

Self Storage Development Opportunity



SELF STORAGE ADVISORS

Development Site

3356 Paul S Buchman Highway
Zephyrhills, FL 33540

Presented by:

**JOSH KOERNER, FROST WEAVER &
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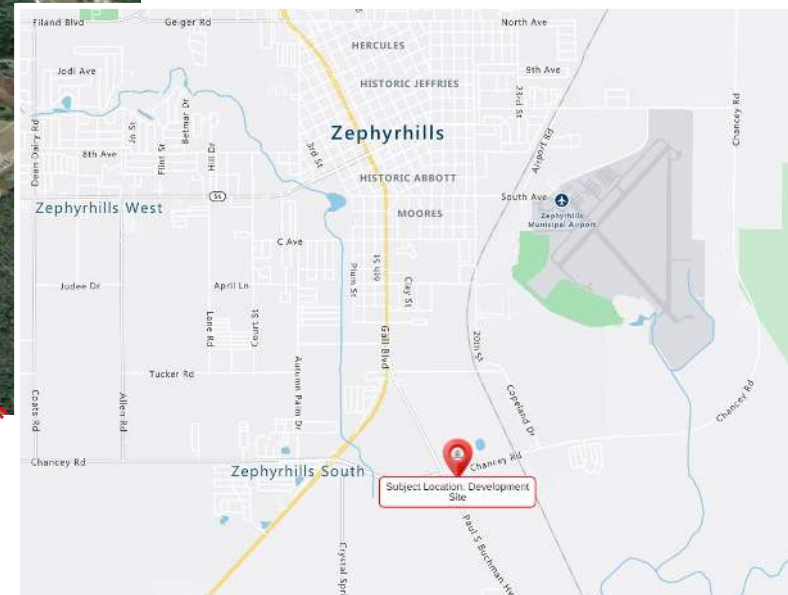
LIST PRICE: \$3,750,000

INVESTMENT HIGHLIGHTS

- Self storage development opportunity on 4.73 acres in Zephyrhills, FL
- Proposed Class A, 4-story building with 142,246 GSF of climate-controlled self storage
- 1000+ ft frontage along Chancey Rd. and Paul S. Buchman Hwy/SR 39 with 13,700 AADT
- Population of 54,000+ within 5 miles with an AHHL of \$56,157
- 700+ new homes under development across the street
- Low SF per Capita within 5 miles
- Closing is contingent upon the Seller providing site plan approval



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



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