Clearly Zephyrhills

. . . IS THE PLACE TO BE.

*The city of **ZEPHYRHILLS** is a flourishing community, located just north of Tampa Bay and the I-4 Corridor. **ZEPHYRHILLS** respects its heritage, values the diversity of its residents and encourages economic growth while still retaining its small town, neighborly charm. The city is poised to take off as Florida resumes its growth arc and younger Tampa Bay commuters realize the convenience of a **ZEPHYRHILLS** location.*

SOMETHING FOR EVERYONE . . .

The Zephyrhills area provides amenities and activities for all ages.

DINING: Zephyrhills offers a variety of cultural, regional and local cuisine, including Peruvian, Greek, Thai, Mexican, Sicilian, Japanese, New England Style Seafood, Healthy Fresh Foods, and more. For those who like to see how the locals do it, we have plenty of "mom and pop" restaurants and cafes to choose from! If you're looking for a familiar dining experience, Zephyrhills offers tried-and-true favorites like Panera Bread, Chili's Grill & Bar, Culver's, and Ruby Tuesday.

SHOPPING: Zephyrhills has everything from unique shops and local boutiques to large national retailers, including Walmart, Hobby Lobby, Big Lots, Ross, Rural King, TJ Maxx, Lowes, and Home Depot. There is an outlet mall, a pet-friendly outdoor mall, and an indoor mall just a short drive away.

CULTURE: Zephyrhills has an active Art Club, boasting over 100 members. There are two local museums: Zephyrhills Museum of Military History that is housed in one of the few standing World War II barracks in Florida, and Zephyrhills Depot Museum which showcases local train and railroad history. There are nineteen more major museums in the Tampa Bay area.

NATURE & SPORTS: Zephyrhills provides twelve city parks with thirty-four additional parks in the greater Pasco County area many of which include activities like trail hiking, fishing, kayaking, canoeing, swimming, and more. You will also find plenty of easy-access boardwalks and scenic picnic areas. Our city offers spaces to practice or play golf, tennis, basketball, and soccer. Zephyrhills is also home to a state of the art skate park built by nationally acclaimed designers, Team Pain. Time to cool off? Little ones will love the free Waterplay Interactive Water Park at Zephyr Park! Coming soon is the Sarah VandeBerg Tennis center which will feature a 10 court tennis facility, clubhouse, and gym.

NIGHTLIFE: Looking for something to do in the evening? Show off your karaoke skills at Cheers 54 or Creative Souls Café, learn to line dance at Hatfield's Country Music Club, listen to top blues acts at Rhythm & Brews Blues Club, or try a unique new microbrew at our very own Zephyrhills Brewing Company on Main Street featuring Thursday Tricky Trivia, live music and a variety of food trucks. There is even more nightlife nearby! You can also check out Channelside, Ybor City, or the Seminole Hard Rock Hotel & Casino.

COMMUNITY

The Greater Zephyrhills Chamber of Commerce

ZEPHYRHILLS FLORIDA CITY OF PURE WATER

Main Street Zephyrhills

PASCO EDC
NORTH TAMPA BAY, FLORIDA

Clearly Zephyrhills

. . . IS THE PLACE TO

*The city of **ZEPHYRHILLS** is an ever growing community with a variety of housing options. If you're looking for a brand new home in an upscale community with many amenities, a historic home in our walkable downtown, or an upscale apartment in town, we've got you covered. **ZEPHYRHILLS** is a great place to live.*

HOUSING FOR EVERYONE . . .

Zephyrhills real estate offers a great selection. (some samples below)

SILVERADO: With six floorplans to choose from and prices starting in the mid-$190s, Silverado is the perfect community for families of all sizes and stages of life. In addition to its lush landscape, the community offers a wide variety of amenities, including a resort-style pool, and clubhouse. Family-friendly floorplans ranging from 1,500 - 2,400 sq. ft.

HIDDEN RIVER: Hidden River is a brand new single-family home community located in beautiful Zephyrhills. With homes starting in the $180s, and square footage from 1,500 to 2,900, the tree lined streets will welcome you to this secluded neighborhood. Amenities include a hiking trail.

AVALON PARK WEST: Offering classic homes rich in design and skillfully crafted, Avalon Park West adds to its small-town charm with neighborhood parks, tree-lined streets, garages set back from the road and wide front porches. All of these features enhance the pedestrian-friendly character of the Avalon Park West neighborhood. Prices start in the mid $250s and offer a variety of floorplans from 1,700-3,000 sq. ft. This community is full of family- friendly amenities including clubhouse, Olympic size pool, splash pad, basketball court, and dog park.

SILVER OAKS: Carved into natural lakes and ancient oaks and pines, Silver Oaks brings a great dimension in luxury living surrounded by an 18-hole championship golf course, Silverado Golf and Country Club. This development is designed to take advantage of the natural beauty found no where else in the City of Pure Water. The Silver Oaks Community was established in the late 1980's and consists of 272 homes. Included are custom home designs, villas and townhomes ranging in price from high $150s to mid $200s and sizes from 1,000-4,300 sq. ft.

LAKE BERNADETTE: Homes in this community include both single-family homes and attached homes and are usually in the contemporary or Florida style, surrounded by a beautiful 18-hole golf course. They were built between 1979 and 2013. These homes offer 2 to 6 bedrooms and 2 to 4 bathrooms. Residences range in size from 1,200 to 6,200 sq. ft. in living space. Prices of homes for sale currently range from mid $140s to high $290s.

TEN OAKS: The majority of homes in this community are contemporary or ranch-style single-family homes. They were built between 2006 and 2015. These homes offer 3 to 5 bedrooms and 2 to 3 baths. Residences average 2,500 sq. ft. in living space and prices start in the $180s.

SILVER OAKS VILLAGE: This community dates back to 1998 as a traditional neighborhood and has continued to develop over the years. Silver Oaks Village mostly features midsize homes that are very reasonably priced. Homes range from 1,300– 2,000 sq. ft. and start in the low $100s.

SIMMONS ROAD DEVELOPMENT: A new master-planned community is soon to be built on 167 beautifully wooded acres. A traditional neighborhood development of 124 single-family, 44 duplex, 152 townhomes, and 768 multi-family garden style home sites. There will be approx. 21,000 sq. ft. of retail space all designed with active and passive recreation adjacent to a state of the art tennis complex.

REAL ESTATE PARTNERS

Berkshire Hathaway Home Services
(813) 782-1541

Bingham Realty
(813) 788-2759

Bob Baggett Realty
(813) 788-9746

Century 21 Bill Nye Realty
(813) 782-5506

Coldwell Banker Pency Owens Realty
(813) 780-7500

Consult Realty
(813) 319-7075

Keller Williams
(813)464-4001

Kilgore Real Estate
(813) 714-1152

Lance Smith Realty
(813)997-3981

Nye Commercial Advisors
(813) 973-0214

Reutimann Realty
(813) 715-1725

Sunlight Realty
(203) 623-7794

Vitis Realty
(813) 764-7654

Clearly Zephyrhills

. . . IS COMMITTED TO EDUCATION.

*The city of **ZEPHYRHILLS** has a number of choices for education from Public, Charter, and Private schools to topnotch special needs schooling. Affordable colleges within a 30 minute drive include Pasco Hernando State College, Saint Leo University, and the University of South Florida. **ZEPHYRHILLS** is dedicated to education.*

PUBLIC SCHOOLS

ZEPHYRHILLS HIGH: The mission of ZHS is to prepare students to become productive, responsible citizens and lifelong learners. With approx. 1500 students, championship sports teams, and more than 28 clubs, opportunities are endless. ZHS offers AVID, PHSC Dual Enrollment and four career academies: Aeronautics/Aviation, Criminal Justice, Health, and Building Construction.

RAYMOND B STEWART MIDDLE: The purpose of Stewart Middle is to provide a nurturing and safe learning environment that values diversity and challenges its students to achieve their academic potential. RBSMS has approx. 900 students, a wonderful sports programs, topnotch band and choir ensembles, along with offering AVID, Delta, and Infinity Academies.

WOODLAND ELEMENTARY: The mission of WES is to provide a positive learning community which inspires, challenges, and empowers toward excellence. This newly remodeled campus contains approx. 1000 students and offers AVID and gifted classrooms featuring drone-driven education.

CHESTER W TAYLOR ELEMENTARY: CWTES is committed to a student-centered environment with expectations of high quality instruction demonstrated through professionalism and integrity to create life-long learners as a collaborative community. Taylor Elementary has approx. 600 students, and features technology-driven teaching, along with gardening programs.

CHARTER & PRIVATE SCHOOLS

WEST ZEPHYRHILLS ELEMENTARY: The mission at WZE is to learn together, grow together, and lead together. WZE focuses on creating inspiring leaders for today and tomorrow and houses approx. 900 students.

ACADEMY at the FARM: K-8 Grade Charter school with approx. 600 students. Academy at the Farm is a unique charter school designed to meet the needs of all students by promoting academic excellence, developing productive citizens through character building, and incorporating the advancement of technology in the curriculum.

HERITAGE ACADEMY: In partnership with home and church, Heritage seeks to prepare each student scholastically, socially, and spiritually for challenges of the twenty-first century. They offer K-8 with 160 students and VPK.

EAST PASCO ADVENTIST ACADEMY: The mission of EPAA is to prepare students who love Jesus, learn with excellence, and lead in their communities. East Pasco offers VPK—10th grades and provides a learning atmosphere conducive to optimal individual student progress.

ZEPHYRHILLS CHRISTIAN ACADEMY: With approx. 250 students, ZCA offers students the opportunity to excel academically. Students have dual enrollment opportunities in local colleges.

FAMILY ACTIVITES

ARTS IN MOTION

SPLASH PAD

EAST PASCO YMCA

ZEPHYRHILLS BULLDOG FOOTBALL

ZEPHYRHILLS LITTLE LEAGUE

SOCCER

TENNIS

MISFITS FASTPITCH SOFTBALL

ZEPHYRHILLS ATHLETIC LEAGUE FOOTBALL AND CHEERLEADING

TEAM PAIN SKATE PARK

BMX TRACK

Clearly Zephyrhills

. . . IS AN IDEAL LOCATION.

*Whether you are looking to expand your horizons or enjoy an event, you'll find that **Zephyrhills** is ready for you.*

Distance from other cities:

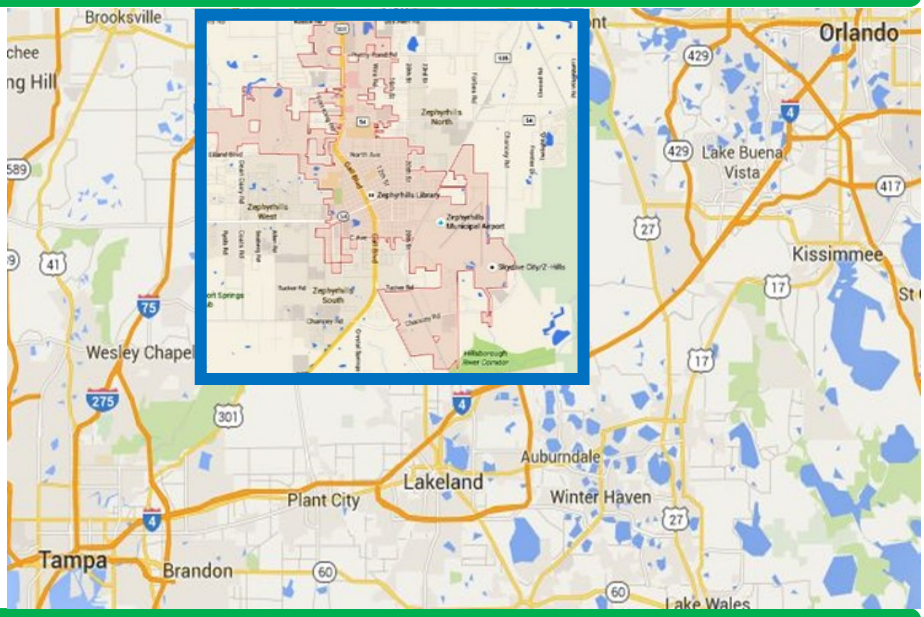
Wesley Chapel *15 mi. /* ***19 min.***

Brandon *24 mi. /* ***34 min.***

Lakeland *25 mi. /* ***38 min.***

Tampa *29 mi. /* ***38 min.***

Brooksville *35 mi./* ***46 min.***



COMMUNITY ACTIVITES

EVENTS: Main Street yearly events include: the Founder's Day, Veteran's Day, and Festival of Lights Parades along with Halloween Howl, Music & Motorcycles festivals, and each month Saturday in the Square. All this and more keeps our downtown hopping with live entertainment, great food, and one of a kind shopping. Each January the chamber hosts Pigz in Z'Hills BBQ & Blues Fest featuring a BBQ contest, blues music, car show, aviation showcase, kidz zone, and exceptional vendors.

ACCOMMODATIONS

LODGING: There are six well-known hotels in the immediate area, including Holiday Inn, Ramada Hotel, Hampton Inn, Magnuson Hotel, Microtel Inn & Suites, and Saddlebrook Resort. There are fifteen more major hotels within 20 miles.

Zephyrhills is also home to many RV Resorts and Campgrounds. With so many options, you're likely to find any amenity you may be looking for.

SAFETY & SECURITY

POLICE, FIRE & EMERGENCY: The mission of the Zephyrhills Police Department is to ensure the safety and protection of both the property and person of all of the citizens of our community. Zephyrhills Fire Rescue maintains two Emergency & Fire Stations and there are two additional county-operated Emergency Service Stations. Florida Hospital Zephyrhills (149 Beds) and Florida Hospital Dade City (120 Beds) have the ability to handle everything from minor issues to life-threatening emergencies. Residents and visitors alike will find that they are always in good hands here in Zephyrhills.