



84 ACRES FOR RESIDENTIAL OR LIGHT INDUSTRIAL DEVELOPMENT

OLD LAKELAND HIGHWAY
DADE CITY, FL 33540

Steve Toner, MBA
Senior Advisor
813.391.0302
steve.toner@svn.com

Property Summary



Sale Price

\$5,400,000

PROPERTY HIGHLIGHTS

- 84 ± Acres in 5 Parcels in fast-growing area of SE Pasco County
- Best use: single-family residential developments or light industrial development
- 4,800 ± FT of frontage on Old Lakeland Highway
- Power on site on Old Lakeland Highway
- Water on site on Old Lakeland Highway [12-inch water main]
- Sewerage pipes are scheduled to site in 2022
- Just 2 ± miles South of US 98, South of Dade City, and on the East side of Zephyrhills
- Near Publix, Walmart, commerce, schools, and Advent Health medical facilities
- Cleared, upland, and ready for development

OFFERING SUMMARY

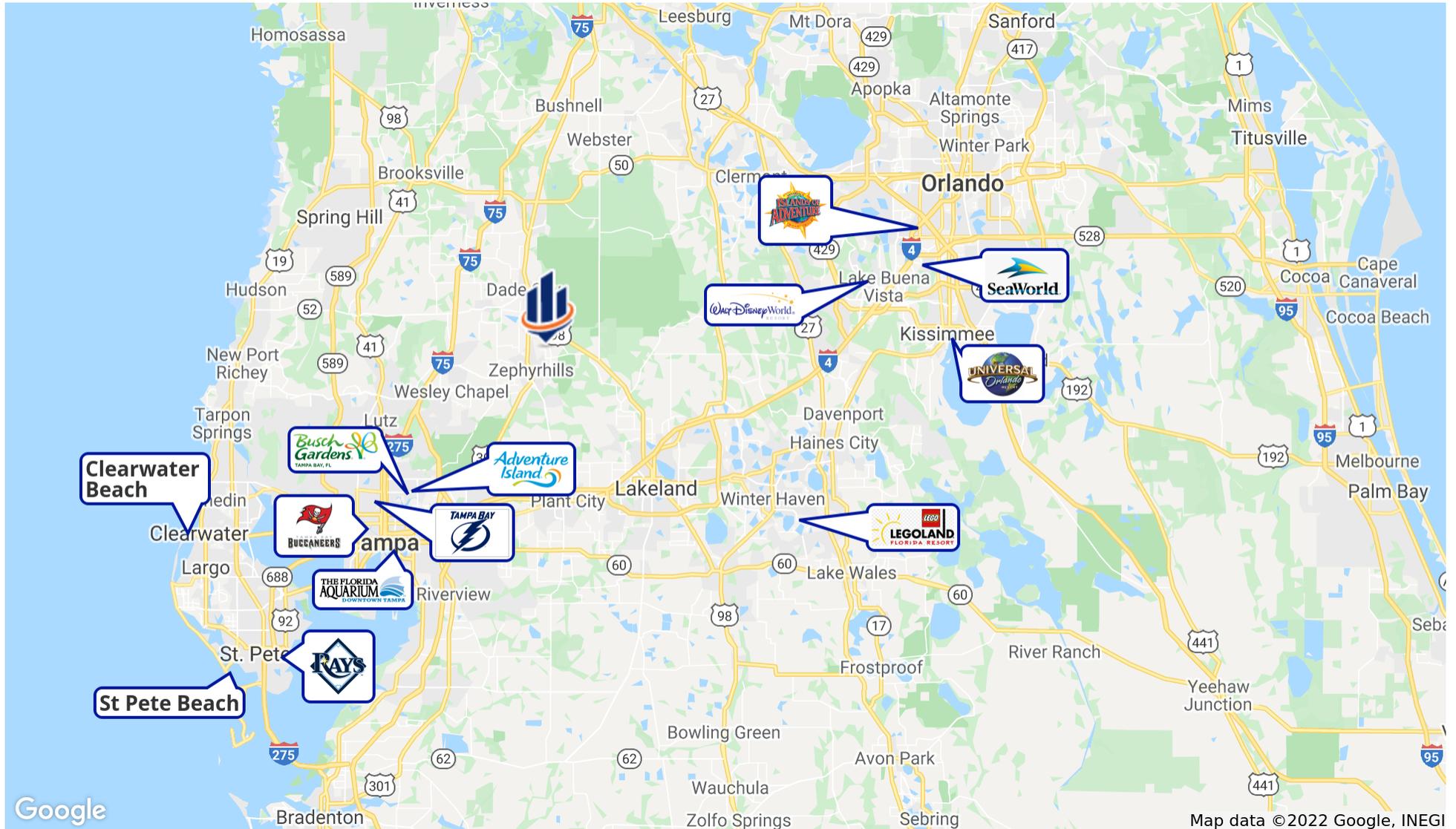
Lot Size:	84 Acres
Price / Acre:	\$64,285
Zoning:	AC // FLU: Res-1 or can be considered for Light Industrial
Submarket:	Southeast Pasco County
Traffic Count:	7,200 ± Cars/Day
APN:	312522000001500000, 3125220000015000040, 3125220000016000020, 3125220000015000030, 3125220000012000040

Property Description

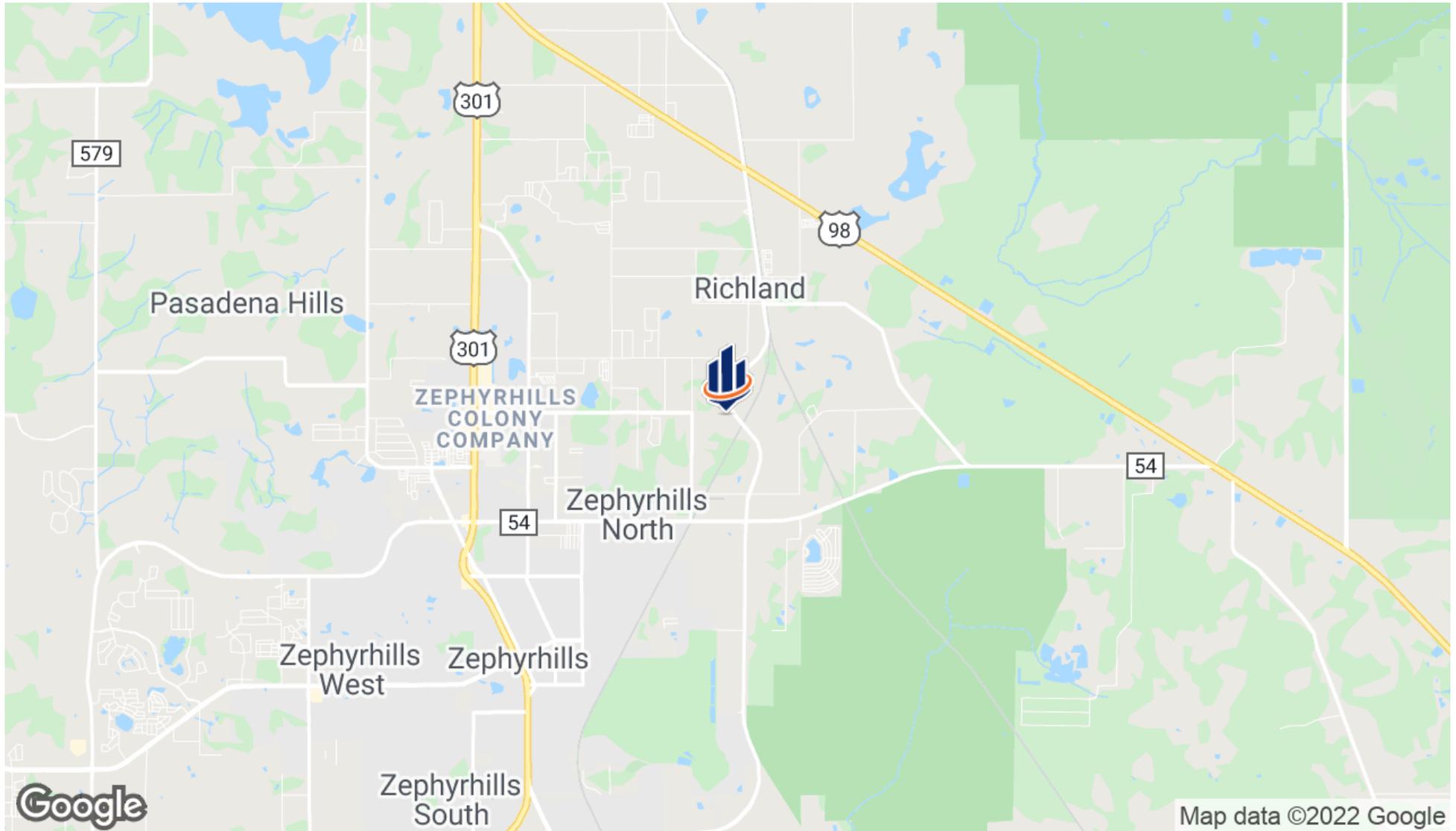


This 84-acre property is currently used for farmland; however, it could possibly be rezoned for industrial or residential development. It is composed of 5, 100% upland parcels mostly cleared for development, contiguous to each other. The property lays approximately 2.4 ± miles East of Downtown Zephyrhills, which is becoming one of Pasco County's main upcoming and fast-growing markets with major retailers such as Walmart and Publix, and a host of other commercial, shopping, and dining venues. With the recent growth in the surrounding market, developments of these types are welcome and have been very successful in this area.

Regional Map



Location Map



Demographics Map & Report

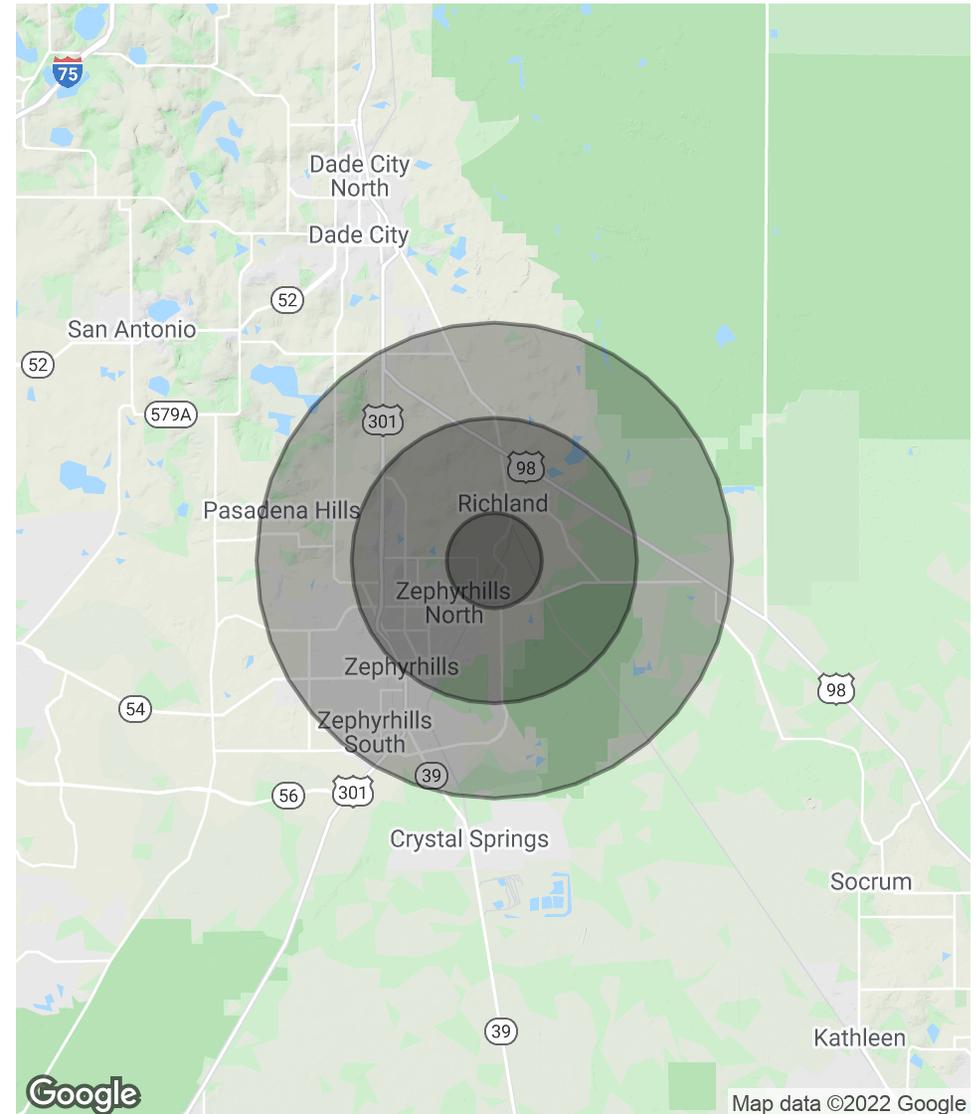
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,863	20,356	44,868
Average age	45.6	50.1	52.6
Average age (Male)	45.9	47.1	50.5
Average age (Female)	45.9	51.9	53.9

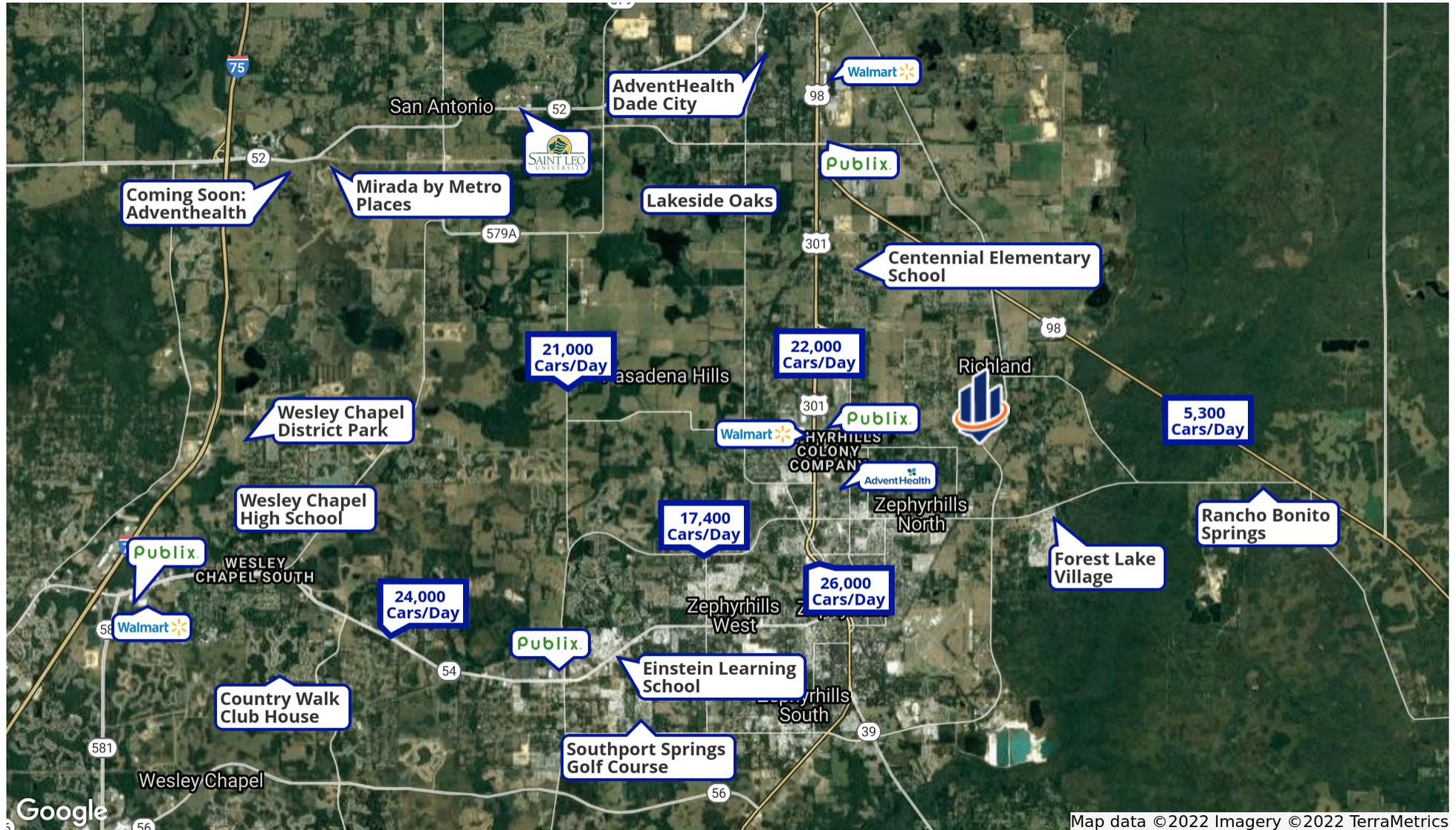
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,163	8,776	19,804
# of persons per HH	2.5	2.3	2.3
Average HH income	\$53,802	\$45,604	\$45,229
Average house value	\$103,605	\$105,328	\$106,419

* Demographic data derived from 2010 US Census



Market Area Map



Zephyrhills Residential Market



Trade Area Map



Site Aerial



Additional Photos





STEVE TONER, MBA

Senior Advisor

steve.toner@svn.com

Direct: 813.391.0302 | Cell: 813.391.0302

FL #BK510864

PROFESSIONAL BACKGROUND

Steve Toner, MBA [Broker License BK 510864], is a Senior Advisor with a specialty in Florida land for development. He holds the 2020 Achiever Award from the State of Florida SVN. Last Fall, he was rated 4th in the USA at SVN. He 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.

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

- Marketing Chair for the RLI
- 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

EDUCATION

Steve is 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 and the USA SBA.

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1723 Bartow Rd
Lakeland, Florida 33801
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