



**REQUEST FOR OFFERS**  
**LAND FOR SALE**  
**12 Acres – Pretty Pond Site**  
 Zephyrhills, Pasco County, FL



**Bruce Erhardt, ALC**  
 Executive Director  
 +1 813 204 5312  
 bruce.erhardt@cushwake.com

**Jeannette Jason, CCIM**  
 Director  
 +1 813 254 4900  
 jeannette.jason@cushwake.com

One Tampa City Center, Suite 3300  
 Tampa, FL 33602  
 phone: +1 813 223 6300  
 cushmanwakefield.com

## 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

## Property Details

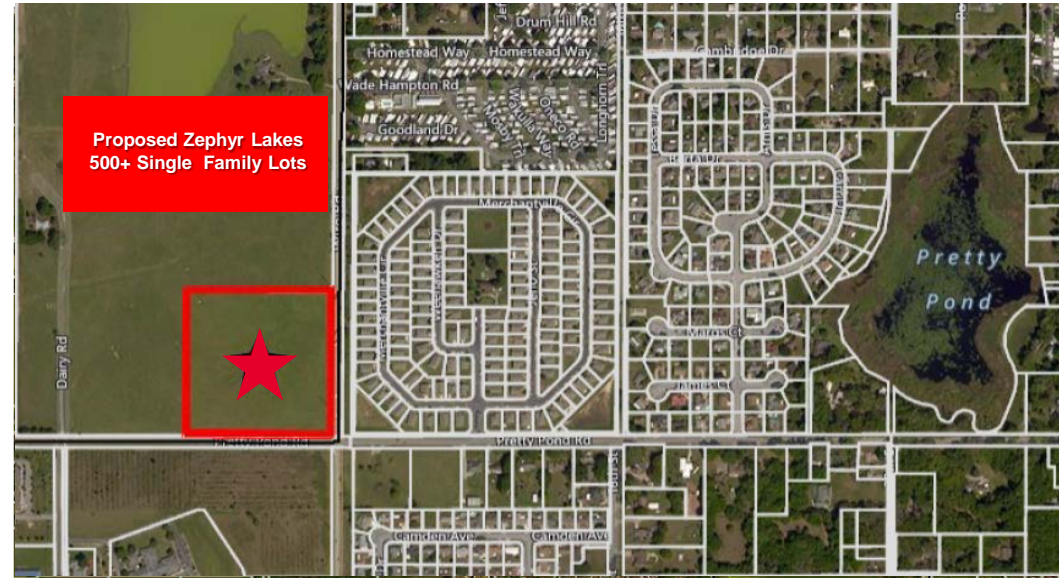
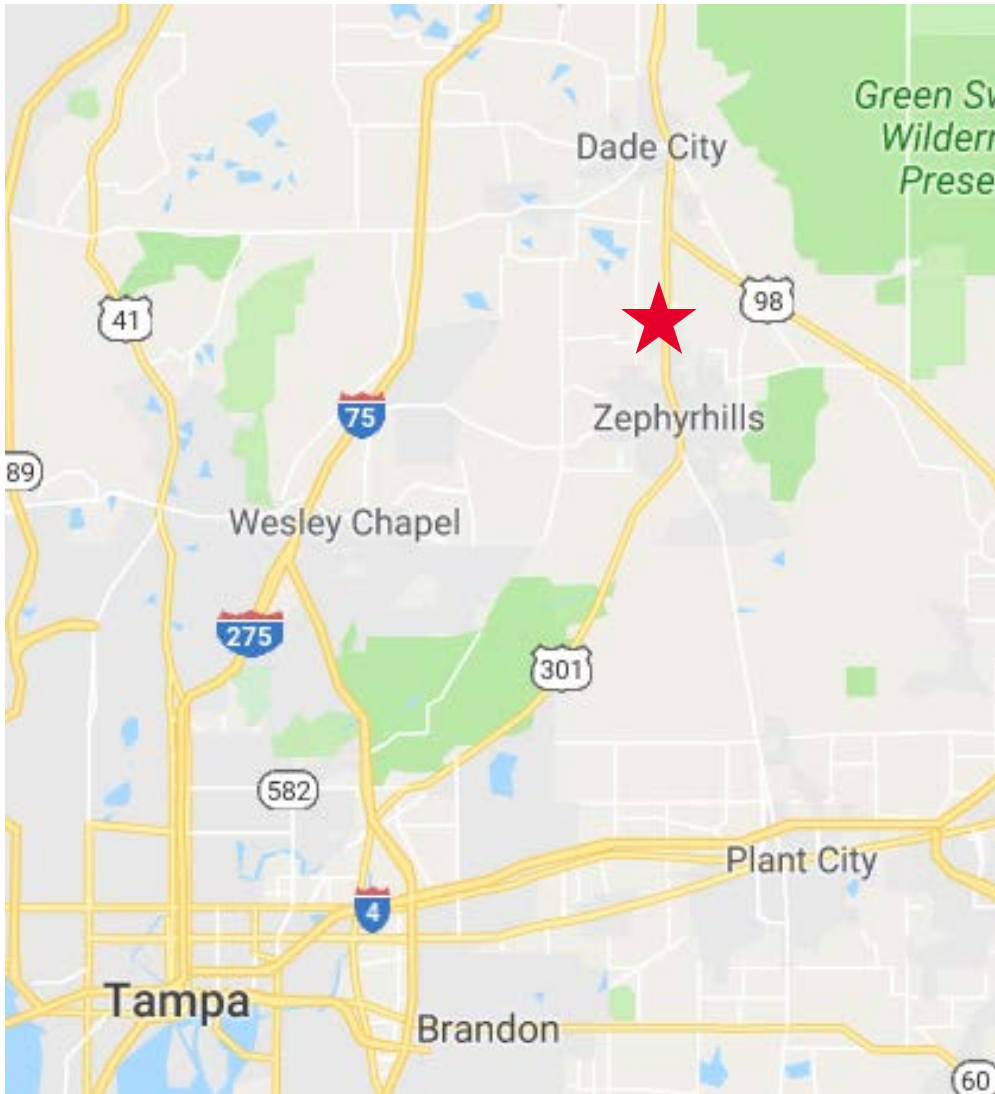
- **Property Address:** 7521 Wire Road
- **Parcel ID:** 35-25-21-0010-04400-0000
- **Site Size:** 12 Acres
- **Zoning:** R-4, Multifamily Residential
- **Future Land Use:** RU, Residential Urban
- **Primary Uses:** Residential and residential equivalent, i.e. nursing home and assisted living facilities
- **Secondary Uses:** Requires site plan approval and includes compatible retail, medical and office uses; neighborhood 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



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



**REQUEST FOR OFFERS**  
**LAND FOR SALE**  
**12 Acres – Pretty Pond Site**  
Zephyrhills, Pasco County, FL



 **Additional Information**

 **Website**

 **Medical Planning**

 **Planning For The Future**

**Bruce Erhardt, ALC**  
Executive Director  
+1 813 204 5312  
bruce.erhardt@cushwake.com

**Jeannette Jason, CCIM**  
Director  
+1 813 254 4900  
jeannette.jason@cushwake.com

One Tampa City Center, Suite 3300  
Tampa, FL 33602  
phone: +1 813 223 6300  
cushmanwakefield.com