

Self Storage Development Opportunity

ARGUS
SELF STORAGE ADVISORS

Development Site

3356 Paul S. Buchman Highway

Zephyrhills, FL 33540

Presented by:

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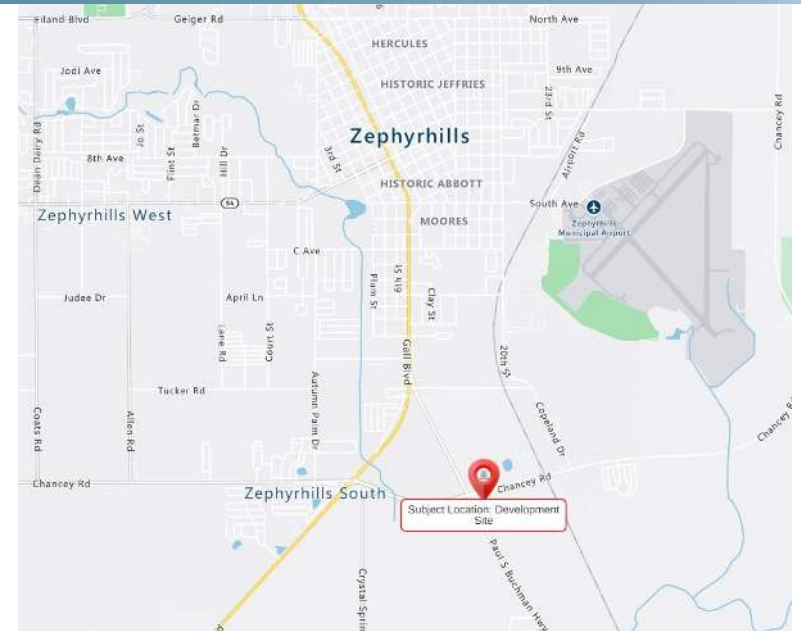
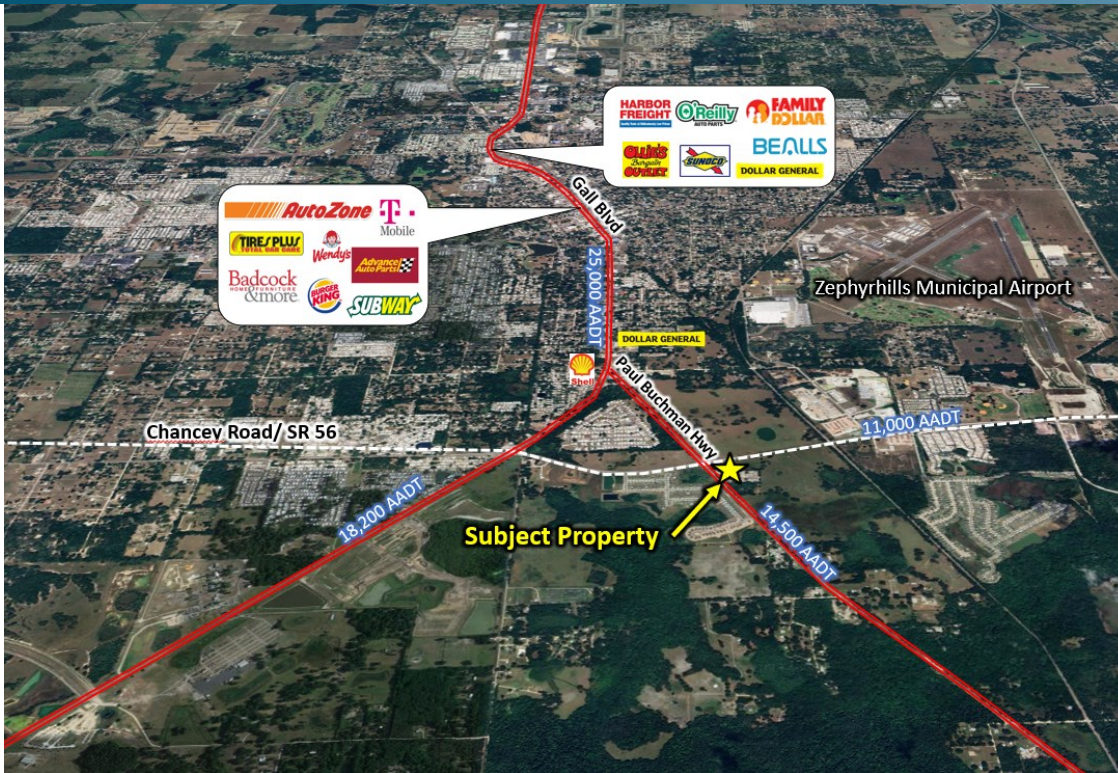
LIST PRICE: \$2,990,000

INVESTMENT HIGHLIGHTS

- Self storage development opportunity on 4.73 acres in Zephyrhills, FL
- Proposed Class A, 3-story building with up to 143,000 GSF of climate-controlled self storage
- 1,000+ ft frontage along Chancey Rd. and Paul S. Buchman Hwy/SR 39 with 14,500 AADT
- Population of 56,000+ within 5 miles with an AHHI of \$55,434
- 700+ new homes under development across the street and over 9,000 units coming into the market area
- Sale contingent upon Seller providing site plan approval prior to close



*Note: rendering is conceptual and the buyer may design whatever they choose



Previously

