



**Nye Commercial Advisors**  
**Available Properties**  
**April 2009**

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

PROPERTY	IMAGE	LOCATION	TOWN	CONTACT	ASKING PRICE	ZONING	SIZE	DESCRIPTION
<b>For Sale - Vacant Land</b>								
16 Acres on Bruce B Downs Blvd.		Bruce B Downs Blvd near Hwy 54	Wesley Chapel	Bill Nye	\$5,000,000.00	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
Skybird		Hwy 54	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
Morris Bridge		Morris Bridge	Zephyrhills	Scott Hileman	\$3,000,000.00	AG COMM	26.3 ACRES	Res 9 future land use
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
Eiland & 301		US 301 & SR 54 (EILAND BLVD)	Zephyrhills	Bill Nye	\$2,500,000.00	GENERAL COMM	10 ACRES	Will build to suit, break out parcels, or possible JV. Presently being engineered and approved.
Bruce B Downs Heavy Mall Area		Bruce B Downs	Wesley Chapel	Bill Nye	\$2,500,000.00	GENERAL COMM	4 ACRES	High growth area with heavy "mall" activity.



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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.
56 & 54 Corridor		Hay Rd & 54	Wesley Chapel	Bill Nye	\$2,500,000.00	AG COMM	24 ACRES	3 existing homes and pond. Irregular dimensions. Center of 3 malls.
Simons & Eiland		Eiland Blvd and Simons Rd	Zephyrhills	Bill Nye	\$2,450,000.00	GENERAL COMM	6+/- ACRES	876 feet of frontage on Eiland. Townhome development on Simons. Great location.
Kossik Rd		301 & Kossik	Zephyrhills	Scott Hileman	\$2,250,000.00	AG RES	8.5 ACRES would adjoin Hwy 301 frontage property.	Ideal development piece just off Hwy 301. Over 440 frontage on Kossik. Across from Lowes.
Stagecoach		SR 54	Wesley Chapel	Scott Hileman	\$2,100,000.00	MPUD/TH COMM	11 ACRES	SR 54 between Cypress Creek Town Center and The Groves, MOTIVATED SELLER
Nye Outparcel		Bruce B Downs Blvd	Zephyrhills	Bill Nye	\$1,950,000.00 OR \$150,000.00 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.
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



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Buckhorn Creek		12200 SR 52	Hudson	Tommy Dobczyk	\$1,700,000.00	MFL	22 ACRES	On SR52 between US 19 and Suncoast
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.
Rivard South		US 41	Spring Hill	Tommy Dobczyk	\$1,400,000.00	NEIGHBOR COMM	1.5 ACRES	US 41 south of Brooksville on lighted corner
Pasco Marine		Across from brand new 300 unit apartment complex and Home Depot/Publix.	Wesley Chapel	Michael Bailey	\$1,300,000.00	GENERAL COMM	1.32 ACRES	Prime development parcel west of Morris Bridge on 54. 150 ft of frontage.
BBD		Bruce B Downs	Zephyrhills	Bill Nye	\$1,300,000.00 OR \$100,000.00 ANNUAL LEASE	GENERAL COMM	2.79 ACRES	Over 1000 feet of frontage on BBD. At major entrance into 7 Oaks Subdivision.
Hwy 301 near Casino in Tampa		301/MLK	Tampa	Michael Bailey	\$1,299,000.00	COMM INTENSIVE	2.58 Acres	Property located just to the south of the Florida State Fairgrounds.



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Rivard North		US 41	Spring Hill	Tommy Dobczyk	\$1,250,000.00	NEIGHBOR COMM	1.4 ACRES	On US 41 south of Brooksville on lighted corner
Dade City Professional Center		Across from Pasco Regional Medical Center	Dade City	Michael Bailey	\$1,100,000.00	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	\$890,000.00	GENERAL COMM	1.3 ACRES	2 parcel available. Each parcel is \$50k land lease or \$890,000 purchase price. Adjoins Home Depot and Publix.
Forbes Rd		7124 Forbes	Zephyrhills	Michael Bailey	\$850,000.00	AC	20 Acres MOL 2,240 so church	Ideal for church retreat. Modular home also included in sale. Property has large pool and a number of cabins
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	Michael Bailey Bill Nye	\$800,000.00	GENERAL COMM	1.99 ACRES	Adjoins newly developing Publix Shopping Center near the traffic light.



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Carnye		Dale Mabry	Tampa	Bill Nye	\$790,000.00	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.
Over 8 Acres!	 <i>Reduced Price</i>	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.
Crystal River		Crystal River US Hwy 19	Crystal River	Tommy Dobczyk	\$695,000.00	GENERAL COMM	2.4 ACRES	plans & permits for 13,750 SF of retail.
Emerald Acres	 <i>Reduced Price</i>	Geiger Road	Zephyrhills	Scott Hileman	\$650,000.00	MPUD	8 ACRES MOL	Approved lots, motivated seller, make offer.
Great location in Wesley Chapel		SR 54	Wesley Chapel	Michael Bailey	\$573,000.00	GENERAL COMM	0.94 ACRES	240 ft of frontage, 21k traffic count, Easy access to I 75. In center of three retail power centers
All in one- building, square feet & frontage!		Hwy 301	Zephyrhills	Bill Nye	\$550,000.00	GENERAL COMM	0.83 ACRES	3800 SF office space. 200 ft frontage. North of Walmart & Publix ctr.
Hwy 301 & 39 Intersection		Gall/301 & Foss Rd	Zephyrhills	Bill Nye	\$549,000.00	GENERAL COMM	4.5 ACRES	Building that currently has \$3000. mo. Income with Hwy 301 & 39 frontage. Ideal mini warehouse location.



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54 & Seaburg Lot		54 & Seaburg	Zephyrhills	Bill Nye	\$500,000.00	GENERAL COMM	0.91 ACRES	Located on 54 in front of self storage units. Near new Walgreens and Amscot
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.
Sabal Park		Falkenburg	Tampa	Michael Bailey	\$495,000.00	PD	1.62 ACRES	Pad ready site will allow for 3,200 SF building. Ideal for restaurant.
High Traffic Parcel on 54 in Wesley Chapel		SR 54	Wesley Chapel	Bill Nye	\$495,000.00	GENERAL COMM	0.86 ACRES	Frontage on 54, near airport. Water and sewer 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.
Quarterhorse		Morris Bridge	Zephyrhills	Tommy Dobczyk	\$465,000.00	GENERAL COMM	2.5 ACRES	Morris Bridge Rd between Eiland and Chancey. Near new CVS and new developments. Heavily traveled commuter Rd to Tampa
SR 54 Wesley Chapel		SR 54	Wesley Chapel	Bill Nye	\$395,000.00	GENERAL COMM	0.95 ACRES	150 ft of frontage on SR 54 next to Marathon gas station
Tucker		Tucker Rd	Zephyrhills	Michael Mann	\$350,000.00	RES	14 ACRES	Fully permitted and ready for construction. 14 mobile home lots. Beautiful treed acreage.



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Birdsong		54 & Birdsong	Wesley Chapel	Bill Nye	\$295,000.00	MF	1.81 ACRES	Multifamily site with possibility of commercial or school.
Vacant Tribune/7th		15th Ave & Ft. King	Zephyrhills	Bill Nye	\$275,000.00	GENERAL COMM	200 X 200	Water and Sewer to site. Near Post office. Hwy 301 Visibility. 3 paver Rds surround.
Neighborhood Outparcel		Dean Dairy Rd	Zephyrhills	Michael Bailey	\$229,000.00	NEIGHBOR COMM	1.57 ACRES	377x174, all utilities to site. 400 ft of frontage. Previously approved for 10,000 SF of retail and neighborhood commercial (county & swfwmd)
Chancey ALF		Oakwood Drive & Chancey Rd	Zephyrhills	Herb Weinstein	\$217,000.00	MFL	2 ACRES	Former assisted living facility. Ten beds, turn key. Fully furnished.
Denver Queen		SR 54 & Hill	Zephyrhills	Tommy Dobczyk	\$159,000.00	GENERAL COMM	0.33 ACRES	140 ft of 54 frontage, Currently a 2000 SF building.
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
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.

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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
Zephyrhills Commercial Property		Corner of 8th & 10th	Zephyrhills	Tommy Dobczyk	\$60,000.00	GENERAL COMM	100 X 140	Corner lot in Zephyrhills
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
<b>For Sale - Improved</b>								
Shoppes of Sheldon		8315 Sheldon Rd	Tampa	Tommy Dobczyk	\$2,950,000.00	GENERAL COMM	9,300 SF	9300 SF of retail. 100% leased located on Waters and Sheldon
Downtown Bank Building		5th Avenue	Zephyrhills	Michael Bailey	\$995,000.00	GENERAL COMM	10,000 +/- SF	Bank building, top floor is currently leased.
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 (Also for Lease)	GENERAL COMM	1.11 ACRES/4,054 SF BUILDING	Excellent exposure. Three separate access points and 65 parking spaces.



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Hungry Howies		301 & Morningside Drive	Dade City	Bill Nye	\$799,000.00	GENERAL COMM	0.52 ACRES	Prime corner site with traffic light in growing DC. New CVS across the St.
Tampa Tribune Building		301 / 7th St	Zephyrhills	Bill Nye	\$780,000.00	GENERAL COMM	0.46 ACRES/ 6,286 SF BUILDING	6286 SF building. Visibility and Signage on 301. Presently leased by Tampa Tribune for 3 years
Delco		301 Dade City	Dade City	Scott Hileman	\$595,000.00	I1	0.69 ACRES	Bulk storage facility, tanks and pumps, make offer.
20th St. Duplexes		20th St	Zephyrhills	Michael Mann	\$530,000.00	MF	1,536 SF (each building)	Four duplexes, 2 bed/1bath. Eight units total.
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.
Turman		Turman Loop	Wesley Chapel	Herb Weinstein/Beth Shaw	\$475,000.00	OP	3,000 SF	Also available for lease. Great location and best rate in the area! Motivated seller, MAKE OFFER
Tundra		Hwy 301	Zephyrhills	Michael Bailey	\$480,000.00	GENERAL COMM	0.68 ACRES/ 10,000 SF BUILDING	10,000 SF warehouse and land, two 10x10 rollup dock doors.
Church Avenue		37912 Church Avenue	Dade City	Tommy Dobczyk	\$399,000.00	GENERAL COMM	4,000 SF	Downtown Dade City next to the USPS. Will divide, lease, etc. Terms available with purchase.



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Main Avenue Duplexes		Main Avenue	Dade City	Michael Mann	\$390,000.00	MF	1,984 SF (each building)	Two tri-plex units. Each building has two 2/1 and one 1/1.
Downtown 5th Ave-old gym		38525 5th Ave	Zephyrhills	Tom Parks	\$275,000.00	GENERAL COMM	0.15 ACRES	downtown Zephyrhills, old gym, approx 6000 SF w/ city water & sewer.
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.
Cunninghams		Eiland & Ft. King	Zephyrhills	Bill Nye	\$219,000.00	OP	0.33 ACRES	1836 SF building. Near hospital and commercial district on high traffic Eiland Blvd
<b>For Lease</b>								
Seven Oaks Retail		SR 56	Wesley Chapel	Scott Hileman/Beth Shaw	\$24 NNN	GENERAL COMM	1,200 SF - 3,200 SF	1200 to 3,200 SF In front of Sam's Club on 56.
Cypress Abbey		US Hwy 41	Land O Lakes	Beth Shaw	\$22 NNN	GENERAL COMM	11,000 SF	Two new buildings both 11,000 SF - great for retail or office.
Sun Medical		6719 Gall Blvd	Zephyrhills	Rose Layton	\$15 NNN	OP	1,200 - 3,350 SF	Great for medical office, insurance, massage therapy, etc.
Nyecor Center Outparcel		Eiland & 54	Zephyrhills	Beth Shaw	\$15-\$19 NNN	GENERAL COMM	750 SF - 4,500 SF	4500 total. In Publix & Home Depot shopping center. County sewer and water.



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Hunter's Green		Hunter's Green	Tampa	Scott Hileman	\$15 NNN (Also for Sale)	OP	2,800 - 5,000 SF	2,800 SF with private entrance built out as medical
Former ABC Store		Hwy 301	Zephyrhills	Michael Bailey	\$15 NNN (Also for Sale)	GENERAL COMM	1.11 ACRES/4,054 SF BUILDING	Excellent exposure. Three separate access points and 65 parking spaces.
Zephyr Place		Hwy 301	Zephyrhills	Beth Shaw/Rose Layton	\$14 NNN	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.
Downtown Bank Building		5th Avenue	Zephyrhills	Michael Bailey	\$12 NNN	GENERAL COMM	10,000 +/- SF	Top floor is leased.
Turman		Turman Loop	Wesley Chapel	Herb Weinstein/Beth Shaw	\$10 NNN (Sale option)	OP	3,200 SF	Also available for lease. Great location and best rate in the area!
Town Square		Gall Blvd	Zephyrhills	Rose Layton	\$10 NNN	GENERAL COMM	1,000 SF - 2,720 SF	Great space for lease in downtown Zephyrhills, excellent visibility and co-tenancy
Westgate		54 & Allen Rd	Zephyrhills	Beth Shaw	\$10 NNN	GENERAL COMM	960 SF - 2,400 SF	Great visibility and retail synergy with Bealls Outlet & Big Lots



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Church Avenue		37912 Church Avenue	Dade City	Tommy Dobczyk	\$9 NNN	GENERAL COMM	4,000 SF	Downtown Dade City next to the USPS. Will divide, lease, etc. Terms available with purchase.
La Plaza		Gall Blvd	Zephyrhills	Rose Layton	\$9 NNN	GENERAL COMM	500 SF	Small office/retail space great location located near downtown Zephyrhills.