



**CUSHMAN &
WAKEFIELD**

**SINGLE FAMILY
LAND FOR SALE**

24.80 Acres – Wire Ranch Site

Zephyrhills, Pasco County, FL



24.80 ac

Opportunity Zone Investment!



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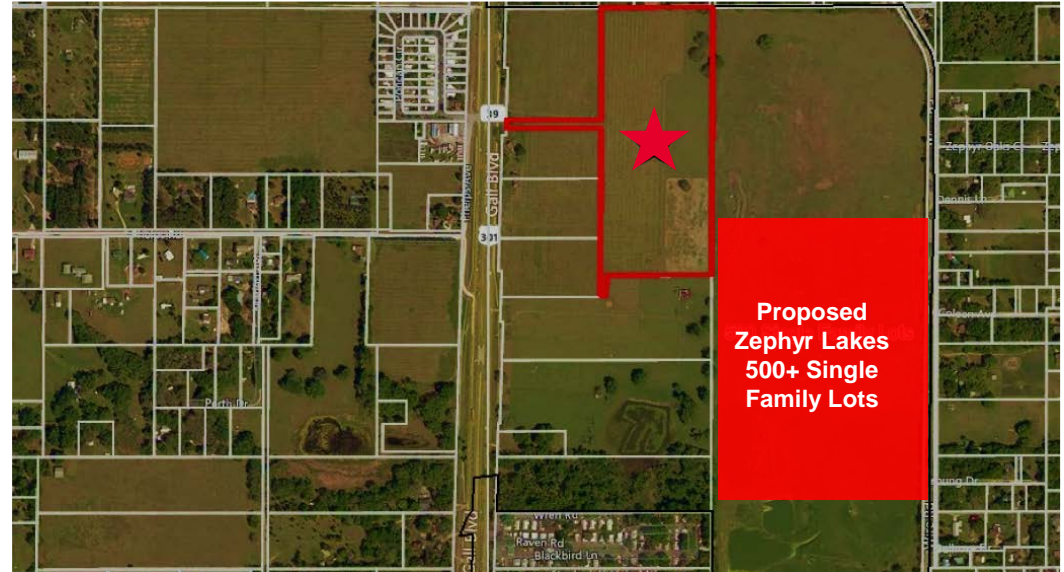
Property Highlights

- 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
- Entitled for 3 to 4-story 344-unit apartment development; great site for family or senior housing.
- Additional uses include attached duplex, townhome or condo development

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)
- **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.

Price: 4 units/acre; \$20,000/unit



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



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.