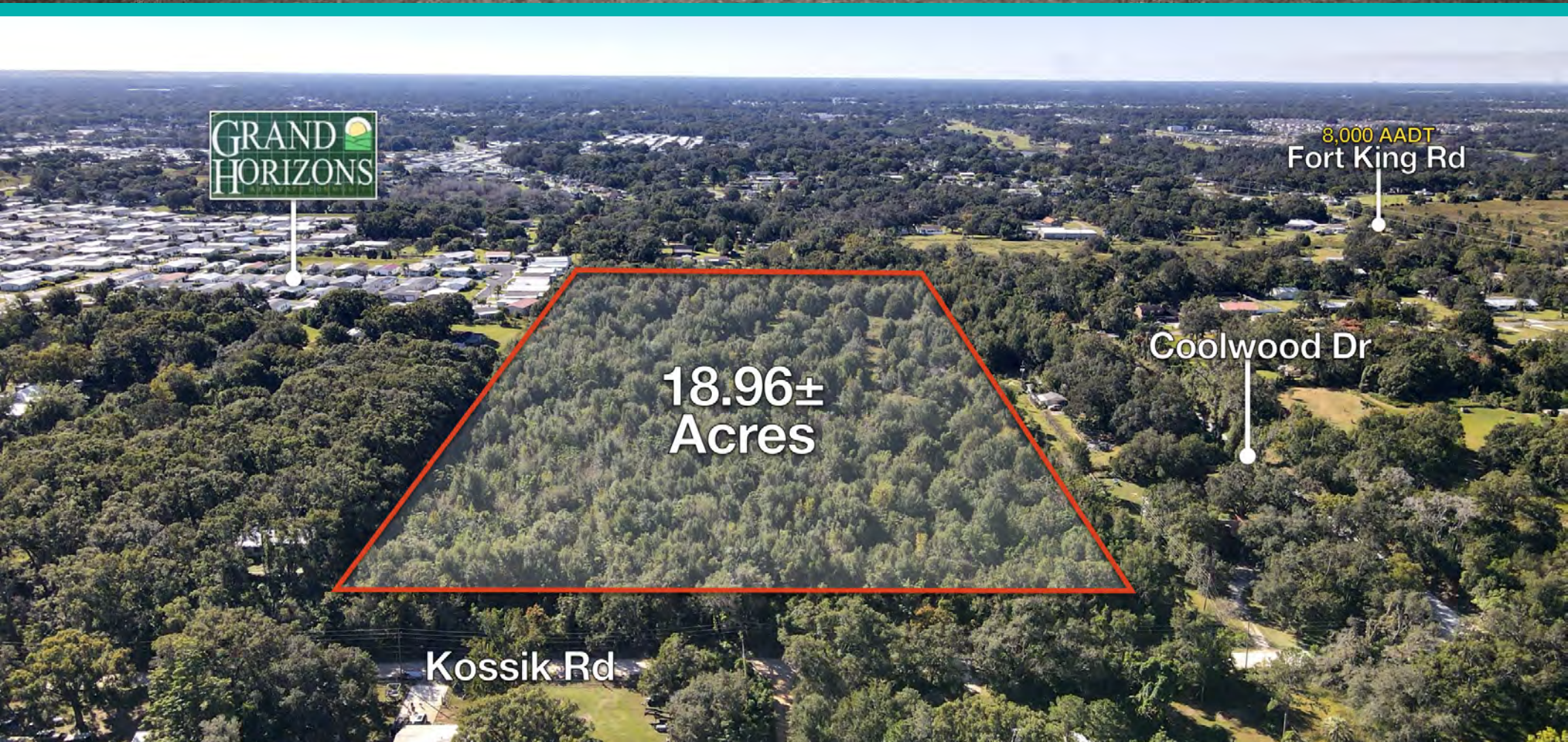


Offering Memorandum



KOSSIK KENNEDY ZH

37240 KOSSIK RD, ZEPHYRHILLS, FL 33541

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Property Description

PROPERTY DESCRIPTION

This 18.96± acre parcel presents an excellent opportunity to rezone for a more intensive residential use. Located in a strong infill position in Zephyrhills, the site has easy access to US Highway 301 (Gall Boulevard) and is surrounded by established retail amenities. Zoned AR with a Future Land Use of RES-3, the site is well-suited for townhomes or other future residential development.

LOCATION DESCRIPTION

The property is located at 37240 Kossik Rd in Zephyrhills, just south of Kossik Road and east of US 301, in close proximity to national retailers like Walmart, Lowe's, Tractor Supply, and Publix. The area continues to attract builder interest due to its proximity to key services with steady population growth. While a temporary moratorium is in place, the City of Zephyrhills is actively working on long-term water solutions to support future development.

PROPERTY SIZE

18.96 Acres

ZONING

AR (Agricultural Rural – 1 unit per 5 acres)

FUTURE LAND USE

RES-3

PARCEL ID

34-25-21-0010-00600-0000

PROPERTY OWNER

Richard E. Kennedy

PRICE

Contact Broker

BROKER CONTACT INFO

Chase Collier, CCIM

Advisor

813.287.8787 x103

chase@thedirt dog.com

Aerial



Aerial



Aerial



Aerial



Drone Video



Property Photos



Property Photos



Demographics Map & Report

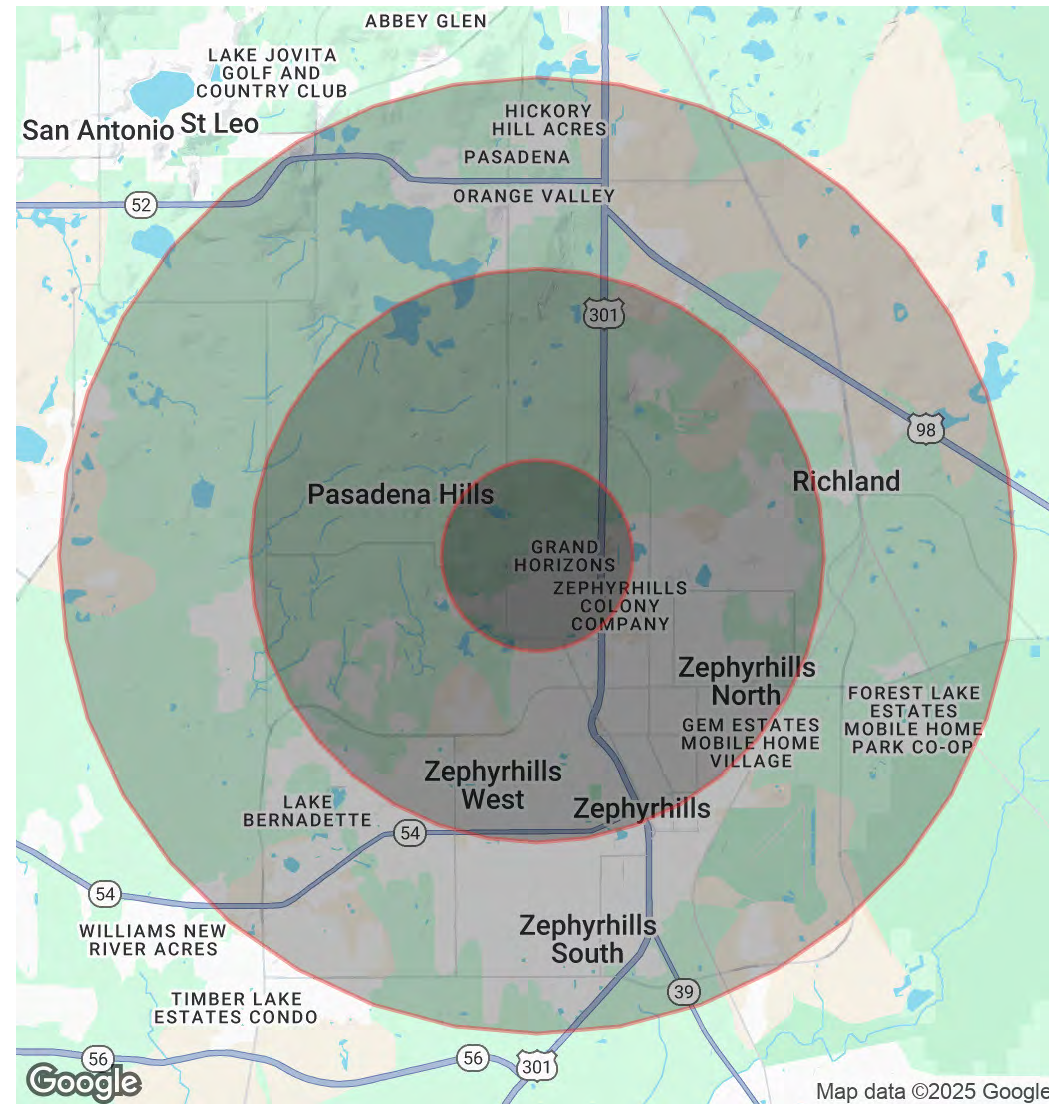
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,323	32,165	61,095
Average Age	57.8	53.8	52.2
Average Age (Male)	55.3	53.8	51.9
Average Age (Female)	58.8	53.3	52.7

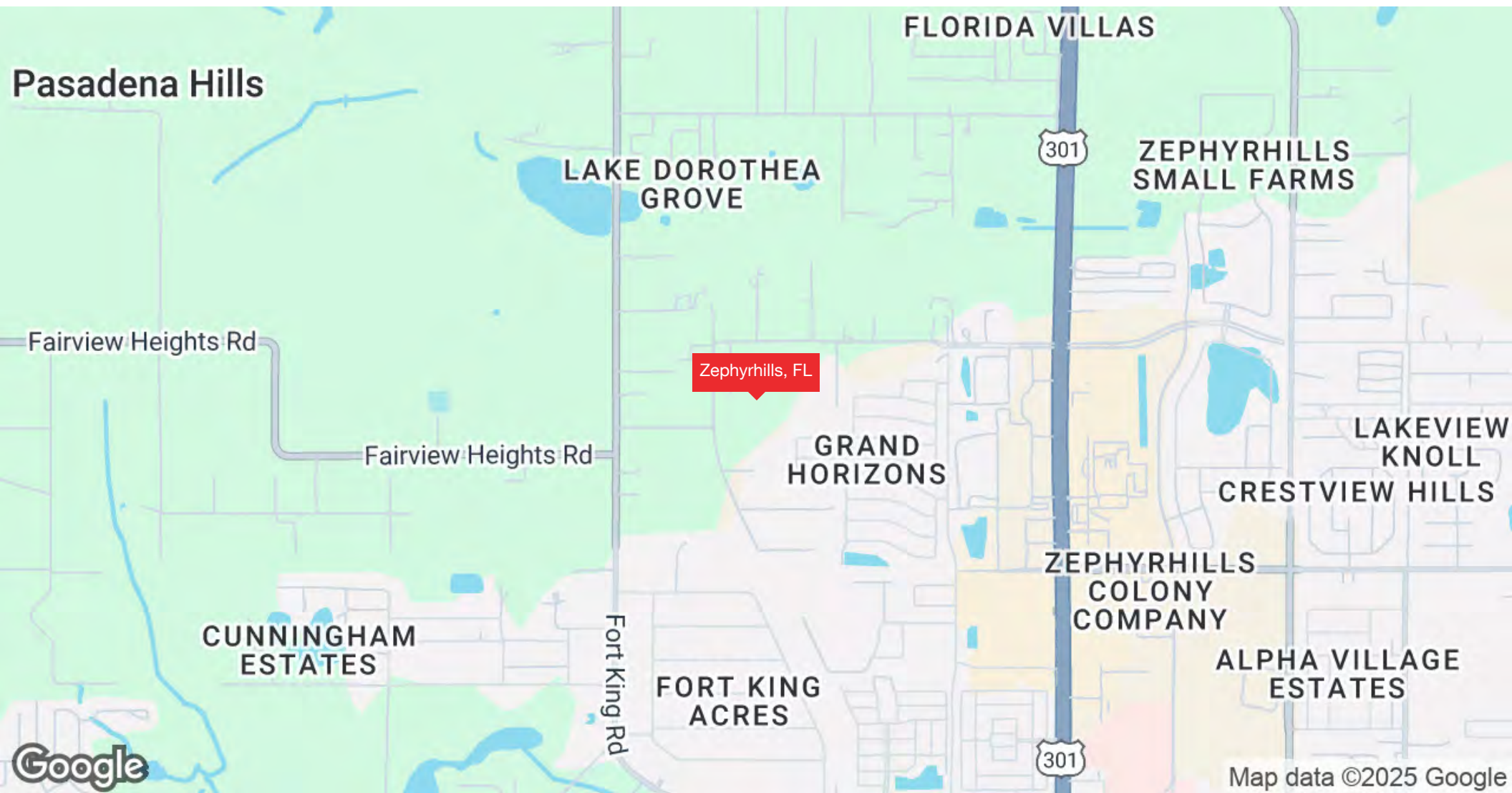
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,862	17,463	33,596
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$41,773	\$41,518	\$43,508
Average House Value	\$128,572	\$118,425	\$121,630

2020 American Community Survey (ACS)



Regional Map



Location Map



Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



8,000 AADT
Fort King Rd

18.96±
Acres

Coolwood Dr

Kossik Rd

Your Advisor



Chase Collier, CCIM
Advisor
813.287.8787 x103
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Questions | Give us a call or drop us an email

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