

REDEVELOPMENT OPPORTUNITY

Property Details

- 38650 CR 54 +/- 0.8 acres Pasco Zoning C-1 Neighborhood Commercial District
- 38716 CR 54 +/- 0.46 acres Pasco Zoning C-2 General Commercial (generally includes all uses allowed in C-1)
- Tenant occupies 38716 CR 54 on a month to month basis paying \$800 per month + utilities and maintenance
- Property is approximately ¾ mile east of Gall Boulevard (aka, US 301) and has approximately 331 feet of frontage on CR-54
- Duke Energy and City of Zephyrhills water



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Future Land Use Map Showing RES-9 (light purple)

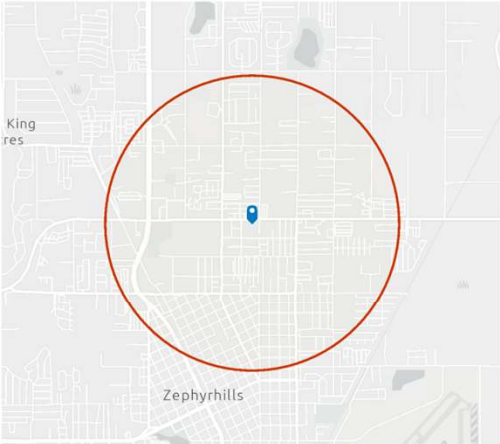


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Population Trends 1-Mile Radius

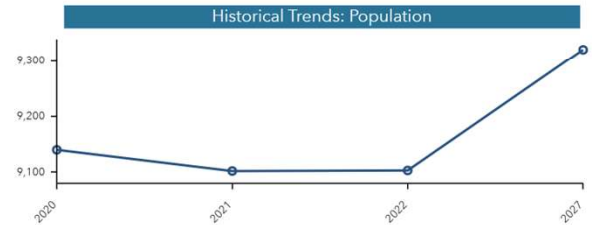


POPULATION TRENDS AND KEY INDICATORS

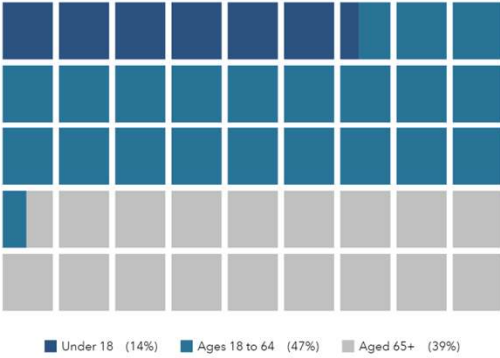
38650 County Road 54, Zephyrhills, Florida, 33542
Ring of 1 mile

9,103	4,480	1.98	57.5	\$39,623	\$102,378	51	173	53
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

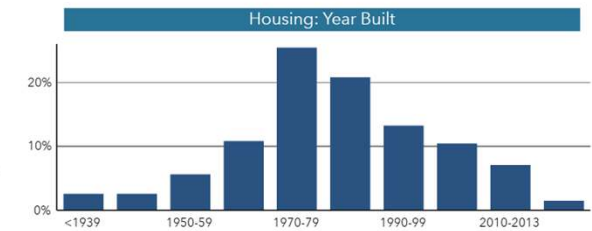
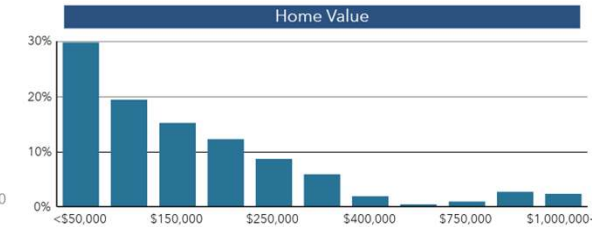
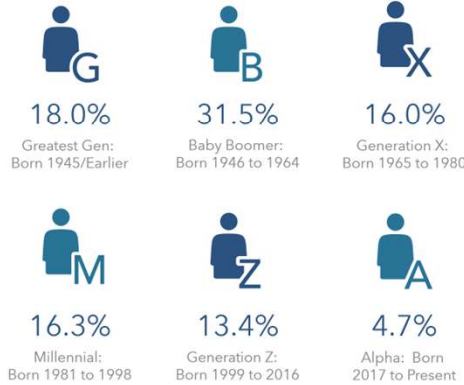
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



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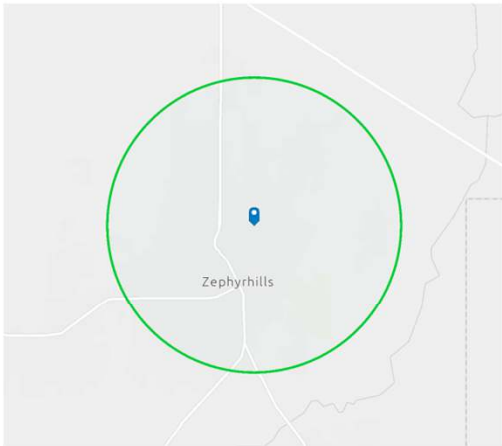


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Population Trends 3-Mile Radius

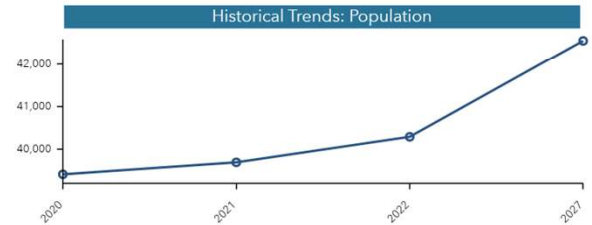


POPULATION TRENDS AND KEY INDICATORS

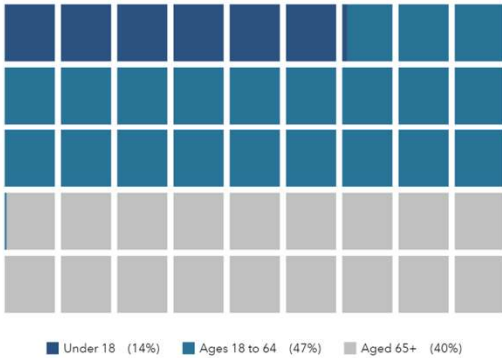
38650 County Road 54, Zephyrhills, Florida, 33542
Ring of 3 miles

40,290	18,519	2.15	58.4	\$41,487	\$125,914	56	148	53
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

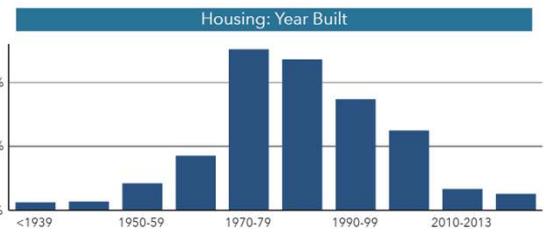
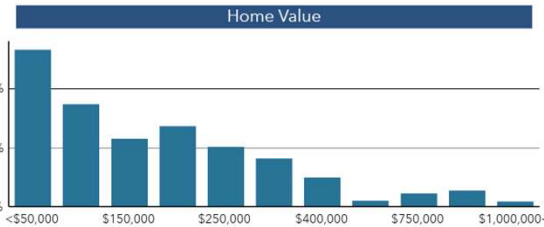
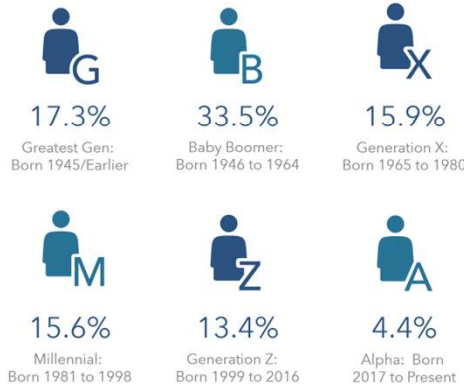
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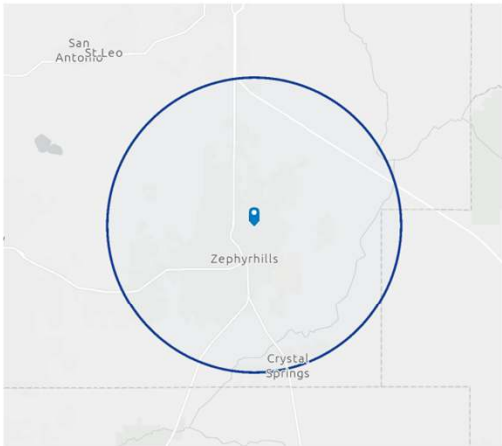


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Population Trends 5-Mile Radius

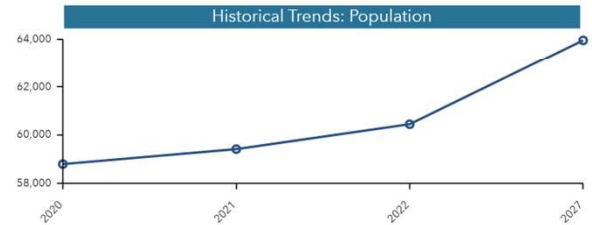


POPULATION TRENDS AND KEY INDICATORS

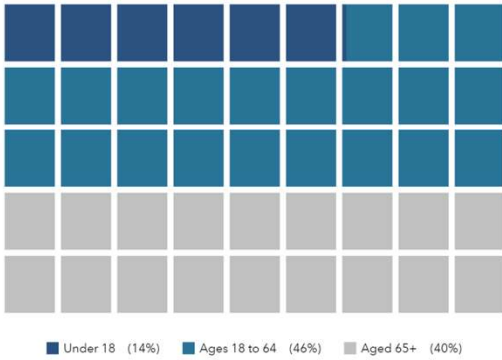
38650 County Road 54, Zephyrhills, Florida, 33542
Ring of 5 miles

60,445	27,200	2.19	58.7	\$44,810	\$132,826	62	150	53
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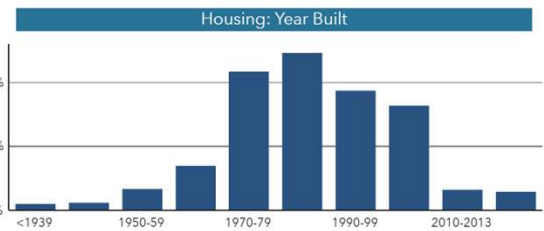
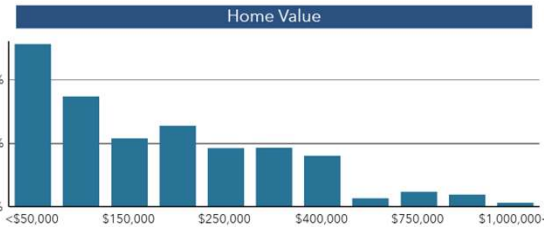
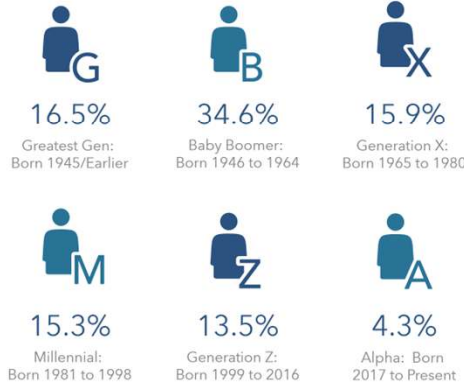
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