



MULTIFAMILY
LAND FOR SALE

12 Acres – Pretty Pond Site
Zephyrhills, Pasco County, FL

Opportunity Zone Investment!



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



MULTIFAMILY LAND FOR SALE

12 Acres – Pretty Pond Site Zephyrhills, Pasco County, FL

Property Highlights

- Ripe for development and in the path of progress
- Located within the pro-growth and development friendly city of Zephyrhills
- Abundance of shopping and dining 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-story 168-unit apartment development; great site for family or senior housing.
- Additional uses include attached duplex, townhome or condo development

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:** 336 residential attached rental housing apartments for family or seniors
- **Secondary Uses:** attached duplex, townhome or condo for sale housing
- **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



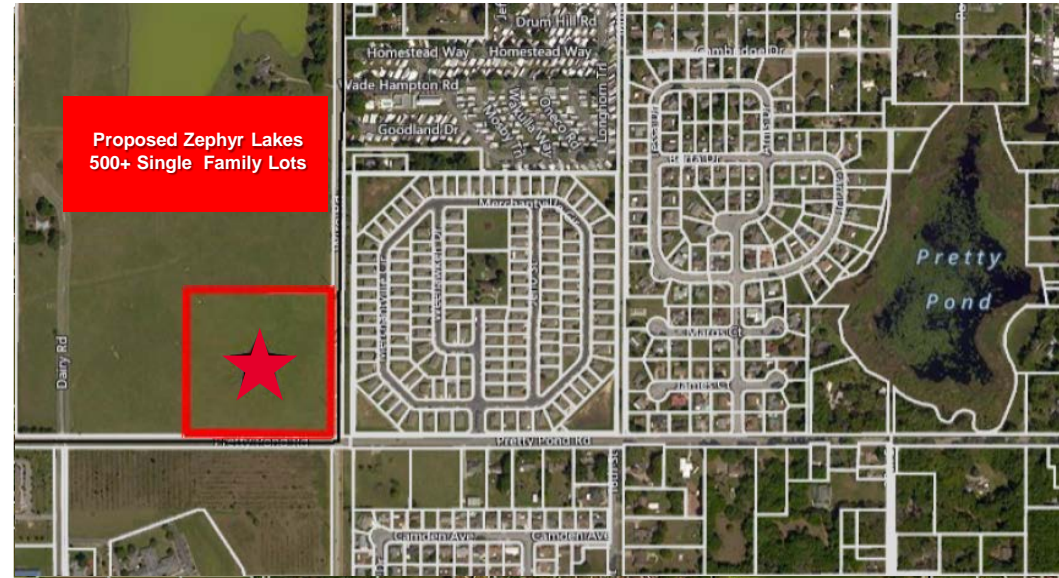
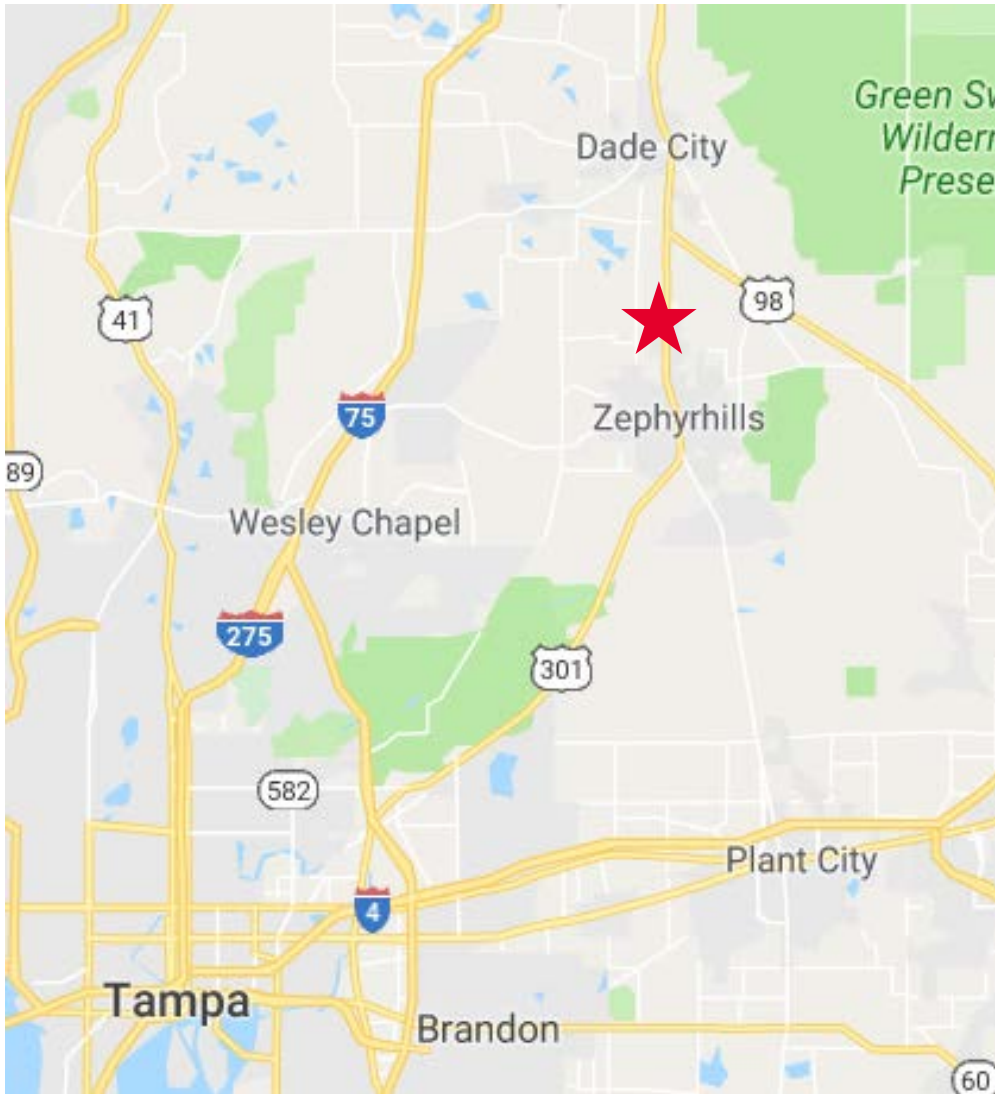
Site plan approved for 3-Story, 168-unit multifamily development

| 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 |



**MULTIFAMILY
LAND FOR SALE**

12 Acres – Pretty Pond Site
Zephyrhills, Pasco County, FL



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.

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