

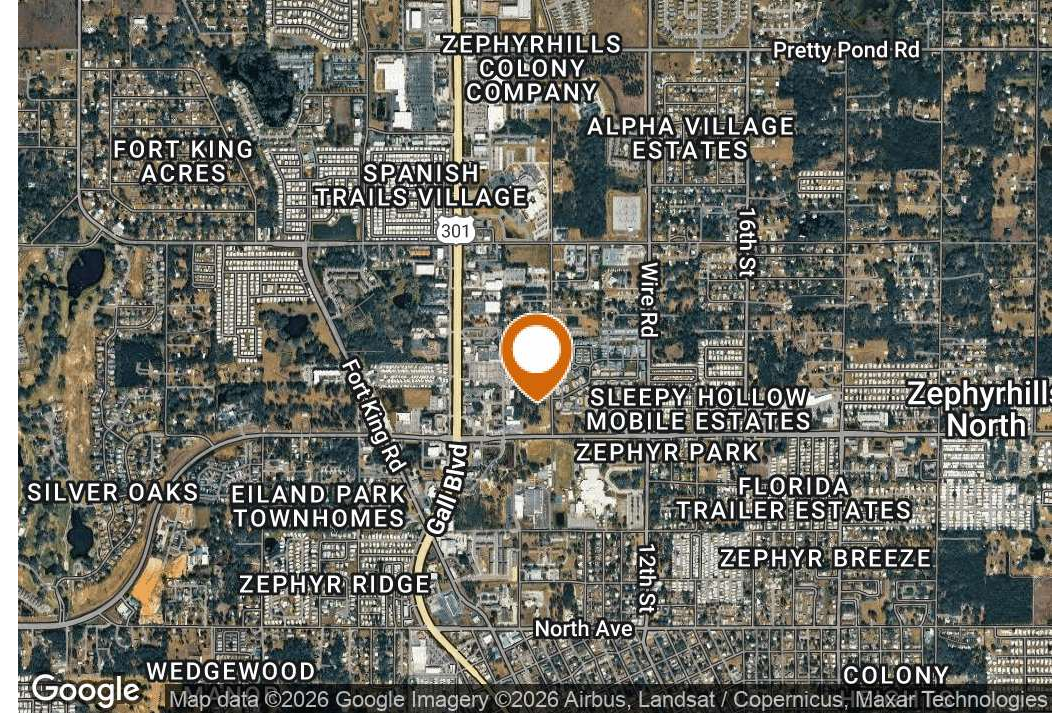
# 6.88 Acres for Commercial Development on CR Highway 54

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

Steve Toner, MBA  
813-391-0302  
steve@saundersrealestate.com  
FL #BK510864



## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$1,892,000
Lot Size:	6.88 ± Acres
Price / Acre:	\$275,000
Zoning:	OOOP, Office Professional and C-2 or Potential Multifamily
Market:	North Tampa Bay area
Submarket:	SE Pasco County
Traffic Count:	18,700 Cars per Day
Video:	<a href="#">View Here</a>

## Property Overview

This site is a total of approximately 6.88 ± 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.

This is all vacant land for development. It is zoned and has a concept plan for a 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 property can be sold along with an additional 3.05 acres on the east side of Dairy Rd.**

## Property Highlights

- Available as 7 ± acres for Commercial or Multi Family
- 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.







## 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

### Zoning

This property 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 property :

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

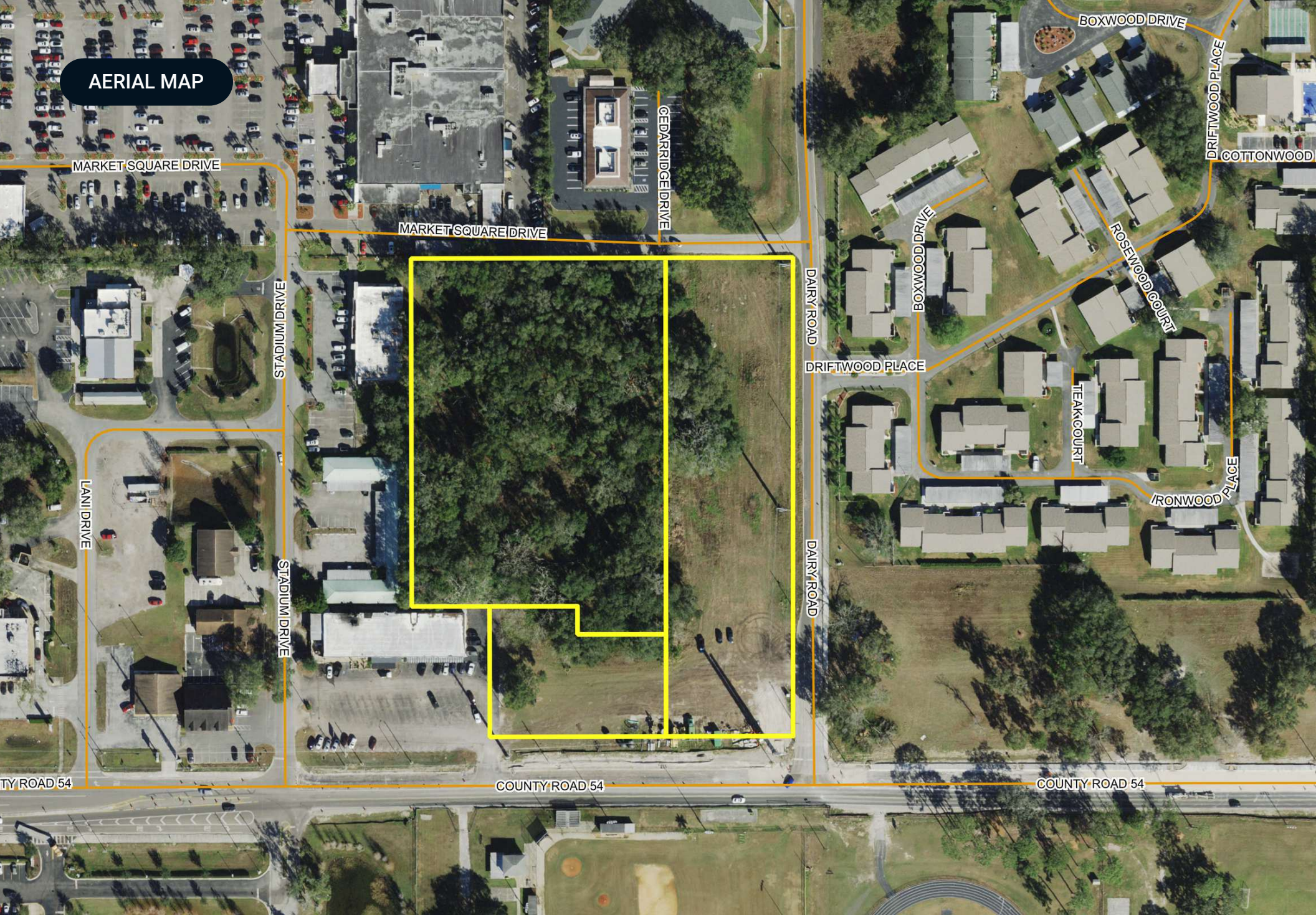
Earthwork clearing

construction

civil site work.

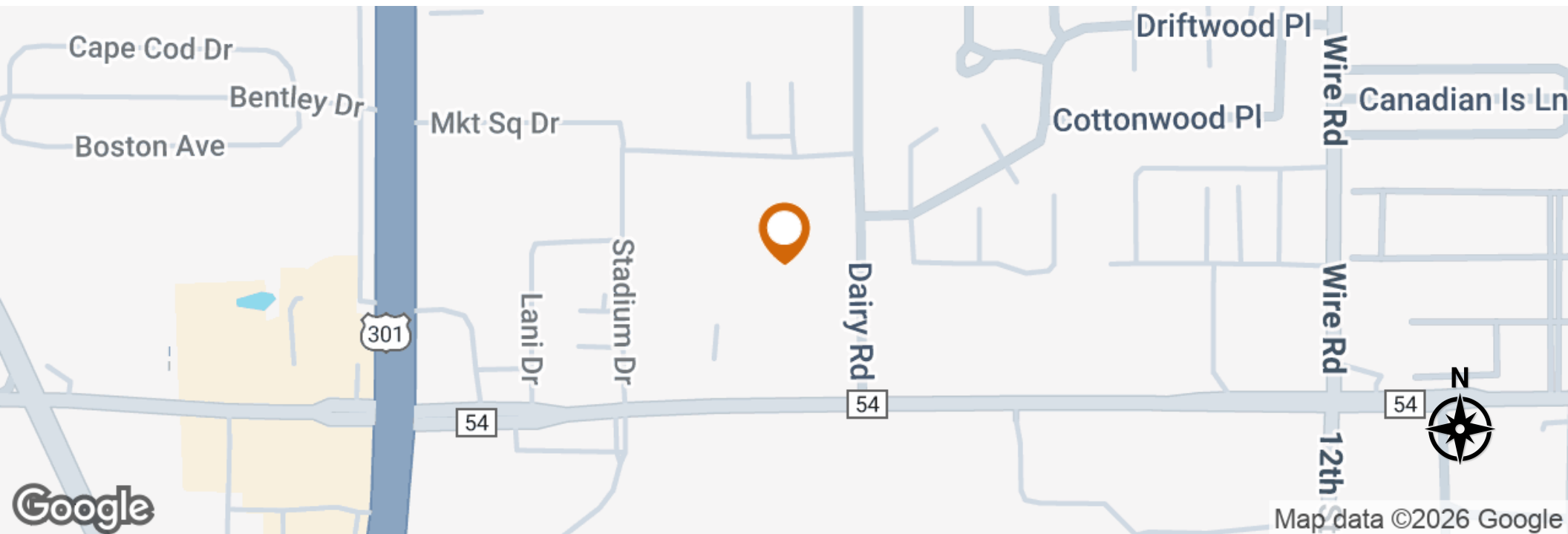
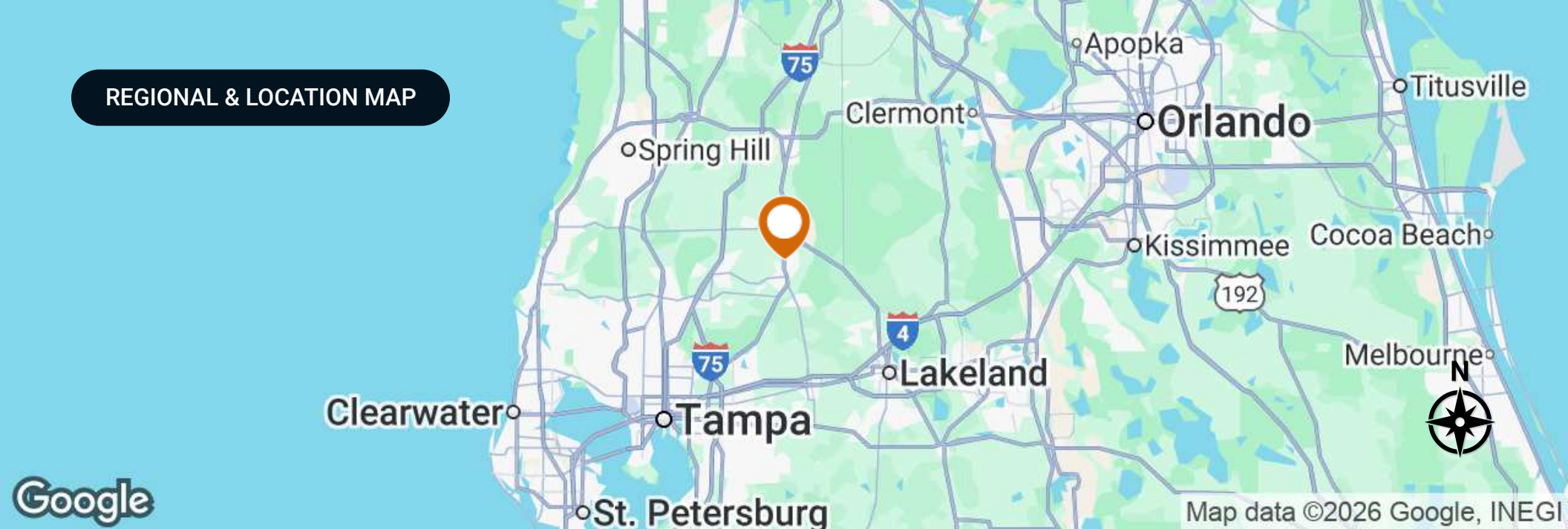


# AERIAL MAP





## REGIONAL & LOCATION MAP





## DEMOGRAPHICS MAP & REPORT

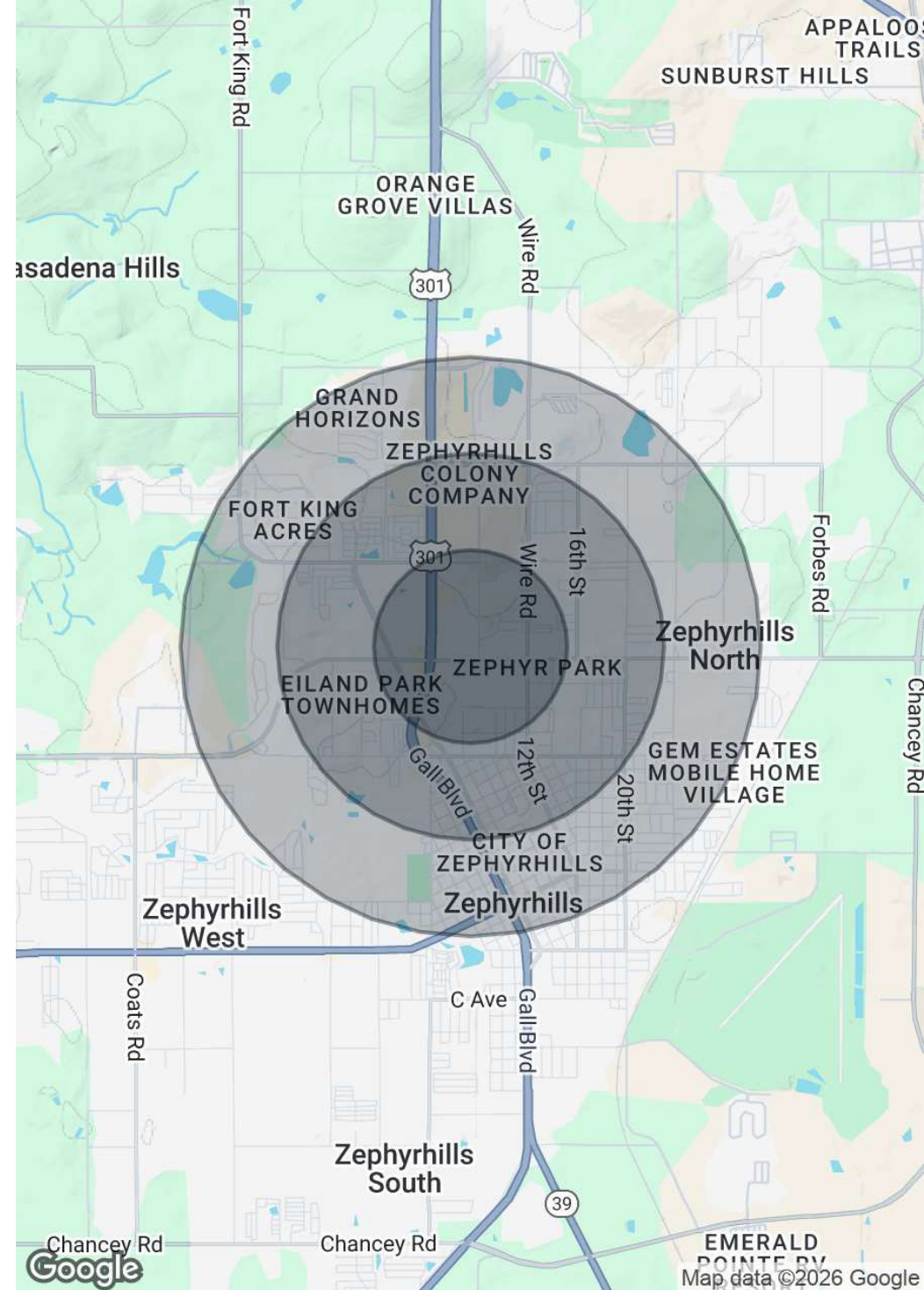
### Population

	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,655	8,834	17,983
Average Age	60.3	55.8	54.3
Average Age (Male)	62.1	56.8	54.4
Average Age (Female)	59.1	54.2	53.6

### Households & Income

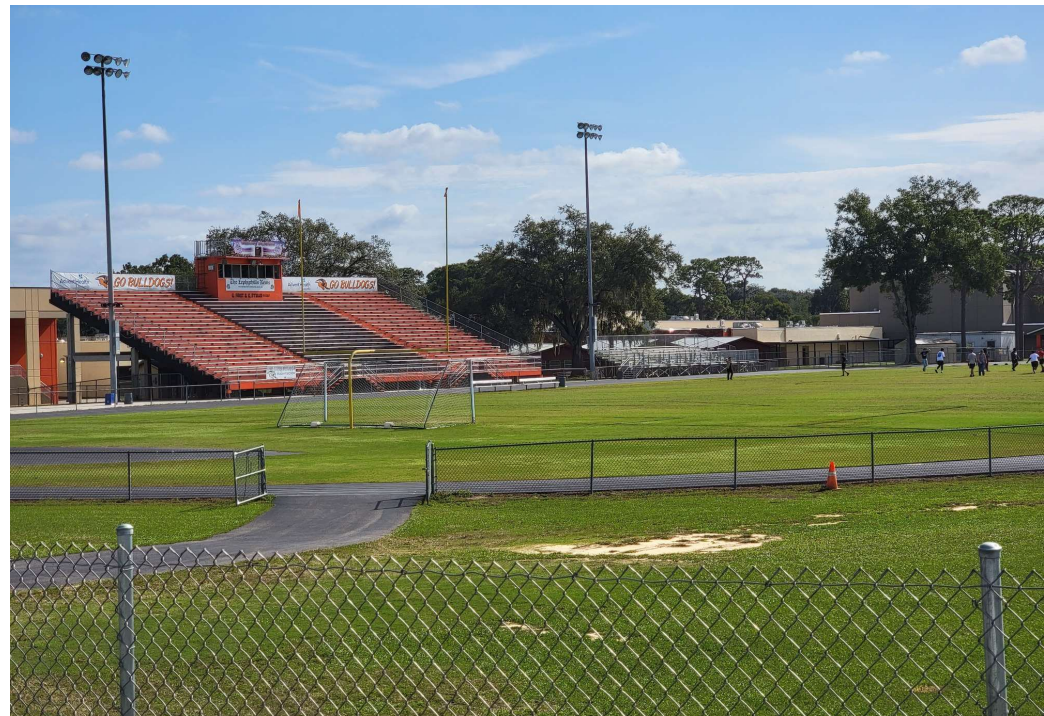
	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,102	5,220	10,198
# of Persons per HH	1.5	1.7	1.8
Average HH Income	\$32,657	\$35,491	\$37,425
Average House Value	\$114,449	\$111,254	\$109,715

2020 American Community Survey (ACS)





ADDITIONAL PHOTOS





## ADVISOR BIOGRAPHY



### Steve Toner, MBA

Senior Advisor

steve@saundersrealestate.com

Direct: 877-518-5263 x362 | Cell: 813-391-0302

FL #BK510864

#### 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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