



Fischbach
LAND COMPANY

Fischbach Land Company
510 Vonderburg Dr., Suite 208
Brandon, FL 33511
813-540-1000

Chancey Road Light Industrial 7.97+/- Acres, Zephyrhills, FL

Manufacturing, Distribution, Warehousing, Storage

FischbachLandCompany.com/ChanceyRoadIndustrial

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Prime 7.97+/- acres zoned light industrial, in the rapidly growing South Pasco County. Just minutes from downtown Zephyrhills and roughly 15 minutes from Wesley Chapel. This site features frontage on 2 roads, 537+/-ft on Chancey Road and 641+/- feet on Yonkers Boulevard. This property adjoins the city limits of City of Zephyrhills and is under 2 miles from US 301 and 15 miles to I-75.

County: Pasco

Property Type: Vacant Land, Industrial Land

Sale Price: \$850,000

Acreage: 7.97+/- acres

Price per SF: \$2.45

Lot Dimensions: 535 +/- feet x 644 +/- feet

Property Address: 0 Yonkers Boulevard, Zephyrhills, FL 33540

Nearest Intersection: Yonkers Boulevard & Chancey Road

Road Frontage: Yonkers Boulevard & Chancey Road

Water By: Well required

Sewer By: Septic required

Electric Provided By: Withlacoochee River Electric Cooperative

Zoning: I-1 (Light Industrial Park District)

Future Land Use: I-1 (Light Industrial Park District)

STR: 19-26-22

Parcel ID: 19-26-22-0000-00400-0010

Property Taxes: \$2,303.04 (2021)

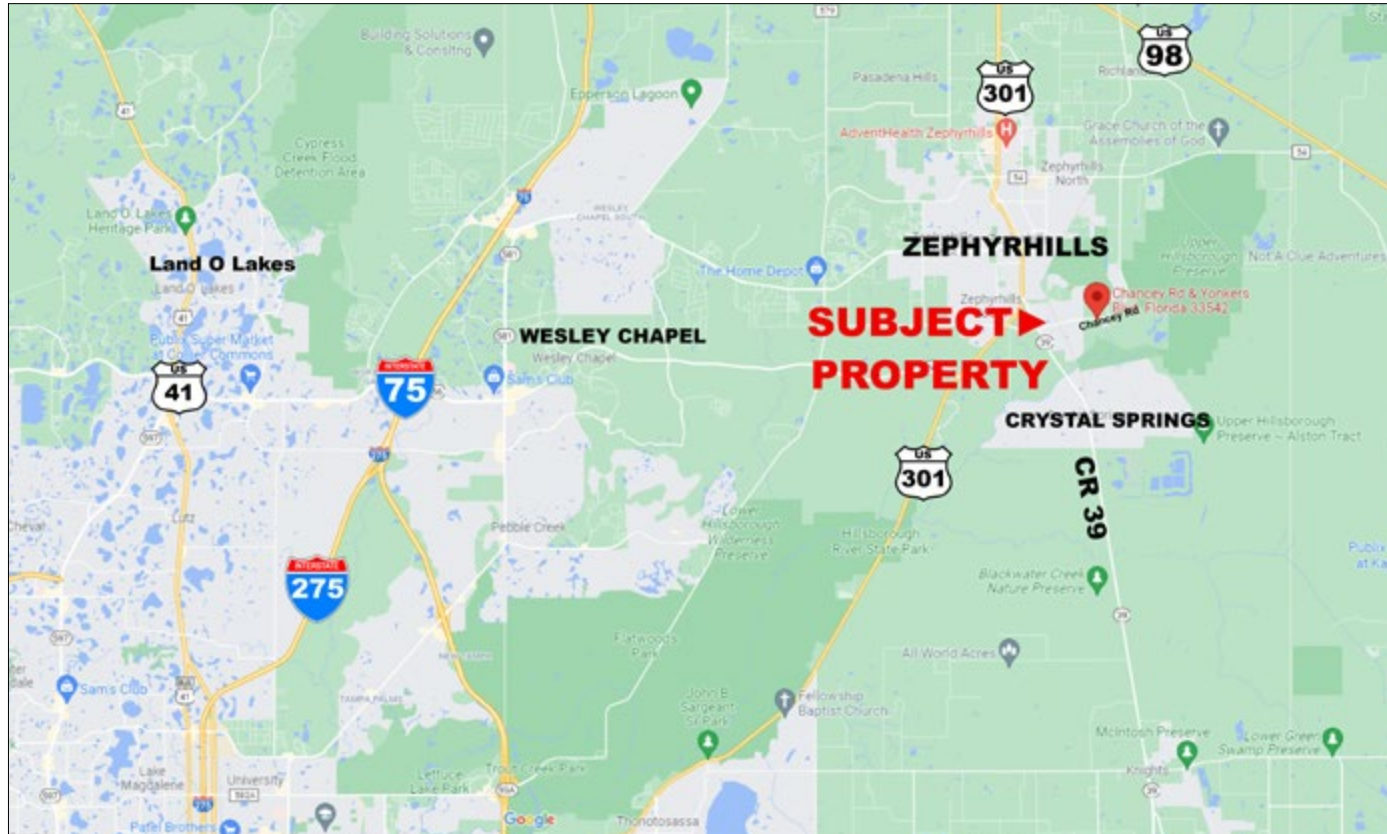
Property Uses: Manufacturing, distribution, warehousing, storage



In Rapidly-Growing South Pasco County Area
Minutes from downtown Zephyrhills and 15 minutes from Wesley Chapel
Significant Road Frontage on Chancey Road and on Yonkers Boulevard



Just Under 2 Miles From US 301 and 15 Miles To I-75



Directions to Property From I-75

- Take exit for State Road 56
- Turn right onto State Road 56 (11.8 miles)
- Turn left onto US-301 N (1.6 miles)
- Continue on Chancey Rd (2.1 miles)
- Look for sign, property is on south side of the road