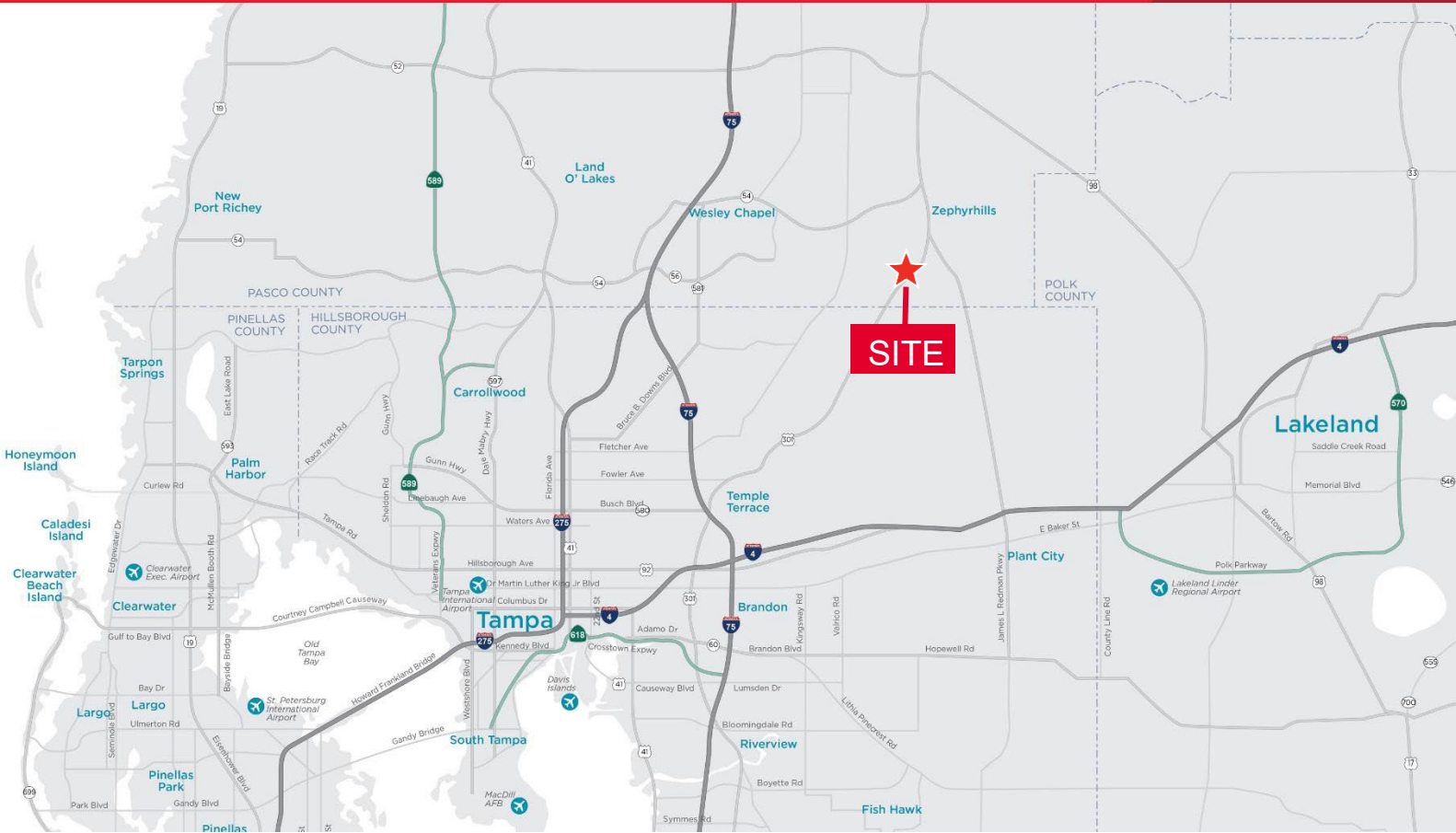




# 2.83 ACRES: SEC OF US HIGHWAY 301 & CHANCEY ROAD

Zephyrhills, Tampa Bay, Florida



## LAND FEATURES

- Location: 2.83 acres of SEC of SR 39 and Chancey Rd.
- Price: \$2,500,000
- Utilities – At site
- Signalized intersection & Excellent frontage, visibility, and access
- Traffic counts: US Hwy, 301 (18,200 VPD) and Chancey Road (11,000 VPD)
- Over 3,000 residential units are proposed in the immediate trade area
- 1.2 miles north of S.R. 56 / U.S. Highway 301 intersection



[Click for Parcel A](#)

## DEMOGRAPHICS (5-MILE RADIUS)

POPULATION	62,167
AVERAGE HH INCOME	\$55,227
EMPLOYEES	13,268
RETAIL SALES	\$1 Billion +

For more information, please contact:

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### Site Plan

