

TOWNHOME DEVELOPMENT FOR SALE

5 Acres FLU - RES 9

4200 Lanier Rd
Zephyrhills, FL 33541

5 ACRES

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

4200 Lanier Rd

Zephyrhills, FL 33541



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 4200 Lanier Rd, Zephyrhills, FL. This 5-acre property has versatile potential for a savvy land or residential investor. Zoned AR, with a future land use of Res-9 it offers a solid foundation for development. With a central location in the Zephyrhills area, located less than half a mile away from major retail shopping corridor with mini retailers and a Publix.

PROPERTY HIGHLIGHTS

- Lanier road is a paved road.
- Pasco county diagrams indicate sewer and water are directly at front of the property on Lanier
- Suitable for diverse residential projects

OFFERING SUMMARY

Sale Price:	\$999,000
Lot Size:	5 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,367	14,940	36,727
Total Population	4,606	34,886	90,705
Average HH Income	\$65,167	\$81,490	\$95,226

Brent Nye

Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas

Senior Associate
C: 813.830.2031
luis@nyecommercial.com



Nearby Retailers

Zephyrhills, FL 33541



Brent Nye

Partner

C: 813.997.3333

brent@nyecommercial.com

Luis Cardenas

Senior Associate

C: 813.830.2031

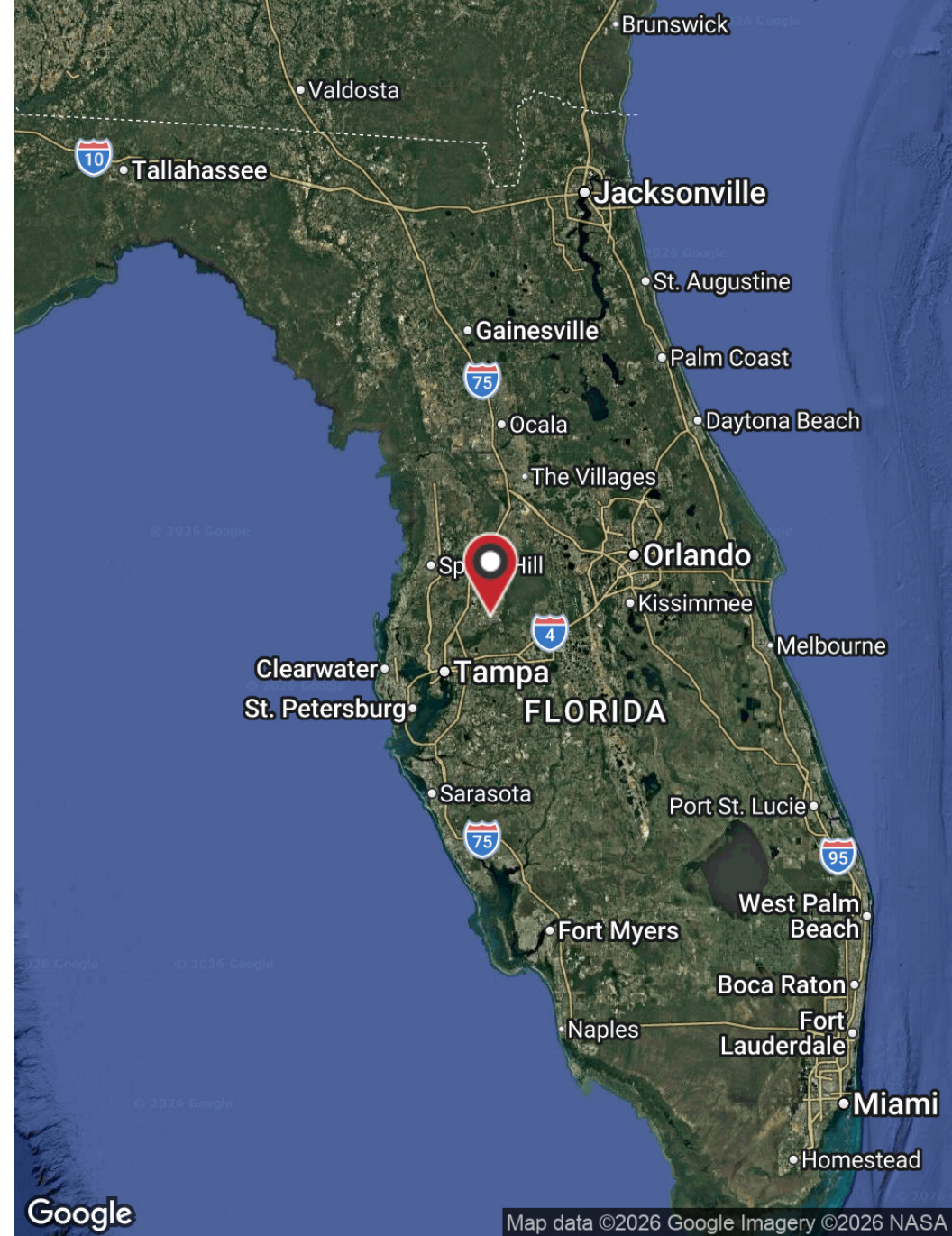
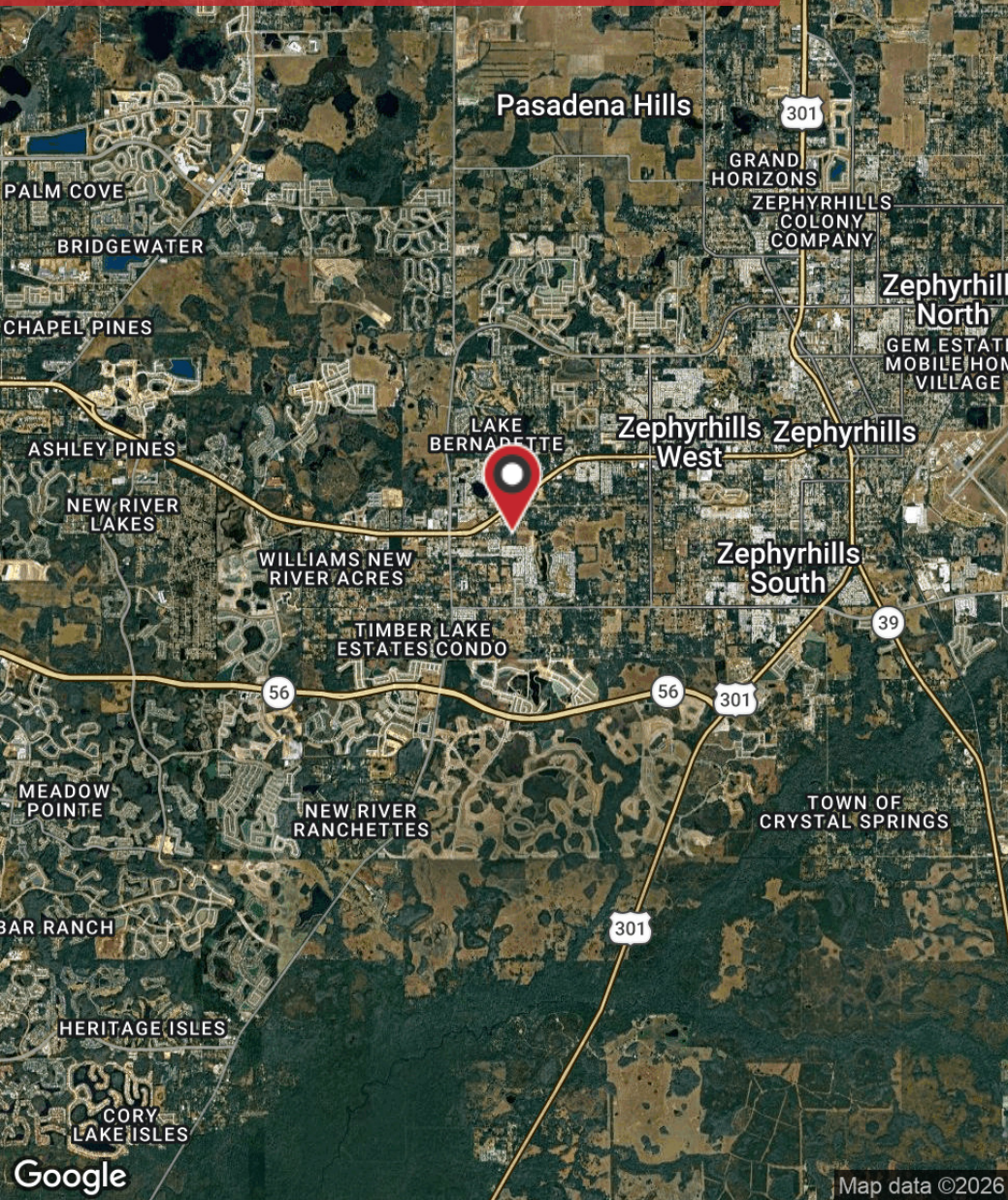
luis@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Maps

Zephyrhills, FL 33541



Brent Nye

Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas

Senior Associate
C: 813.830.2031
luis@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

LOCAL DEVELOPMENTS

Zephyrhills, FL

Rapid Population Growth

Pasco County has experienced more than 15% population growth over the last five years, ranking it among the fastest-growing counties in Florida, according to the U.S. Census Bureau. This sustained in-migration drives expanding household demand for retail, services, and convenience-oriented commercial uses.

Two Rivers Master-Planned Community

A large-scale master-planned community on SR 56 between Morris Bridge Road and US 301 is delivering over 6,000 planned homes, townhomes, apartments, and villas across multiple phases, with 10 leading builders offering product from the mid-\$300s to over \$1 million. With active villages and continued new releases along the SR -56 corridor, Two Rivers represents a multi-year, multi-thousand-home demand engine within a short drive of the site.

Industrial Anchors: MiTek & Bauducco Foods

The SR-56/US-301 corridor has attracted significant industrial investment in recent years. MiTek Manufacturing is investing \$77.6 million in a 480,000 SF manufacturing facility at North Tampa Bay Industrial Park, expected to be operational in early 2026, with an average wage of \$71,286 — 125% of the county average. Separately, Bauducco Foods acquired 84 acres at Zephyrhills Airport Industrial Park for a 403,000 SF facility projected to bring approximately 600 jobs. Together, these anchors signal strong employment-driven demand on the east side of Pasco County.

Infrastructure Investment

The area continues to benefit from significant transportation and infrastructure investment. The proposed SR 56 eastward extension from US 301 to US 98 is currently under study and would establish a new east-west bypass while improving regional freight and commuter mobility. US 301 (Gall Boulevard) is also planned for widening and conversion to a one-way pair between Corey Street and CR 54, incorporating bicycle lanes and enhanced pedestrian access through downtown Zephyrhills. In addition, the Overpass Road/I-75 interchange, completed in 2023, has strengthened connectivity among I-75, US 301 and East Pasco employment centers. Further roadway and intersection improvements are included in the MPO's 2025–2029 Transportation Improvement Program, while the SR 52 East Extension continues through the PD&E phase.



Brent Nye

Partner

C: 813.997.3333

brent@nyecommercial.com

Luis Cardenas

Senior Associate

C: 813.830.2031

luis@nyecommercial.com



4200 Lanier Rd

Zephyrhills, FL 33541



BRENT NYE

Partner

Direct: 813.973.0214 **Cell:** 813.997.3333
brent@nyecommercial.com



LUIS CARDENAS

Senior Associate

Direct: 813.973.0214 **Cell:** 813.830.2031
luis@nyecommercial.com

FL #SL3535034

Brent Nye

Partner

C: 813.997.3333

brent@nyecommercial.com

Luis Cardenas

Senior Associate

C: 813.830.2031

luis@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com