



HOTEL DEVELOPMENT OPPORTUNITY
LAND FOR SALE
3 Acres – Pretty Pond Site
 Zephyrhills, Pasco County, FL

Opportunity Zone Investment!



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HOTEL DEVELOPMENT OPPORTUNITY LAND FOR SALE

3 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
- ½ mile from Florida Hospital

Property Details

- **Property Address:** 7521 Wire Road
- **Parcel ID:** 35-25-21-0010-04400-0000
- **Site Size:** 3 Acres, will divide
- **Zoning:** R-4, Multifamily Residential
- **Future Land Use:** RU, Residential Urban allows hotel in C-2 rezoning with a .5 FAR
- **Max Height:** 35'
- **FAR:** .50
- **Utilities:**
 - Water: 8" and 12" lines at Pretty Pond & Gall Blvd. intersection
 - Sewer: 6" force main at Pretty Pond & Gall Blvd. intersection

Price: 40 rooms per acre; \$13,375 per unit



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



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.