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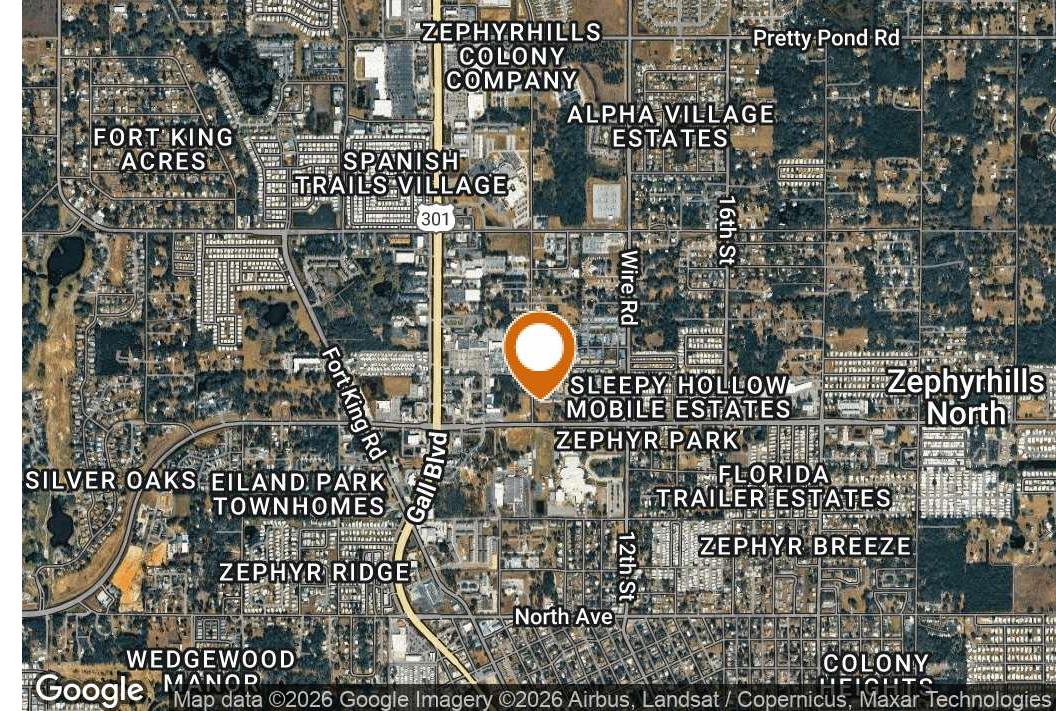
County Road 54

Ten Acres for Commercial Development on CR Highway 54

Eiland Blvd (CR 54) and Dairy Road, (north east and north west corners), Zephyrhills, Florida 33542

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FL #BK510864

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$2,482,500
Lot Size:	9.93 ± Acres
Price / Acre:	\$250,000
Zoning:	OOOP and C2 Commercial, Office Professional (and potential Multifamily when water moratorium ends)
Market:	North Tampa Bay area
Submarket:	SE Pasco County
Traffic Count:	18,700 Cars per Day
Video:	View Here

Property Overview

This site is a total of approximately 9.93 ± acres, it is on the North side of Eiland Blvd (CR 54) in the heart of Zephyrhills, the largest city in booming Pasco County. Approximately 7 ± acres is on the NW corner of Eiland and Dairy Rd.

Approximately 3 ± acres is on the NE corner. This is all vacant land for development. It is zoned and has a concept plan for an office complex or possible multifamily development. It is located just one block east of Gall Blvd (US 301) the major Commercial Corridor through the city and on to Dade City to the north, and Tampa to the south.

This 10 acres can be sold together or divided by the east side of Dairy Rd or the west side of Dairy Rd.

Property Highlights

- Approximately 10 ± acre vacant Commercial Site; Available as 7 ± acres for Commercial or Multi Family, and/or 3 ± Acres for Commercial Development.
- Located in the heart of Zephyrhills, the largest city in booming Pasco County.
- Just one block east of Gall Blvd (US 301) off the major Commercial Corridor through the city.
- All utilities to both sides.
- Across from Zephyrhills High School, grade school, near WaWa corner and new public park.
- Substantial engineering, environmental, survey, legal and construction cost estimation work has been completed and available to buyer.



PRICING PER OFFERING



Entire acreage (9.93 ± Acres)

If sold together the price is \$250,000 per acre for a sale price of **\$2,482,500**.

West Acreage (6.88 ± Acres)

If sold separately the price is \$275,000 per acre for a sale price of **\$1,892,000**.

East Acreage (3.05 ± Acres)

If sold separately the price is \$275,000 per acre for a sale price of **\$838,750**.

LOCATION HIGHLIGHTS

Location highlights

Tampa Bay Area provides a draw of top employees from the lifestyle offered here:

- Excellent Universities and Colleges (USF, Tampa U, New College, etc.)
- Top Medical Facilities (Tampa Hospital, USF Medical, Moffitt, etc)
- Safe and Varied Residential Communities
- # 1 Airport in USA, Tampa Int'l Airport, & Zephyrhills Airport; is expanding the runway 1,000 ft
- Excellent Beaches (3 of the Top 10 in the world per Conde Nast)
- Professional Sports (TB Lightning, TB Rays, TB Bucs, etc.)
- World Class Amusement Parks (Busch Gardens, Disney, Universal, etc.)
- A Growing Tech Industry, (medical, engineering, defense, etc.)
- Ample shopping, dining, golf, fishing, boating and other outdoor sports.
- Great Weather and Sunshine!

The City of Zephyrhills Provides:

- Zephyrhills Municipal Airport
- Advent Health and Florida Medical Clinic
- Shopping at numerous venues including Walmart, Publix, Home Depot, etc.
- Entertainment; Lake Jovita Golf and Country Club and other golf venues. Other entertainment includes Skydive City, Tennis Clubs, etc.
- Numerous historic and new residential communities.



ZONING INFORMATION

East Side Zoning

The EAST SIDE OFFERS:

Office Professional and Community Commercial (C-2)

Located on County Road 54 directly across from Zephyrhills High School containing approximately 3.05 acres (mol).

Permitted uses on the 0.75 acre parcel include professional services and related commercial activities, which produce minimal conflict with nearby residential environments. Permitted uses on the remaining parcels include general retail, hospitality, auto oriented uses, and office.

The gross floor area permitted is 50% FAR for commercial development. This parcel has water and sewer owned and operated by the City of Zephyrhills. Fire Hydrant flows adjacent to the site show 1,060 gpm.

Maximum development potential (not engineered) on this site based on gross acreage: Office/Professional (0.75a): 16,000 s.f.
Community Commercial (2.30a): 50,000 s.f

Technical details for the EAST side:

3.05 Acres – 3 Parcels

Zoning: Office/Professional,
Community Commercial (C-2)

FLU: MU

Parcel IDs and Acreage:

02 26 21 0010 05900 0030 (0.75a)

02 26 21 0010 05900 0010 (1.0a)

02 26 21 0010 05900 0020 (1.30a)

Electric: Duke Energy

AADT CR 54: 13,459

FEMA Zone – X

Habitat considered not significant for endangered species

Watershed: East Zephyrhills.

West Side Zoning

The WEST Side has 7 Acres zoned for Office Professional or Multifamily

Located on County Road 54 directly across from Zephyrhills High School containing approximately 6.88 acres (mol).

Permitted uses include professional services and related commercial activities, which produce minimal conflict with nearby residential environments.

The gross floor area permitted is 50% FAR for commercial development.

Multi-family residential development is considered a conditional use and will be required to follow R-4 zoning regulations.

R-4 allows 20 units/g.a. with 75% impervious coverage.

This parcel has water and sewer owned and operated by the City of Zephyrhills.

Fire Hydrant flows adjacent to the site show 1,060 gpm.

Maximum development potential (not engineered) on this site based on gross acreage: 150,000 s.f. of office/professional or approximately 135 MF units (20 units/gross acre).

Tech details of the WEST side :

6.88 Acres – 3 Parcels

Zoning: Office/Professional

Future Land Use: Mixed Use

Parcel IDs and Acreage:

02 26 21 0010 05500 0040 (3.43a)

02 26 21 0010 05500 0050 (0.91a)

02 26 21 0010 05500 0020 (2.54a)

Electric: Duke Energy

AADT CR 54: 13,459

FEMA Zone – X (No Flood Zone)

Habitat considered not significant for endangered species

Watershed: East Zephyrhills, Silver Oaks Sub-basin.

Significant engineering and other tech work has been completed on these properties.

Available to buyers upon request are the following documents:

Cost estimates on:

Sanitary systems

drainage

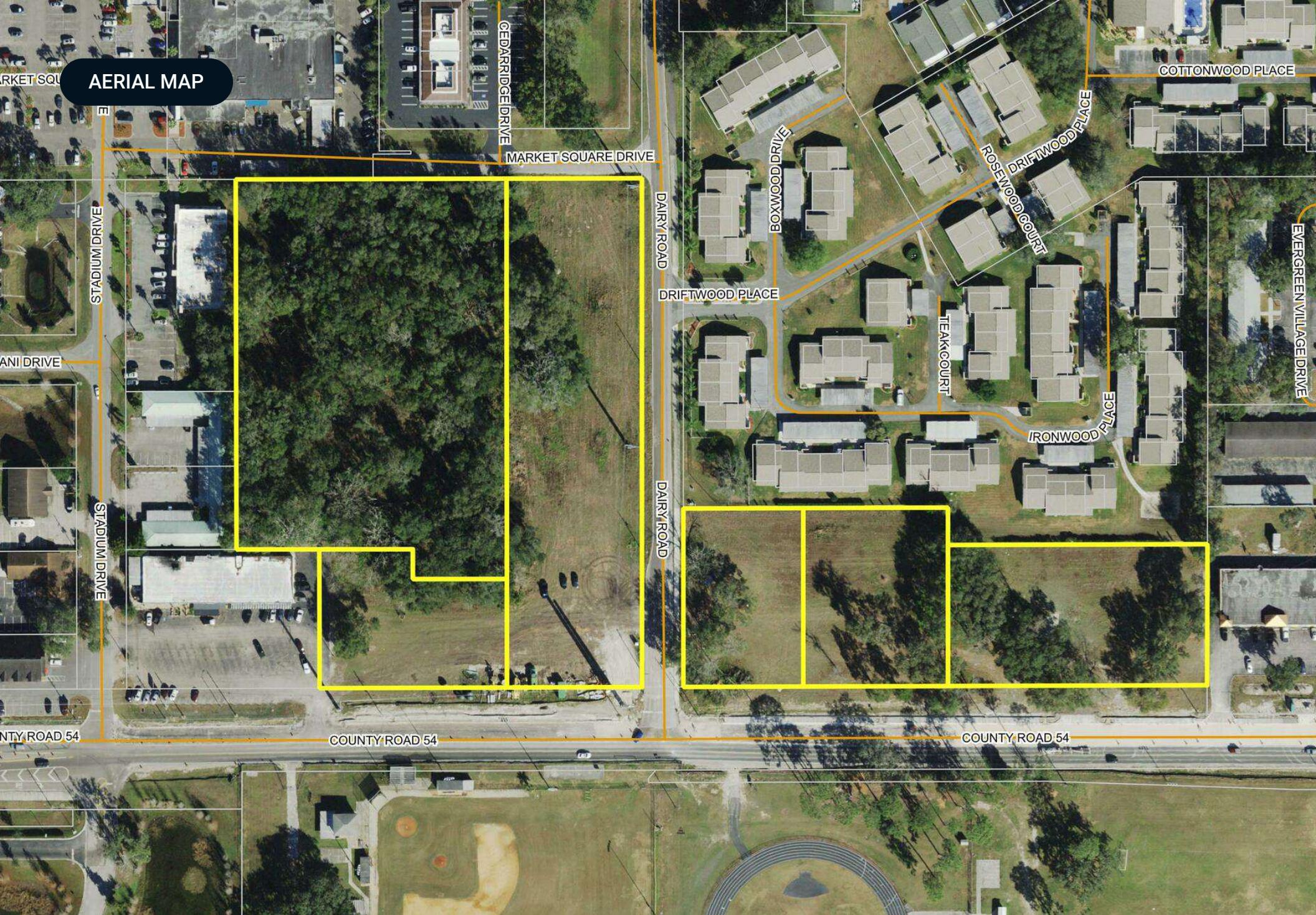
Water

Earthwork clearing

construction

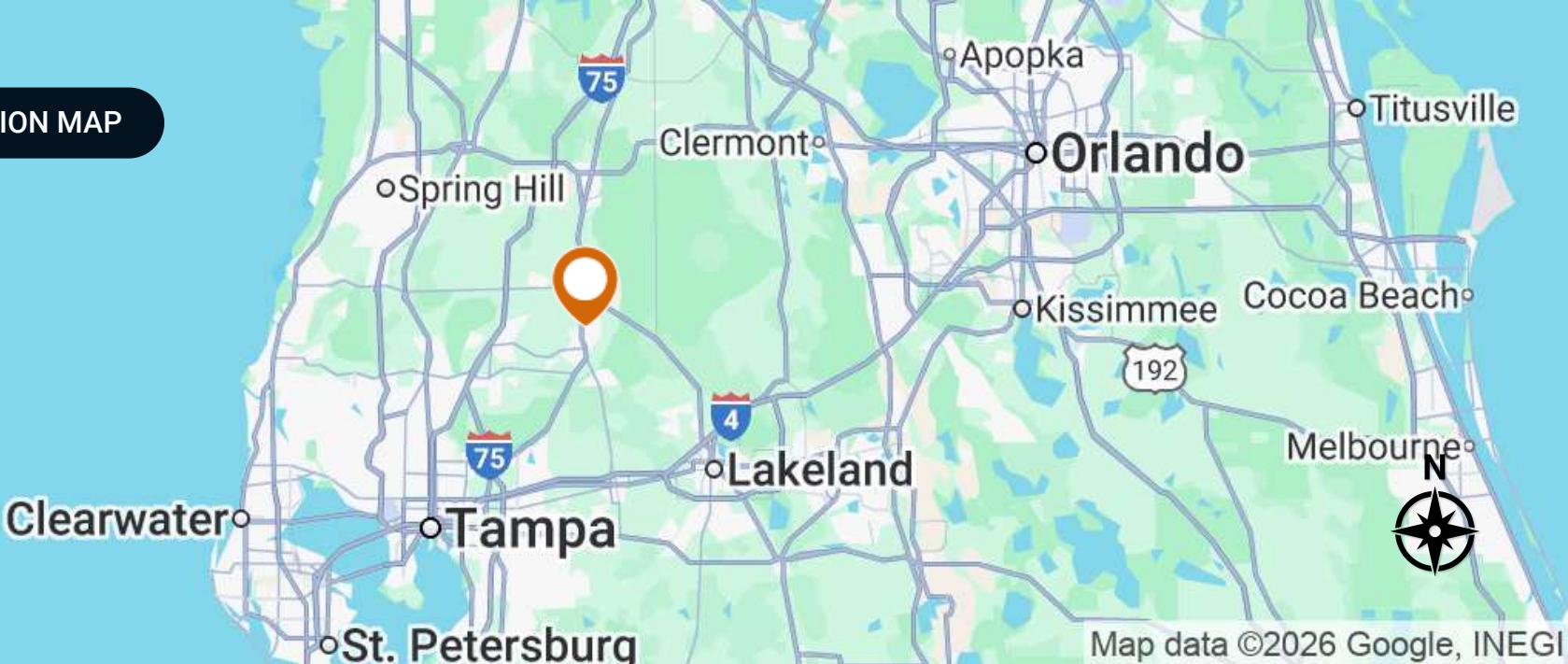
civil site work.

AERIAL MAP



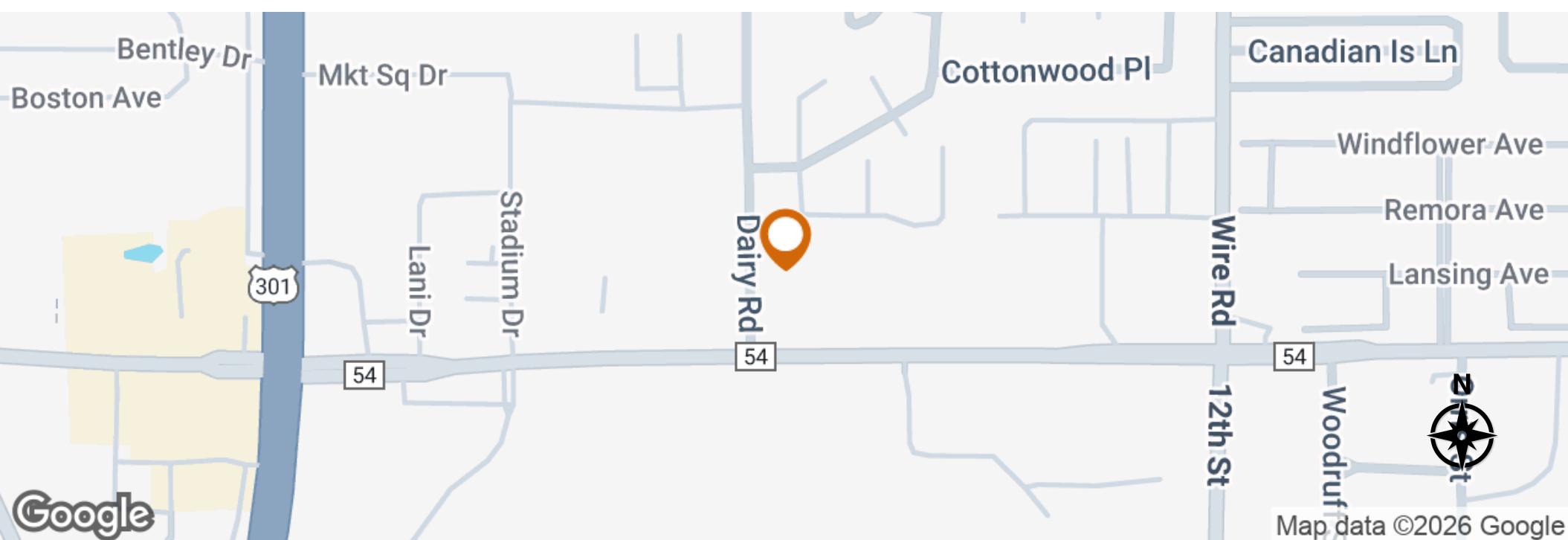
REGIONAL & LOCATION MAP

Google



Map data ©2026 Google, INEGI

Google



Map data ©2026 Google

DEMOGRAPHICS MAP & REPORT

Population

1 Mile 3 Miles 5 Miles

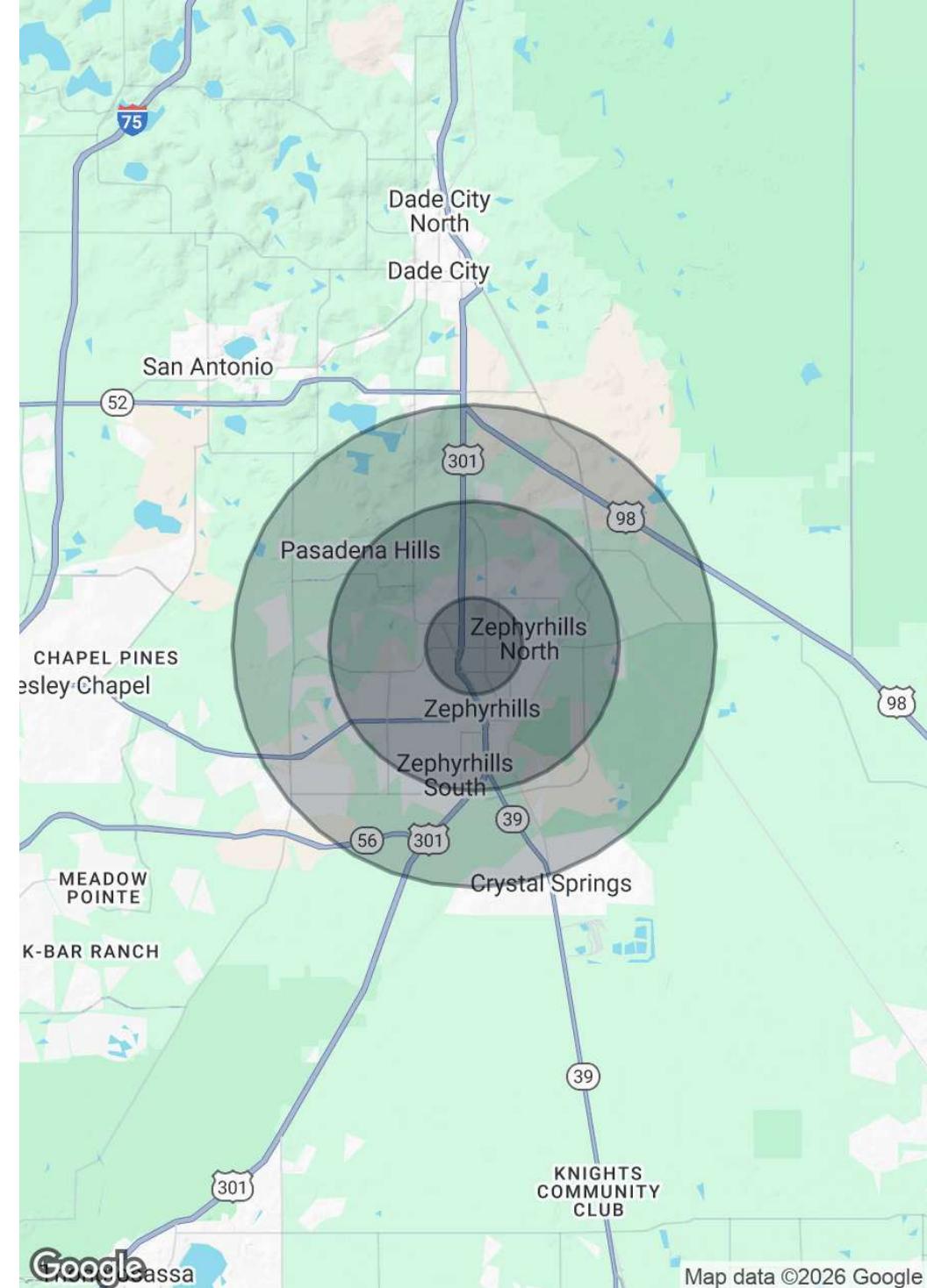
	1 Mile	3 Miles	5 Miles
Total Population	8,834	39,763	58,328
Average Age	55.8	53.4	54
Average Age (Male)	56.8	53.2	53.8
Average Age (Female)	54.2	53.6	54.4

Households & Income

1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Total Households	5,220	23,071	33,436
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$35,491	\$37,475	\$41,020
Average House Value	\$111,254	\$104,601	\$113,552

2020 American Community Survey (ACS)



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Steve Toner, MBA

Senior Advisor

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Professional Background

Steve Toner, MBA is a Senior Advisor at Saunders Real Estate.

Steve (Broker License BK 510864) has been recognized as a Certified Land Specialist, with a specialty in Florida land for development. He has extensive experience with land development (residential, commercial, and industrial), working with builders, developers, and corporate site selection managers in the growing Tampa Bay region, to the Gulf of America..

Steve has been an active member of CCIM, FGCAR, and ICSC. He has contributed to his community and profession as:

- 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 a candidate for the CCIM and ALC, having completed all necessary courses. 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 in Ohio. He completed his undergraduate work at the University of Kentucky and NKU. He also holds the Certificate of International Trade from USF / US SBA.

Prior to working with Saunders Real Estate, Steve owned Coastal Strategies and Investments (CSI), a commercial brokerage firm, where he practiced commercial real estate and conducted 21 international trade and investment missions to and from Europe, Latin America, and Canada. He has traveled to 31 countries. Before CSI, Steve served as the International Vice President for a national commercial real estate firm, where he drafted the strategic plan and led the firm into new countries. He was the Director of Business Development for Belcan Corp, an engineering firm in Cincinnati, where he led the firm from 80 personnel to over 700. Previously, he was Director of Development and Alumni at his state university, NKU, where he created the key programs that support the university to this day.

Steve specializes in:

- Land for Residential, Commercial, and Industrial Development
- Investment and International Commerce



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