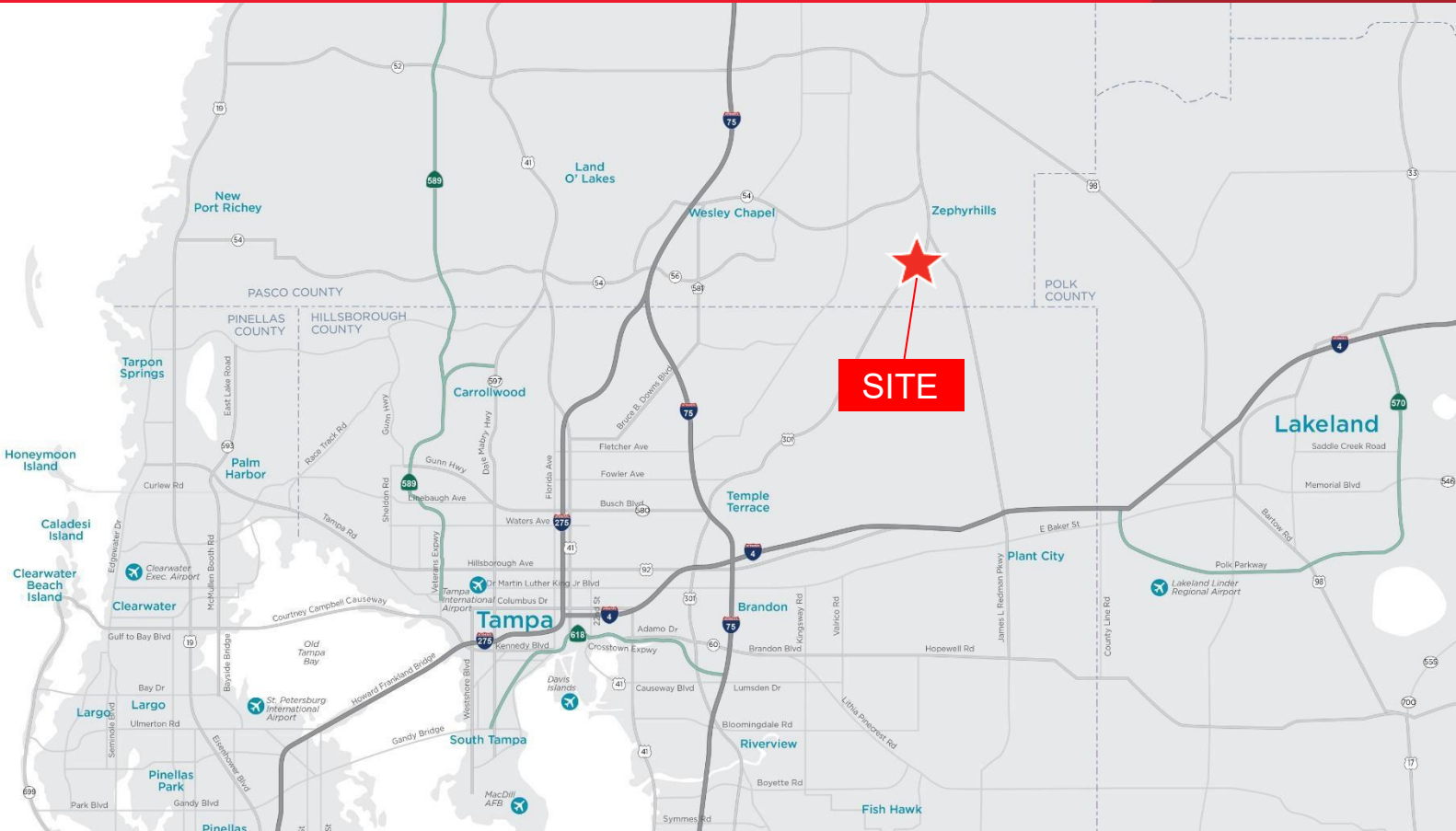




13.5 ACRES MOL AT US 301 & CHANCEY RD. Multifamily Site

Zephyrhills, Tampa Bay, FL



LAND FEATURES

- Location: 13.5 Acres MOL– SEC of US 301 & Chancey Rd.
- Price: \$7,500,000 (\$25,000 per unit)
- Utilities – At site
- Over 3,000 residential units are being developed in the immediate trade area
- Signalized intersection, Excellent frontage, and visibility
- Traffic counts: US Hwy, 301 (18,200 VPD) and Chancey Road (11,000 VPD)
- Land Use: Res-9
- 1.2 miles north of S.R. 56 / U.S. Highway 301 intersection
- Full access on Crystal Springs Road
- QCT Qualified Tract
- Zoning: C-2: Commercial / General, currently rezoning for 300 units

DEMOGRAPHICS (5-MILE RADIUS)

POPULATION	62,167
AVERAGE HH INCOME	\$55,227
EMPLOYEES	13,268
RETAIL SALES	\$1 Billion +



[Click for Parcel A](#)

For more information please contact:

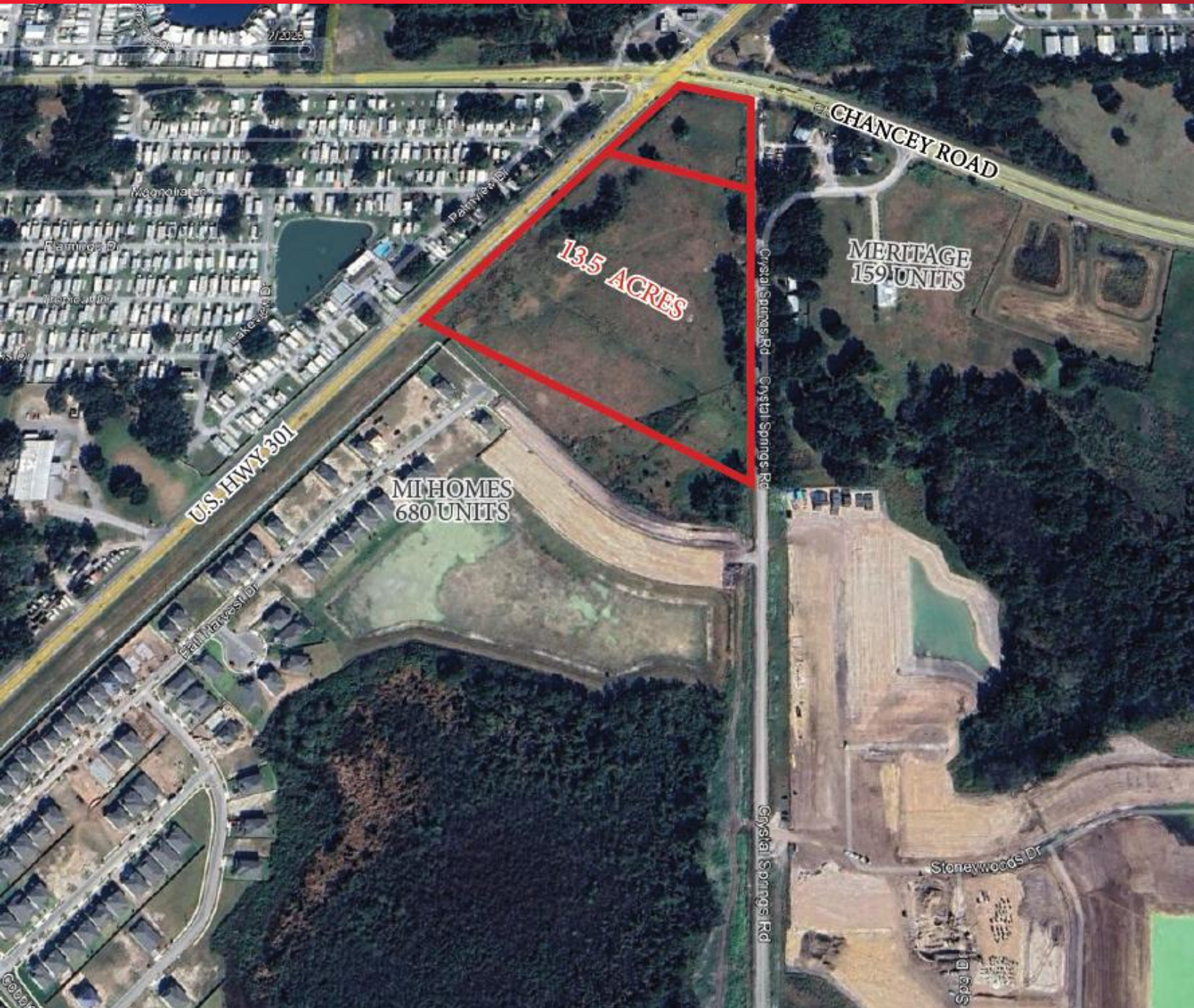
Patrick Berman
Managing Director
813 204 5363
patrick.berman@cushwake.com

Bruce K. Erhardt, ALC
Executive Managing Director
813 223 6300
bruce.erhardt@cushwake.com

One Tampa City Center Suite
3300
Tampa, Florida 33602



13.5 ACRES MOL AT US 301 & CHANCEY RD.
Multifamily Site
Zephyrhills, Tampa Bay, FL





13.5 ACRES AT MOL US 301 & CHANCEY RD. Multifamily Site

Zephyrhills, Tampa Bay, FL

