

DEVELOPMENT 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)
- All structures have been removed from the property.
- Property is approximately ¼ 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.
- Parcels 02-26-21-0000-01900-0000 & 0010; 02-26-21-0000-01800-0000 & 0010; and 02-26-21-0000-00900-0021



The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

Shane Billings
Broker Associate
813.995.1592
Shane@BridgewaterCommercial.com



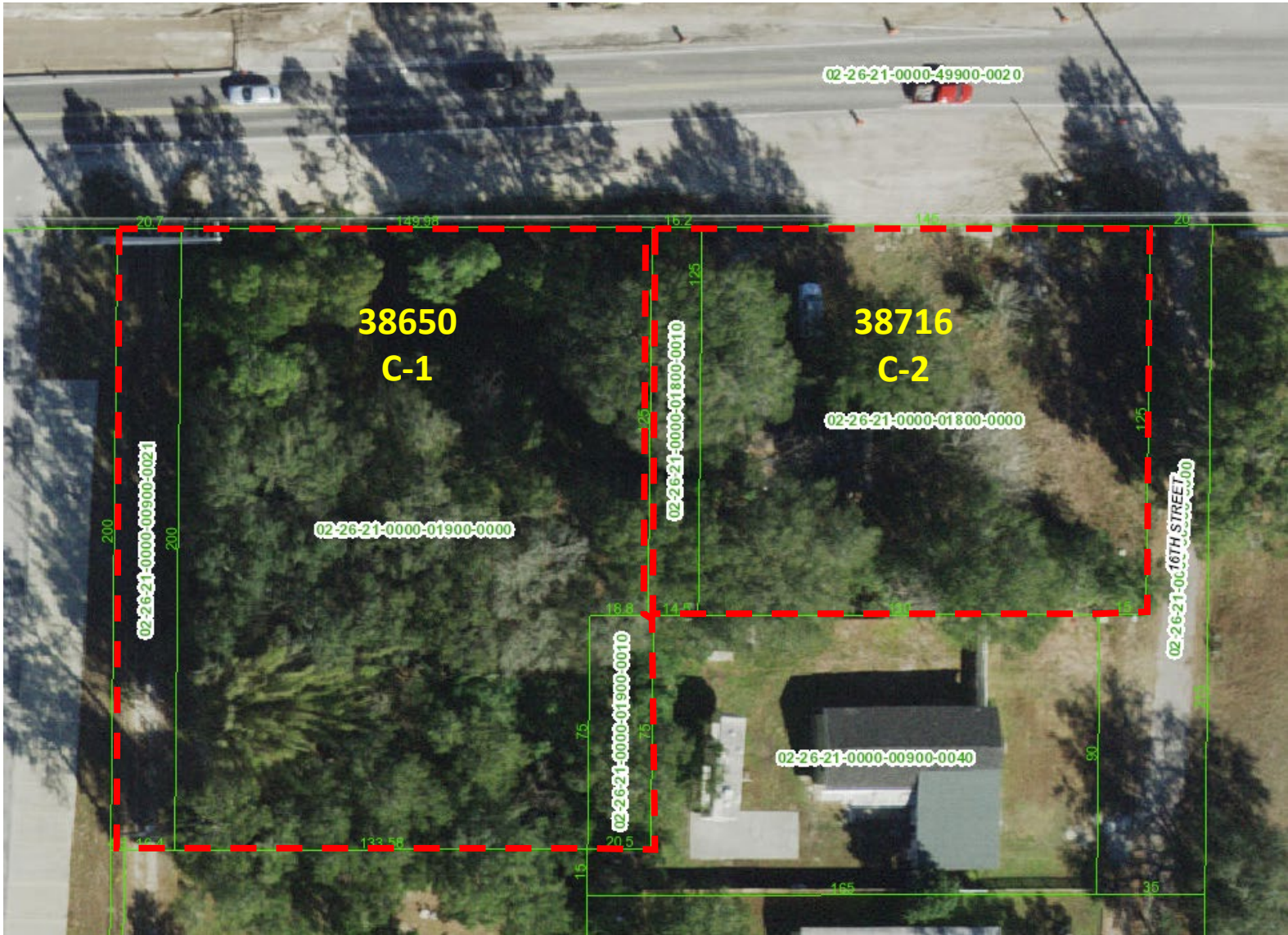
Bridgewater
Commercial Real Estate

Jack Wynne
Broker Associate
727.519.3607
Jack@BridgewaterCommercial.com

DEVELOPMENT OPPORTUNITY

Parcel ID Map

- Parcels 02-26-21-0000-01900-0000 & 0010; 02-26-21-0000-01800-0000 & 0010; and 02-26-21-0000-00900-0021



The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

Shane Billings
Broker Associate
813.995.1592
Shane@BridgewaterCommercial.com



Bridgewater
Commercial Real Estate

Jack Wynne
Broker Associate
727.519.3607
Jack@BridgewaterCommercial.com



Shane Billings

Broker Associate

813.995.1592

Shane@BridgewaterCommercial.com

Jack Wynne

Broker Associate

727.519.3607

Jack@BridgewaterCommercial.com



Shane Billings

Broker Associate

813.995.1592

Shane@BridgewaterCommercial.com

Jack Wynne

Broker Associate

727.519.3607

Jack@BridgewaterCommercial.com



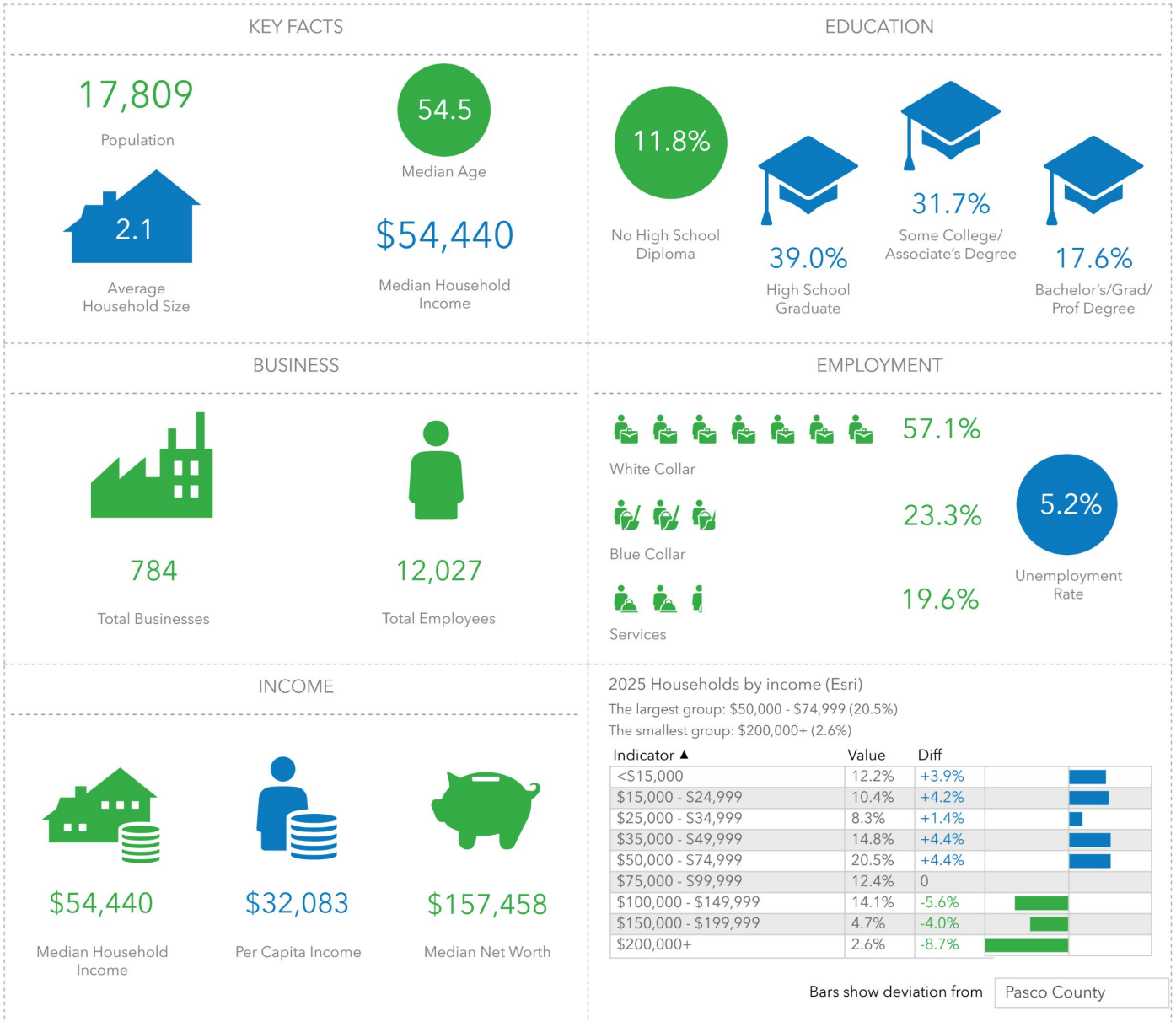




Population Trends 5-Minute Drive Time

Key Facts

38650 County Road 54, Zephyrhills, Florida, 33542
 Drive time of 5 minutes



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

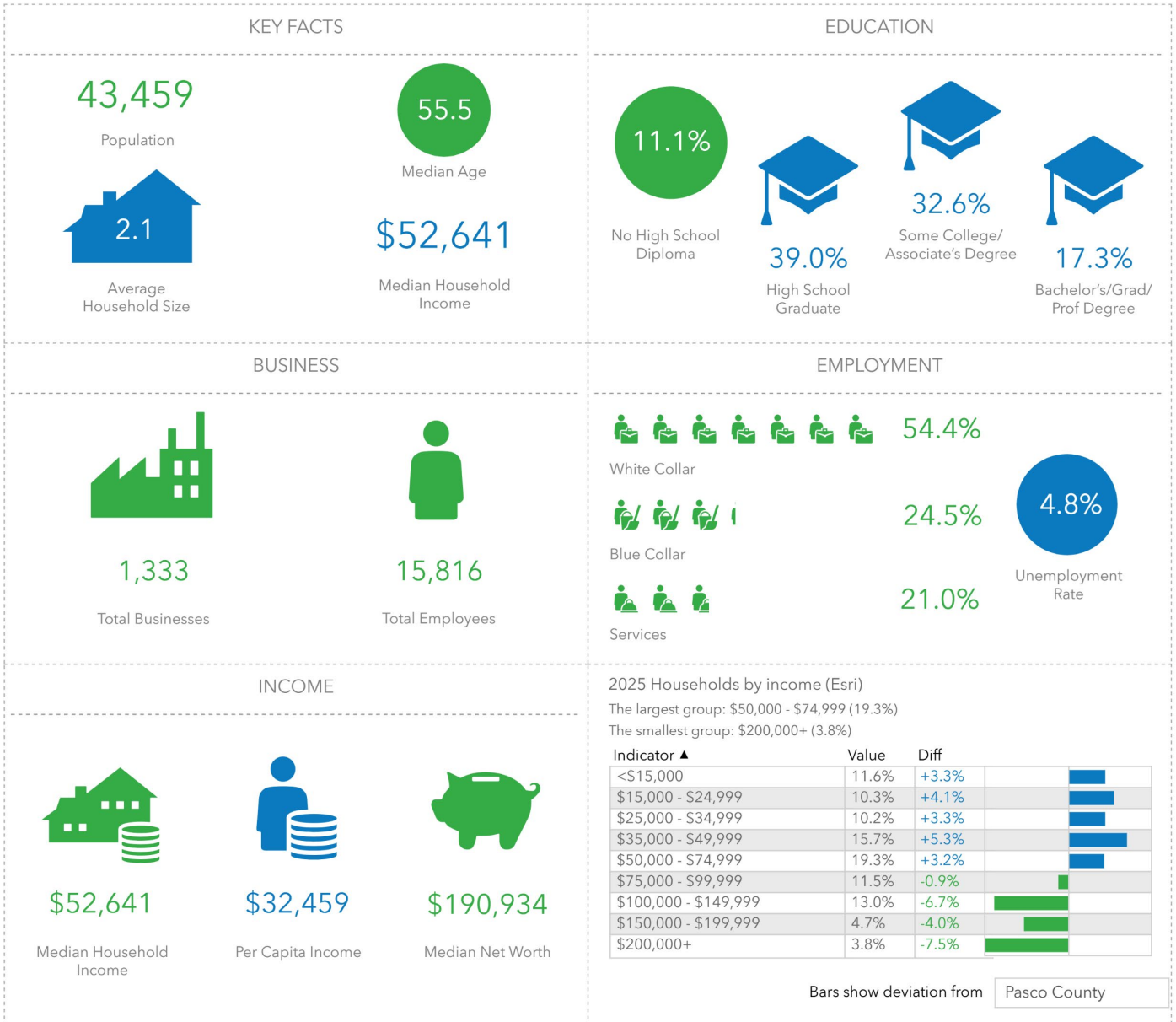
Shane Billings
 Broker Associate
 813.995.1592
 Shane@BridgewaterCommercial.com

Jack Wynne
 Broker Associate
 727.519.3607
 Jack@BridgewaterCommercial.com

Population Trends 10-Minute Drive Time

Key Facts

38650 County Road 54, Zephyrhills, Florida, 33542
 Drive time of 10 minutes



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

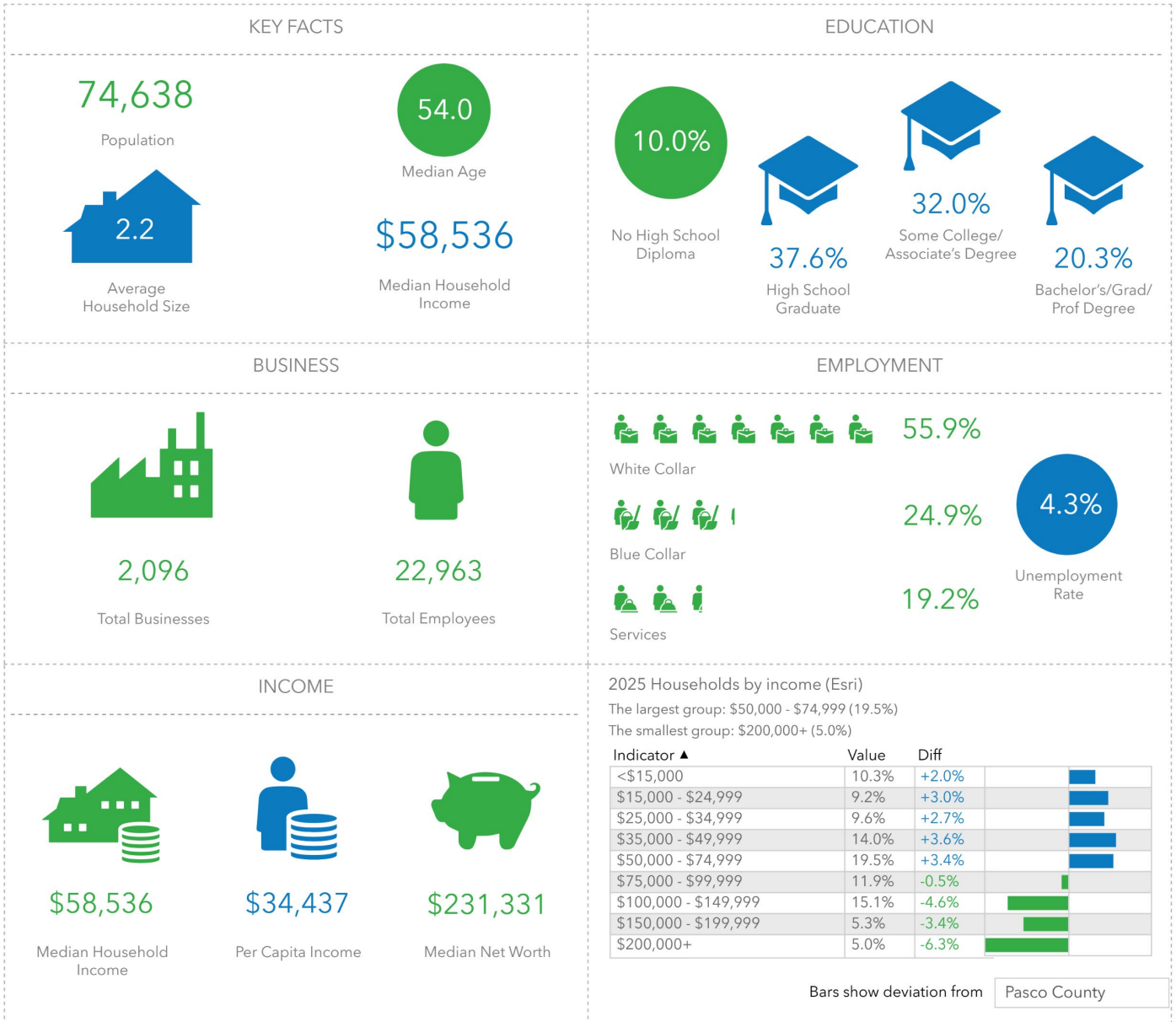
Shane Billings
 Broker Associate
 813.995.1592
 Shane@BridgewaterCommercial.com

Jack Wynne
 Broker Associate
 727.519.3607
 Jack@BridgewaterCommercial.com

Population Trends 15-Minute Drive Time

Key Facts

38650 County Road 54, Zephyrhills, Florida, 33542
 Drive time of 15 minutes



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

Shane Billings
 Broker Associate
 813.995.1592
 Shane@BridgewaterCommercial.com

Jack Wynne
 Broker Associate
 727.519.3607
 Jack@BridgewaterCommercial.com