



MULTIFAMILY
LAND FOR SALE

12 Acres – Pretty Pond Site
Zephyrhills, Pasco County, FL



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Property Highlights

- Ripe for development and in the path of progress
- Located within the pro-growth and development friendly city of Zephyrhills
- Abundance of shopping and dining 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
- **Located within a qualified opportunity zone!** (Click to read)

Property Details

- **Property Address:** 7521 Wire Road
- **Parcel ID:** 35-25-21-0010-04400-0000
- **Site Size:** 12 Acres
- **Zoning:** R-4, Multifamily Residential
- **Future Land Use:** RU, Residential Urban
- **Primary Uses:** Residential and residential equivalent, i.e. nursing home and assisted living facilities
- **Secondary Uses:** Requires site plan approval and includes compatible retail, medical and office uses; neighborhood commercial
- **Max Height:** 35'
- **Density:** Max 14 DU/ acre
- **FAR:** .50
- **Utilities:**
 - Water: 8" and 12" lines at Pretty Pond & Gall Blvd. intersection
 - Sewer: 6" force main at Pretty Pond & Gall Blvd. intersection

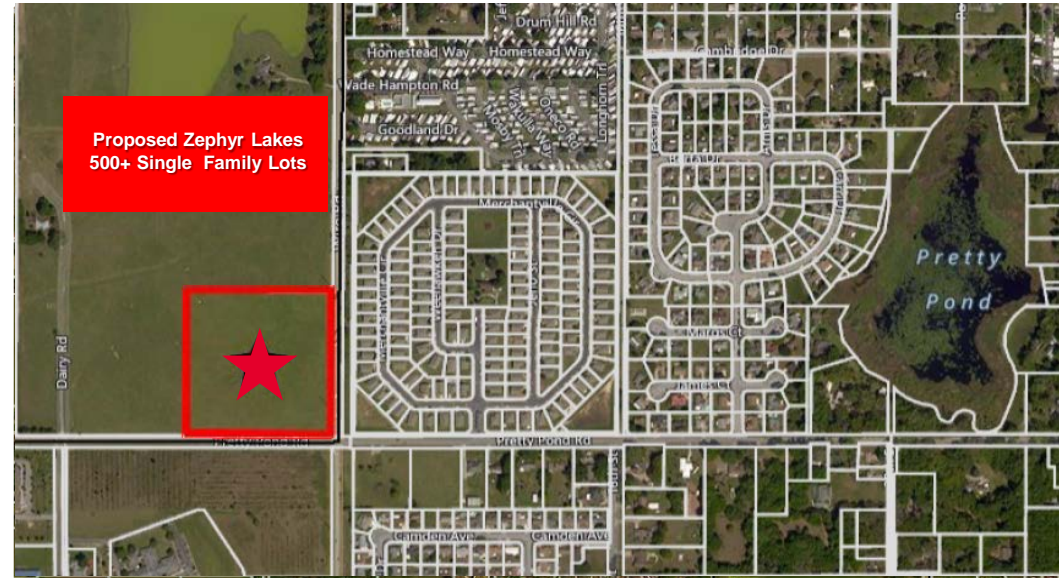
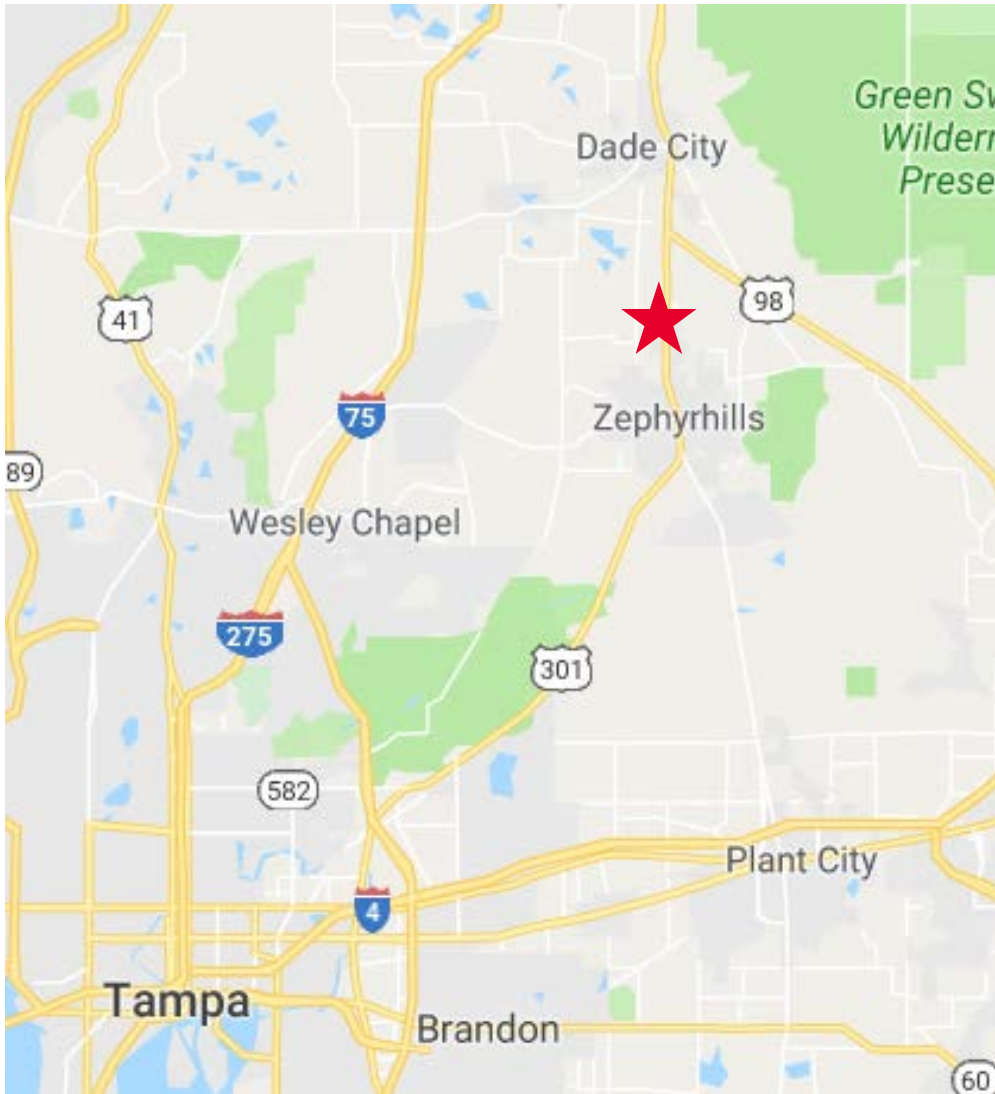


Distances	Miles
Publix Zephyrhills Commons	0.30
Florida Hospital	0.40
Walmart Supercentre	0.60
Zephyrhills High School	1.20
Woodland Elementary School	1.30
Raymond B. Stewart Middle School	1.90
Shoppes at Wiregrass	16
Downtown Tampa	32
Tampa International Airport	40



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Additional Information



- [Website](#)
- [Medical Planning](#)
- [Planning For The Future](#)

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