



# ZEPHYRHILLS HOME & DEVELOPMENT ACREAGE

39441 Pattie Road, Zephyrhills, FL 33540

Zane Mueller   Kaitlyn Smith   Clayton Taylor   Clay Taylor, ALC



## PROPERTY OVERVIEW



**Sale Price:**

**\$5,000,000**

## PROPERTY OVERVIEW

Situated in the heart of Zephyrhills, FL, 39941 Pattie Road offers a unique opportunity to invest in a versatile property with residential, equestrian, and development potential.

The property features a modern 3,905 SF home built in 2014, with three bedrooms, three bathrooms, pool, and high-end finishes throughout. Additionally, a 2,592 SF barn with three horse stalls provides excellent facilities for equestrian or agricultural use, while the level, fenced land ensures ample space for pasture, farming, or future improvements.

Beyond its immediate residential and agricultural appeal, this property holds strong development potential. The northern half is within Zephyrhills city limits, designated for Planned Development (PD) under Future Land Use, allowing for a mix of residential and potential commercial uses. The southern half remains under Pasco County jurisdiction, with a Future Land Use designation of RES-3 (Residential – 3 units per acre), making it ideal for low-density residential development. With direct access to major roadways and expanding infrastructure, this property is positioned as a strategic investment for developers, investors, or buyers seeking a versatile estate with long-term growth potential. A recent appraisal was completed for the home and can be made available upon request.

## OFFERING SUMMARY

**Acreage:**

**53± Acres**

**City:**

**Zephyrhills**

**County:**

**Pasco**

**Property Type:**

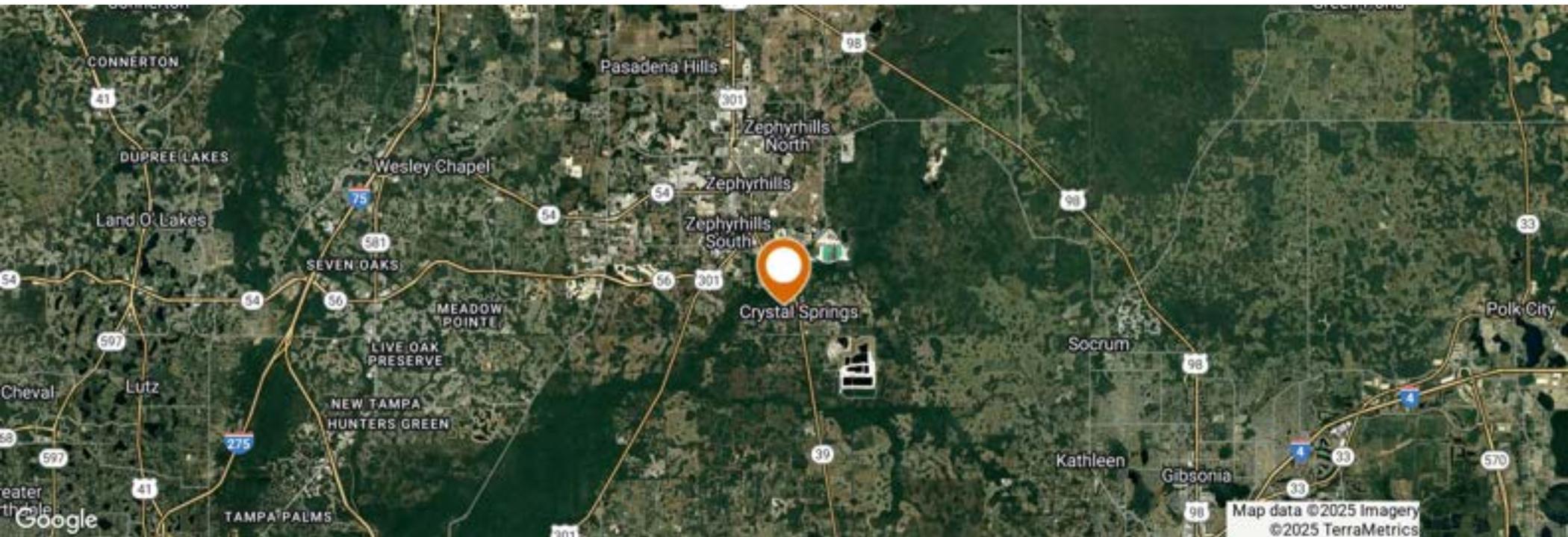
**Home and  
Residential  
Development Land**

## LOCATION



## LOCATION & DRIVING DIRECTIONS

Parcel:	25-26-21-0010-01200-0000
GPS:	28.1974001, -82.1649374
Driving Directions:	Contact Agent
Showing Instructions:	Contact Agent





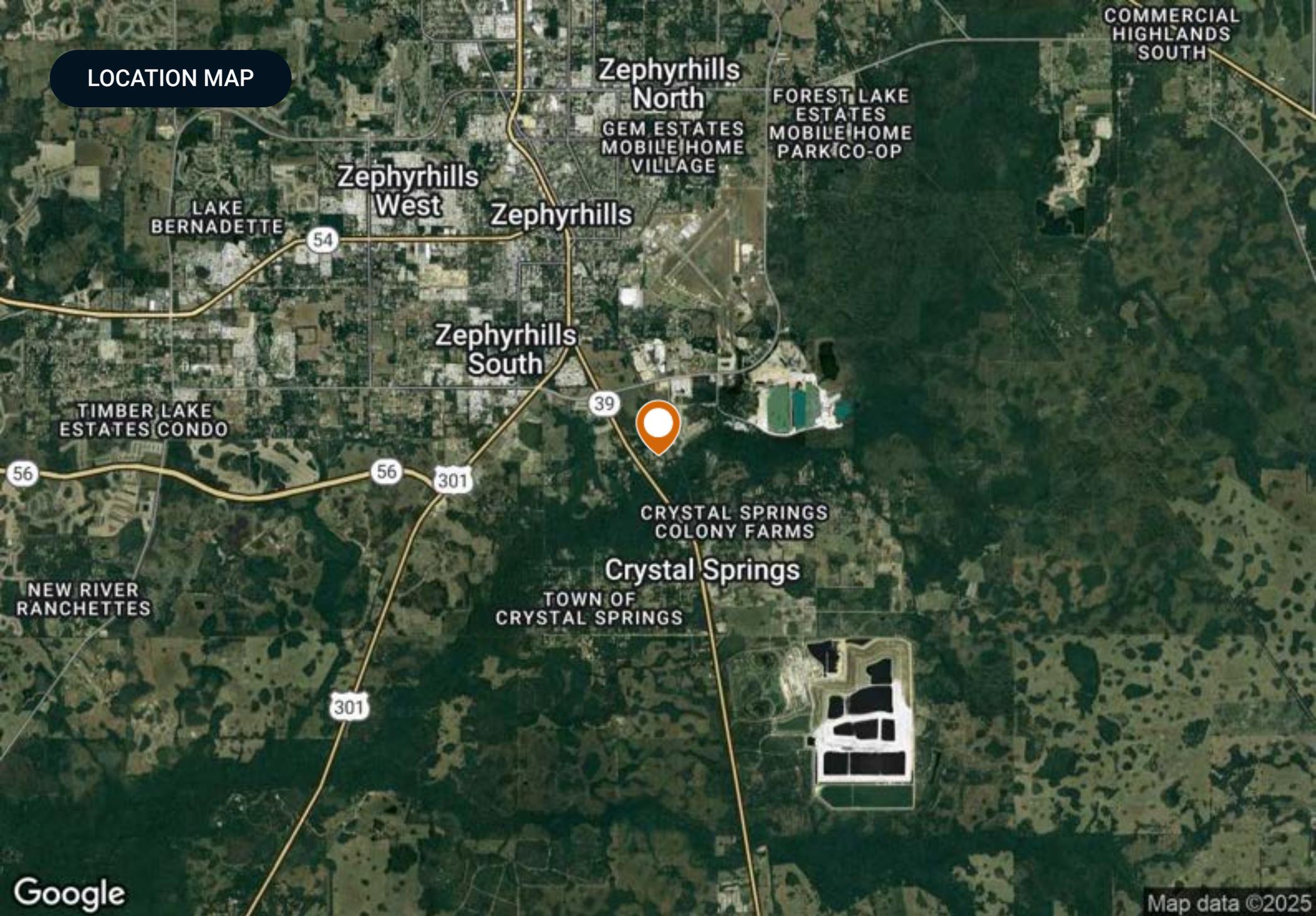
## SPECIFICATIONS & FEATURES



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<b>Land Types:</b>	Residential Development
<b>Uplands / Wetlands:</b>	Uplands: 37± / Wetlands: 16± Acres
<b>Soil Types:</b>	Zephyr Muck Wabasso Fine Sand Eaugallie Fine Sand Pomona Fine Sand Anclote-Tavares-Pomello Association - Flooded Chobee Soils Frequently - Flooded
<b>Zoning / FLU:</b>	Southern 25± Acres: Zoning: AC (Agriculture) FLU: RES-3 (3 units per acre). Northern 28± Acres: Zoning: PUD. FLU: Mixed Use (up to 14 units per gross acre)
<b>Lake Frontage / Water Features:</b>	Pond
<b>Current Use:</b>	Vacant
<b>Structures &amp; Year Built:</b>	Home - Built in 2014 - New Roof Barn
<b>Survey or Site Testing Reports:</b>	Home and 5± acres was appraised 3/25
<b>Utilities &amp; Water Source:</b>	Water & Sewer Located at Bristol Meadows (Development to NW) on Forrest Plum Court

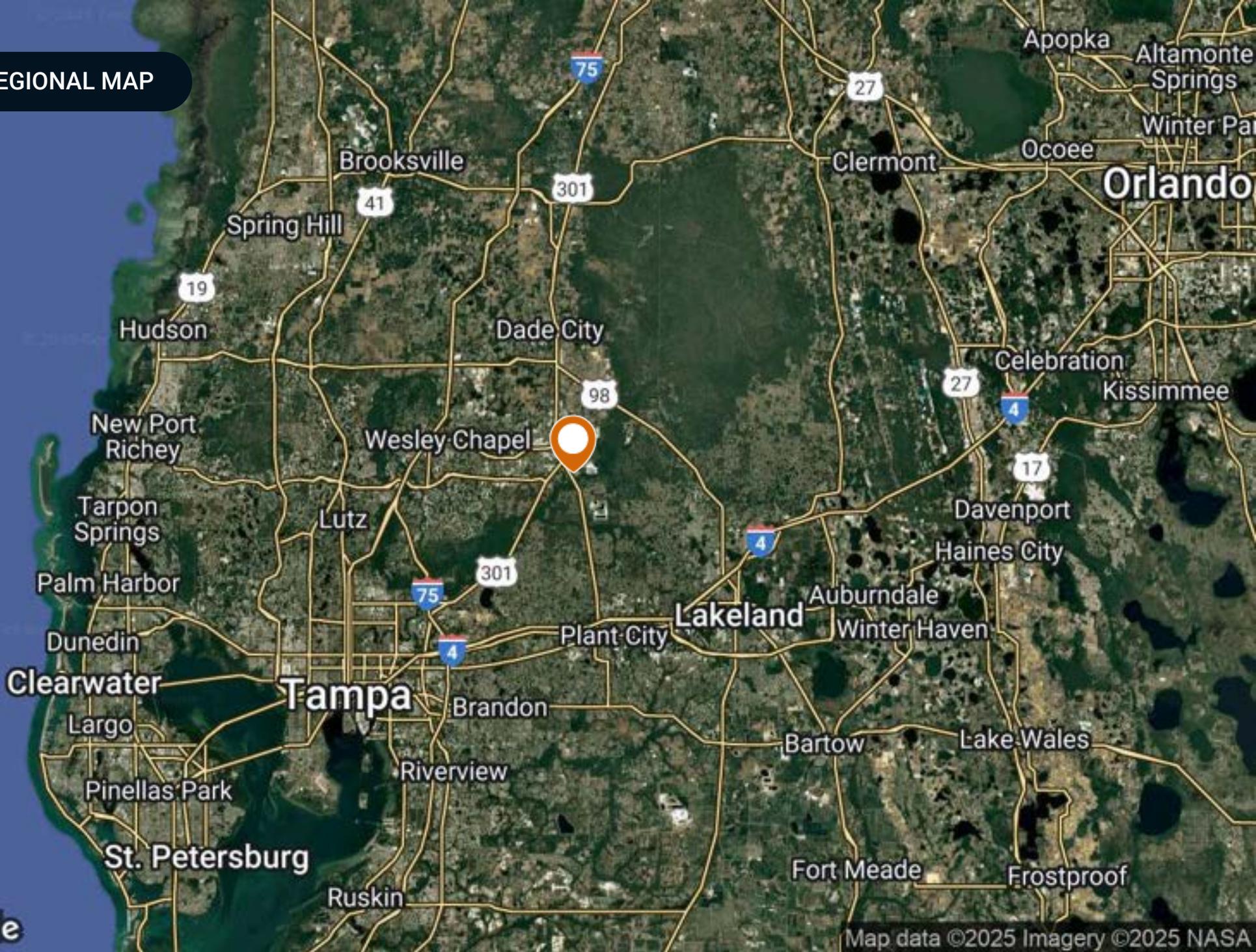
**LOCATION MAP**



Google

Map data ©2025

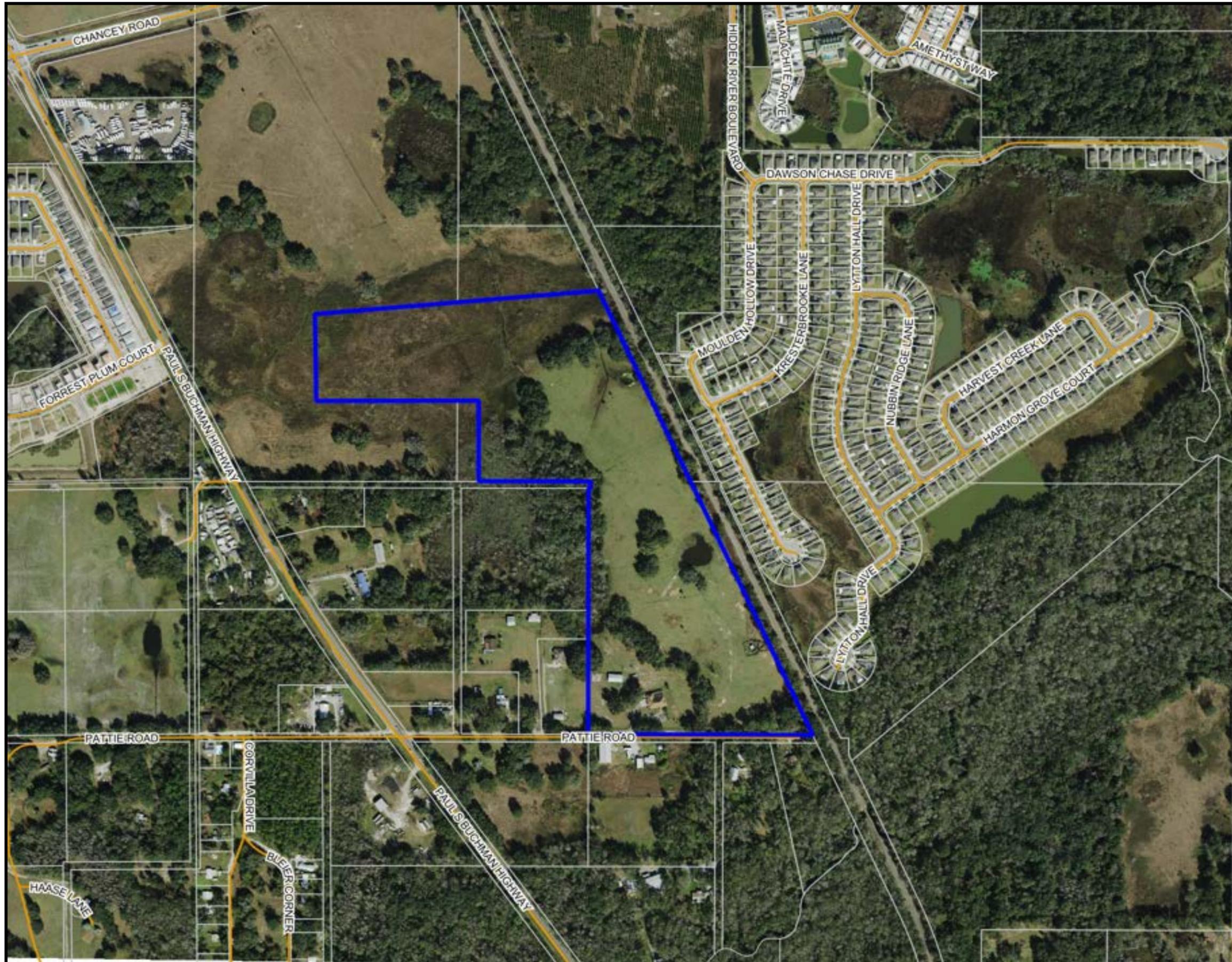
REGIONAL MAP



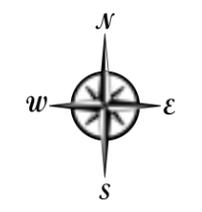


ADDITIONAL PHOTOS

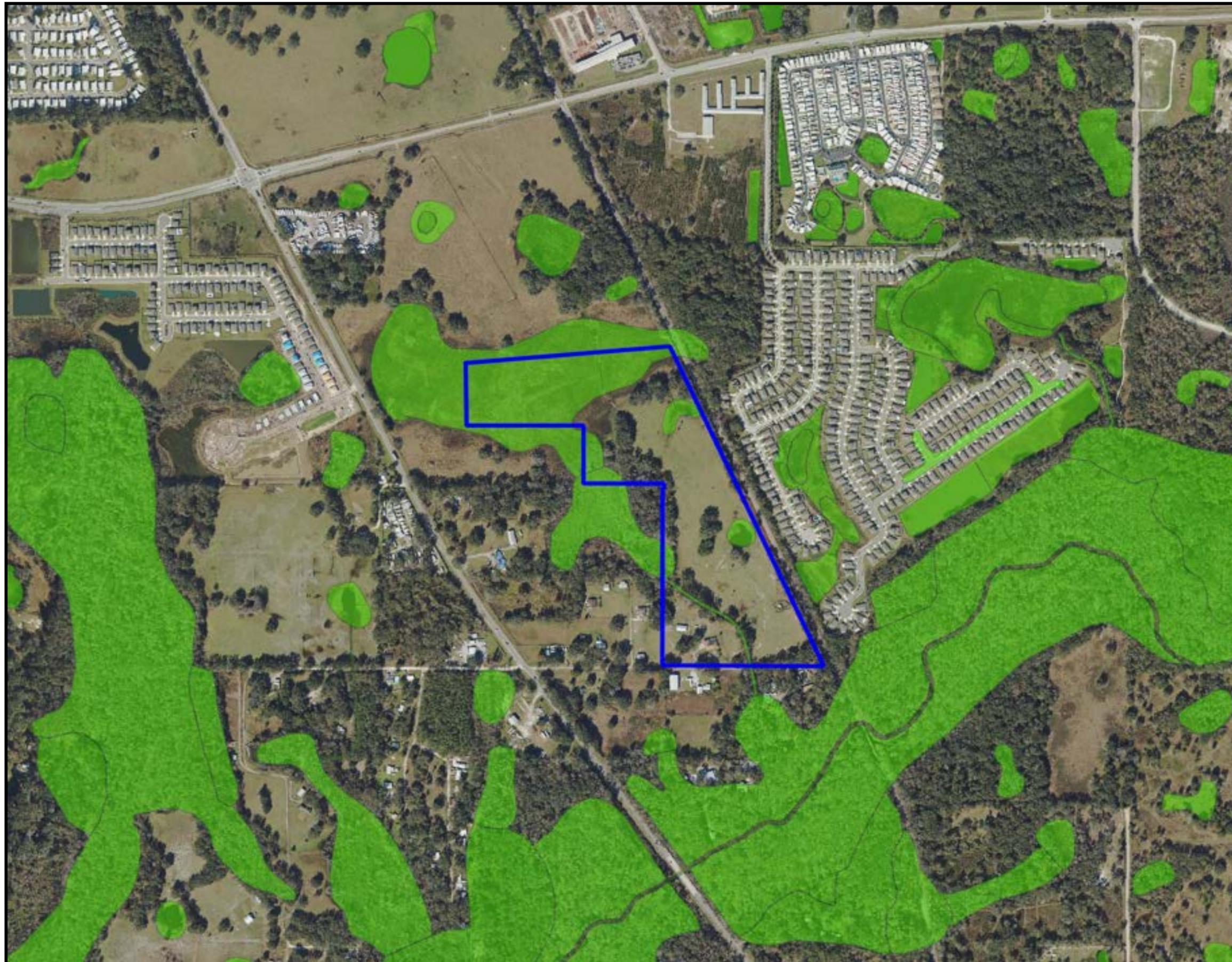




-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines

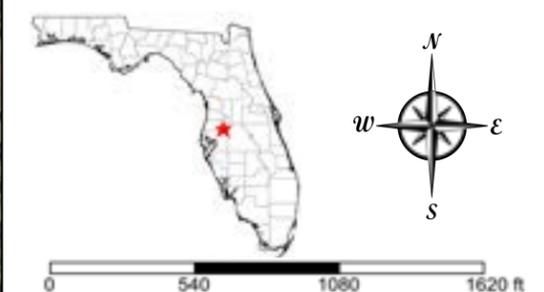


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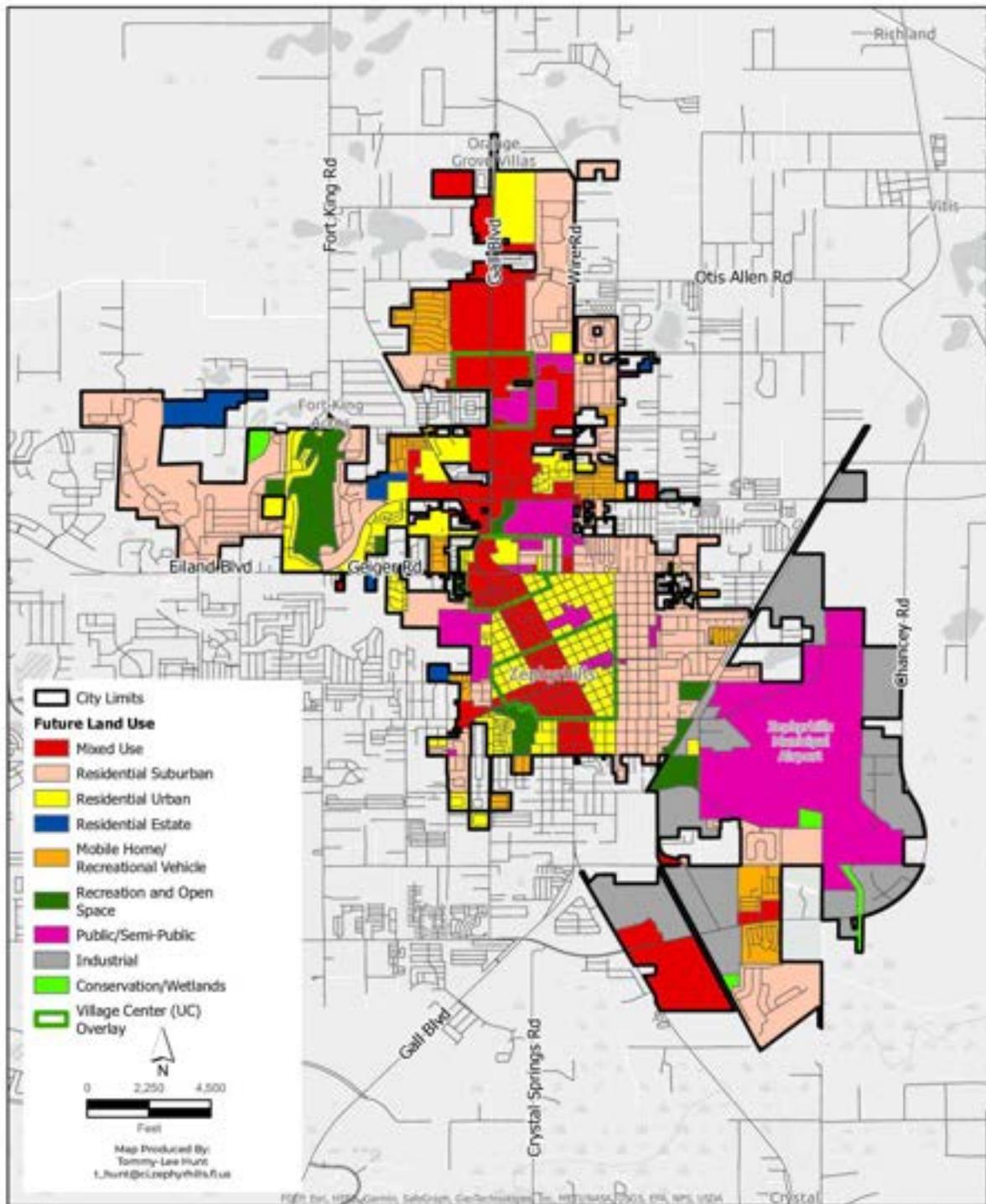
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Esturaine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PEM1F	Freshwater Emergent Wetland	13.2
PFO1C	Freshwater Forested/Shrub Wetland	1.0
PEM1Fd	Freshwater Emergent Wetland	.8
PABH	Freshwater Pond	.7
PFO4C	Freshwater Forested/Shrub Wetland	.4
TOTAL WETLANDS		16.2
TOTAL UPLANDS		36.9
TOTAL ACRES		53.0



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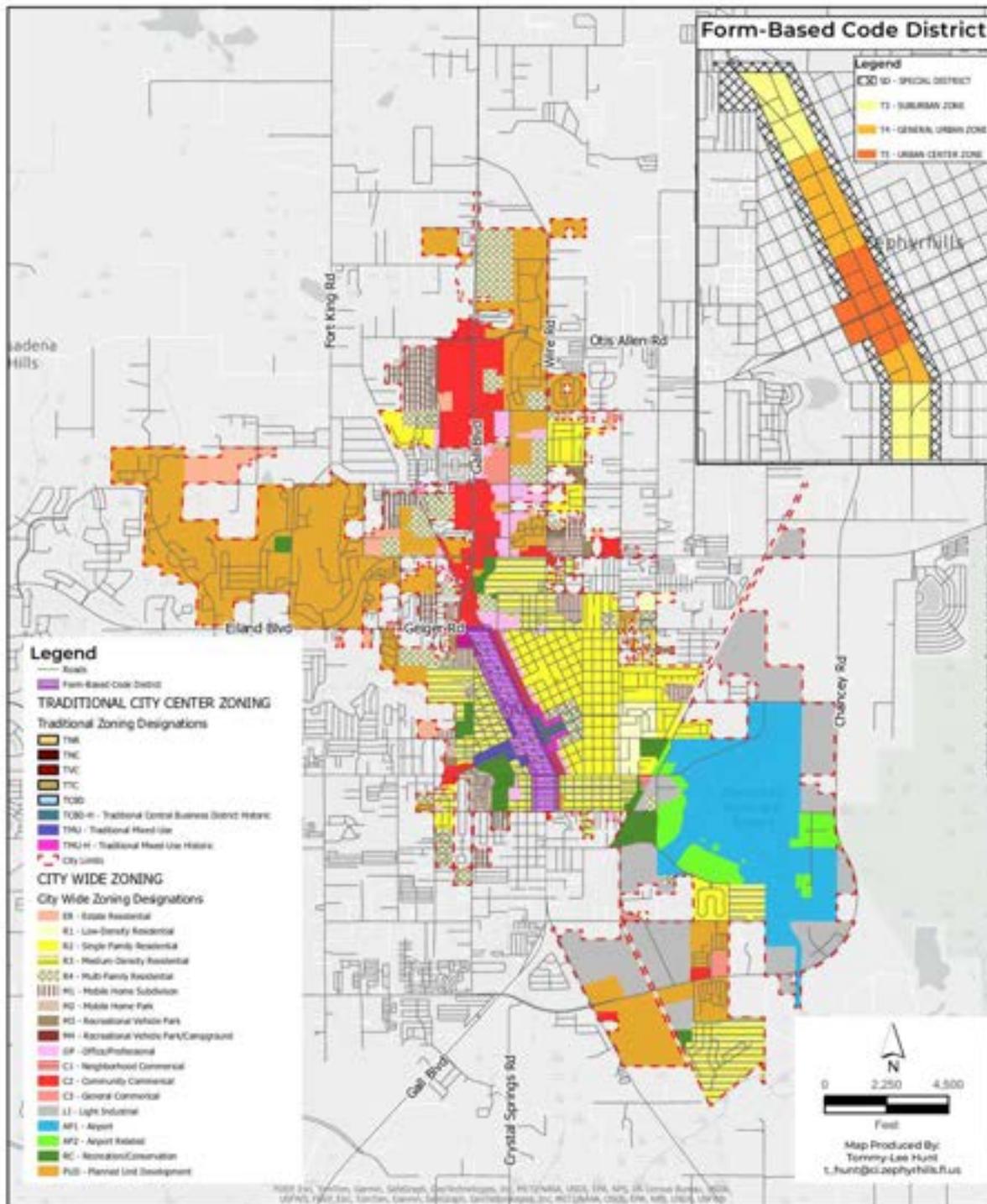
## Future Land Use

Data Source:  
City of Zephyrhills &  
Pasco Mapper

City of Zephyrhills  
3335 8th Street  
Zephyrhills, FL 33543

December 2023

1in = 4,000ft



# City of Zephyrhills Zoning

NOTE: For Planning Purposes Only. Updated Zoning Changes In Process for Annexed Properties.

Data Source  
City of Zephyrhills

City of Zephyrhills  
3335 8th Street  
Zephyrhills, FL 33543

January 2024  
1in = 4,500ft

ADDITIONAL PHOTOS





For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

#### HEADQUARTERS

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Lakeland, FL 33801  
863.648.1528

#### ORLANDO

605 E Robinson Street  
Suite 410  
Orlando, FL 32801  
407.516.4300

#### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, FL 32055  
352.364.0070

#### GEORGIA

203 E Monroe Street  
Thomasville, GA 31792  
229.299.8600

#### ARKANSAS

112 W Center St, Suite 501  
Fayetteville, AR 72701  
479.582.4113

