIT	
	4-STORY, ALLEY LOADED, 1-CAR GARAGE
± 41	STANDARD TOWNHOMES
± 25 x 1.50' FOOTPRINT, ASSUMED 2-BR PER UNIT	
	2-STORY, ALLEY LOADED, 1-CAR GARAGE

SETBACKS	
(Conforms to the Multi-Family Zoning)	
20'	FRONT
20'	SIDE
20'	REAR

STREET LENGTHS (LF)	
± 950	80' RIGHT-OF-WAY
± 600	40' RIGHT-OF-WAY
- 1,050	20' ALLEY

- NOTES:**
1. THE INTENTION OF THIS CONCEPT SKETCH IS TO EVALUATE THE POTENTIAL DEVELOPMENT YIELD AND SHOULD BE USED ONLY AS A GUIDE FOR FURTHER DETAILED STUDY OF THIS SITE.
 2. THIS PLAN IS BASED ON PUBLIC MAPPING SOURCES AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD SURVEY AND A SITE ANALYSIS OF EXISTING CONDITIONS.
 3. THIS PLAN IS SUBJECT TO REGULATORY REVIEW WHICH MAY IMPACT THE YIELD REFLECTED, INCLUDING A LOSS OF OVERALL DENSITY AND SIZE OF PROPOSED ELEMENTS.
 4. THIS PLAN ASSUMES THAT NO TREES ON THE SITE WILL QUALIFY AS A 'GRAND TREE' PER THE ZEPHYRHILLS LAND DEVELOPMENT CODE. IF GRAND TREES ARE IDENTIFIED ON THIS SITE, THIS LAYOUT MAY NEED TO BE REVISED.



CONCEPT STUDY 1

EILAND BLVD. TOWNHOMES
Zephyrhills, FL

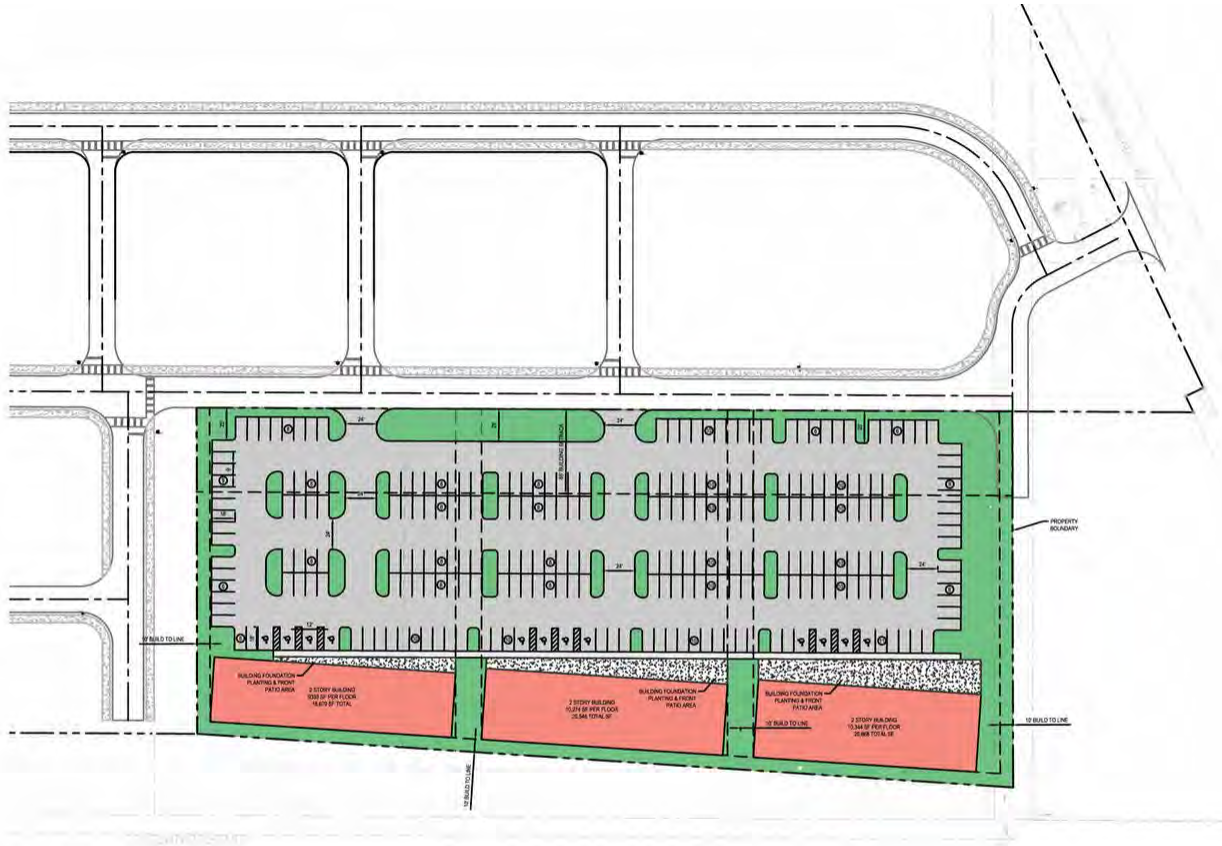
JUNE 16, 2023

THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE. IT IS NOT TO BE USED FOR CONSTRUCTION.

BGE, Inc.
Sarasota | Tampa
Jacksonville | Vero Beach



Conceptual Site Plan



PARKING		
	REQUIRED	PROVIDED
STANDARD SPACES	90	253
COMPACT SPACES	N/A	0
HANDICAP SPACES	1 SPACE PER 25 PROVIDED	12
TOTAL SPACES	90	265
BICYCLE PARKING	N/A	N/A

COLOR TEMPLATE

LEGEND

- OPEN SPACE
- POND
- PATIO/PLANTERS
- BUILDING
- SIDEWALK
- ROADWAY

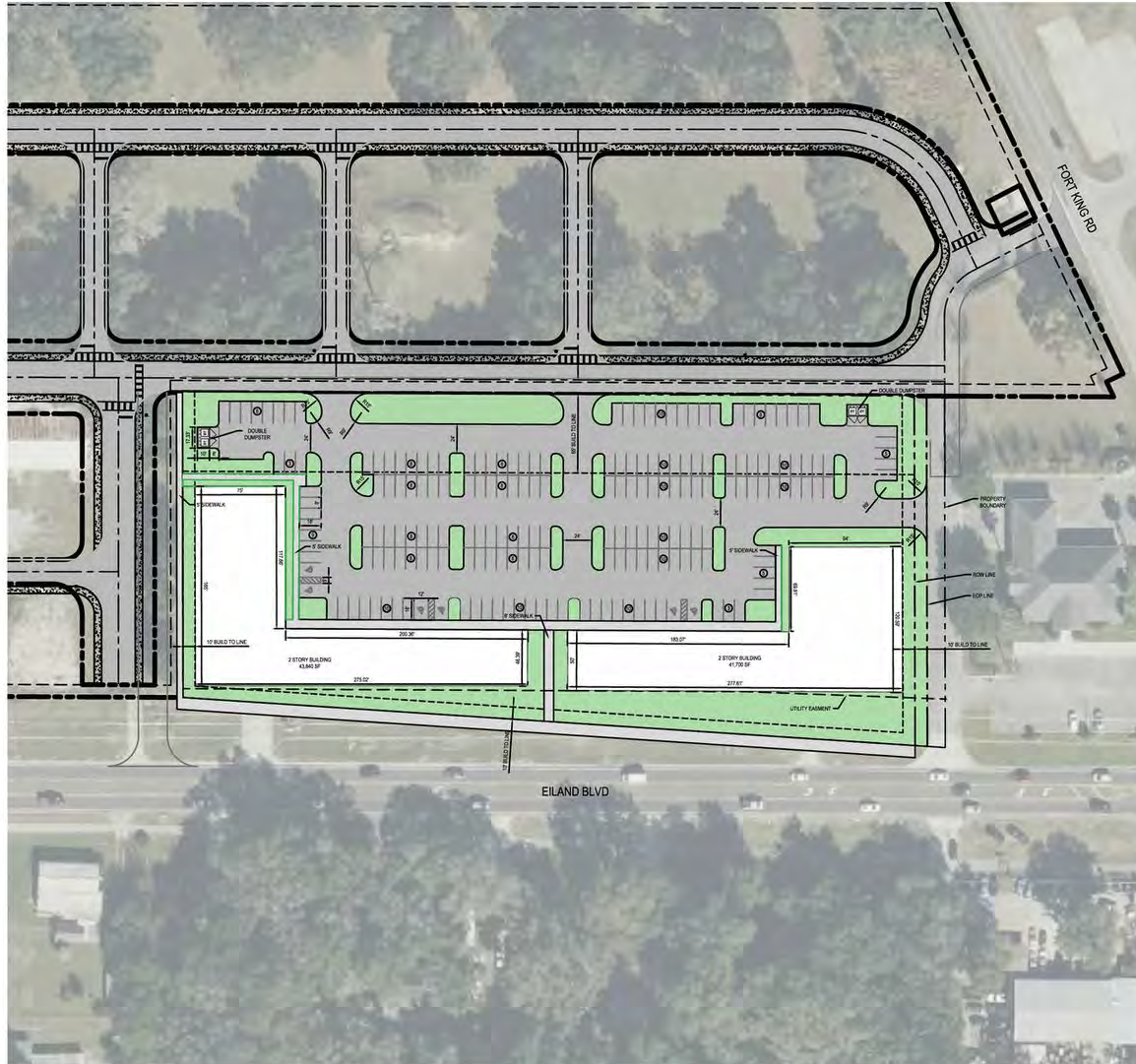
POTENTIAL SITE ISSUES

1. THE BOUNDARY INFORMATION SHOWN HEREIN IS BASED OFF OF A SURVEY PROVIDED TO BGE, INC. BY DC JOHNSON & ASSOCIATES. BGE, INC. MAKES NO GUARANTEES TO THE VALIDITY OF THIS DATA AND IT IS SUBJECT TO CHANGE.
2. A PRE-APPLICATION MEETING WITH CITY OF ZEPHYRHILLS IS RECOMMENDED TO FINALIZE ALL ZONING REQUIREMENTS, MPUD REQUIREMENTS, SETBACKS, STORMWATER REQUIREMENTS, ETC.
3. MINIMAL CODE RESEARCH HAS BEEN CONDUCTED. ADDITIONAL CODE RESEARCH MAY REVEAL ADDITIONAL CONSTRAINTS ON THIS SITE, WHICH MAY CAUSE THE SITE PLAN TO CHANGE.
4. A PRE-APPLICATION MEETING WITH SWFWMD IS RECOMMENDED TO DETERMINE STORMWATER CRITERIA AND ANY ENVIRONMENTAL CONCERNS.
5. ALL STORMWATER VOLUME IS BELIEVED TO BE PROVIDED IN THE ONSITE POND FOR THE ADJACENT EILAND BLVD TOWNHOMES. FURTHER DESIGN AND ENGINEERING ANALYSIS MAY REQUIRE ADDITIONAL STORMWATER BMP'S TO BE PROVIDED ON THESE OUTPARCELS.
6. EXISTING DRIVEWAYS ALONG EILAND BOULEVARD WILL NEED TO BE DEMOLISHED.
7. EASTERN PROPERTY LINE RUNS DOWN THE MIDDLE OF THE ADJACENT ROAD SHARED WITH THE NEIGHBORING BANK PARCEL. THIS IS ATYPICAL.

Kevin Gibson, Project Manager
 Land/Site Development
 Direct: 813-467-7402 - kgibson@bgeinc.com

BGE, Inc.
 5426 Bay Center Dr., Suite 100, Tampa, FL 33609
 Tel: 813-848-0901 - www.bgeinc.com

Conceptual Site Plan



PARKING REQUIRED:
 GROUND FLOOR 1 SPACE / 500 SF
 UPPER FLOOR 1 SPACE / 1,000 SF
 HANDICAP 1 SPACE PER 25 REGULAR

PARKING	REQUIRED	PROVIDED
STANDARD SPACES	117	199
COMPACT SPACES	N/A	0
HANDICAP SPACES	5	6
TOTAL SPACES	122	205
BICYCLE PARKING	N/A	N/A

COLOR TEMPLATE

LEGEND

- OPEN SPACE
- POND
- BUILDING
- SIDEWALK
- STANDARD DUTY ASPHALT

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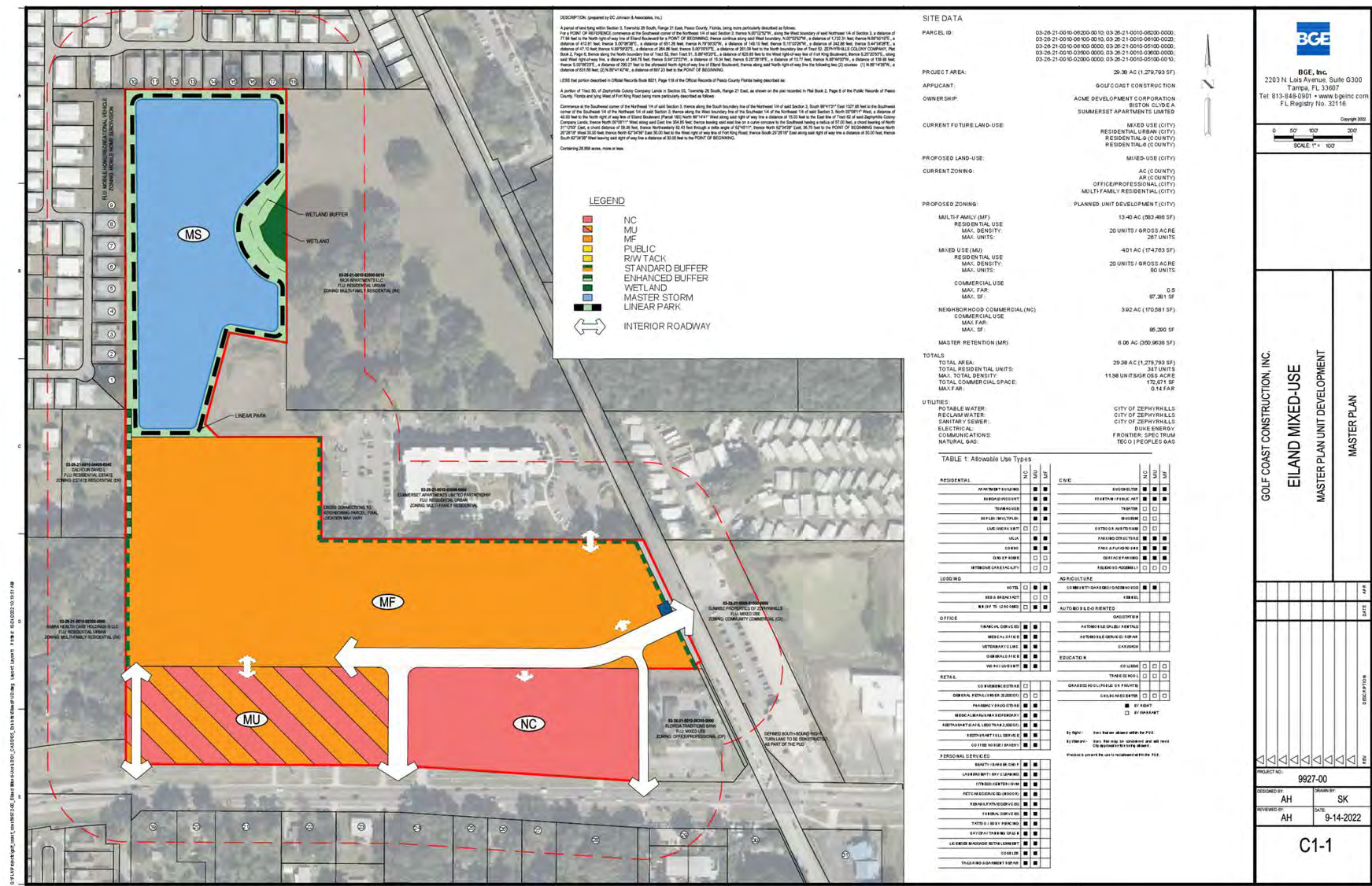
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Site Plan



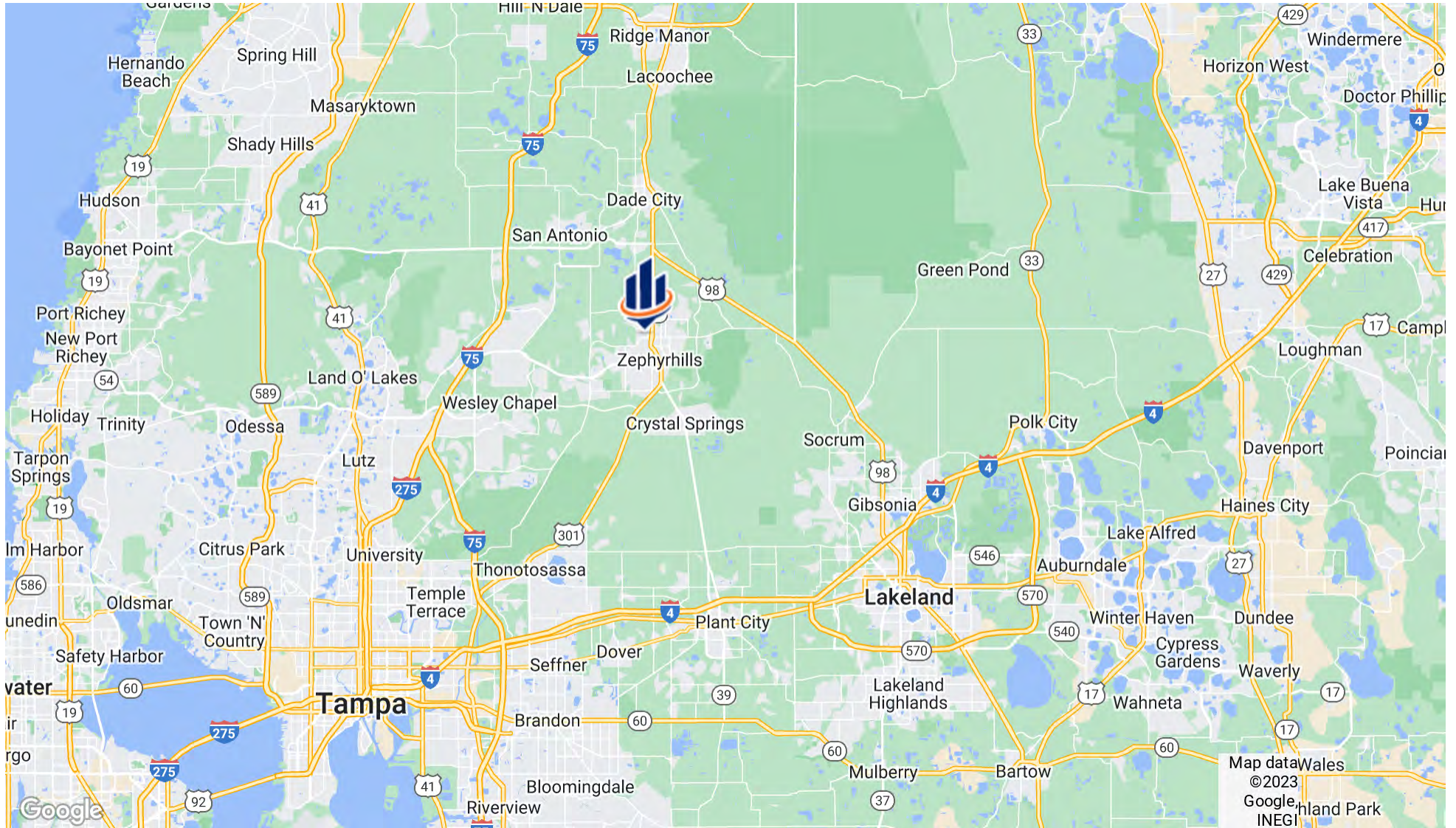
Master Plan



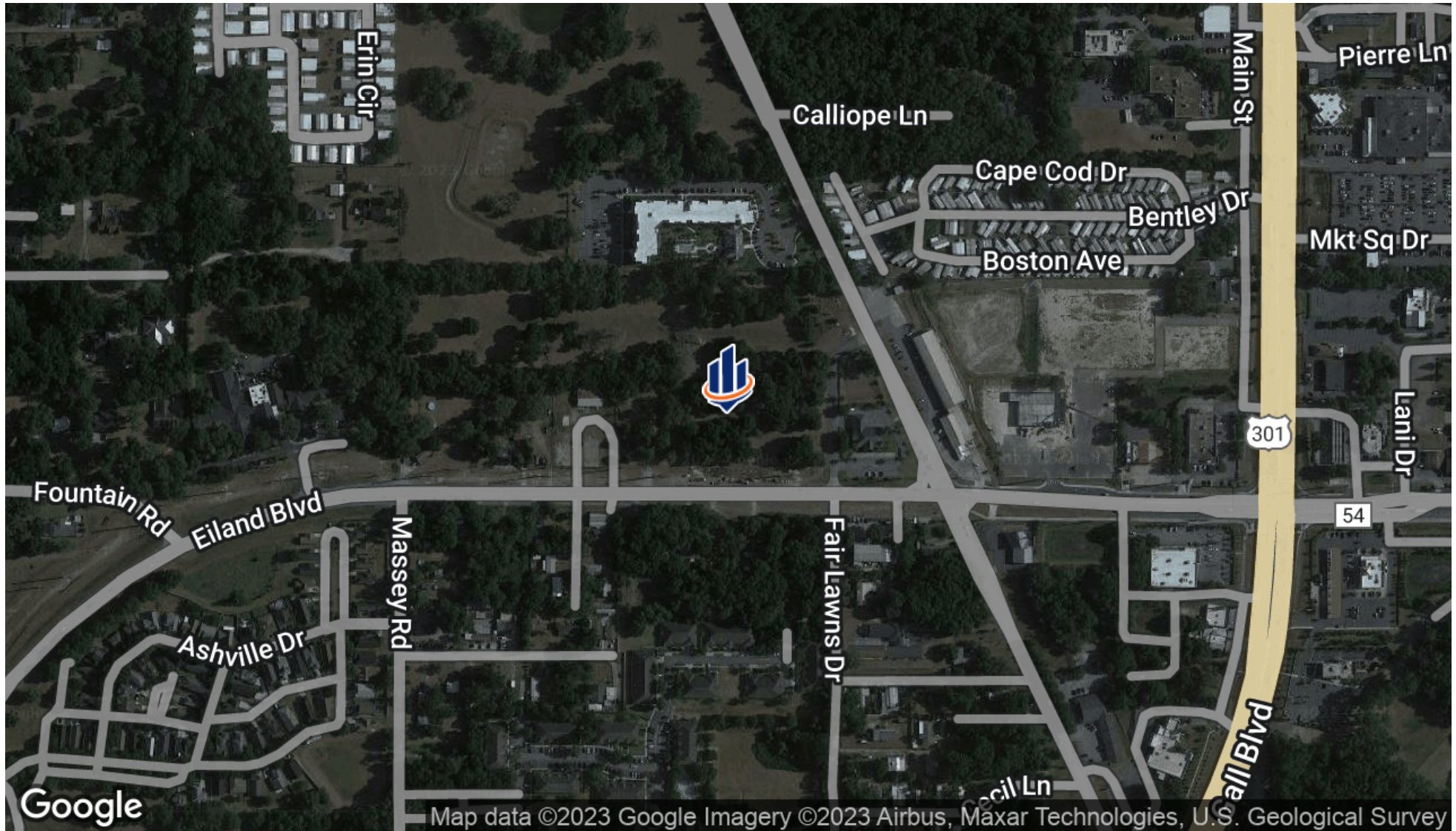
New VA Clinic To Serve Veterans In East Pasco County, Florida



Regional Map



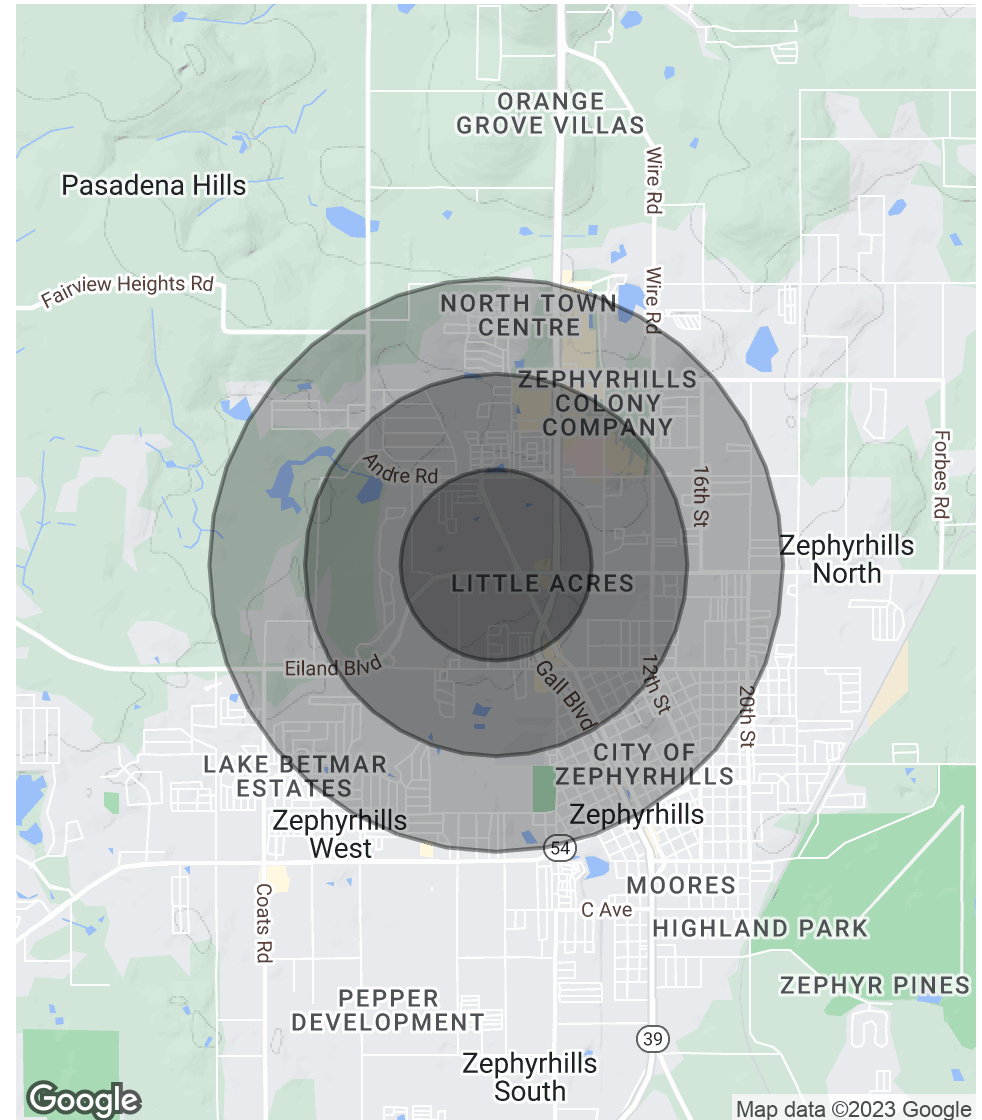
Location Map



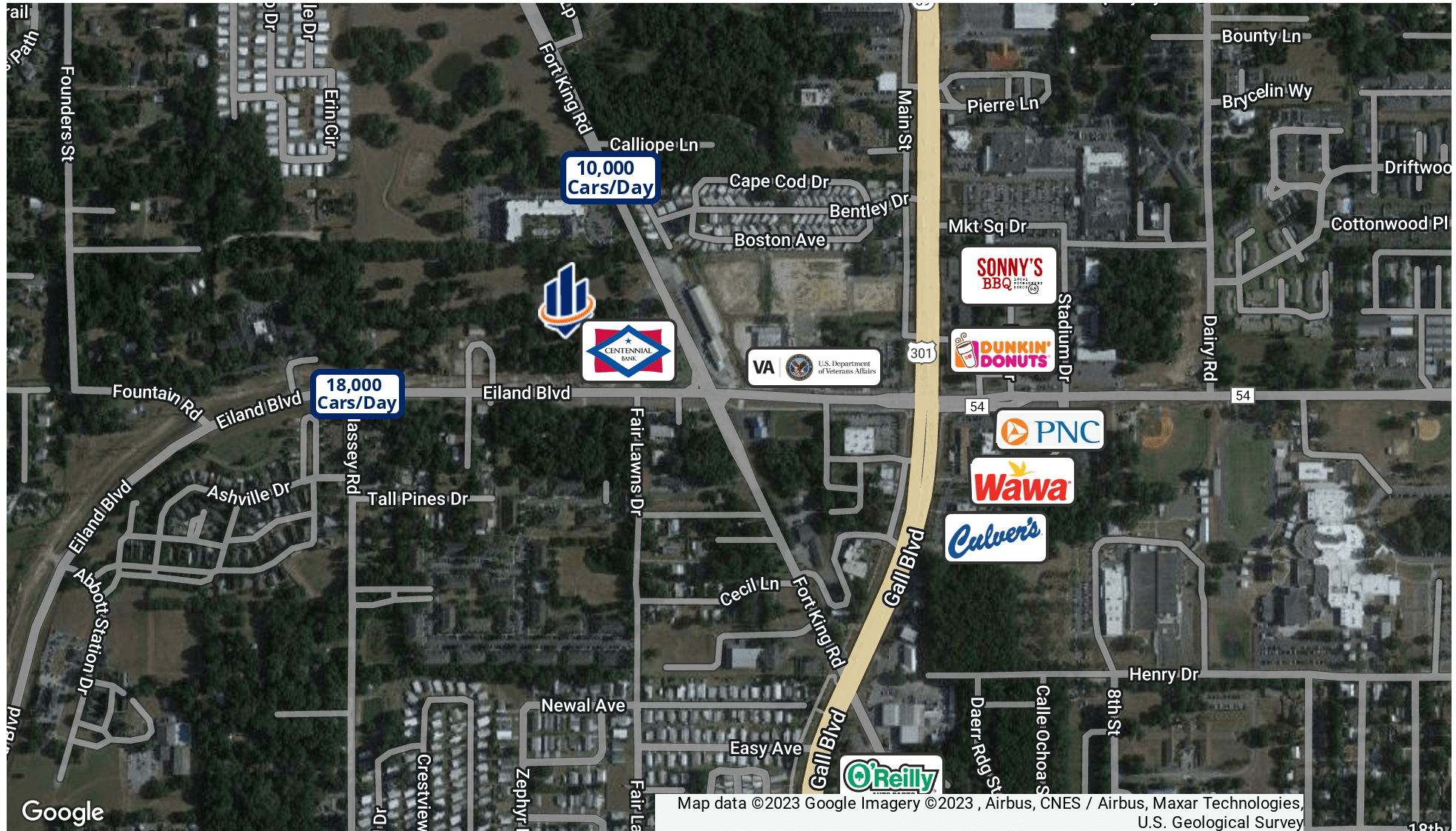
Demographics Map & Report

	0.5 MILES	1 MILE	1.5 MILES
POPULATION			
Total Population	1,944	7,528	16,485
Average Age	52.6	54.6	55.3
Average Age (Male)	51.8	52.4	55.3
Average Age (Female)	54.2	56.2	54.7
HOUSEHOLDS & INCOME			
Total Households	1,192	4,601	9,710
# of Persons per HH	1.6	1.6	1.7
Average HH Income	\$35,646	\$36,228	\$37,163
Average House Value	\$120,226	\$114,881	\$111,609

* Demographic data derived from 2020 ACS - US Census



Neighborhood Area Map



Market Area Map





STEVE TONER, MBA

Senior Advisor

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FL #BK510864

PROFESSIONAL BACKGROUND

Steve Toner, MBA is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Steve [Broker License BK 510864] has been recognized as a Certified Land Specialist by SVN International, with a specialty in Florida land for development. He holds the 2021 SVN Presidents Circle Award [18 sales, \$14,000,000], and the SVN 2020 Achiever Award. In the Fall of 2021, he was rated 5th in the USA at SVN. Steve has extensive experience with land development [residential, commercial, and industrial], working with builders, developers, and corporate site selection managers in the growing southwest coast counties of Florida and around the Tampa Bay region.

Steve has been an active member in CCIM and FGCR, ICSC, and the Land Council of SVN. He has contributed to his community and profession in the following roles:

- Marketing Chair for the Realtor Land Institute
- Founding Chair and President of the Canadian American Business Council [trade/investment]
- Mayor and Councilman of Crestview, KY
- Regional Planning Council of Northern Kentucky
- President of his University Alumni Association

Steve is also a candidate for the CCIM and ALC. He earned a Master of Business Administration [MBA] at Northern Kentucky University [NKU] and a Master of Public Affairs [MPA] at the University of Cincinnati. His undergraduate work was completed at the University of Kentucky and NKU. He also holds the Certificate of International Trade from USF / US SBA. Prior to working with SVN Saunders, Steve owned the commercial brokerage firm, Coastal Strategies and Investments [CSI], where he practiced commercial real estate and conducted 21 international trade and investment missions to and from Europe, Latin America and Canada. Before CSI, he served as an International Vice President for a national commercial real estate firm, was the Director of Business Development for Belcan Corp, an engineering firm in Cincinnati, and was Director of Development and Alumni at his state university, NKU.

Steve specializes in:

- Residential Development
- Commercial Development
- Industrial Development
- Investment and International Commerce

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Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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