



BINGHAM
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

**3161 GALL
BOULEVARD**

Zephyrhills, Florida 33541

**DEVELOPMENT
OPPORTUNITY**

**±3.0 ACRES | U.S.
301 FRONTAGE**



THE PROPERTY

The Offering

A highly visible redevelopment opportunity on Gall Boulevard / U.S. Highway 301 in Zephyrhills. The site combines substantial highway frontage, existing commercial zoning and a future-land-use framework that supports a broader mixed-use development story.

±3.0 AC SITE AREA	±441' U.S. 301 FRONTAGE	C-2 COUNTY ZONING	COR FUTURE LAND USE	X FEMA CODE
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PROPERTY RECORD

- Parcel ID: 22-26-21-0020-09800-0000
- County classification: Store / Office / Residential
- 2026 just value: \$1,306,596
- Land value: \$1,259,040
- Existing residence: 1,236 SF living area; built 1964
- Existing improvements are minor relative to redevelopment potential.

DEVELOPMENT POSITIONING

- Prominent Gall Boulevard / U.S. 301 exposure
- Multiple conceptual development scenarios prepared
- Mixed-use retail / residential / flex concept
- Multi-level self-storage concepts up to 88,209 SF
- 10-minute trade area: 39,150 residents / 18,133 households

ASKING PRICE: \$1,800,000

Development Site



- Prominent frontage along Gall Boulevard / U.S. Highway 301, a principal north-south commercial corridor through Zephyrhills.
- Approximately 3 acres with an irregular but highly visible highway-oriented configuration.
- Existing C-2 zoning supports a broad commercial redevelopment story, subject to verification and permitting.
- COR future land-use framework supports a mix of retail, office and residential uses; existing COR properties may continue to rely on the classification.
- Multiple conceptual plans demonstrate retail/residential/flex and self-storage scenarios.
- 10-minute drive area includes 39,150 residents and 18,133 households based on supplied 2026 Esri data.
- Zephyrhills is attracting major industrial investment, including Bauducco Foods and announced Monin manufacturing facilities.

Allowable Uses | C-2 + COR

EXISTING ZONING

C-2 GENERAL COMMERCIAL

Broad commercial zoning intended to serve community and regional needs. C-2 also incorporates C-1 permitted and special-exception uses.

REPRESENTATIVE PRINCIPAL USES

- Retail, restaurants, bakeries, personal services, pharmacies, financial institutions and professional offices
- Medical / dental clinics, laboratories and hospitals; day care; fitness; public and civic uses
- Hotels, motels and condotels
- Vehicle, truck, trailer, motorcycle, boat and RV sales/leasing*
- Automotive parts; enclosed repair/service, body/paint and washing uses
- Amusement facilities and bowling alleys; laundries / dry cleaning
- Contractor offices/storage; cabinet/carpentry, electrical and plumbing shops
- Plant nurseries, lumber yards, pet shops, kennels, pawn / secondhand stores
- Warehousing and general storage, including sales and office
- Printing/publishing; food wholesale distribution; residential treatment/care

Also: accessory uses and similar/compatible uses. Conditional and special-exception uses may require additional approval.

FUTURE LAND USE

COR | COMMERCIAL / OFFICE / RESIDENTIAL

Pasco 2050 identifies COR as Commercial / Office / Residential. The designation is shown within the County’s Productive / Business future land-use framework.

GENERAL RANGE OF POTENTIAL USES

- Commercial uses
- Office and employment-generating uses
- Residential uses where permitted by the adopted COR policies
- Development intensity, density and compatibility remain subject to the Comprehensive Plan and Land Development Code

LAND-USE FRAMEWORK

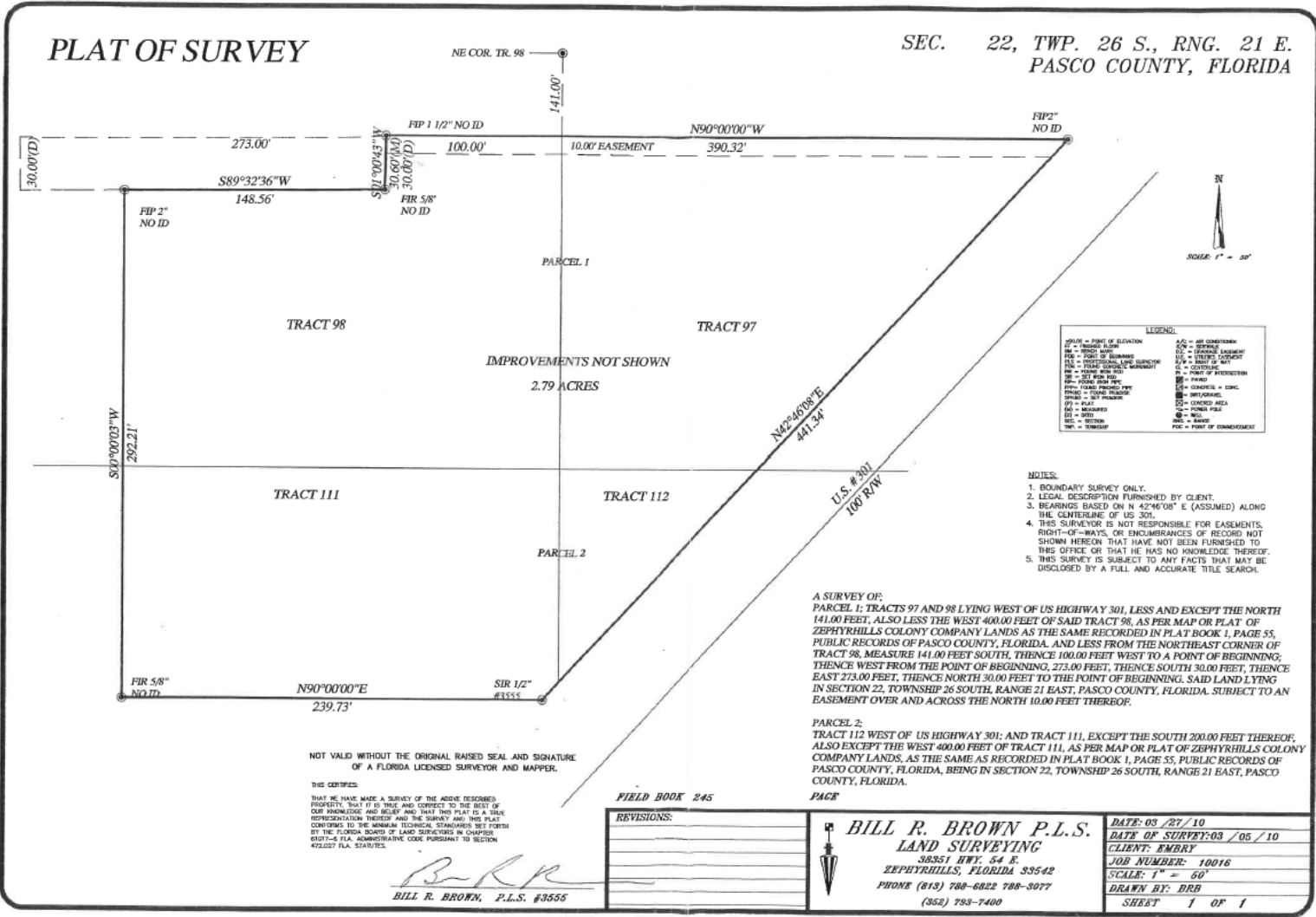
COR is a Pasco 2050 Future Land Use designation. Unlike the former ROR designation, the ROR-specific 0–75% use mix and 24 DU/developable-acre standards should not be applied to this property.

COMMERCIAL | OFFICE | RESIDENTIAL

Final allowable uses, density/intensity, access and site design are subject to Pasco County review under the applicable COR policies and C-2 zoning.

**Certain C-2 uses are subject to specific standards, conditions, separation requirements, Future Land Use compatibility, administrative approvals, conditional use or special exception approval.*

Sources: Pasco County Land Development Code; Pasco County Proposed 2050 Future Land Use Map (COR — Commercial, Office, Residential). Buyer to independently verify all permitted uses and development rights with Pasco County.



SITE DIMENSIONS

±441.34'

U.S. 301 / Gall Blvd frontage

±300.02'

north boundary

±239.73'

south boundary

10' access easement

Dimensions shown are taken from the supplied survey and should be independently verified.

PROPERTY PHOTOGRAPHY

Existing Conditions





CONCEPTUAL SITE PLAN – COR FUTURE LAND USE

3161 GALL BOULEVARD | ZEPHYRHILLS, FL



CONCEPT SUMMARY

- ±2.79 Acre development opportunity (COR Future Land Use)
- Commercial / retail building ±8,000 – 10,000 SF
- Professional / medical office building ±10,000 – 14,000 SF
- Residential component 12 – 16 townhouse or multifamily units (conceptual)
- ±65 – 75 parking spaces
- Full access from existing drive/easement (subject to County and FDOT approval)
- Stormwater retention and extensive landscaping
- Ideal for mixed-use commercial, office and residential development under COR

SITE DATA (CONCEPTUAL)

Total Site Area	±2.79 Acres
Commercial / Retail	±8,000 – 10,000 SF
Professional / Medical Office	±10,000 – 14,000 SF
Residential Units	12 – 16 Units (Townhomes or MF)
Total Parking	±65 – 75 Spaces
Access	Existing Drive/Easement (Full Access – Subject to County/FDOT)
Stormwater	On-Site Retention
Future Land Use	COR (Commercial / Office / Residential)
Zoning	C-2 General Commercial

Conceptual only. Final uses, density/intensity, access, stormwater and site design are subject to Pasco County review and approval.



ONE SITE. MULTIPLE DEVELOPMENT STORIES.

6-8K SF RETAIL / RESTAURANT CONCEPT	12-16 RESIDENTIAL UNITS - CONCEPT	8-10K SF FLEX / LIGHT WAREHOUSE	88,209 SF MAX-FAR STORAGE STUDY
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The supplied conceptual plans illustrate possible redevelopment scenarios. The property is currently zoned C-2 and is shown as COR (Commercial / Office / Residential) on Pasco County’s proposed 2050 Future Land Use Map. The studies are conceptual only and do not represent approved development plans.

HIGHWAY VISIBILITY | C-2 ZONING | COR FUTURE LAND USE | GROWING HOUSEHOLDS | NEW EMPLOYMENT INVESTMENT

Buyer should independently verify zoning, future land use, permitted uses, access, utilities, stormwater, density/intensity and all development assumptions.

CORRIDOR CONTEXT

Gall Boulevard / U.S. 301



15,284

2025 AADT - US 301, A Ave to South Rd

14,016

2025 AADT - US 301, South Rd to SR 54

17,770

2025 AADT - south city limit to C Ave

The City of Zephyrhills' 2025 transportation table reports traffic volumes across the Gall Boulevard corridor ranging from roughly 14,000 to 17,800 AADT through central/southern segments, with higher volumes farther north.

Source: City of Zephyrhills Transportation Element, Table TRA-7 (2025).

Major Zephyrhills Investment



ZEPHYRHILLS AIRPORT INDUSTRIAL PARK

Chancy Road • ZPH • industrial development acreage

MAJOR INDUSTRIAL INVESTMENT

The airport industrial park is emerging as a major employment and manufacturing node for east Pasco County.

\$200M+

BAUDUCCO

600

JOBS AT BUILDOUT

\$100M+

MONIN

70 AC

MONIN SITE

BAUDUCCO FOODS

72-acre site; multi-phase U.S. production and distribution hub. Phase one became operational in 2026.

MONIN

Announced 2026 manufacturing and distribution project with more than \$100 million of planned investment.

Image: supplied Zephyrhills Airport Industrial Park exhibit. Project data: Pasco EDC / Pasco County announcements.

RESIDENTIAL GROWTH

Housing Expansion in the Trade Area

RESIDENTIAL
GROWTH ENGINE

Two Rivers continues to add rooftops, rental product and consumer demand to the broader Zephyrhills / southeast Pasco trade area.

13

VILLAGES

11

BUILDERS

6,500+

PLANNED HOMES*

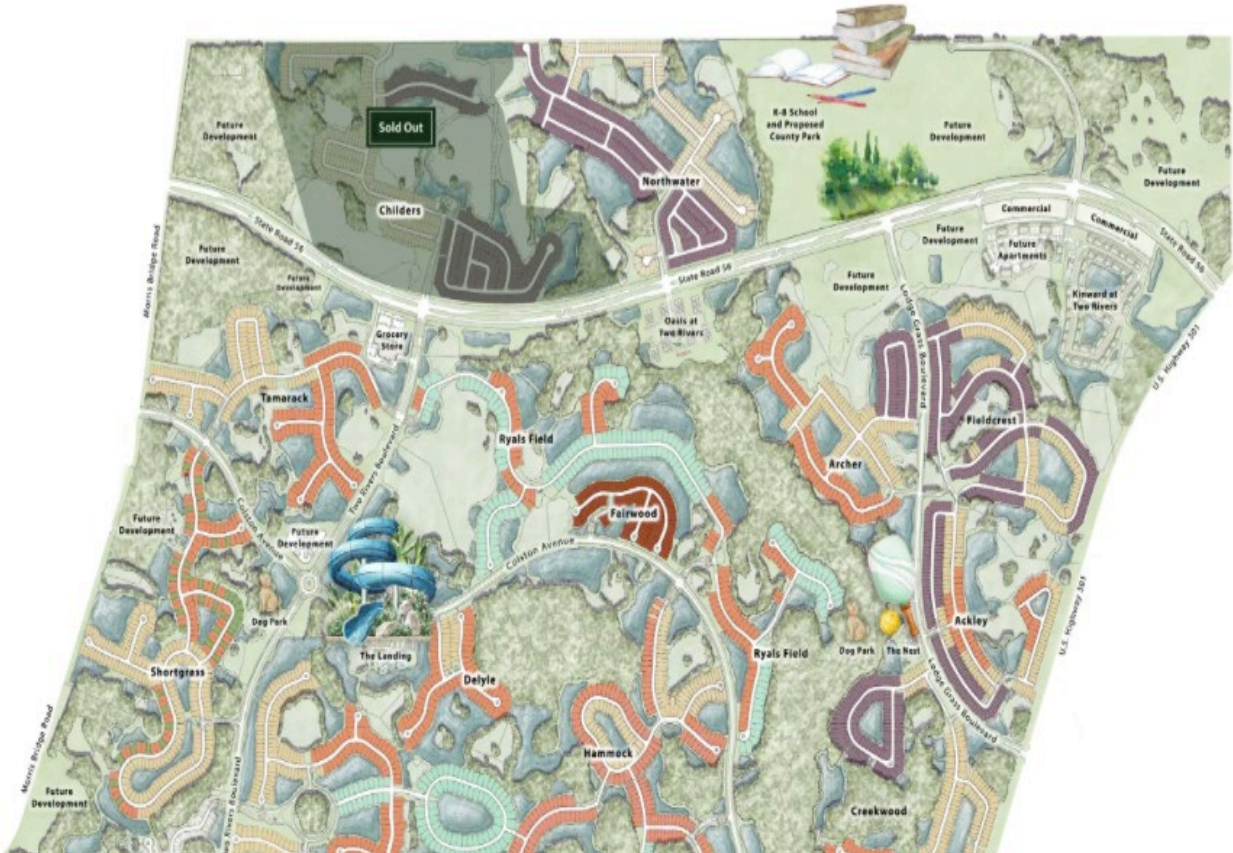
MID \$300s

ENTRY PRICING

PRODUCT DIVERSITY

Detached homes, villas, townhomes, apartments and luxury rental townhomes broaden the household base surrounding the U.S. 301 / SR 56 corridor.

**Official Two Rivers project materials describe 6,500+ planned homes, townhomes, apartments and villas. Image supplied by user.*

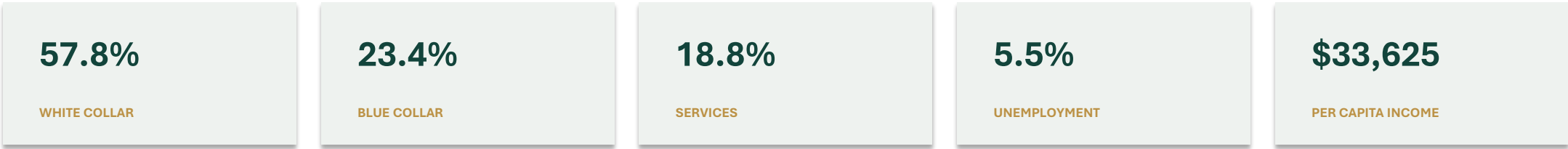


TWO RIVERS MASTER PLAN

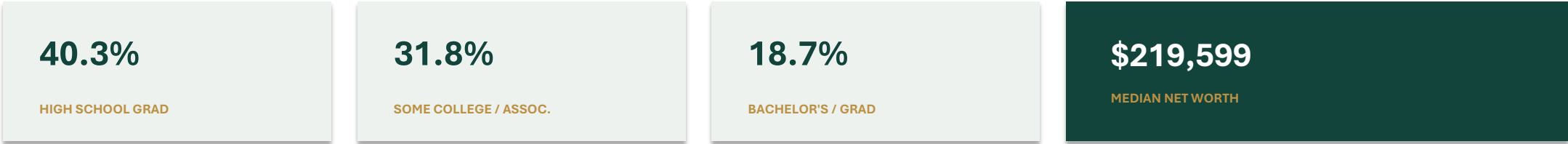
SR 56 • U.S. 301 • multiple villages • future development

DEMOGRAPHICS

Income, Education & Employment



EDUCATION



INCOME PROFILE

The supplied Esri profile shows a broad household-income distribution, with the largest concentration in the \$75,000-\$99,999 band. Median household income is \$55,127 and median disposable income is \$47,267.

10-MINUTE DRIVE AREA

39,150 population | 18,133 households
Median age: 53.9 | Median household income: \$55,127

Source: supplied Esri 2026 demographic profile for 3161 Gall Blvd.

What's in the 10-Minute Area?





WILL BINGHAM, CCIM

President/ Lic. Real Estate Broker

More than two decades of commercial sales, development and property-management experience, with extensive work throughout Pasco County and the greater Tampa Bay market.

813-713-3974

will@binghamrealtyinc.com



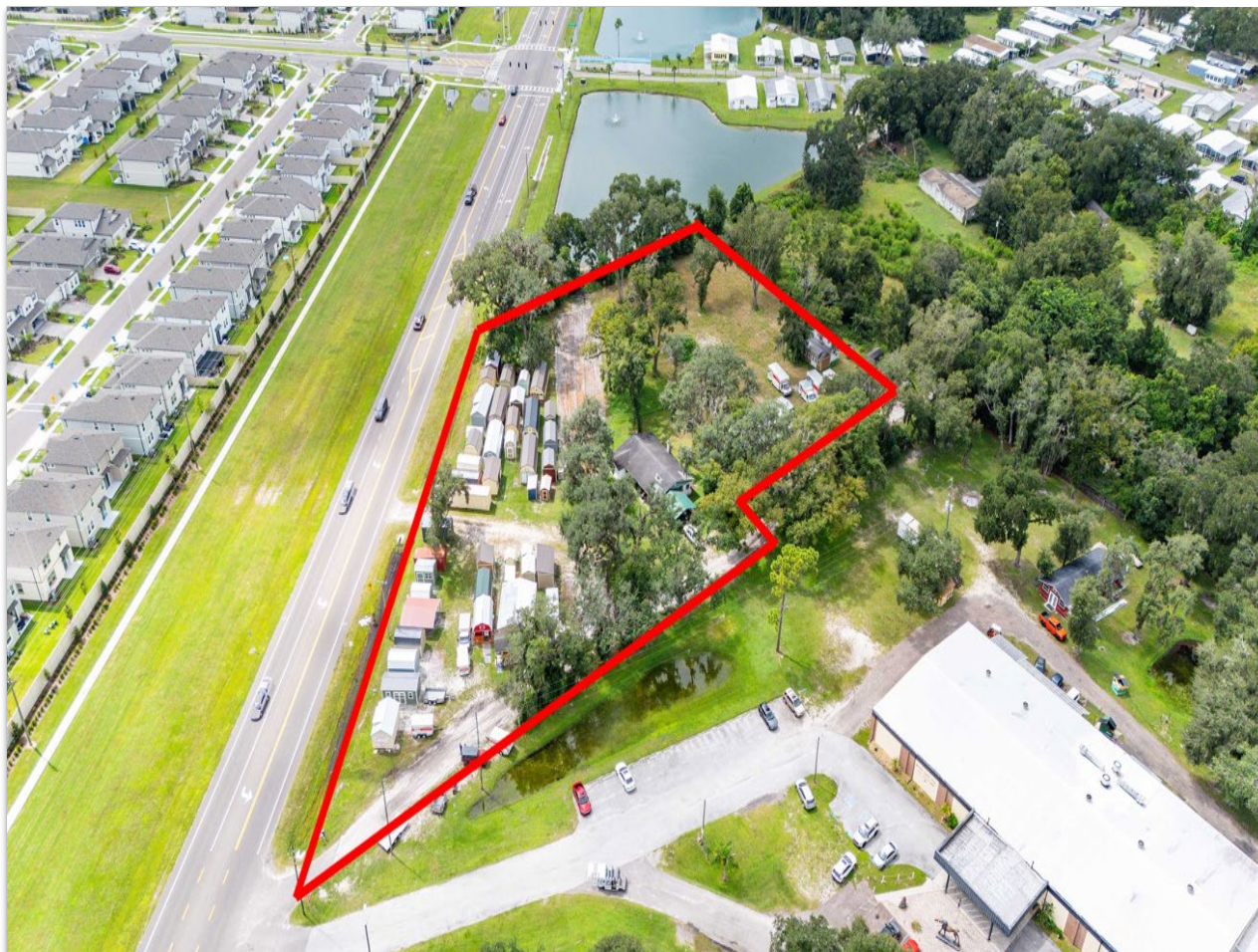
LEGAL DISCLAIMER

This Offering Memorandum and all information contained herein are provided solely for general informational and marketing purposes and are not intended to constitute a representation, warranty, legal opinion, engineering opinion, land-use determination, or guarantee of any kind. All renderings, site plans, conceptual designs, development scenarios, building layouts, unit counts, square footages, densities, access points, parking layouts, uses, and other plans or illustrations are conceptual in nature and are provided for visual representation only. They have not necessarily been approved by any governmental authority and should not be relied upon as evidence that any particular development, use, design, density, intensity, access, or improvement will be permitted.

All property information, including but not limited to acreage, dimensions, boundaries, zoning, future land use, permitted and conditional uses, development rights, utilities, access, traffic counts, environmental conditions, flood-zone information, taxes, assessments, building information, demographic data, financial information, and development activity, is believed to be reliable but has not been independently verified and is subject to change without notice.

Prospective purchasers and their representatives are solely responsible for conducting their own independent due diligence and for verifying all information concerning the property and its suitability for the purchaser's intended use. Buyer should independently confirm all allowable uses, development plans, zoning and land-use requirements, density and intensity, setbacks, parking, access, utilities, stormwater requirements, environmental matters, permitting requirements, and other governmental or private restrictions with Pasco County, the City of Zephyrhills, the State of Florida, and all other applicable agencies and professionals. No reliance should be placed upon any conceptual plan or marketing representation in lieu of such independent investigation.

BINGHAM COMMERCIAL REAL ESTATE | EAST PASCO COUNTY SINCE 1974



3161 GALL BOULEVARD

Zephyrhills, Florida 33541

For pricing, tours and additional due-diligence materials:

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813-713-3974

Information is believed reliable but has not been independently verified. Buyer should verify area, boundaries, zoning, future land use, access, utilities, traffic, environmental conditions, title, development rights and suitability. Conceptual plans are illustrative only and are subject to survey, engineering and governmental approvals.