Upper Hillsborough Reserve
Zephyrhills, FL • Pasco County
112 +/- Acres
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Located Across from Public Preserve

Easy Access to Zephyrhills, Dade City, Lakeland, and Tampa!

Acreage: 112.23 +/- acres
Sale Price: $300,000
County: Pasco
Site Address: SR 54, Zephyrhills, FL 33540
Nearest Intersection: SR 54 and CR 35 (Berry Road)
Road Frontage:
• 4,270 +/- feet on SR 54
• 330 +/- feet on CR 35
Soil Types: Land Cover Some open land, shrub, hardwood conifer mixed forest
Zoning:
• Most of the property is zoned AC
• Southwest corner is zoned AR

FLU: Agriculture
• Subject to a conservation easement allowing that only five houses can be built on the property
• This property will also be encumbered by a perpetual conservation easement that further restricts use to recreation, limited silviculture, and subdivision into six sub-parcels and five residential entitlements

Current Use: State Use
Potential Uses: Recreation, future residential development - six subdivisions and five homesites
Parcel ID: SWF 13-400-174S
GPS: 28.259567, -82.113595 (SE corner)

SREland.com/Reserve