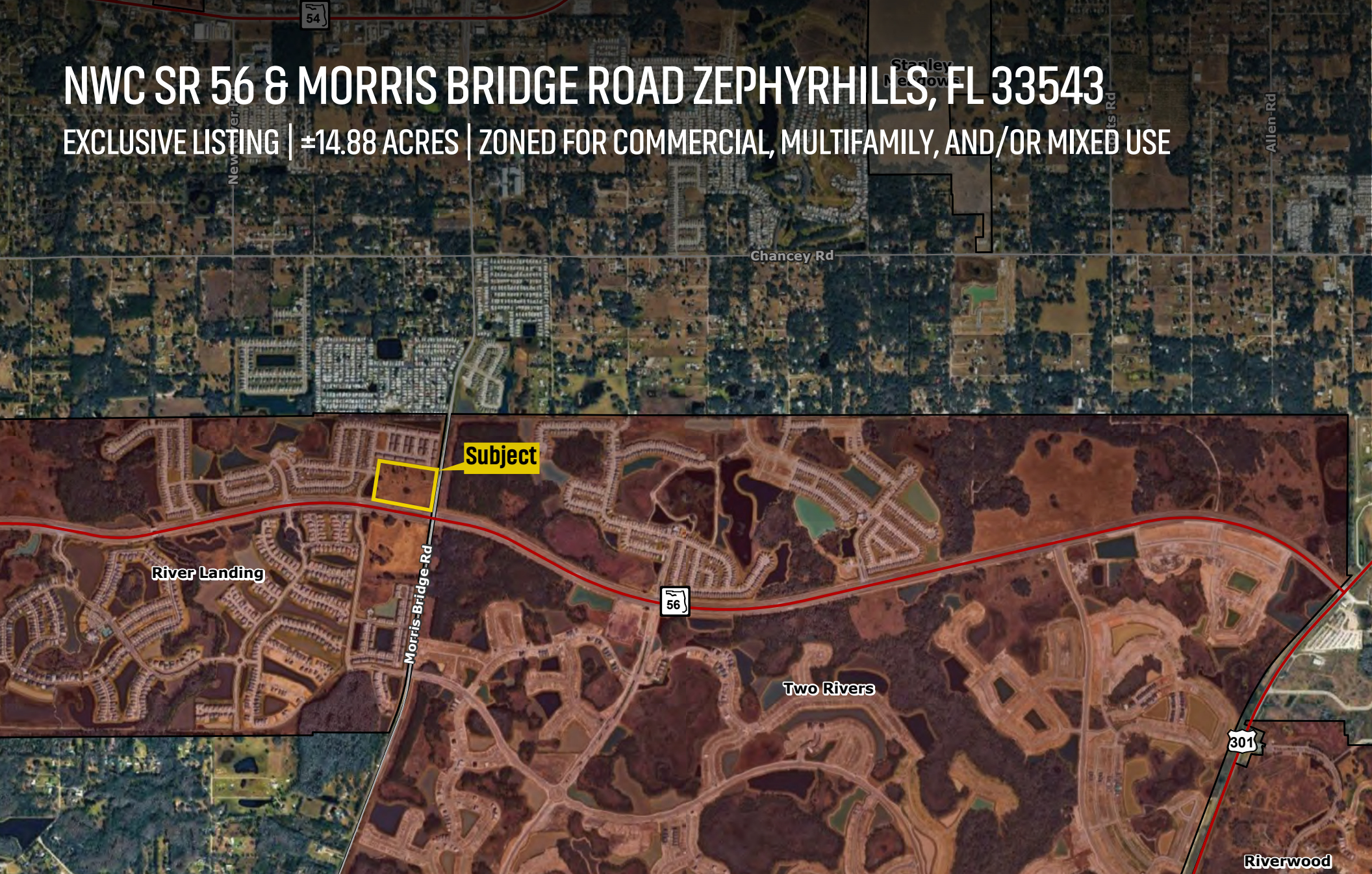


NWC SR 56 & MORRIS BRIDGE ROAD ZEPHYRHILLS, FL 33543

EXCLUSIVE LISTING | ±14.88 ACRES | ZONED FOR COMMERCIAL, MULTIFAMILY, AND/OR MIXED USE



CONTACT FOR MORE INFORMATION

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 Land Advisors[®]
ORGANIZATION

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EXECUTIVE SUMMARY



 PROPERTY	±14.88 Acres of Land located at the NWC State Road 56 & Morris Bridge Road, Zephyrhills, Florida
 LOCATION	The site is in the center of two major Master Planned Developments known as River Landing and Two Rivers in the Wesley Chapel submarket of the Tampa MSA. It's immediately north of a future 183,238 SF Walmart Supercenter estimated to be open fall 2027. River Landing is in the final phase of building out 1,765 residential units. The Two Rivers Master Planned Development is currently under development and is anticipated to deliver ±7,000 additional residential units to this submarket.
 RETAILERS	Nearby Retailers Coming Soon:  
 MUNICIPALITY	Pasco County
 PARCEL NUMBER	30-26-21-0000-00200-0021
 SIZE	±14.88 Acres
 ROAD FRONTAGE	±972 feet of Frontage on SR 56 and ±681 feet of frontage on Morris Bridge Road
 TRAFFIC COUNTS	Average Annual Daily Traffic Count SR 56 & Morris Bridge Road: 22,000 Source: Florida Traffic Online (June 2026)
 PRICE	No published price.



ZONING

The property is zoned MPUD and allows for up to 350 multifamily units or 126,668 SF of commercial development or various combinations of multifamily and commercial development associated with the Land Use Equivalency Matrix in the Rivers Landing MPUD.

In the MPUD, this site is designated as Mixed Use and allows for Mixed Use and/or Residential.

Per the MPUD, under Mixed Use, this site includes all permitted uses in the C-2 General Commercial Zoning District of the LDC, all permitted uses in the PO-2 Professional Office Zoning District, retail, professional services, office (including administrative, medical and professional, medical facilities and clinics), entertainment (including theaters), civic, cultural, restaurants, hotels/motels, single-family (attached and detached) residential and multi-family residential, including without limitation, vertically mixed-use, urgent care facilities, hospitals and free-standing emergency rooms, animal kennels/overnight pet facilities, adult congregate living facilities (including assisted living facilities, independent care facilities, and other residential treatment and care facilities), daycare, churches, public service and educational facilities (private, charter, and traditional public schools and colleges/universities), support commercial/retail and services, and permanent and temporary retail and service kiosks.

In addition to the other listed retail and office uses set forth in the previous sentence, nothing herein shall prohibit applicant/developer from seeking conditional use or special exception permits as allowed in the C-2 General Commercial Zoning District or the PO-2 Professional Office Zoning District of the LDC.

Under Residential uses, single-family attached (townhouses) and detached units and multifamily units area allowed.

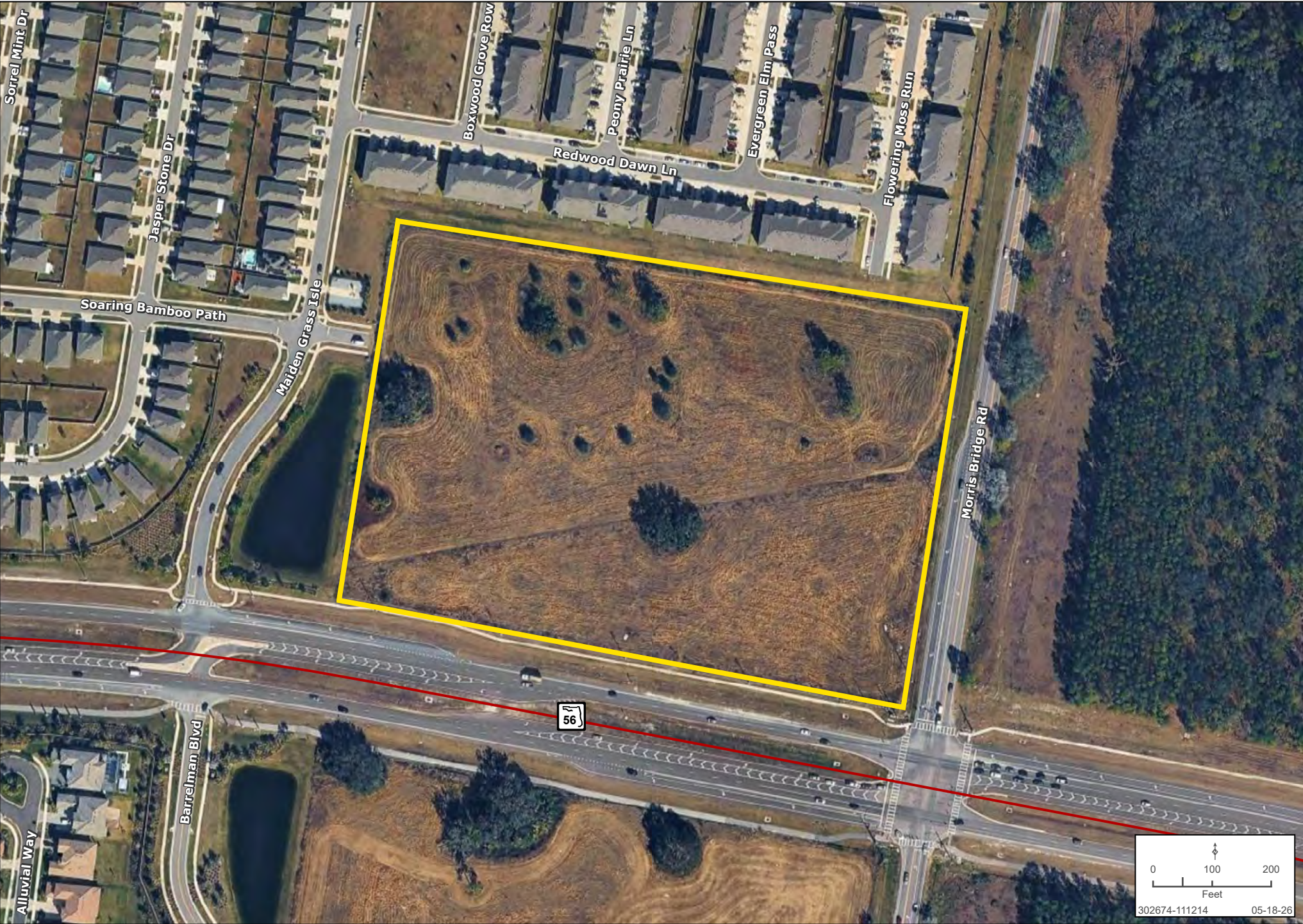


ADDITIONAL
PROPERTY
INFORMATION

[River Landing MPUD & Demographic Files](#)

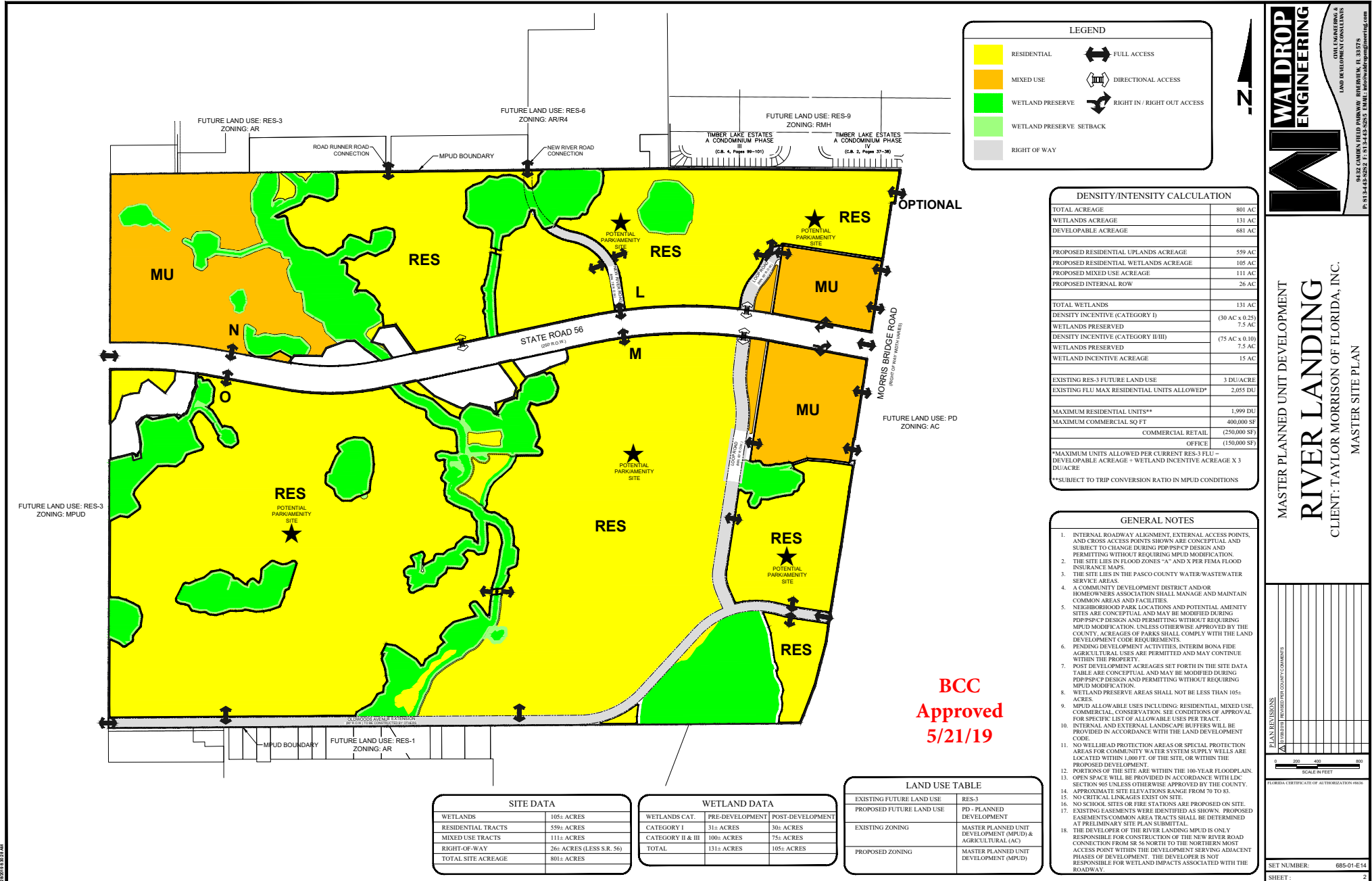
DETAIL

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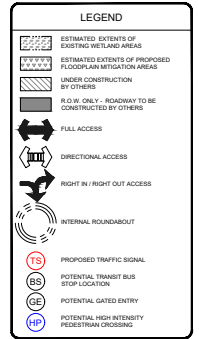


RIVER LANDING MPUD MASTER SITE PLAN

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**WALDROP
ENGINEERING**

**CIVIL ENGINEERING & LAND
DEVELOPMENT CONSULTANTS**
9432 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578
P: 813-443-8282 F: 813-443-8285
EMAIL: info@waldropengineering.com

FLORIDA CERTIFICATE OF AUTHORIZATION #98556

RIVER LANDING
MASTER ROADWAY PLAN
ROADWAY LAYOUT

A horizontal scale bar with markings at 0, 150, 300, and 600. Below the bar is the text "SCALE IN FEET".

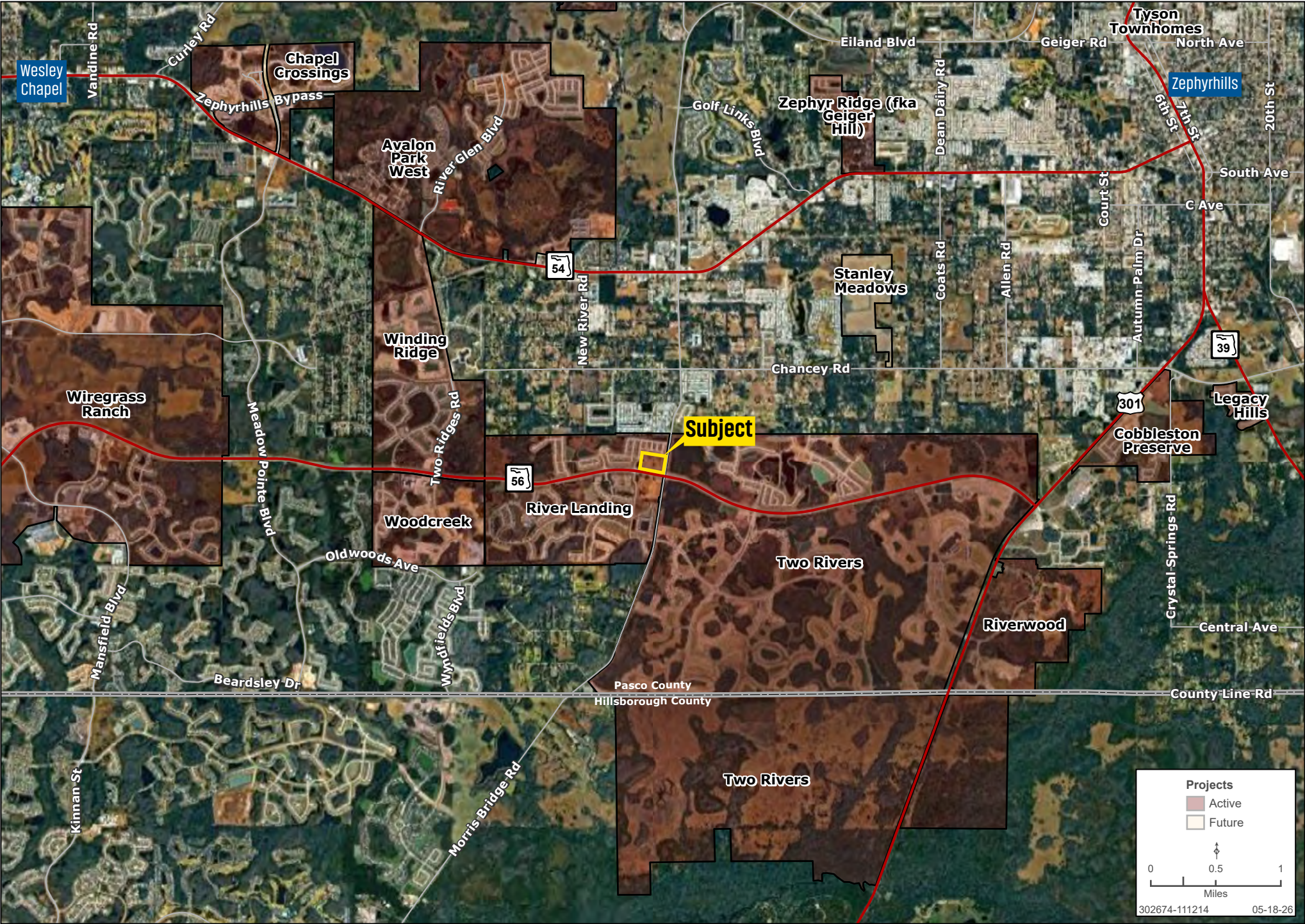
PREPARED FOR:

**taylor
morrison**
Homes Inspired by You 

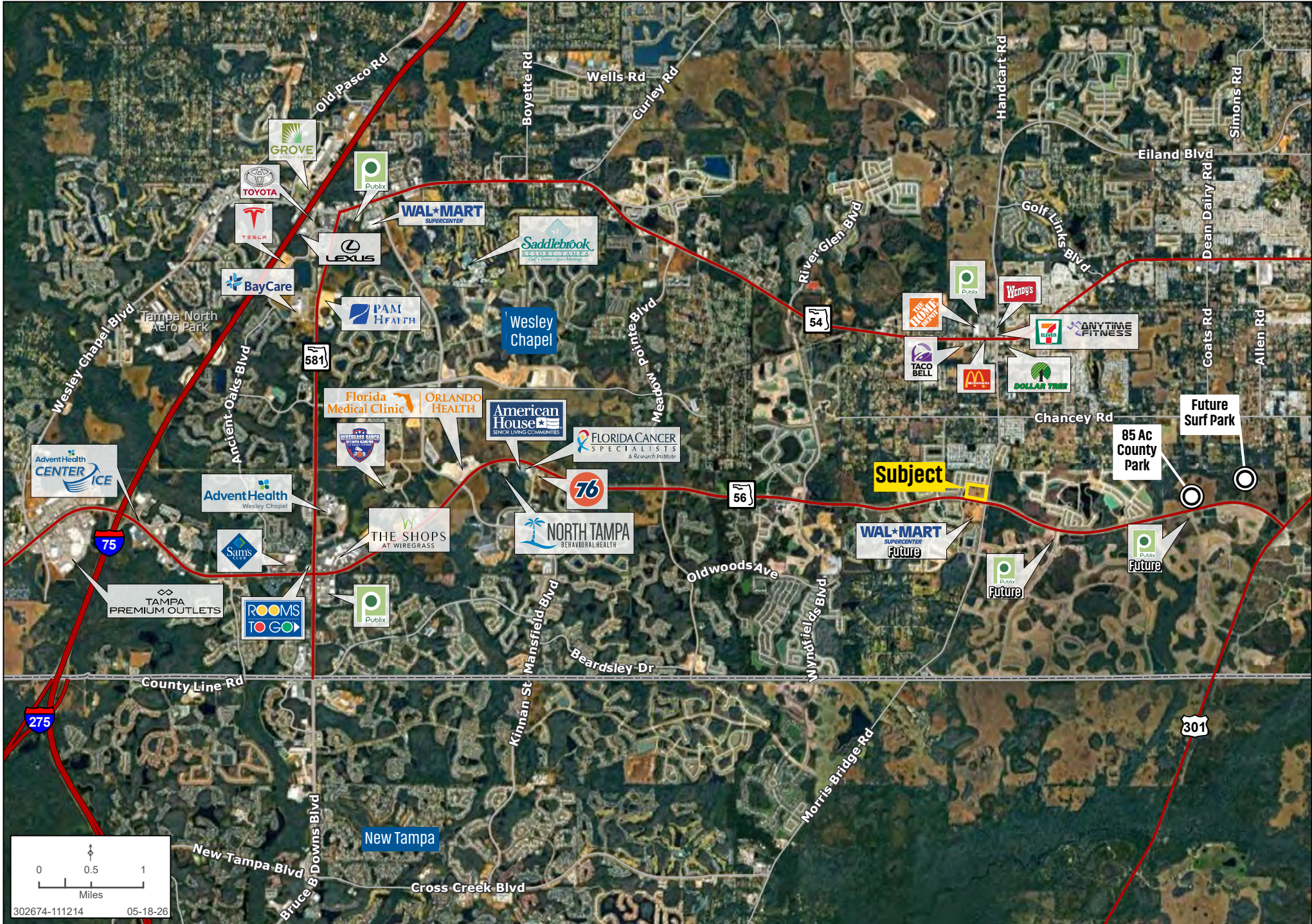
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UPDATED:	2019/03/07

ACTIVE MASTER PLANNED DEVELOPMENT

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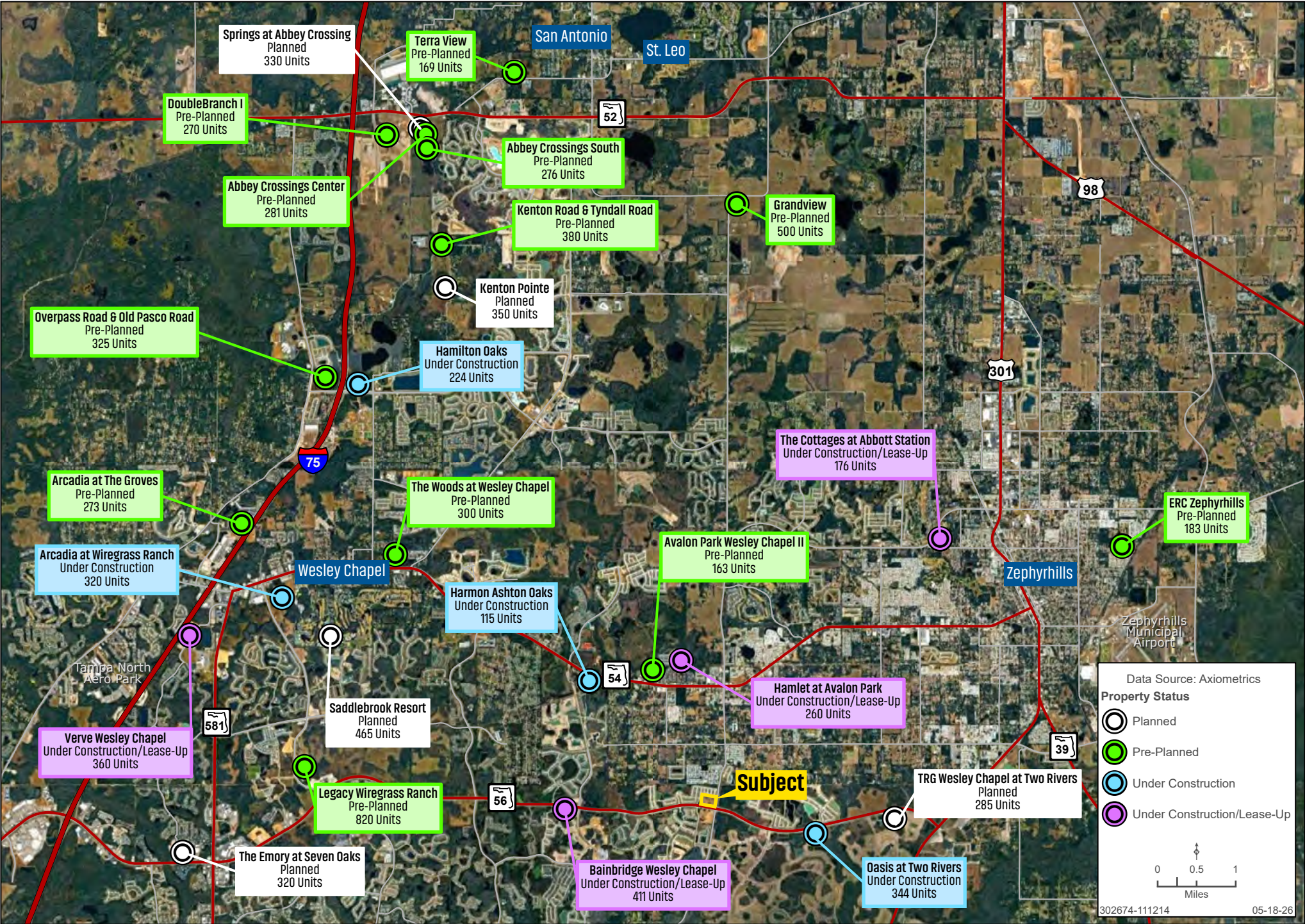


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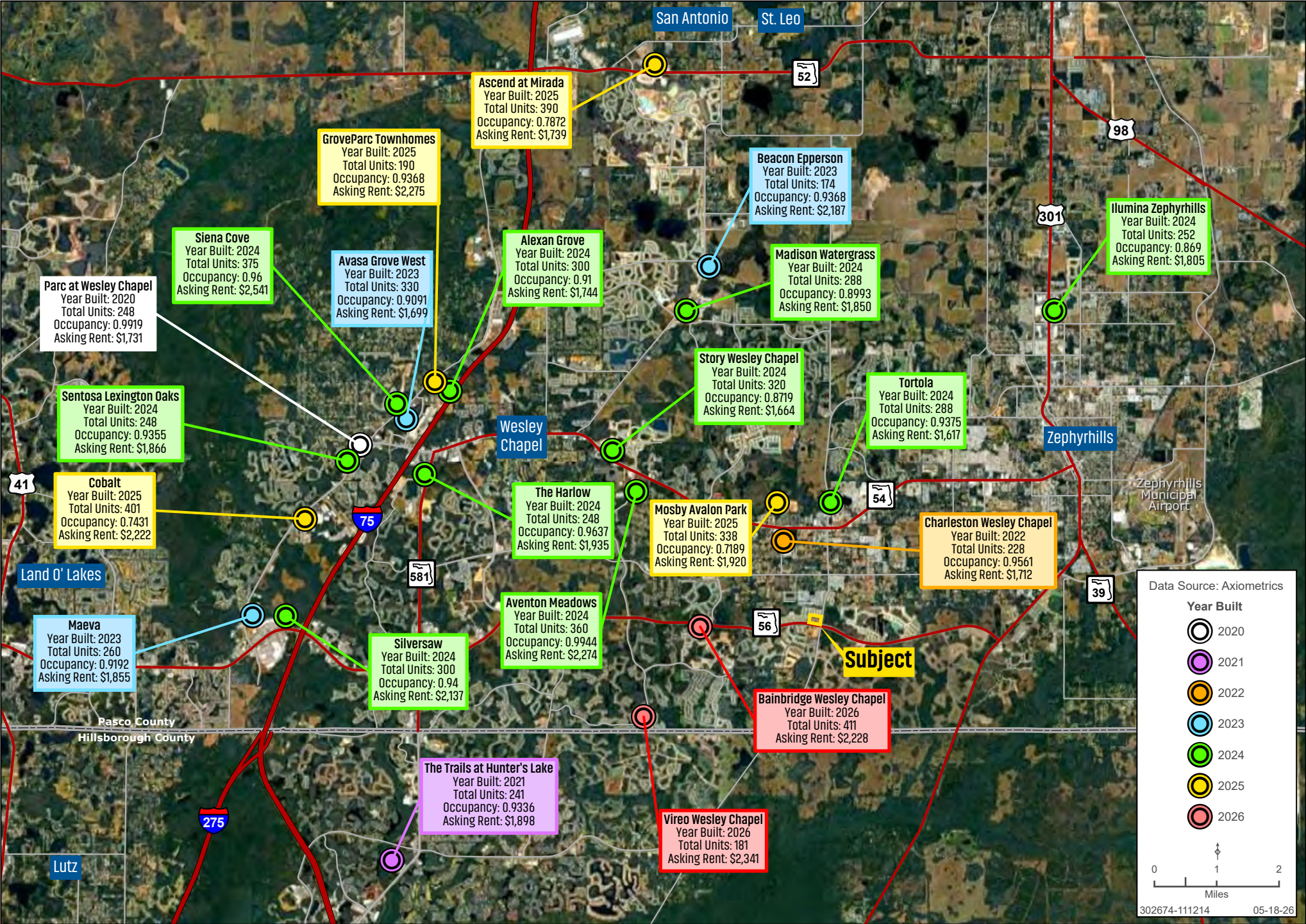
PRE-PLANNED, PLANNED, AND UNDER CONSTRUCTION MF PROJECTS

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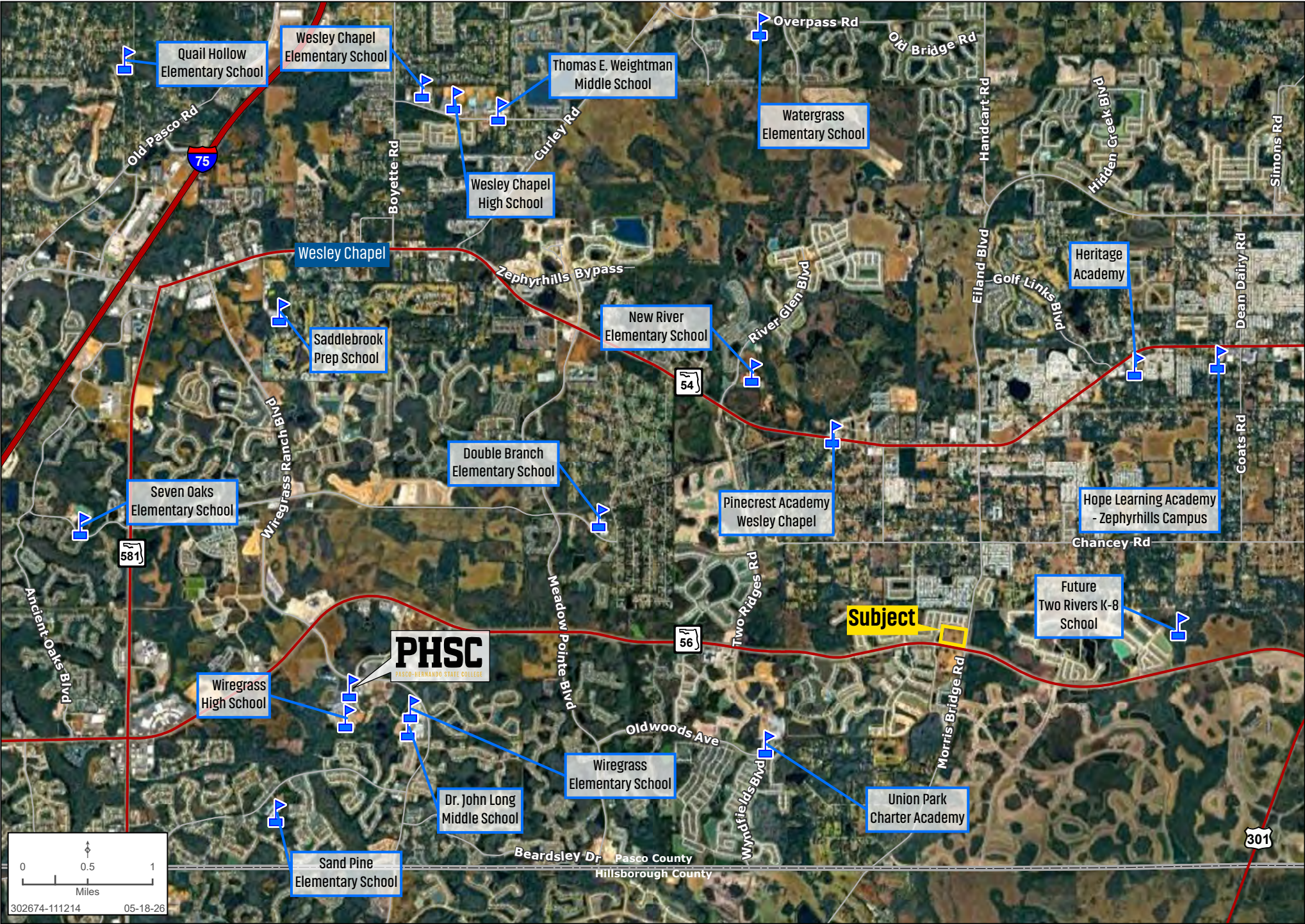
RECENTLY CONSTRUCTED MULTIFAMILY PROJECTS

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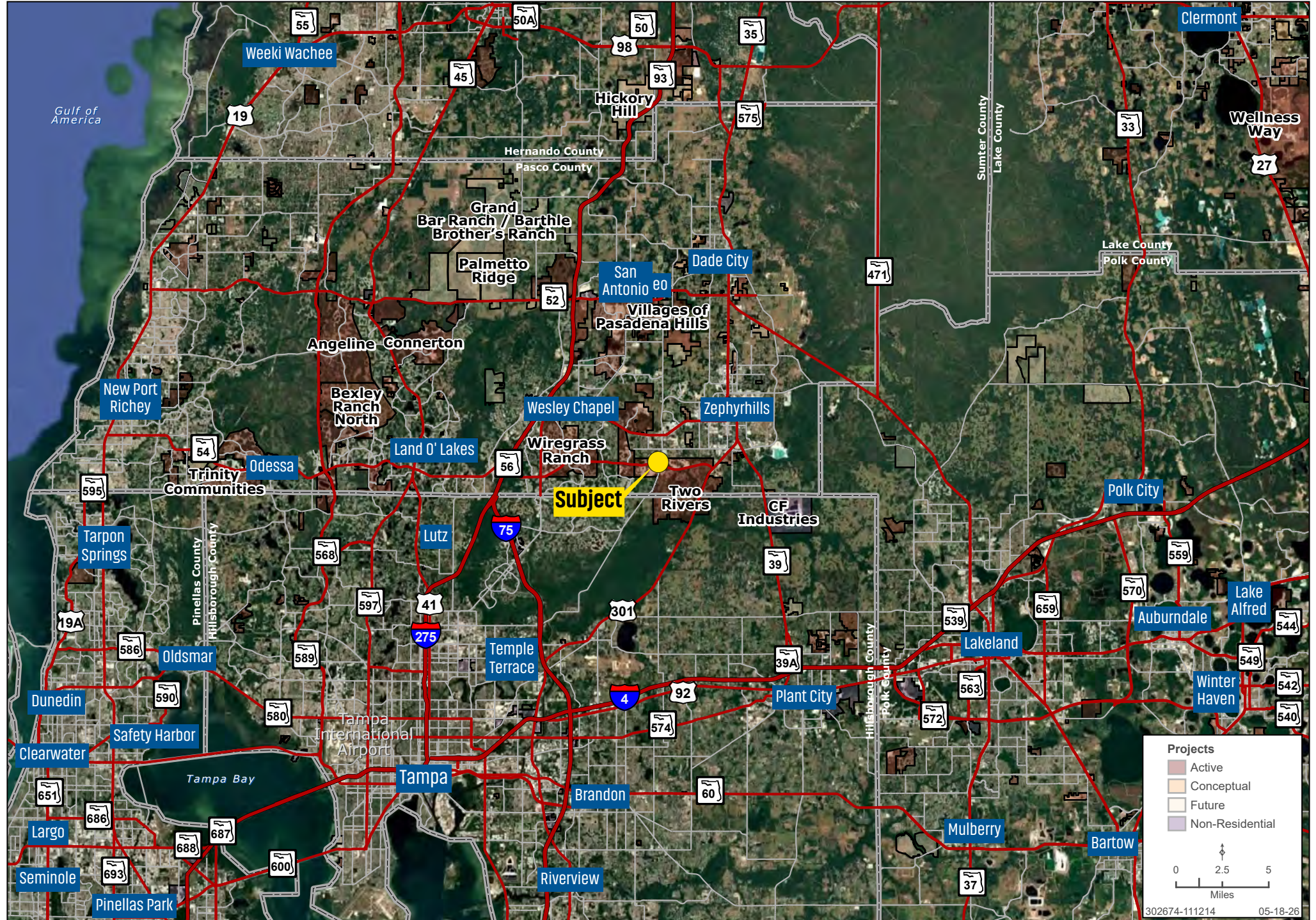


NEARBY SCHOOLS

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