



REQUEST FOR OFFERS LAND FOR SALE

24.80 Acres – Wire Ranch Site Zephyrhills, Pasco County, FL

OFFERS DUE BY APRIL 27TH



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Property Highlights

- Ripe for development and in the path of progress
- Located within the progrowth and development friendly city of Zephyrhills
- Abundance of shopping and driving located along Gall Boulevard including Publix, Lowe's, Walmart and Bealls, Fast food
- Adjacent to proposed Zephyr Lakes 500+ single family residential development
- Single family residential homes ranging from \$125,000 to \$250,000; 3 mile radius
- Expanding highway infrastructure

Property Details

- **Property Address:** 8528 Gall Boulevard
- **Property Location:** Located on the east side of Highway 301, 0.25 miles west of Wire Road. Zephyrhills, Pasco County, FL
- **Parcel ID:** 26-25-21-0060-00000-0011
- **Site Size:** 24.80 Gross Acres
 - 50' access / easement containing approx. 0.64 acres
 - 24.16 acre developable area
 - **Zoning:** R-4, Multifamily Residential (Max 14 UPA)
- **Future Land Use:** RU, Residential Urban (7.50 UPA – 14 UPA)
- **Primary Uses:** Residential and residential equivalent, i.e. nursing home and assisted living facilities
- **Secondary Uses:** Require site plan approval and include compatible retail and office uses / neighborhood commercial
- **Max Height:** 35'
- **Density:** Max 14 DU/ acre
- **FAR:** .50
- **Utilities:**
 - Water: 12' line on the east side of Gall Boulevard
 - Sewer: 8" line approximately .30 miles south (at Publix)
- **Elevations:** Estimated at approximately 135' on the western boundary sloping downward to the east elevation of approximately 90 feet.

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Distances

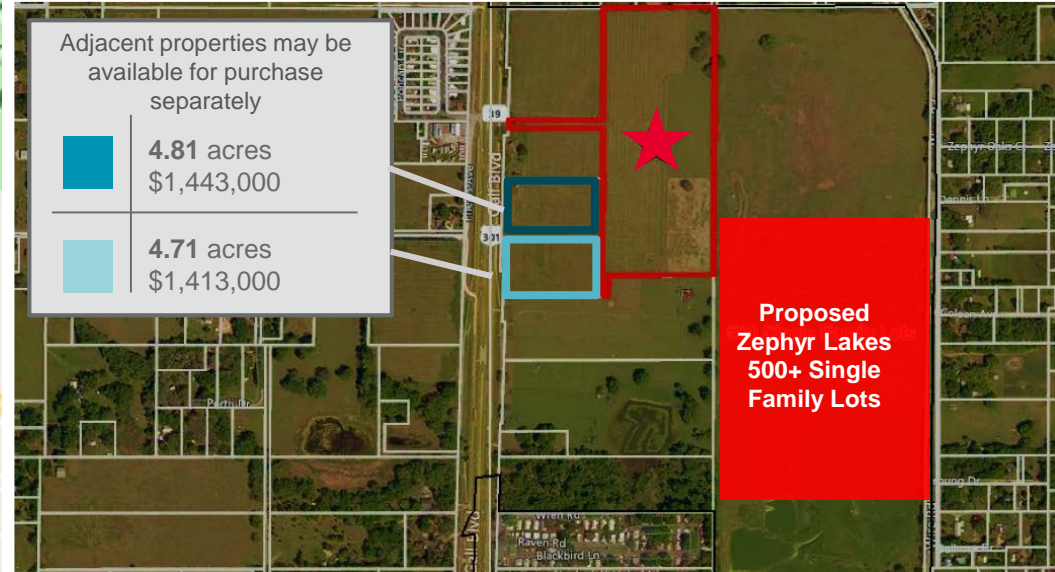
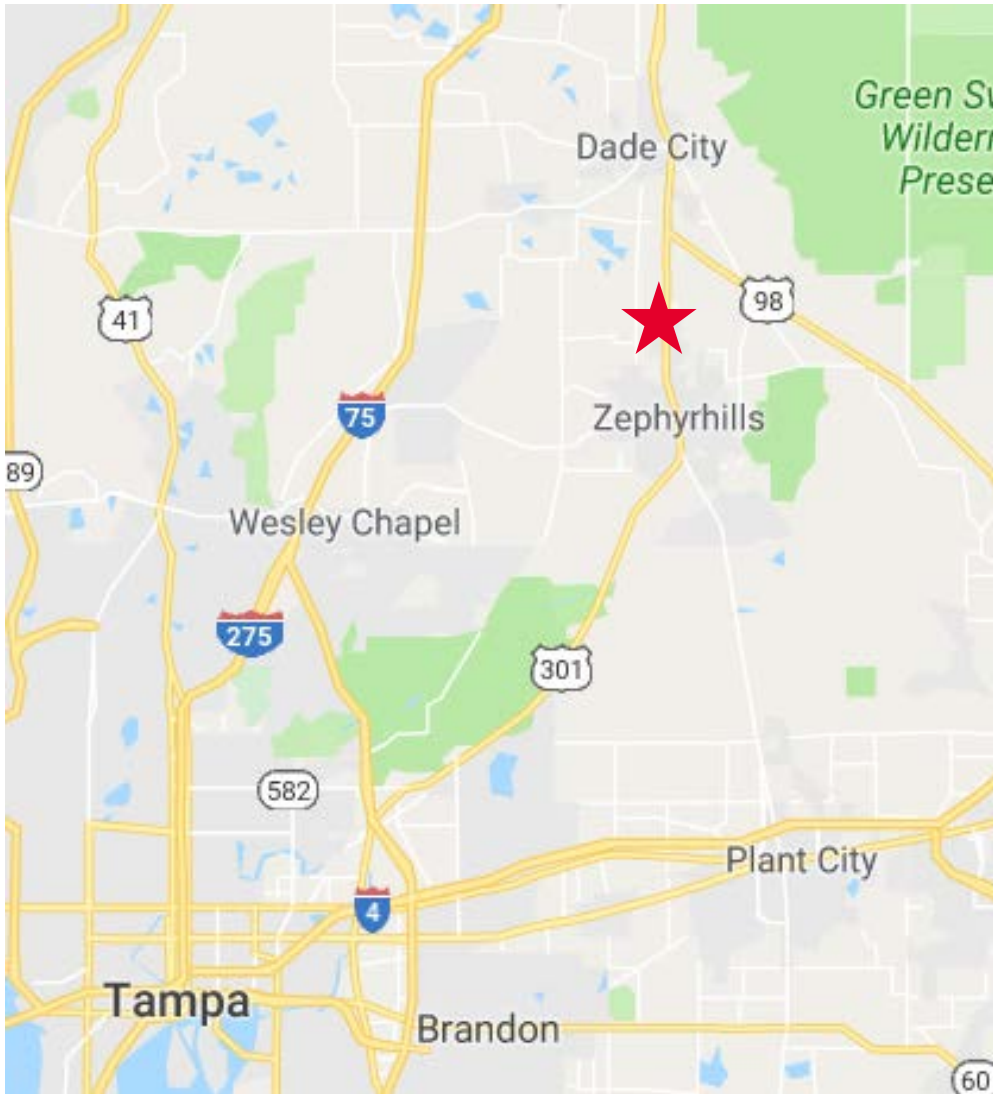
	Miles
Publix Zephyrhills Commons	0.60
Walmart Supercentre	0.80
Centennial Elementary School	1.80
Centennial Middle	2.00
Florida Hospital	1.20
Pasco High School	3.10
Shoppes at Wiregrass	17
Downtown Tampa	32.6
Tampa International Airport	38.9



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Additional Information



Website



Medical Planning



Planning For The Future

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