



Chancey Road

TROY DRIVE

Sandy Drive

1.08 AC Site

.75 AC Site

3352 & 3418 SANDY DRIVE
ZEPHYRHILLS, FL 33541

FOR SALE

(2 PARCELS) 1.83 ACRES, INCLUDES 864 SF BLDG.

SET ON OVER AN ACRE IN THE HEART OF ZEPHYRHILLS, THE PROPERTY CONSISTS OF TWO DISTINCT PARCELS TOTALING 1.83 ACRES, EACH CONTRIBUTING TO A WELL-ROUNDED AND FUNCTIONAL SITE.

Brokerage Done Differently

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LOMBARDO

EXECUTIVE SUMMARY

3352-3418 SANDY DRIVE ZEPHYRHILLS, FL 33541

OFFERING PRICE	3352 Sandy Drive \$73,000
BREAKDOWN	3418 Sandy Drive \$295,000
PURCHASE OPTION	Cash, Conventional, FHA, VA Loan

PROPERTY FEATURES

TWO-PARCEL OPPORTUNITY ON 1.83 ACRES IN ZEPHYRHILLS

The property consists of two distinct parcels totaling 1.83 acres, offering a versatile and functional layout. Recent interior updates to the dwelling provide a modern, efficient design while maintaining its rural charm. The grounds feature mature oak trees, open yard space, and a screened ground-level portico, creating a peaceful and private setting. Utilities include electric, well, septic, and telecommunications, and the property is currently owner-occupied.

Situated just off Chancey Road between Morris Bridge Road and US Highway 301 South, the dual-parcel configuration provides flexibility rarely found in similar offerings, with per-parcel highlights as follows:

- **3352 Sandy Dr (vacant lot):** Features an 8x20 concrete pad, ideal for RV placement, storage, or future improvements.
- **3418 Sandy Dr (primary residence):** Includes a second septic system installed behind the shed (never used), along with a 50-amp RV electrical hookup near the home with close septic access, making it well-suited for a potential RV rental or guest setup.

Zoned Agricultural-Residential (A-R) and Rural Density Residential (R-1) within Pasco County, the property supports low-density residential or agricultural use while preserving the surrounding rural environment. Located within a qualified Opportunity Zone and just minutes from Zephyrhills, Wesley Chapel, and the Greater Tampa Area, it offers a strong combination of accessibility, flexibility, and long-term potential.



PROPERTY VIEW

LOCATION HIGHLIGHTS

Excellent land acquisition opportunity in Zephyrhills, FL. This 1.83-acre site offers 2 adjoining parcels for future development of R-1 or AR zoned uses. This property offers a rare turnkey setup for growers/nursery operations, horticulture, ag distributors, estate-style residential, owner-users, investors or developers.

LOCATION HIGHLIGHTS

- Spacious 1.83-acre site
- Existing 864 SF stilt building
- Zoned R-1 (Residential / MH Area) and AR (Agricultural-Residential)
- **Both parcels are designated for future R-6 zoning**
- Excellent future development opportunity in Zephyrhills, Pasco County
- Well-suited for agricultural operations, private recreation, live/work use, or an estate homesite
- Minutes from Downtown Zephyrhills
- Approximately 9.1 miles from Interstate 75
- Approximately 2.5 miles from US Highway 301 South
- Approximately 1.4 miles from Morris Bridge Road
- Located within a qualified Opportunity Zone, potentially offering tax incentives for redevelopment
- Utilities available on-site, including septic and well

LISTING DETAILS

FINANCIAL TERMS

OFFERING PRICE **\$368,000/**

FINANCING AVAILABLE CONTACT BROKER

LOCATION

STREET ADDRESS 3352-3418 SANDY DRIVE

CITY ZEPHYRHILLS

COUNTY PASCO

MARKET TAMPA- ST. PETERSBURG- CLEARWATER

SUB MARKET ZEPHYRHILLS

UTILITIES

ELECTRICITY TECO

WATER WELL

WASTE SEPTIC

COMMUNICATION VERIZON/ SPECTRUM/ FRONTIER

THE COMMUNITY

NEIGHBORHOOD/SUB-DIVISION NAME ZEPHYRHILLS COLONY COMPANY LANDS

FLOOD ZONE AREA A

FLOOD ZONE PANEL 12101C0453F

THE PROPERTY

FOLIO NUMBER 20-26-21-0000-00800-0032 &
20-26-21-0000-00800-0034

LOT DIMENSION (3418) 150' X 312' AND (3352) 226' X 150'

TOTAL ACREAGE **1.83 AC**
(3352) .75 ACRES (32,670 SF)
(3418) 1.08 ACRES (79,715 SF)

ZONING (3352) R-1- SF/MH DISTRICT, (3418) AR-AGRICULTURE

PROPERTY USE 864 SF DWELLING ON 1.83 ACRES

FUTURE USE AG OPERATION, PRIVATE RECREATION,
LIVE/WORK USE, ESTATE HOME SITE

TAXES

TAX YEAR 2025

TAXES (3352) \$216.00 :: (3418) \$202.00



ZONING INFORMATION

Zoned R-1: Single Family, Mobile Home District: The purpose of the R-1 Rural Density Residential District is to serve as a transitional area between primarily agricultural areas and suburban development. Further, it is the purpose of the R-1 Rural Density Residential District to allow for the development of low density planned unit developments of sufficient size to function as neighborhood units, with all services and facilities necessary to this development form being supplied.

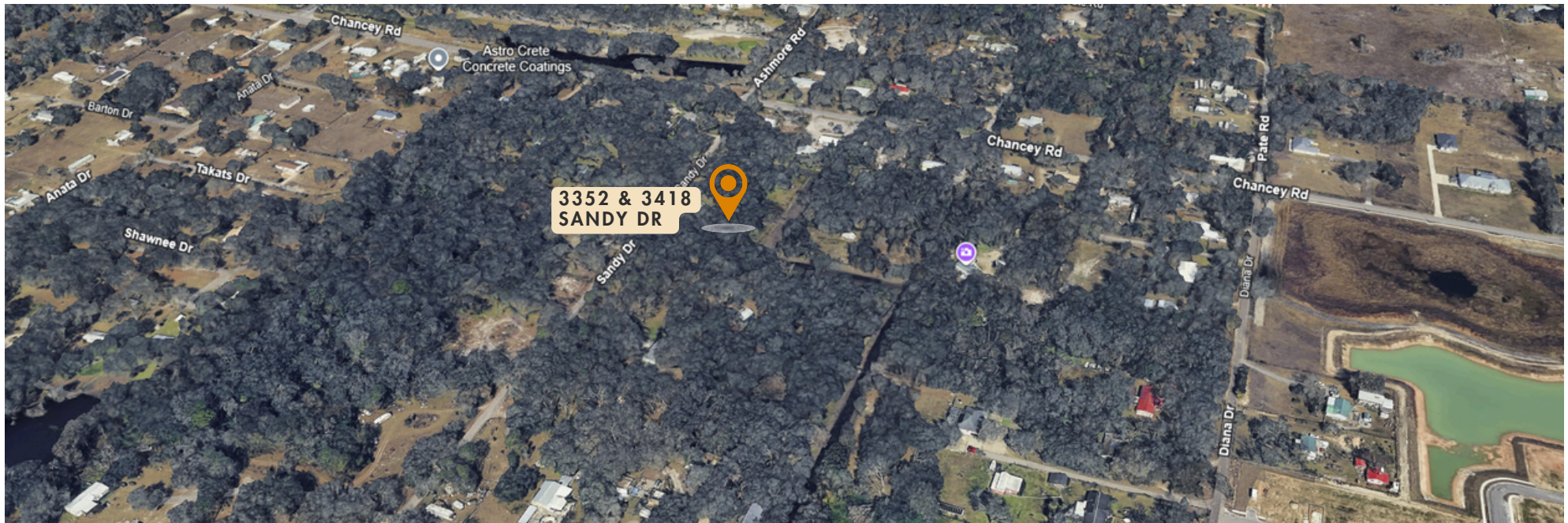
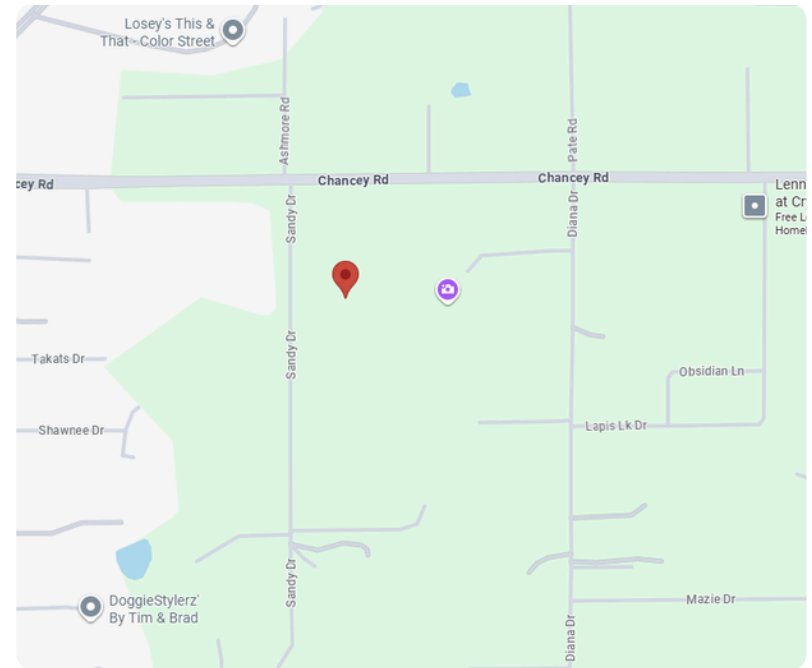
Zoned AR: Agricultural-Residential

The purpose of the A-R Agricultural-Residential District is to allow the development of relatively large tracts of land to accommodate those individuals who desire a rural or estate-type living environment; to curtail urban development in areas which lack facilities, until such time as those facilities are available; and to promote conservation of rural environments through limiting the intensity of development.

Both parcels are designated for future R-6 zoning.

DRIVING DIRECTIONS

Head east on SR 56, make a left on Morris Bridge Rd, right on Chancey Rd., and right on Sandy Rd. Property will be on your left.
3325-3418 Sandy Drive Zephyrhills, FL 33541



PROPERTY PHOTOS



Within a 3-mile radius of this site, approximately 31,453 people with an average age of 51 and the HH income is over \$70,246 reside

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This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

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