

Land for Sale

37910 Phelps Rd, Zephyrhills, FL 33541

Land
Investment Opportunity

Offering Memorandum

Commercial (C-2) & Traditional Mix Use (TMU) Zoning | ± 20 Acres



MATTHEWSTM

Exclusively Listed By



Lleyton Buscher

Associate

(656) 789-4308

lleyton.buscher@matthews.com

License No. SL3637338 (FL)



Andrew Doerr

Associate

(813) 436-9209

andrew.doerr@matthews.com

License No. SL3579687 (FL)



Jake Lurie

FVP & Associate Director

(813) 488-0853

jake.lurie@matthews.com

License No. SL3510801 (FL)

Kyle Matthews | Broker of Record | Broker Lic. No.: BK3554632 (FL) | Firm Lic. No.: CQ1066435 (FL)



PROPERTY OVERVIEW

37910 Phelps Rd
Zephyrhills, FL 33541



INVESTMENT HIGHLIGHTS

Property Highlights

- **Strategic Multi-Parcel Development Opportunity:** The offering consists of four contiguous parcels totaling approximately 20.3 acres. The combined assemblage offers significant scale, frontage, and development versatility within a single cohesive site.
- **Zoning:** Approximately 4 acres are zoned Commercial (C-2) and 16 acres are zoned Traditional Mixed Use (TMU), offering significant development flexibility. The local municipality has expressed a willingness to entertain a variety of proposed commercial development plans for the 16 acre mixed-use portion.
- **Excellent Frontage & Strong Corridor:** $\pm 1,600$ feet of frontage along Highway 39 seeing (23,000 VPD). ± 0.25 mile from a Zephyr Commons a large retail corridor most notably featuring a Publix, Lowe's Home Improvement, Walmart Supercenter, Planet Fitness, Tractor Supply Co, Hobby Lobby, Chick-fil-a, Chipotle, and Advent Health Hospital.
- **Regional Connectivity:** Zephyrhills benefits from exceptional regional connectivity, strategically positioned within the Tampa Bay metropolitan area and offering convenient access to major transportation corridors, including U.S. Highway 301, State Road 56, and Interstate 75. This central location provides efficient travel to Tampa, Lakeland, Orlando, and the Gulf Coast, allowing residents, businesses, and visitors to easily access employment centers, retail destinations, healthcare facilities, and regional attractions. Zephyrhills' connectivity, combined with its continued population growth and expanding commercial base, has strengthened its role as a key gateway community within Central Florida.
- **Strong Demographics:** The surrounding ± 5 -mile radius supports a population of $\pm 73,211$ residents, projected to exceed $\pm 89,068$ within five years. Average household income surpasses \$61,792, reflecting stable local purchasing power.
- **Tourism & Coastal Draw:** Zephyrhills, Florida, is a growing Tampa Bay-area community known for its strong population growth, affordable cost of living, and convenient access to major employment centers throughout the region. The area attracts residents and visitors alike with its year-round warm weather, outdoor recreation opportunities, renowned natural springs, and proximity to Tampa's entertainment, shopping, and healthcare amenities. Its combination of small-town charm and continued economic development has made Zephyrhills an increasingly desirable destination for both businesses and consumers.





Advent Health
±149 Beds | ±1,750 Employees

save a lot **TJ-MAXX** **GNC**
Chick-fil-A **Panera**
ROSS **PAPA JOHN'S** **Arby's**
DRESS FOR LESS

Merchants Square
HOBBY LOBBY **DQ** **TSC** **TRACTOR SUPPLY CO.**
Speedway **ANYTIME FITNESS** **bealls**
POPEYES **OUTLET**
CHIPOTLE **TACO BELL**
Bank OZK

Spanish Trails Village
±300 Homes

Grand Horizons
±300 Homes

Grand Horizons
±350 Homes

Zephyr Lakes
±515 Homes

Mockingbird
Mobile Home Park

Zephyr Commons
Publix **planet fitness**
tropical CAFE **FIVE GUYS**
ups **WELLS FARGO** **Pet Super market**
TIRE CHOICE **MATTRESS FIRM**

Zephyrhills Supercenter
Walmart Supercenter **LOWE'S** **ExtraSpace Storage**
SONIC **AspenDental** **McDonald's** **TAKE 5**
MURPHY USA **DOLLAR TREE** **Ruby Tuesday** **LONGHORN STEAKHOUSE**

Subject Property

±23,000 VPD

39



37910 Phelps Rd
Zephyrhills, FL 33541

±20.3 AC

Lot Size

4 AC C-2 / 16 AC TMU

Zoning

±23,000 VPD

Highway 39

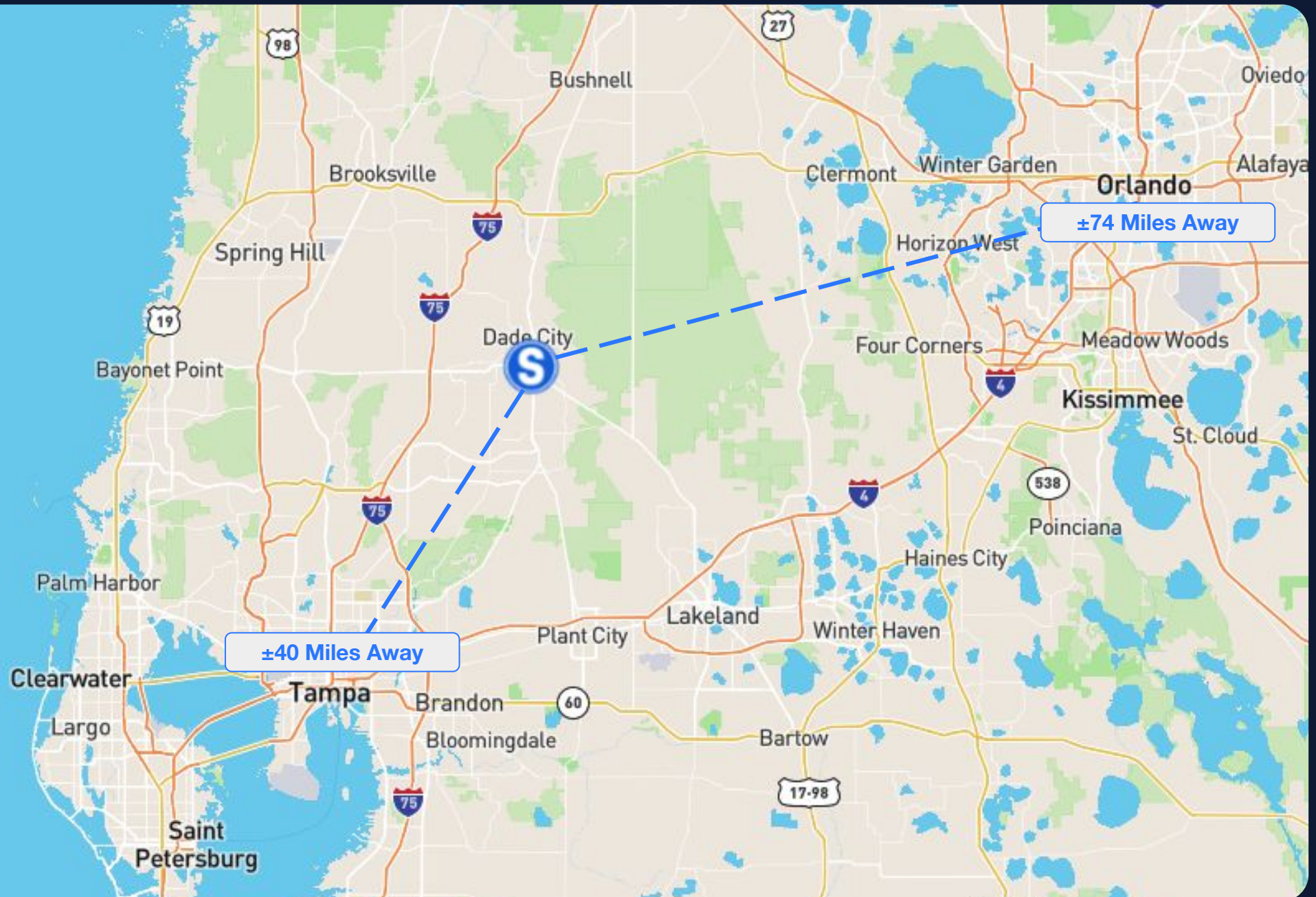
\$4,567,500

Listing Price

Highway 39 ±23,000 VPD

MARKET OVERVIEW

37910 Phelps Rd
Zephyrhills, FL 33541



ZEPHYRHILLS, FL

Local Market Overview

Situated within eastern Pasco County, the Zephyrhills area has emerged as one of the fastest-growing development corridors in the Tampa Bay region. Strong population gains, expanding residential communities, and continued infrastructure investment have transformed the area into an attractive destination for both residential and commercial development. The city has experienced population growth exceeding 30% since 2020, fueled by migration from other states and continued expansion throughout Central Florida.

The property's location benefits from convenient access to US-301, State Road 54, and Interstate 75, connecting residents and businesses to Tampa, Lakeland, and Orlando. Continued housing development, industrial investment, and roadway improvements are supporting long-term land appreciation throughout eastern Pasco County. As development pushes east from the Tampa metropolitan area, Zephyrhills continues to attract builders, logistics users, healthcare providers, and retail services seeking lower land costs while maintaining regional accessibility.



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,188	35,774	94,056
Current Year Estimate	3,506	31,819	79,524
2020 Census	2,357	25,601	59,267
Growth Current Year-Five-Year	19.46%	12.43%	18.27%
Growth 2020-Current Year	48.75%	24.29%	34.18%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,814	15,923	40,981
Current Year Estimate	1,524	14,318	35,195
2020 Census	1,024	11,434	26,265
Growth Current Year-Five-Year	19.02%	11.21%	16.44%
Growth 2020-Current Year	48.87%	25.23%	34.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$83,612	\$81,799	\$86,080

TAMPA, FL

813,067

Total Population

200,727

Employed Population

336,677

of Households

Tampa, Florida has developed into one of the most dynamic retail markets in the southeastern United States, driven by strong population growth, tourism, and a diversified local economy. The Tampa Bay area—anchored by Tampa, St. Petersburg, and Clearwater—benefits from steady in-migration, particularly from higher-cost states, which continues to fuel demand for both necessity-based and experiential retail. The region's expanding population, rising household incomes, and strong employment base have supported consistent consumer spending, encouraging continued investment from national retailers, restaurants, and mixed-use developments. Tampa's position as a major business hub, combined with its thriving healthcare, financial services, technology, and logistics sectors, provides a stable economic foundation that supports long-term retail demand. Additionally, year-round tourism, a growing professional workforce, and ongoing commercial and residential development continue to strengthen retail fundamentals, making the market an attractive destination for both retailers and investors seeking sustained growth.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,915	49,667	171,236
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,737	18,201	66,482
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$99,713	\$98,431	\$93,466

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **37910 Phelps Rd Zephyrhills, FL, 33541** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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