



LAND FEATURES

- Land Area: 20.66 Acres
- Location: NEC of SR 39 & Chancey Rd
- Price: \$7.00 PSF
- Available. Water – north side of Chancey; Sewer – south side of Chancey
- Currently being zoned to MPUD for MF and Retail
- Over 6,000 residential units are proposed in the immediate trade area
- Signalized intersections & Excellent frontage, visibility, and access
- Traffic counts: 16,900 VPD on U.S. HWY 301; 13,700 VPD on SR 39 and 10,800 VPD on Chancey Road.

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	3,123	26,128	53,437
AVERAGE HH INCOME	\$48,041	\$50,916	\$57,116
HOUSEHOLDS	1,583	11,698	24,247
2021 MEDIAN DISPOSABLE INCOME	\$31,436	\$31,158	\$34,748

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20.66 ACRES AT SR 39 & CHANCEY RD.
Zephyrhills, Tampa Bay, Florida

