



**Nye Commercial Advisors
Available Properties**

26230 Wesley Chapel Boulevard
Lutz FL 33559
813-973-0214 Office
813-762-0069 Fax
www.nyecommercial.com

PROPERTY	LOCATION	TOWN	CONTACT	ASKING PRICE	ZONING	SIZE	DESCRIPTION
For Sale - Vacant Land							
16 Acres on Bruce B Downs Blvd.	Bruce B Downs Blvd near Hwy 54	Wesley Chapel	Bill Nye	\$4,500,000.00	GENERAL COMM	16.2 ACRES	Over 10 acres of upland acreage in fast growth area. Over 1300 feet of Bruce B Downs frontage. More property adjoining
DPM Kelly	29504 SR 54	Wesley Chapel	Brent Nye	\$149,999.00	MBL HM SUB future land use OP	.35 ACRES	Absolute prime area. Zoning change paperwork completed and submitted for approval to Office Professional.
Hillvest Residential	Allen Rd/SR 54	Zephyrhills	Michael Bailey	\$900,000.00	Single Family		
Hillvest Groves	Allen Road	Zephyrhills	Michael Bailey	\$550,000.00	AR/C2/C1	16.6 ACRES	Future multifamily, perfect for apt, ALF, or church.
Addressi	Hwy 41, SR 54	Land O Lakes	Tom Parks	\$125,000 to \$1,450,000	COMM, AG	Five Parcels Available	Plenty of options! Hwy frontage to Lakefront. Bring all offers!!
98 Land	Hwy 98 near 301 Intersection	Dade City	Scott Hileman	\$575,000.00	GENERAL COMM	3.9 ACRES	High traffic location with 750 ft of frontage. Current home on site producing income.



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SR 54 Denver	State Road 54/Wesley Chapel Blvd.	Wesley Chapel	Michael Bailey	\$295,000.00	GENERAL COMM	.86 ACRES	Adjoining parcels available. High traffic in growing retail area. Popular 54/56 corridor.
54 Commons	30846 SR 54	Wesley Chapel	Michael Bailey	BANKED OWNED MAKE OFFER!!	GENERAL COMM	11.57 ACRES	Prime location along the SR 54 Corridor in high traffic area.
Aurther Hood	5011 Allen Rd	Zephyrhills	Brent Nye	\$109,000.00	ROR	.33 ACRES	Fronts SR 54 & Allen Rd. Vacant.
Skybird	CR 54 & Old Lakeland Hwy	Zephyrhills	Bill Nye	\$3,250,000.00	HI	7.82 ACRES/ 52,000 SF BUILDING	2000 Amp, 480 V, III Phase, 86 parking spots with 14,000 SF of office
Court Street	4408 Court ST	Zephyrhills	Bill Nye	\$795,000.00	MI	10 ACRES	600'x600' /future land use city zoning- 104 units. Fully developed site ready for building. 52 lots.
SR 54 Denver	37509 SR 54	Zephyrhills	Brent Nye	\$99,000.00	GENERAL COMM	.33 ACRES	140 ft of frontage on SR 54. Corner lot w/ access from 3 sides.
Morris Bridge	Morris Bridge	Zephyrhills	Scott Hileman	\$3,000,000.00	AG COMM	26.3 ACRES	Res 9 future land use



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Over 15 Acres Available!	SR 52 & Adair	Dade City	Bill Nye	\$2,950,000.00	NEIGHBOR COMM	15.1 ACRES	Last city parcel to the west with sewer and water. Future traffic light possible. 3 paved Rds, 1390 frontage
Prime SR 54 Parcel in Wesley Chapel	SR 54	Zephyrhills	Scott Hileman	\$2,700,000.00	GENERAL COMM	7.25 ACRES	725 Gross acres, SWFWMD delineation shows 6.70. 700 feet of frontage. Survey, water, sewer available
Fanning Springs	US 19 & SR 26	Fanning Springs	Bill Nye	\$2,500,000.00	GENERAL COMM	8 ACRES	Key corner in up and coming area. Filing for traffic signal and sewer and water.
Simons & Eiland	Eiland Blvd and Simons Rd	Zephyrhills	Bill Nye	\$1,950,000.00	GENERAL COMM	6+/- ACRES	876 feet of frontage on Eiland. Townhome development on Simons. Great location.
Eiland & 301	US 301 & SR 54 (EILAND BLVD)	Zephyrhills	Bill Nye	\$1,900,000.00	GENERAL COMM	10 ACRES	Will build to suit, break out parcels, or possible JV. Presently being engineered and approved.
Over 5 acres on SR 54	State Road 54	Zephyrhills	Bill Nye	\$581,000.00	GENERAL COMM	5.81 acres	375 ft of frontage across from Lk Bernadatte. Currently has two tenants.
Green Akers	9931 Hwy 98 and Old Lakeland Hwy (35A)	Dade City	Bill Nye	\$570,000.00	GENERAL COMM	11.78 ACRES	4800 sf warehouse, 4000 sf mobile, 800 sf overnight unit for truckers. 495 ft frontage on 98/380 on Old Lakeland Hwy.



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56 & 54 Corridor	Hay Rd & 54	Wesley Chapel	Bill Nye	\$1,950,000.00	AG COMM	24 ACRES	3 existing homes and pond. Irregular dimensions. Center of 3 malls.
Nye Outparcel	Bruce B Downs Blvd	Zephyrhills	Bill Nye	\$1,650,000.00 OR \$90,000.00 ANNUAL LEASE	GENERAL COMM	1.3 ACRES	BB. Downs outparcel with over 300 feet of frontage. 10,000 sq ft entitlements at future traffic signal and across new hospital.
Stagecoach	SR 54	Wesley Chapel	Scott Hileman	\$1,499,000.00	MPUD/TH COMM	11 ACRES	SR 54 between Cypress Creek Town Center and The Groves, MOTIVATED SELLER
Nye 39	Corner of 39 & Chancey	Zephyrhills	Bill Nye	\$1,850,000.00	GENERAL COMM	4.84 ACRES	Corner of lighted intersection easy access to I-4/301/54 Great C-store location
Kossik Rd	Kossik & 301	Zephyrhills	Scott Hileman	\$1,650,000.00	Approved for COMM	2.02 ACRES	Hard Corner across from Lowes. Additional acreage available. Across from newly developing Publix center.
Across from Publix	SR 54	Zephyrhills	Michael Bailey	\$1,400,000.00	GENERAL COMM	1.79 ACRES	Ideal for development Across from new Publix, CVS, and Home Depot.
BBD	Bruce B Downs	Wesley Chapel	Bill Nye	\$900,00 OR \$50,000.00 ANNUAL LEASE	GENERAL COMM	2.79 ACRES	Over 1000 feet of frontage on BBD. At major entrance into 7 Oaks Subdivision.



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Bruce B Downs Mall / New Hospital Area	Bruce B Downs Blvd.	Wesley Chapel	Bill Nye	\$1,200,000.00	MPUD /RETAIL OFFICE	1.8 ACRES	184 Feet of frontage on BBD. Across the street from proposed new hospital.
Dade City Professional Center	Across from Pasco Regional Medical Center	Dade City	Michael Bailey	\$1,200,000.00	RIO	10 ACRES	Zoning will allow up to 200 units on this property. Easement will allow for parking on the adjacent 85 ft west of the property.
Location, location, location....	4142 Morris Bridge	Zephyrhills	Scott Hileman	\$999,999.00	GENERAL COMM	1.3 ACRES	Adjoins CVS at SE corner of 54 and Morris Bridge, owner financing available
Home Depot outparcels	SR 54	Zephyrhills	Bill Nye	\$890,000 or \$60,000 ground lease	GENERAL COMM	1.3 ACRES	2 parcel available. Each parcel is \$50k land lease or \$890,000 purchase price. Adjoins Home Depot and Publix.
Eiland & Morris Bridge/54	Eiland Blvd	Zephyrhills	Michael Bailey	\$849,000.00	AC	0.87 ACRES	Combine with the adjacent parcel.
Adjoins New Development Area	8044 Gall Blvd	Zephyrhills	Brent Nye	\$699,000.00	GENERAL COMM	1.99 ACRES	Adjoins newly developing Publix Shopping Center near the traffic light.
Carnye	Dale Mabry	Tampa	Bill Nye	\$395,000.00	CN	1.75 ACRES	435 feet of frontage on Dale Mabry, Preliminary plans for 7,700 sq ft two story building. Ideal medical location with new St. Joseph Hosp.



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Over 8 Acres!	SR 54	Wesley Chapel/ Zephyrhills	Scott Hileman	\$699,000.00	GENERAL COMM	8.5 ACRES	Ideal location for business and investment in the path of growth. MAKE OFFER.
All in one- building, square feet & frontage!	Hwy 301	Zephyrhills	Brent Nye	\$550,000.00	GENERAL COMM	0.83 ACRES	3800 SF office space. 200 ft frontage. North of Walmart & Publix ctr.
Bushnell Town Center	CR 48 and I-75	Bushnell	Bill Nye	\$500,000.00	GENERAL COMM	1.25 ACRES	Fully developed outparcels available from 1-5 acres. Highways 48 frontage immediately off I-75.
Morris Outdoor Storage	4008 Morris Bridge Rd	Zephyrhills	Brent Nye	\$204,900.00	COMM	1.89 ACRES	Over \$17k net annual from outdoor storage business that can grow or go! Motivated Seller!
High Traffic Parcel on 54 in Wesley Chapel	SR 54	Wesley Chapel	Bill Nye	\$295,000.00	GENERAL COMM	0.86 ACRES	Frontage on 54, near airport. Adjoining parcels available.
Eiland & Dean Dairy Next to Circle K	Eiland & Dean Dairy (SE corner)	Zephyrhills	Bill Nye	\$495,000.00	GENERAL COMM	Common ingress and egress with Circle K, including developed off Eiland Blvd	168 ft of frontage on Eiland, 8' forced water line. On major corner shared with convenient store.
Emerald Acres	Geiger Road	Zephyrhills	Scott Hileman	\$299,000.00	MPUD	8 ACRES MOL	Approved lots, motivated seller, make offer.



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Tucker	Tucker Rd	Zephyrhills	Michael Mann	\$274,900.00	RES	14 ACRES	Fully permitted and ready for construction. 14 mobile home lots. Beautiful treed acreage.
Cypress Commons	State Road 56	Tampa	Scott Hileman	\$2,300,000.00	Comm	2.62 Acres	Approved & site developed for 38,000 sf building.
SR 54 Wesley Chapel	SR 54	Wesley Chapel	Bill Nye	\$285,000.00	GENERAL COMM	0.95 ACRES	150 ft of frontage on SR 54 next to Marathon gas station
Vacant Tribune/7th	15th Ave & Ft. King	Zephyrhills	Bill Nye	\$225,000.00	GENERAL COMM	200 X 200	Water and Sewer to site. Near Post office. Hwy 301 Visibility. 3 paver Rds surround.
ADAIR ROAD	Adair Road	Dade City	Bill Nye	\$195,000.00	COMM	0.50 ACRES	Fully permitted and ready for construction. Adjoins the newly built Social Security office.
Neighborhood Outparcel	Dean Dairy Rd	Zephyrhills	Michael Bailey	\$90,000.00	NEIGHBOR COMM	1.57 ACRES	377x174, all utilities to site. Previously approved for 10,000 SF of retail and neighborhood commercial (county & swfwmd)
Lot by Post Office on FT. King Rd	Ft. King Rd	Zephyrhills	Bill Nye	\$125,000.00	GENERAL COMM	0.6 ACRES	350 Ft of frontage, joins post office by intersection



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Behind McDonalds Ft. King	Ft. King Rd	Zephyrhills	Bill Nye	\$120,000.00	GENERAL COMM	0.41 ACRES	Being Developed behind McDonalds, E of ABC Liquor, Vacant parcel Preliminary plans complete for 3,000 sq ft.
OPTIONS!!! Rezone to multifamily or light industrial	Old Lakeland Highway	Dade City	Michael Bailey	\$89,000.00	AC Agricultural	4.96 ACRES	Can be annexed & rezoned for multifamily or rezoned to light industrial. Adjacent to planned development.
Polk City	Commonwealth and SR 33	Polk City	Dave Tully	\$99,000.00	GENERAL COMM	0.18 ACRES	150 feet of frontage on SR 33, in city limits
54/Allen	SR 54 & Allen	Zephyrhills	Bill Nye	Short Term Lease	GENERAL COMM	0.82 ACRES	In front of Shopping Center at Allen Rd Lease lot is 200x200/Short term/temp lease available
For Sale - Improved							
Downtown Bank Building	5th Avenue	Zephyrhills	Michael Bailey	\$995,000.00	GENERAL COMM	9,738 SF	Bank building, top floor is currently leased to Wachovia.
Bountiful	37546 SR 54	Zephyrhills	Brent Nye	\$99,000.00	GENERAL COMM	0.45 ACRES	Great location zoned commercial, building on land with great potential.



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Former Social Security Building	13841 7th Street	Dade City	Brent Nye	\$635,000.00	OFFICE PROFES	.76 ACRES	6300 sf building located in downtown Dade City. Great for lawyer or doctors office.
Skybird	CR 54 & Old Lakeland Hwy.	Zephyrhills	Bill Nye	\$3,250,000.00	GENERAL COMM	7.8 ACRES	52,000 SF Warehouse, 86 parking spots with 14,000 SF of office
Main Street	5th Avenue next to Old Theatre.	Zephyrhills	Tom Parks	\$250,000.00	GENERAL COMM	5,600 SF	Recently has been revitalized into a historic downtown area. Numerous activities held in town.
Valero Sale	6009 Gall Blvd	Zephyrhills	Michael Bailey	\$2,100,000.00	GENERAL COMM	1.56 ACRES	New Building with lease space available. Valero Gas and Verizon currently on premises.
5TH STREET	14747 5th Street	Dade City	Brent Nye	\$69,000.00	GENERAL COMM	0.22 Acres	New 36x12 shell building. Make your own business!
1ST STREET	1st Street	Zephyrhills	Brent Nye	\$225,000.00	GENERAL COMM	1284 SF MOL	Turnkey Business with 2 small building on property. Income producing.
Medical Building	Marlu Lane	Dade City	Bill Nye	\$790,000.00	ORIO	5000 SF MOL	Adjoins Pasco Reional Hospital. 4 rental units. \$90,000 gross income.



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Former Social Security Building	7th Street	Dade City	Brent Nye	\$635,000.00	GENERAL COMM	6300 SF MOL	Fronts 4 streets w/ 57 parking spaces. Perfect for Medical or Law office.
Restaurant	5740 7th Street	Zephyrhills	Brent Nye	\$249,000.00	C2	3200 SF	For sale with equipment included. Property has a 1200 sf production area with a 2000 s dining room. Hood system & fixtures.
Zephyrhills Airport	4439 Sky Lane	Zephyrhills	Michael Bailey	\$990,000.00	I	4.91 ACRES/ 4,000 SF BUILDING	14,000 SF building w/ kitchen and patio. 10,000 SF assembly area and 4,000 SF of office Current \$7000 land lease, vacant land can be divided.
Former ABC Store	Hwy 301	Zephyrhills	Michael Bailey	\$965,000.00	GENERAL COMM	1.11 ACRES/4,054 SF BUILDING	Excellent exposure. Three separate access points and 65 parking spaces.
Auto Shop	Hwy 301	Dade City	Scott Hileman	\$199,000.00	GENERAL COMM	.3 ACRES	Shop with 5 bays and service area ready to go. High profile area.
10TH STREET	38303 10th Street	Zephyrhills	Brent Nye	\$79,000.00	GENERAL COMM	.14 ACRES	Building just under 1400 sf in good condition and great signage.
Taylor Rental	Hwy 301	Dade City	Michael Bailey	\$395,000.00	GENERAL COMM	2.32 ACRES	Real estate & business. Equipment purchase price over \$550k, 6068 sf building.



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Tampa Tribune Building	15 th Ave	Zephyrhills	Bill Nye	\$675,000.00	GENERAL COMM	0.46 ACRES/ 6,286 SF BUILDING	Hwy 301 signage with additional 7th & 15th road frontage. Approx \$85k in gross income.
Daycare	35720 SR 54	Zephyrhills	Michael Bailey	\$400,000.00	GENERAL COMM	.74 ACRES	3012 sf facility with playground area. MAKE AN OFFER!!!
John Deere Building	Hwy 301	Dade City	Michael Bailey	\$499,000.00	GENERAL COMM	1 ACRE 5,000 square foot Warehouse and Showroom	Great visibility on Hwy 301. Owner will lease or hold financing.
Main Street Furniture	38325-38329 5th Ave	Zephyrhills	Brent Nye	\$275,000.00	GENERAL COMM	.16 ACRE	Excellent location downtown. Three units. Two current income producing leases.
Krusen	5002 Airport Road	Zephyrhills	Bill Nye	\$350,000.00	Light Industrial	4 ACRES MOL	Long term land lease. Income producing with space available.
Cross Light	38621 Calvin Ave	Zephyrhills	Michael Bailey	\$239,000.00	R1MH	0.35 ACRES 3,294 so Church	Located on the south end of Zephyrhills. 1,500 so sanctuary.
For Lease							
Seven Oaks Retail	SR 56	Wesley Chapel	Scott Hileman	Asking \$3000. per mo.	GENERAL COMM	16,000 sf	Only 1200 SF left! In front of Sam's Club on 56.



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Valero	6005 Gall Blvd	Zephyrhills	Michael Bailey	\$14 PSF	GENERAL COMM	8910 SF	New building, great location, high traffic corner.
Orbital	Chancey Rd	Zephyrhills	Michael Bailey	\$7 SF	Light Industrial	1,000-3,000	Industrial area, conveniently located with easy access to neighboring cities.
Hillvest Shopping Center	SR 54 & Allen Rd	Zephyrhills	Michael Bailey	\$600 per mo.	GENERAL COMM	750 - 12,000 SF	Have your own business!! Popular retail shopping area.
Krusen	Airport Rd	Zephyrhills	Bill Nye	\$5 SF	Light Industrial	1,700-2,800 SF	Huge Warehouse with space available.
Zephyr Place	Hwy 301	Zephyrhills	Rose Layton	\$14 NNN A \$12 NNN B	GENERAL COMM	1,404 SF - 6,000 SF	Two new buildings with the popular new Cici's Pizza. Close proximity to the theater and bowling alley.
Nyecor Center Outparcel	Eiland & 54	Zephyrhills	Bill Nye	\$800 NNN	GENERAL COMM	750 SF - 2250 SF	4500 total. In Publix & Home Depot shopping center. County sewer and water.
Downtown Bank Building	5th Avenue	Zephyrhills	Michael Bailey	\$12 NNN	GENERAL COMM	4,869 SF	Top floor is leased by Wachovia.
Town Square	Gall Blvd	Zephyrhills	Rose Layton	\$10 NNN	GENERAL COMM	1,000 SF - 3,000 SF	Great space for lease in downtown Zephyrhills, excellent visibility and co-tenancy



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LaPlaza	5406 Gall Blvd	Zephyrhills	Rose Layton	\$11.86 NNN	GENERAL COMM	1,000 SF	Retail or office space located in established Zephyrhills area.
Westgate	54 & Allen Rd	Zephyrhills	Rose Layton	\$10 NNN	GENERAL COMM	2,400 SF and 960 SF	Great visibility and retail synergy with Bealls Outlet & Big Lots. Only one space left!