



TWO RAIL-CAPABLE INDUSTRIAL/ DISTRIBUTION SITES FOR SALE
95.59 total acres with a 65.09 acre Rail Site and a 30.5 acre Rail Site in Pasco County, Zephyrhills, FL 33542

(For Sale) The properties are situated adjacent to the Zephyrhills Municipal Airport, on [6th Avenue at the intersection of South Avenue, Zephyrhills, FL 33542](#). The owner of the 65.09 acre site, SYSCO Corporation, has done extensive due diligence on this site, which is available to a qualified buyer. The site is zoned light industrial, adjoins CSX rail, has all utilities, wetlands delineation, all usable, flat topography, extensive environmental audit, no Concurrency, additional acreage adjoining, preliminary site plan approval, and a City and County with a favorable attitude. The site is approximately 11 miles to I-75 (via FL54), 15 miles to I-4 (via FL39), and 27 miles to Tampa (via FL-41 S/US-301 S).

Asking prices are \$84,500/acre for the 65.09 acres, and \$50,000/acre for the 30.5 acres.

Incentives to be provided in an agreement by the City of Zephyrhills, the Board of Commissioners of Pasco County, and the Pasco Economic Development Council include:

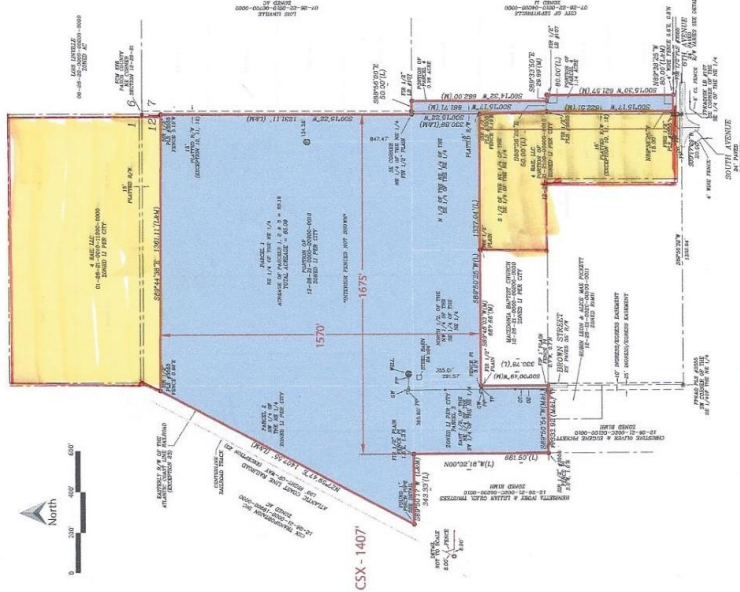
- Utilities to be constructed at no cost, including water, sewer, and fire water tower (subject to the language of the Incentives Agreement)
- Waiver of impact fees and utility connection charges
- Design and Construction of an Industrial Access Road extending 1800 linear feet for a public road to be maintained by the City
- Additional Roadway Improvements including traffic signalization at the intersection of 6th Avenue and Chancey Road
- Ad Valorem Property Tax Abatements
- Assistance with State Grants for utilities and infrastructure improvements.

Property Specifications

NAME:	SYSCO Corporation
ADDRESS:	6th Ave/ South Ave, Pasco County, Zephyrhills, FL 33542
TYPE:	Shovel Ready, Industrial / Heavy Distribution site
SITE:	65.09 Acres
LON/LAT:	28° 14' 16.8396 82° 9' 17.9604
SITE DESCRIPTION:	Approx 1560' x 1710' (avg); all usable
TERRAIN:	Flat; no wetlands; see existing topo
CLEARED:	Approx 90%
ADJACENT LAND AVAIL:	20 acres adjoining to the North; 300 acres adjoining to the East
SETBACK:	50 front, 50 side, 50 rear

100 YEAR FLOOD PLAIN: None
 ZONING: Light Industrial (City of Zephyrhills)
 ROAD OR HIGHWAY SERVING: 6th Ave / Chancey Rd
 DISTANCE TO I-75: 11 MI to I-75 (via FL54)
 DISTANCE TO I-4: 15 mi to I-4 (via FL39)
 DISTANCE TO TAMPA: 27 mi to Tampa (via FL41S / US301S)
 DISTANCE TO TAMPA INT'L AIRPORT (TPA): 36 mi to TPA (via FL41S /US301S)
 RAIL SERVICE: Available; CSX adjoins site 1407' frontage
 ZEPHYRHILLS MUNICIPAL AIRPORT: KZPH; 2 lighted runways: 4,999' / 4,954'
 Aircraft up to 24,000lbs; Active NDB; LPV Approaches;
 Expandable to 6,000'
 Note: This site is not in the flight path of either runway
 LOCATION FOR TAX PURPOSES: City of Zephyrhills, FL; Pasco County
 2013 PROPERTY TAX: \$533.76 (Greenbelt)
 TAX RATE PER \$1,000 VALUATION: 20.9396 Mills
 PARCEL ID: Parcel 1 - 07 26 22 0010 04000 0010
 Parcel 1 - 12 26 21 0000 00900 0000
 Parcel 3 - 12 26 21 0000 00900 0011
 Parcel 4 - 12 26 21 002C 00100 0020
 WATER: Yes; City of Zephyrhills-to be brought to property line
 STORM WATER RETENTION: On Site
 SEWER: Yes; City of Zephyrhills -to be brought to property line
 ELECTRICAL: Yes; Served by Duke Energy to be brought to property line
 NATURAL GAS: Yes; Served by TECO to be brought to property line
 TELEPHONE: Yes; Served by Verizon
 FIBER OPTICS: Yes; Served by Verizon or Brighthouse
 FIRE RATING: City of Zephyrhills Station #2 - ISO 4
 Miles to nearest fire station 1.6 mi
 OWNER: SYSCO Corporation
 CONTACT: Roger Rebman, SIOR, ALC
 Rebman Properties, Inc.
 776 South Pennsylvania Ave
 Winter Park, FL 32789
 407-399-7000
roger@rebmanproperties.com

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Property Specifications

Name:	Sysco Corporation
Address:	6th Ave / South Ave, Pasco County, Zephyrhills, FL 33542
Type:	Shovel Ready, Industrial / Heavy Distribution Site
Site:	65.09 Acres
Long/Lat:	28° 14' 16.8396" 82° 9' 17.9694"
Site Description:	Approx. 1560' x 1710' (reg'd all u seable)
Terrain:	Flat, no wetlands, see existing topo
Cleared:	Approx. 90%
Adjacent Land Avail:	20 acs adjoining to the North; 300 acs adjoining to the East
Setback:	50' front, 50' side, 50' rear
100 Year Flood Plain:	None
Zoning:	Light Industrial (City of Zephyrhills)
Road or Highway Servicing:	6th Ave / Chancery Road
Distance To I-75:	11 mi to I-75 (via FL54)
Distance To I-4:	15 mi to I-4 (via FL39)
Distance To Tampa:	27 mi to Tampa (via FL15 / US301 S)

Property Specifications (Continued)

Rail Service:	Available; CSX adjoins site -1407 Inaugue
Location For Tax:	City of Zephyrhills, FL Pasco County
2011 Property Tax:	\$574.45 (Greenback) (Assessed Value \$519,950)
Tax Rate Per \$1,000 Valuation:	20.9396 Mills
Parcel ID:	Parcel 1 - 07.26.22.00.10.04000.0010 Parcel 2 - 12.26.21.0000.00900.0000 Parcel 3 - 12.26.21.0000.00900.0011 Parcel 4 - 12.26.21.0020.00100.0020
Water:	Yes; City of Zephyrhills -to be brought to property line.
Storm Water Retention:	On Site
Sewer:	Yes; City of Zephyrhills -to be brought to property line.
Electric:	Yes; Served by Progress Energy Florida -to be brought to property line.
Natural Gas:	Yes; Served by TECO -to be brought to property line.
Telephone:	Yes; Served by Verizon
Fiber Optics:	Yes; Served by Verizon or BrightHouse
Fire Rating:	City of Zephyrhills - Station #2 - SDO 4 Miles to nearest fire station - 1.6 mi

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