



Zephyrhills Home & Development Acreage

39441 Pattie Road, Zephyrhills, Florida 33540

Zane Mueller Kaitlyn Smith Clayton Taylor Clay Taylor, ALC

PROPERTY OVERVIEW



Sale Price: \$4,750,000

Offering Summary

Acreage: 53± Acres
City: Zephyrhills
County: Pasco
Property Type: Home and Residential Development Land

Property Overview

Situated in the heart of Zephyrhills, FL, 39941 Pattie Road offers a unique opportunity to invest in a versatile property with residential, equestrian, and development potential.

The property features a modern 3,905 SF home built in 2014, with three bedrooms, three bathrooms, pool, and high-end finishes throughout. Additionally, a 2,592 SF barn with three horse stalls provides excellent facilities for equestrian or agricultural use, while the level, fenced land ensures ample space for pasture, farming, or future improvements.

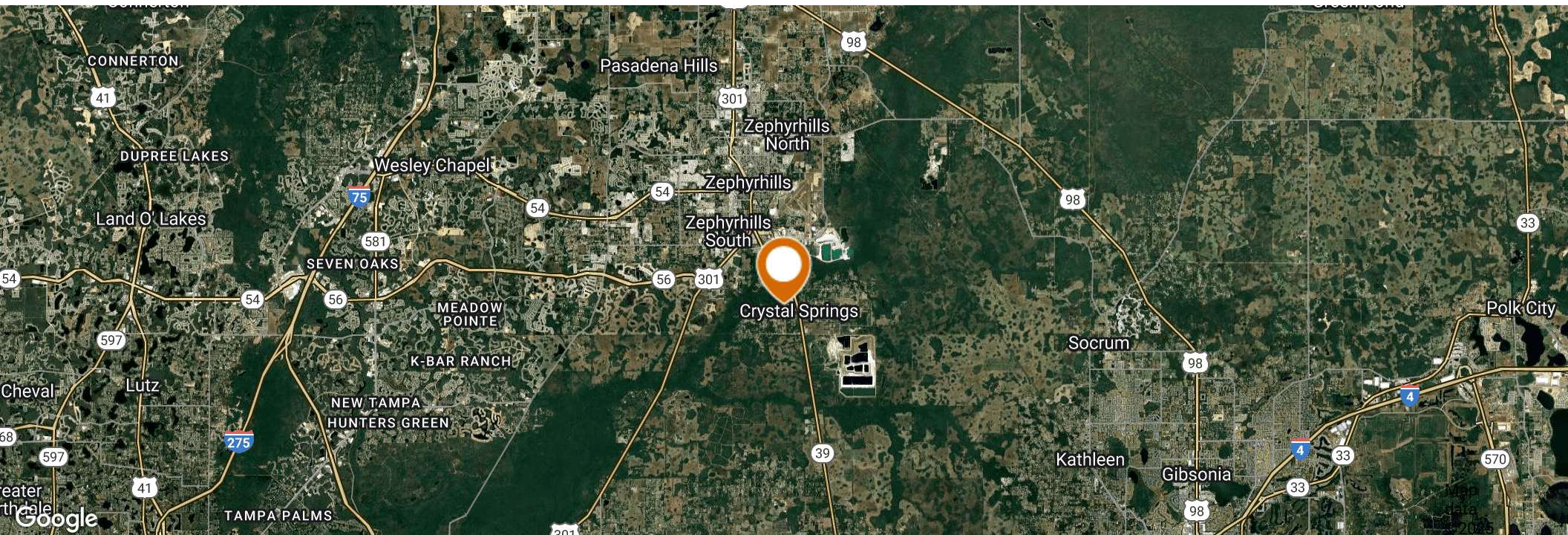
Beyond its immediate residential and agricultural appeal, this property holds strong development potential. The northern half is within Zephyrhills city limits, designated for Planned Development (PD) under Future Land Use, allowing for a mix of residential and potential commercial uses. The southern half remains under Pasco County jurisdiction, with a Future Land Use designation of RES-3 (Residential – 3 units per acre), making it ideal for low-density residential development. With direct access to major roadways and expanding infrastructure, this property is positioned as a strategic investment for developers, investors, or buyers seeking a versatile estate with long-term growth potential. A recent appraisal was completed for the home and can be made available upon request.

LOCATION



Location & Driving Directions

Parcel:	25-26-21-0010-01200-0000
GPS:	28.1974001, -82.1649374
Driving Directions:	Contact Agent
Showing Instructions:	Contact Agent



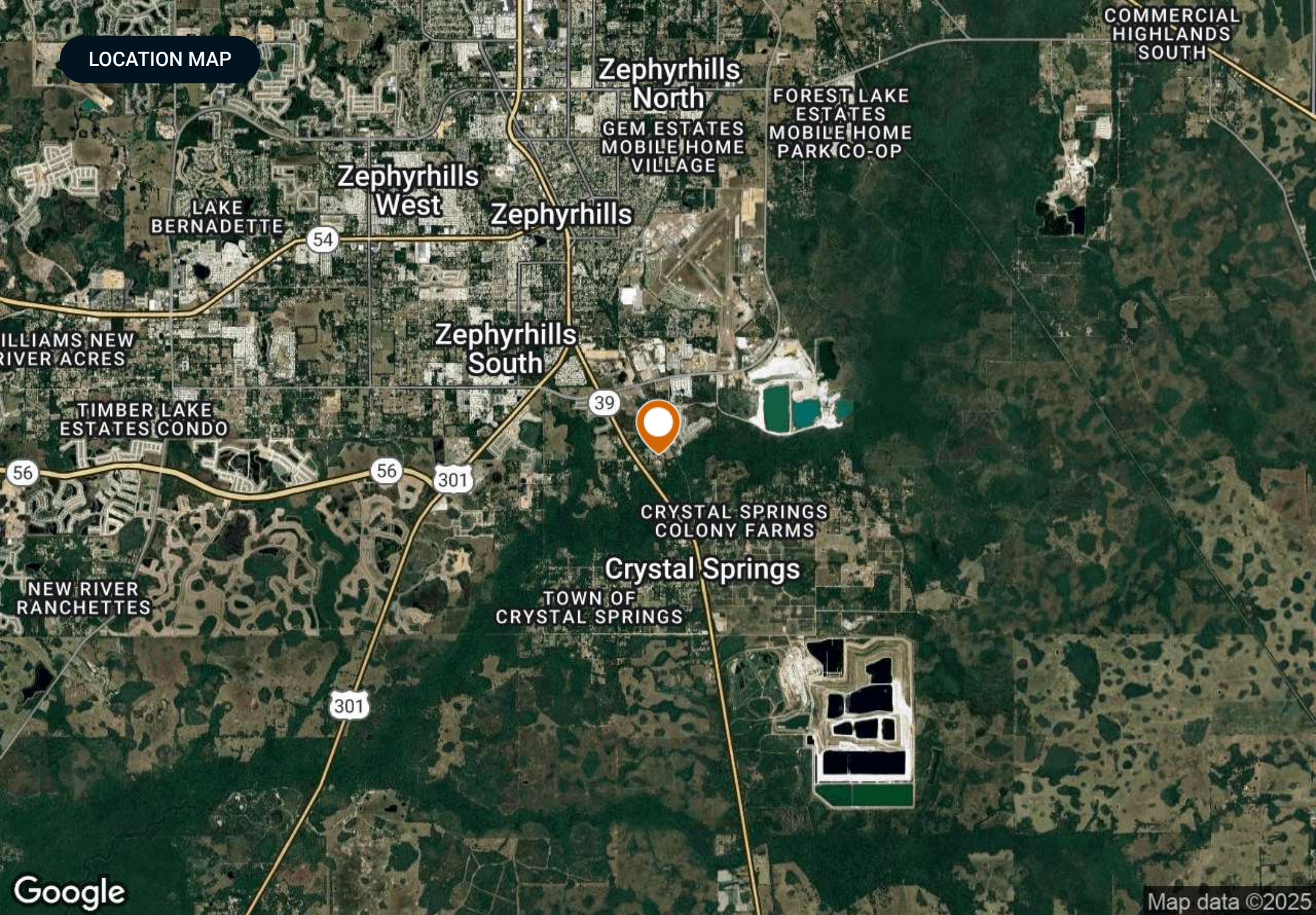


SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	Residential Development
Uplands / Wetlands:	Uplands: 37± / Wetlands: 16± Acres
Soil Types:	Zephyr Muck Wabasso Fine Sand Eaugallie Fine Sand Pomona Fine Sand Anclote-Tavares-Pomello Association - Flooded Chobee Soils Frequently - Flooded
Zoning / FLU:	Southern 25± Acres: Zoning: AC (Agriculture) FLU: RES-3 (3 units per acre). Northern 28± Acres: Zoning: PUD. FLU: Mixed Use (up to 14 units per gross acre)
Lake Frontage / Water Features:	Pond
Current Use:	Vacant
Structures & Year Built:	Home - Built in 2014 - New Roof Barn
Survey or Site Testing Reports:	Home and 5± acres was appraised 3/25
Utilities & Water Source:	Water & Sewer Located at Bristol Meadows (Development to NW) on Forrest Plum Court



LOCATION MAP

Zephyrhills
North

GEM ESTATES
MOBILE HOME
VILLAGE

FOREST LAKE
ESTATES
MOBILE HOME
PARK CO-OP

COMMERCIAL
HIGHLANDS
SOUTH

Zephyrhills
West

Zephyrhills

LAKE
BERNADETTE

54

WILLIAMS NEW
RIVER ACRES

Zephyrhills
South

39



TIMBER LAKE
ESTATES CONDO

56

56

301

CRYSTAL SPRINGS
COLONY FARMS

Crystal Springs

TOWN OF
CRYSTAL SPRINGS

NEW RIVER
RANCHETTES

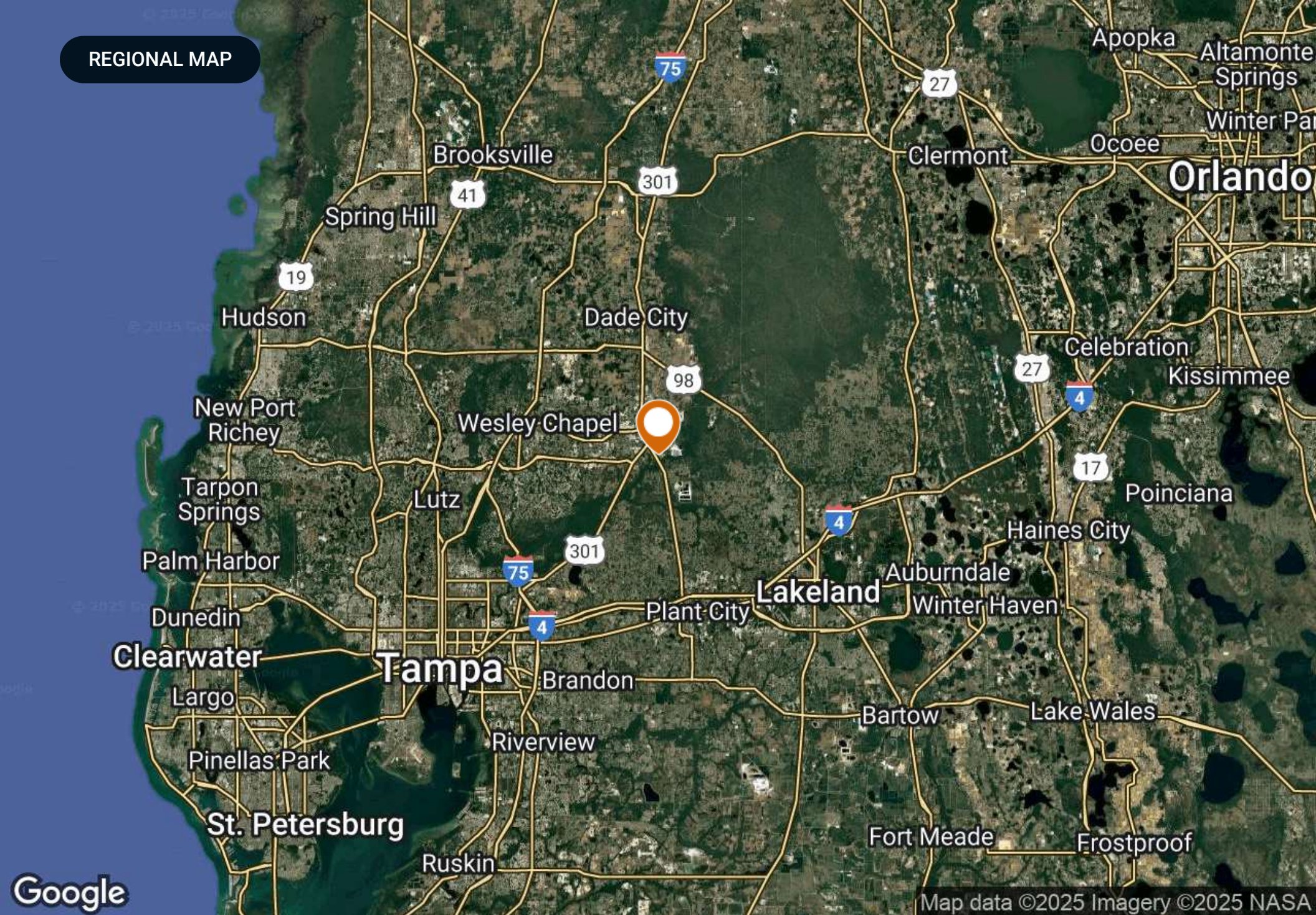
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Google

Map data ©2025

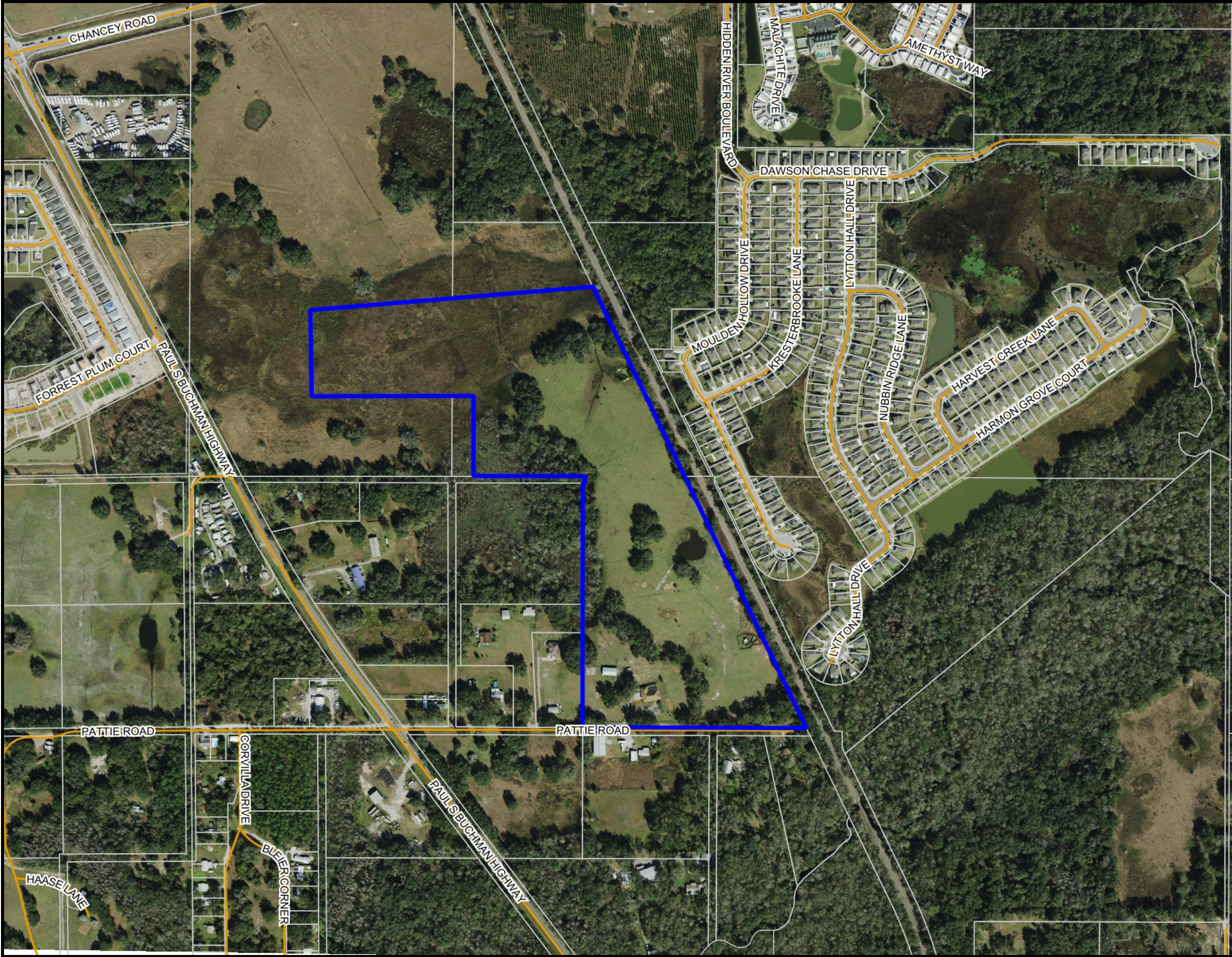
REGIONAL MAP



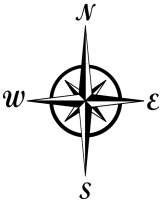
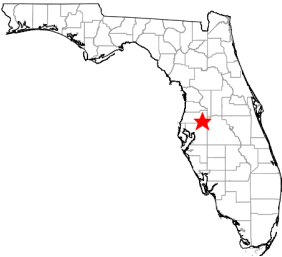


ADDITIONAL PHOTOS



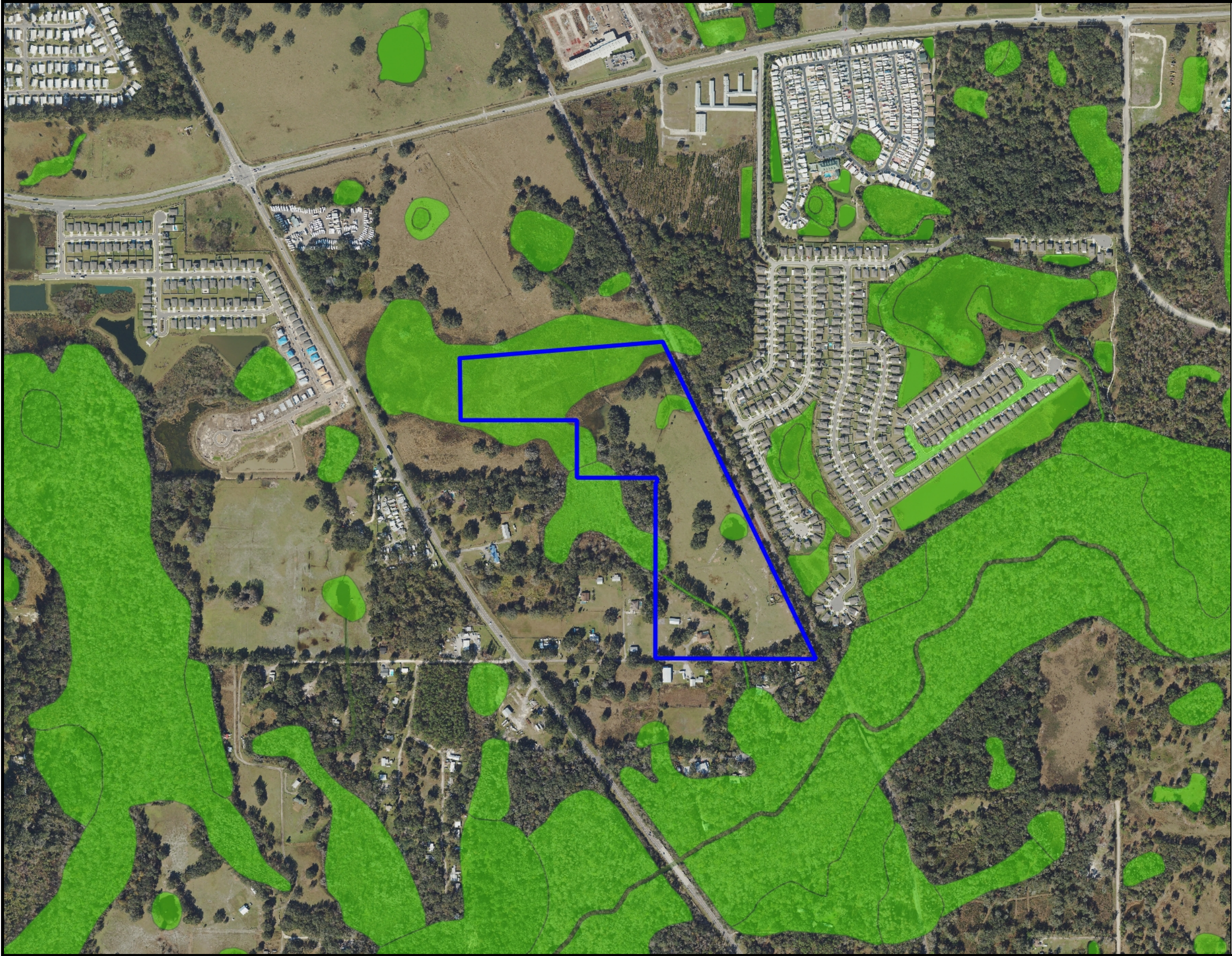


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines



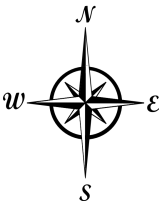
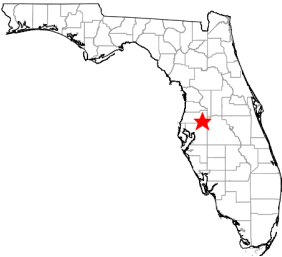
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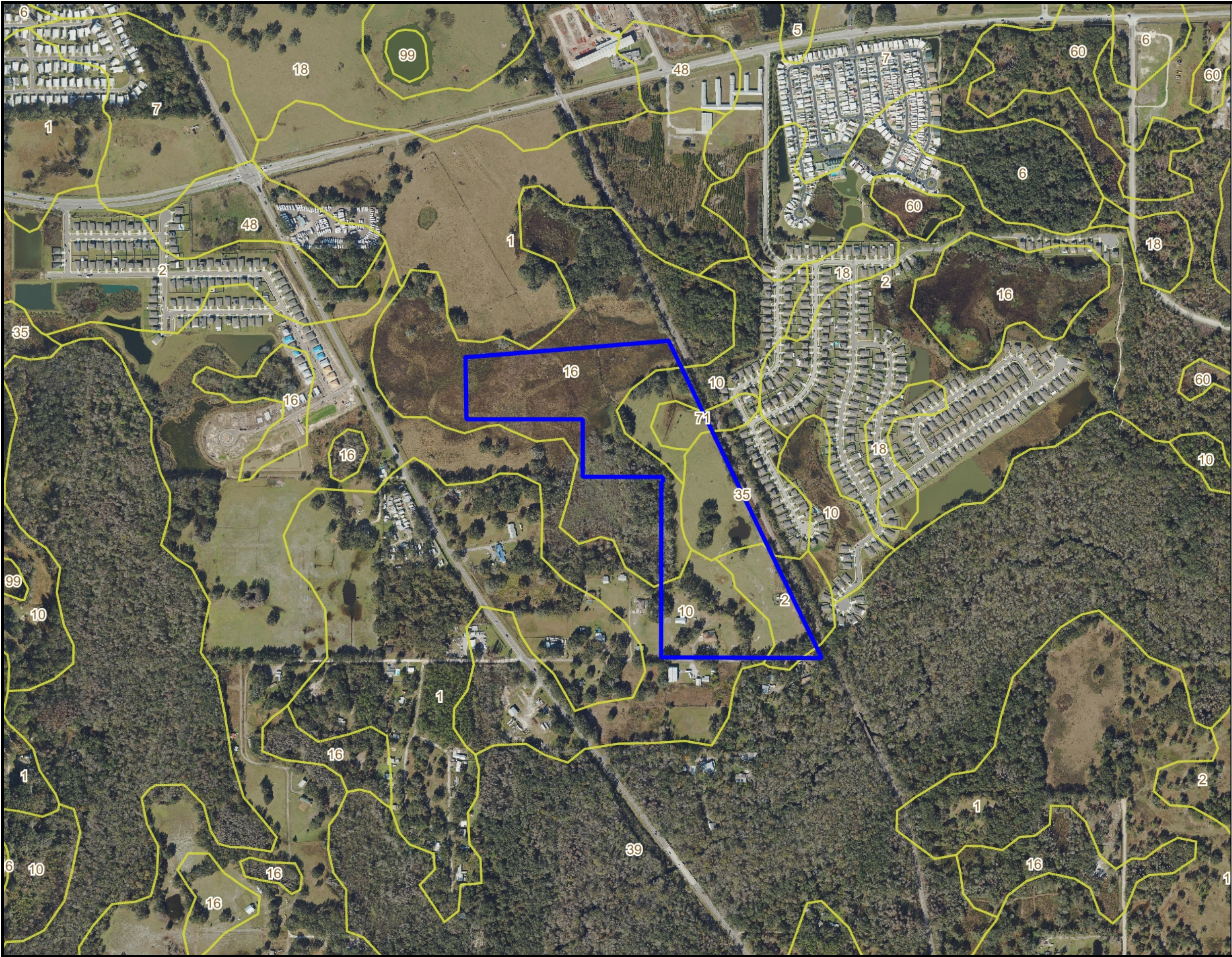


	County Boundaries	
	Polygons Drawing	
	Lines Drawing	
	Labels Drawing	
	Points Drawing	
	Esturaine	
	Lacustrine	
	Marine	
	Palustrine	
	Riverine	

CODE	DESC	ACRES
PEM1F	Freshwater Emergent Wetland	13.2
PFO1C	Freshwater Forested/Shrub Wetland	1.0
PEM1Fd	Freshwater Emergent Wetland	.8
PABH	Freshwater Pond	.7
PFO4C	Freshwater Forested/Shrub Wetland	.4
TOTAL WETLANDS		16.2
TOTAL UPLANDS		36.9
TOTAL ACRES		53.0

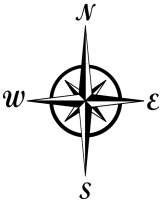
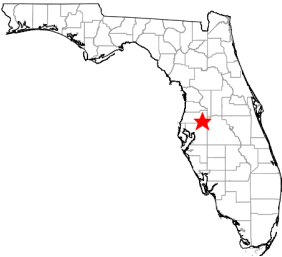


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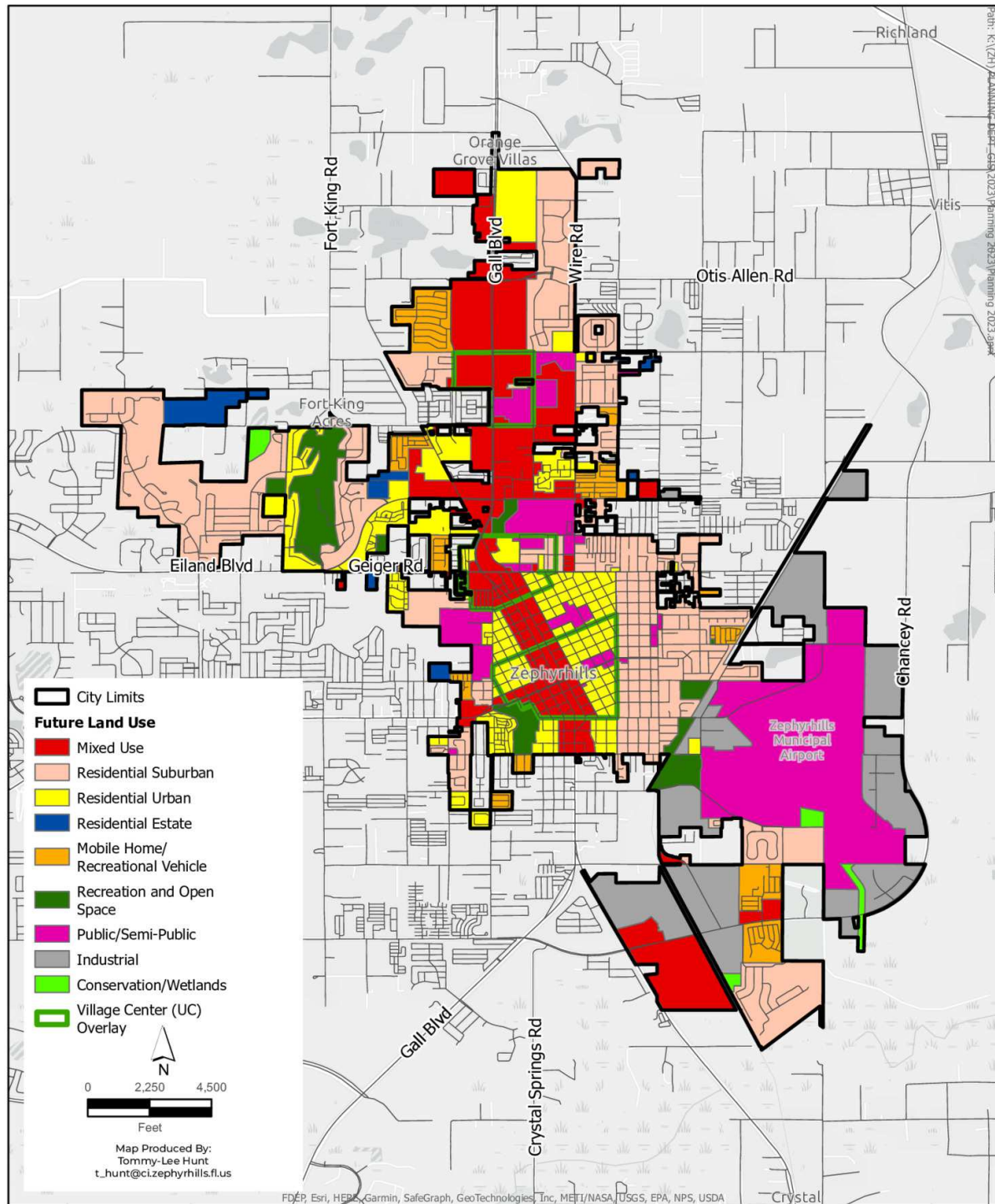


	County Boundaries	
	Polygons Drawing	
	Lines Drawing	
	Labels Drawing	
	Points Drawing	
	Soils Boundaries	

CODE	DESC	ACRES
16	Zephyr Muck	22
10	Wabasso Fine Sand	15
35	Eaugallie Fine Sand	8
2	Pomona Fine Sand	6
71	Anclote-Tavares-Pomello Association, Flooded	2
39	Chobee Soils, Frequently Flooded	0
TOTAL = 53.0184321211695 acres		



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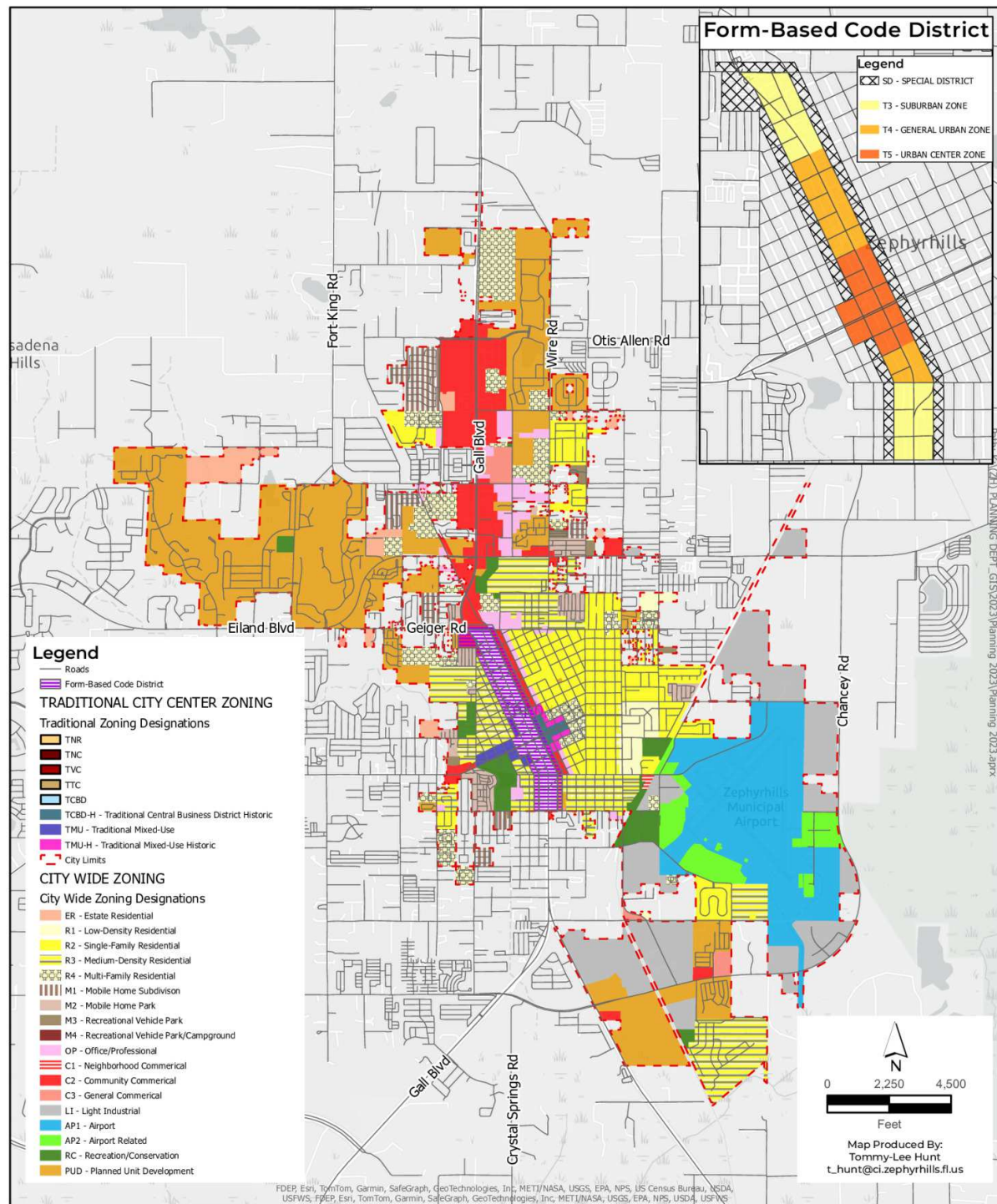
Future Land Use

Data Source:
City of Zephyrhills &
Pasco Mapper

City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

December 2023

1in : 4,000ft



City of Zephyrhills Zoning

NOTE: For Planning Purposes Only; Updated Zoning Changes In Process for Annexed Properties

Data Source:
City of Zephyrhills

City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

January 2024

1in : 4,500ft

ADDITIONAL PHOTOS





SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

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