

**PROPOSED SITE PLAN**  
**168 APT. UNITS**

**ASKING PRICE: \$1,790,000**
**PROPERTY PROFILE**

- **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:** Require site plan approval and include compatible retail and office uses/neighbourhood 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

Located on the north west corner at the intersection of Pretty Pond and Wire Roads in the city of Zephyrhills, Pasco County, Florida.

For more information, please contact:

**Bruce Erhardt, ALC**  
 Executive Director  
 +1 813 204 5312  
[bruce.erhardt@cushwake.com](mailto:bruce.erhardt@cushwake.com)

**Jeannette Jason, CCIM**  
 Director  
 +1 813 254 4900  
[jeannette.jason@cushwake.com](mailto:jeannette.jason@cushwake.com)

One Tampa City Centre  
 Suite 3300  
 Tampa, FL 33602  
 phone: +1 813 223 6300

[cushmanwakefield.com](http://cushmanwakefield.com)





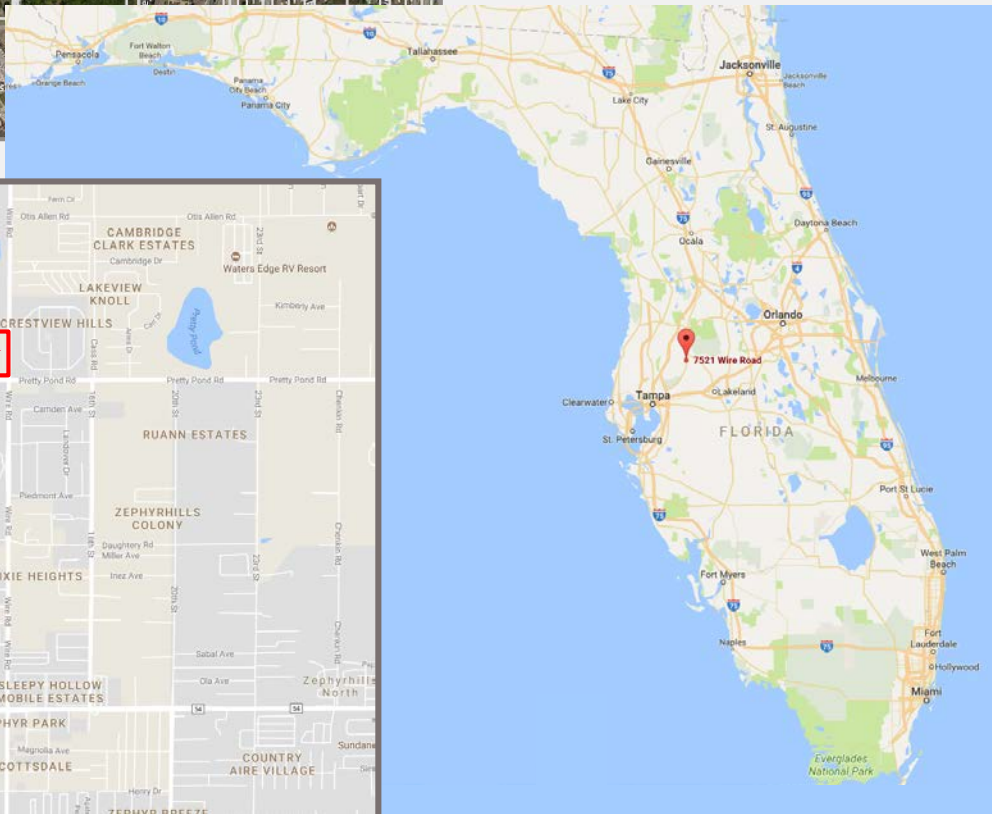
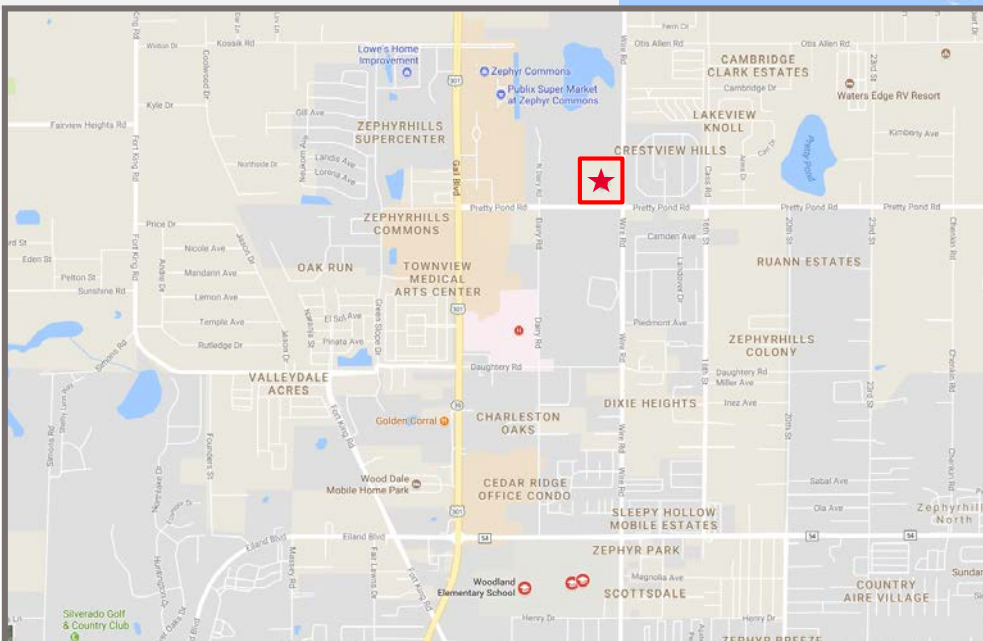
FOR SALE

# 12 Acre Site – 7521 Wire Road

Zephyrhills, Pasco County, Florida



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



For more information, please contact:

**Bruce Erhardt, ALC**  
 Executive Director  
 +1 813 204 5312  
[bruce.erhardt@cushwake.com](mailto:bruce.erhardt@cushwake.com)

**Jeannette Jason, CCIM**  
 Director  
 +1 813 254 4900  
[jeannette.jason@cushwake.com](mailto:jeannette.jason@cushwake.com)

One Tampa City Center  
 Tampa, FL 33602  
 phone: +1 813 223 6300  
[cushmanwakefield.com](http://cushmanwakefield.com)

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.