ECONOMIC DEVELOPMENT COALITION



. . . 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.

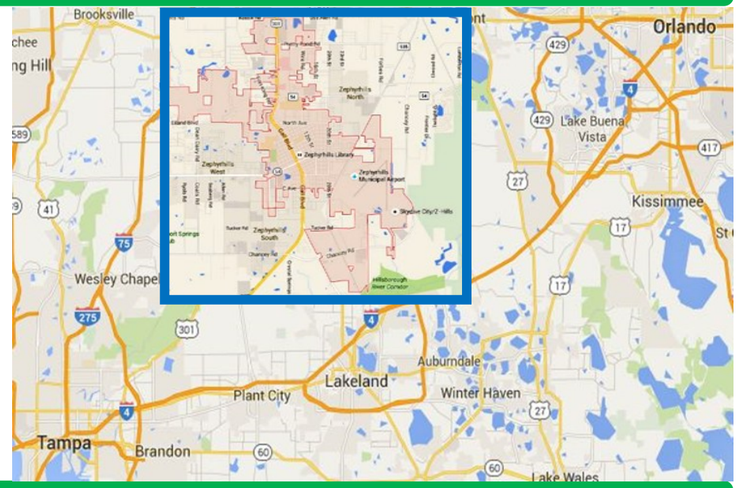
Lakeland *25 mi. / **38 min.***

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

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

St. Petersburg *51 mi. / **68 min.***

Orlando *77 mi./ **87 min.***



COMMUNITY ACTIVITES

EVENTS: There are many yearly events hosted by the Greater East Pasco Chamber of Commerce, Mainstreet Zephyrhills, and the downtown merchants which include Pigz in Z'Hills BBQ & Blues Festival, Founder's Day, Veteran's Day, and Festival of Lights Parades, Halloween Howl, the monthly Main Street Market. All this and more keeps our downtown hopping with live entertainment, great food, and one of a kind shopping.

AVIATION: Zephyrhills maintains a strong, supportive aviation and aeronautics community. The Zephyrhills Municipal Airport is available for public use. Skydive City, a world premier Skydiving Center, is the site of over 4,000 tandem jumps per year, and provides a great experience for both seasoned skydivers and new adventurers. Visitors can fly or jump right in!

ACCOMMODATIONS

LODGING: There are five well-known hotels in the immediate area, including Microtel Inn & Suites, Quality Inn, Hampton Inn, Roadstar Hotel, and Saddlebrook Resort. There are at least fifteen more major hotels within 20 miles of our downtown area. 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.

RENTALS: Enterprise Rent-a-Car is conveniently located in the center of the city and for those looking to relocate, there are a number of moving rental company locations in Zephyrhills to choose from.

SAFETY & SECURITY

POLICE, FIRE & EMERGENCY: The Zephyrhills Police Department is dedicated to protecting lives and property while maintaining a safe and welcoming community. Zephyrhills Fire Rescue operates two Emergency & Fire Stations within the city, ensuring quick response times, and is supported by two additional county-operated Emergency Service Stations nearby. For medical emergencies, AdventHealth Zephyrhills (149 beds) and AdventHealth Dade City (120 beds) provide comprehensive emergency care, equipped to handle everything from minor injuries to critical, life-threatening situations. Together, local law enforcement, fire rescue, and hospital teams ensure that Zephyrhills residents and visitors are always in capable hands.

Sept 2025

ECONOMIC DEVELOPMENT COALITION



. . . IS THE PLACE TO BE.

Zephyrhills is among Florida's fastest-growing cities, with population up nearly **30% since 2020**. Strategically located along the I-4 Corridor, the city is attracting a **boon of new businesses and industries**, fueled by Pasco County's strong regional growth.

SOMETHING FOR EVERYONE

The Zephyrhills area provides amenities and activities for all ages.

DINING: From local favorites to global flavors, Zephyrhills offers something for every appetite. Enjoy Greek, Thai, Mexican, Sicilian, Japanese, New England–style seafood, and fresh, health-minded cuisine—all right in town. Our many family-owned "mom and pop" diners and cafés give visitors a true taste of hometown hospitality. For those who prefer familiar names, you'll also find Panera Bread, Chili's Grill & Bar, Culver's, Chick-fil-A, and Ruby Tuesday among other well-known chains.

SHOPPING: Zephyrhills blends small-town charm with big-city convenience. Shoppers can explore unique local boutiques and specialty shops, or browse national retailers such as Walmart, Hobby Lobby, Big Lots, Ross, Rural King, TJ Maxx, Lowe's, and Home Depot. For even more variety, The Shops at Wiregrass (an open-air, pet-friendly lifestyle mall), Tampa Premium Outlets, and The Grove at Wesley Chapel are all just minutes away.

CULTURE: Creativity thrives here. The Zephyrhills Art Club, with more than 100 members, showcases local talent year-round. History buffs can visit the Zephyrhills Museum of Military History, housed in one of Florida's few surviving World War II barracks, or explore the Zephyrhills Depot Museum, where the city's railroad heritage comes to life. Beyond the city, the greater Tampa Bay region offers nearly twenty more world-class museums spanning art, science, and history.

NATURE & SPORTS: With twelve city parks and more than thirty additional parks across Pasco County, Zephyrhills is a haven for outdoor adventure. Residents and visitors enjoy hiking, fishing, kayaking, canoeing, swimming, and scenic boardwalk strolls. Sports enthusiasts can tee off on local golf courses, play tennis or pickleball, join a soccer match, or shoot hoops. The city is also home to a nationally acclaimed skate park designed by Team Pain. Families love the free **Waterplay splash pad** at Zephyr Park, a refreshing favorite for kids of all ages.

NIGHTLIFE: When the sun goes down, Zephyrhills comes alive. Unwind with live music, karaoke, axe-throwing, arcade games, or trivia nights. The **Zephyrhills Brewing Company** on Main Street is a local hot spot, featuring craft beers, food trucks, live entertainment, and the always-popular Thursday "Tricky Trivia." For even more excitement, nightlife destinations like Ybor City, Channelside, and the Seminole Hard Rock Hotel & Casino are just a short drive away.

ENTERTAINMENT: Family fun is never far. Catch the latest blockbuster at the locally owned **Cinema 10 Movie Theater** or enjoy a night of bowling at **Pin Chasers**. Just a quick drive from town, **KRATE at The Grove** offers outdoor shopping, dining, and live performances in colorful shipping-container storefronts. Animal lovers can get up close on safari at the **Giraffe Ranch**, while thrill-seekers can soar through the trees at **Treehoppers Aerial Adventure Park**. And of course, world-renowned attractions like Busch Gardens, ZooTampa, and Adventure Island are only a short trip into the Tampa Bay area.

COMMUNITY PARTNERS

EAST PASCO CHAMBER

Zephyrhills
jump right in

Main Street Zephyrhills
Preserving tomorrow's hometown

PASCO EDC
NORTH TAMPA BAY, FLORIDA

ECONOMIC DEVELOPMENT COALITION



. . . IS THE PLACE TO LIVE.

*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 continues to grow with more than two dozen new communities, alongside modern apartment complexes that provide options for families, professionals, and retirees alike.

ABBOTT PARK offers 3- to 5-bedroom homes with oversized and pond-view lots, plus family-friendly amenities like a pool, playground, and Smart Home layouts. Prices generally range from the high $200s to the upper $300s.

HARVEST RIDGE features spacious 3- to 5-bedroom homes with community green space, play areas, and a pool. Pricing runs from the high $200s into the low $400s.

ILUMINA ZEPHYRHILLS is a luxury apartment community with 1-, 2-, and 3-bedroom layouts, a resort-style pool, pickleball and basketball courts, clubhouse, coworking space, and a dog park — blending modern finishes with active living.

MOSBY AT AVALON PARK in nearby Wesley Chapel brings high-end apartment living with 1- to 3-bedroom options, a saltwater pool, pet spa, fitness center, and walkable trails.

PRESERVE AT ZEPHYR RIDGE offers modern apartments with 1-, 2-, and 3-bedroom layouts, featuring upgraded kitchens, in-unit laundry, a fitness center, pool, outdoor kitchen, and playground.

THE FLATS AT AVALON PARK provide urban-style apartments above shops and restaurants in Wesley Chapel's Avalon Park "downtown." Residents enjoy pool access, a playground, and walkable convenience.

THE TOWNES AT CRYSTAL BROOK delivers low-maintenance townhome living, with brand-new designs starting in the mid-$250s. Perfect for first-time buyers, downsizers, or anyone looking for modern convenience without large-lot upkeep.

TWO RIVERS COMMUNITIES represent one of the largest new developments in the region, offering neighborhoods from starter homes to spacious estate-style residences, all connected by parks, trails, and green space.

With the median home price in Zephyrhills hovering around $335,000, the mix of new construction homes and modern apartments ensures options for every lifestyle — from first-time buyers to retirees seeking convenience and comfort.

REAL ESTATE PARTNERS

Align Right Realty Suncoast
(813) 994-3793

Berkshire Hathaway Home Services (813) 714-1152
Or (321) 287-6777

Bingham Realty
(813) 788-2759

Cash King Realty, Marcus Price
(813) 782-1136

Century 21 Bill Nye Realty
(813) 782-5506
(813) 355-1514

Coldwell Banker Aquaterra Realty
(813) 780-7500

Dade City Realty
(352) 567-5606

Florida Heritage Real Estate
(352) 437-3483

Keller Williams
(813) 364-4001
(813) 713-1980

Kilgore Real Estate
(813) 782-6333

Nye Commercial Advisors
(813) 973-0214

Rest Easy Realty
(813) 495-5166

SVG Realty
(352) 206-4196

Vitis Realty
(813) 764-7654

ECONOMIC DEVELOPMENT COALITION



. . . 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

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 approximately 600 students, and features technology-driven teaching, along with gardening programs.

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 approximately 900 students, a wonderful sports programs, topnotch band and choir ensembles, along with offering AVID, Delta, and Infinity Academies.

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 approximately 900 students.

WOODLAND ELEMENTARY: The mission of WES is to provide a positive learning community which inspires, challenges, and empowers toward excellence. This campus educates approximately 1,000 students and offers AVID and gifted classrooms featuring drone-driven education.

ZEPHYRHILLS HIGH: The mission of ZHS is to prepare students to become productive, responsible citizens and lifelong learners. With approximately 1,500 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.

CHARTER & PRIVATE SCHOOLS

ACADEMY OF SPECTRUM DIVERSITY: The Academy of Spectrum Diversity is a Private, Nonprofit, Christian School. Founded on the core principles of our Christian faith, and the simple fact that parents must be included in every aspect of their child's education.

CES ACADEMY OF ZEPHYRHILLS: CES Academy a "Unique Concept in Christian Education" was started to provide a Faith-Based education to students with varying backgrounds, needs, and goals. Their mission is to help parents develop the character of their children by nurturing and teaching respect and responsibility through its family-like program.

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.

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.

ZEPHYRHILLS CHRISTIAN ACADEMY: With approx. 250 students, ZCA offers students the opportunity to excel academically. Students have dual enrollment opportunities in local colleges. Grades K-12 are offered and an Accelerated Christian Education Program is used as core curriculum.

FAMILY ACTIVITES

ARTS IN MOTION

SPLASH PAD

EAST PASCO YMCA

ZEPHYRHILLS BULLDOG FOOTBALL

ZEPHYRHILLS LITTLE LEAGUE

SOCCER

TENNIS

PADEL

PICKLE BALL

MISFITS FASTPITCH SOFTBALL

ZEPHYRHILLS ATHLETIC LEAGUE FOOTBALL AND CHEERLEADING

TEAM PAIN SKATE PARK

BMX TRACK