

Zephyrhills Self Storage Development Site

3356 Paul S. Buchman Highway, Zephyrhills, FL 33540

ARGUS
SELF STORAGE ADVISORS

APPROVED SELF STORAGE DEVELOPMENT OPPORTUNITY

PRESENTED BY

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LIST PRICE: \$2,100,000

INVESTMENT HIGHLIGHTS

- 4.73-acre self-storage development opportunity strategically located in Zephyrhills, Florida
- Proposed Class A, 3-story self-storage facility with up to 143,000 GSF of climate-controlled storage
- Flexible site plan allowing for a reduced self-storage footprint and the potential incorporation of a second use
- 1,000+ feet of combined frontage along Chancey Road and Paul S. Buchman Highway (SR 39), with approximately 20,000 AADT
- Strong demographics with more than 60,000 residents within a 5-mile radius and average household income of approximately \$78,640
- Significant residential growth, including 670+ new homes under development directly across the street and more than 6,000 additional housing units planned or underway throughout the market area
- Continued commercial investment and job growth, with major facilities planned or under development for MiTek, Tibbetts Lumber, and Bauducco Foods
- Master PUD Amendment secured by Seller allowing self-storage as a permitted use, removing political risk