



MULTIFAMILY  
LAND FOR SALE

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

Opportunity Zone Investment!



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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
- Entitled for 3-story 168-unit apartment development; great site for family or senior housing.
- Additional uses include attached duplex, townhome or condo development

## 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 attached rental housing apartments for family or seniors
- **Secondary Uses:** attached duplex, townhome or condo for sale housing
- **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



Site plan approved for 3-Story,  
168-unit multifamily development

### Distances

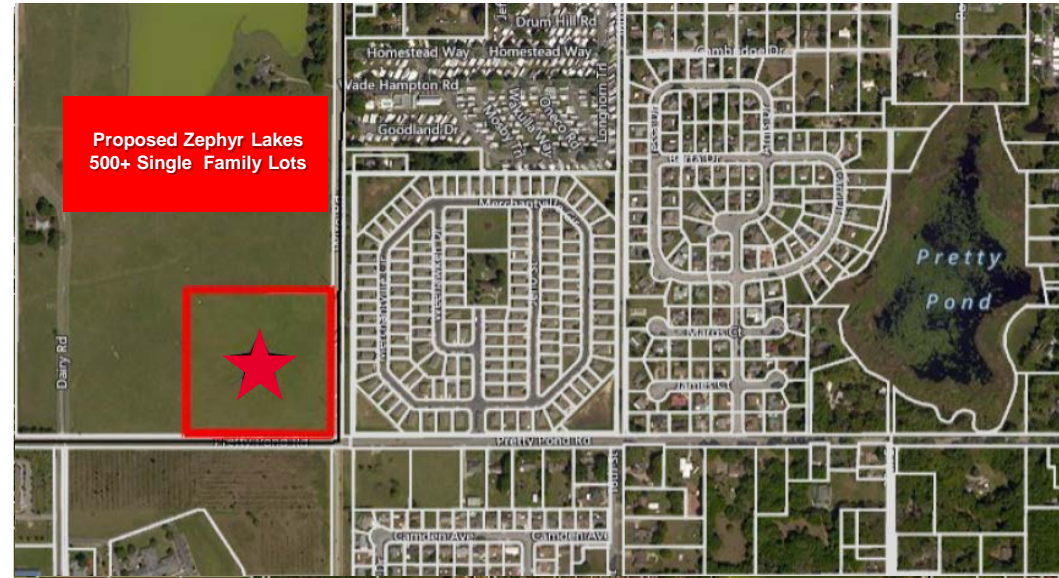
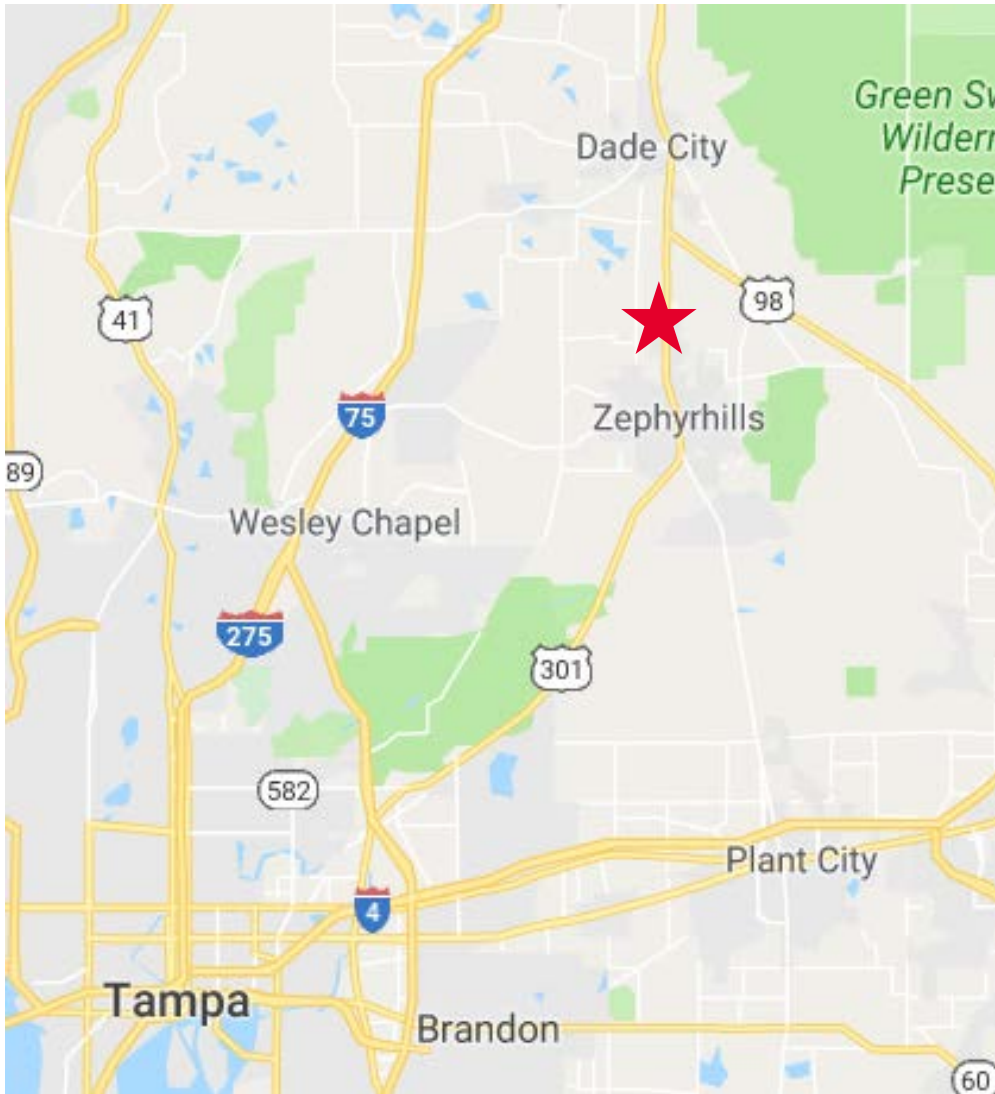
### Miles

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](#)
- [Opportunity Zone\\*](#)

\*Opportunity Zone may provide special low rate interest borrowing, tax deferred income, lower real estate taxes and significant other development incentives.

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