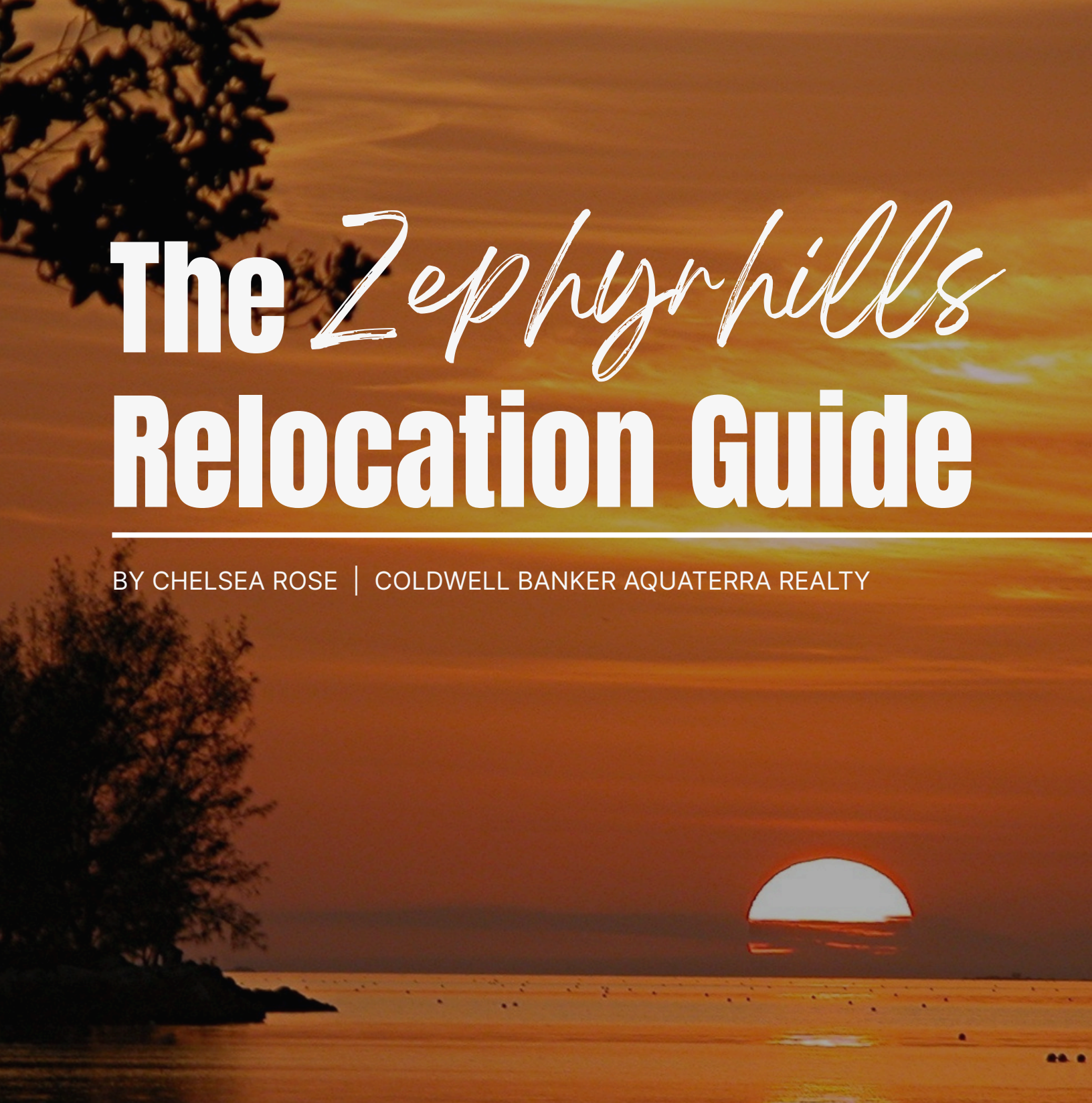




The *Zephyrhills* Relocation Guide

BY CHELSEA ROSE | COLDWELL BANKER AQUATERRA REALTY

Your Insider's Look at East Pasco Living

www.cbaquaterrarealty.com

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Welcome to **ZEPHYRHILLS**

Known as the “City of Pure Water” and the ****skydiving capital of the world****, Zephyrhills is one of Florida’s fastest-growing small cities. Located in East Pasco County, it combines small-town charm with proximity to Wesley Chapel, Tampa, and Orlando. Families, retirees, and investors alike are flocking to Zephyrhills for its affordable land, new construction communities, and welcoming vibe.



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Lifestyle & Communities

Small-Town Charm:

Historic downtown with shops, cafes, and community traditions like Founder's Day Festival bring neighbors together.



55+ Friendly:

Dozens of active-adult communities offer clubhouses, golf, and full social calendars, making Zephyrhills one of Florida's most popular retiree destinations.



Growth & Development:

Rapidly growing with new home construction, shopping centers, medical campuses, and expanded services that make living here convenient and connected.



Adventure:

Skydive City draws thrill-seekers worldwide, while nearby trails, springs, and parks keep outdoor lovers active year-round.



Top *Neighborhoods* in ZEPHYRHILLS



Two Rivers:

A master-planned community with luxury amenities, conservation areas, and family-friendly layouts.



Pasadena Hills

Scenic rolling hills, large parcels, and new growth making it a hot market.



Lake Bernadette:

Golf course living, established homes, family amenities.



Abbott Park

Popular Lennar community with newer builds, pools, and playgrounds close to schools and shopping.

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Food & Dining

Sunrise Eatery

The go-to breakfast spot in Zephyrhills. Known for huge pancakes, hearty omelets, and small-town hospitality.

Zephyrhills Brewing Co.

Pasco County's first craft brewery, offering rotating taps, food trucks, and a fun community hangout in historic downtown.

The Great Catch

Casual Florida seafood at its best. Local favorite for Ipswich clams, fried shrimp baskets, and outdoor seating.

Commandough's Pizza

Family-friendly pizza joint serving generous pies, subs, and wings—perfect for an easy night out.

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Outdoor and *Recreation*

Skydive City

Zephyrhills is world-famous for Skydive City, attracting thrill-seekers from around the globe with tandem jumps, skydiving festivals, and a vibrant adventure community.



Zephyr Park

The city's central park offers walking trails, fishing, picnic shelters, a splash pad, and a scenic lake — a favorite weekend gathering place for families.



Golfing:

Golf enthusiasts can choose from dozens of courses within 20 minutes, from championship-level greens to casual community clubs.



Hillsborough River Park

Just a short drive away, this park features kayaking, hiking, camping, and natural Florida scenery — perfect for weekend getaways and outdoor adventures.



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School and Education



Pasco County School District:

Zephyrhills is served by Pasco County School District, with neighborhood options like Zephyrhills High and Woodland Elementary providing a strong community foundation.

Charter and Magnet Schools

Top-rated magnet programs within reach in neighboring Wesley Chapel.



Academy at the Farm

A highly rated K-8 charter in nearby Dade City, offering hands-on learning, small class sizes, and a reputation for academic excellence.

Employment & Economy

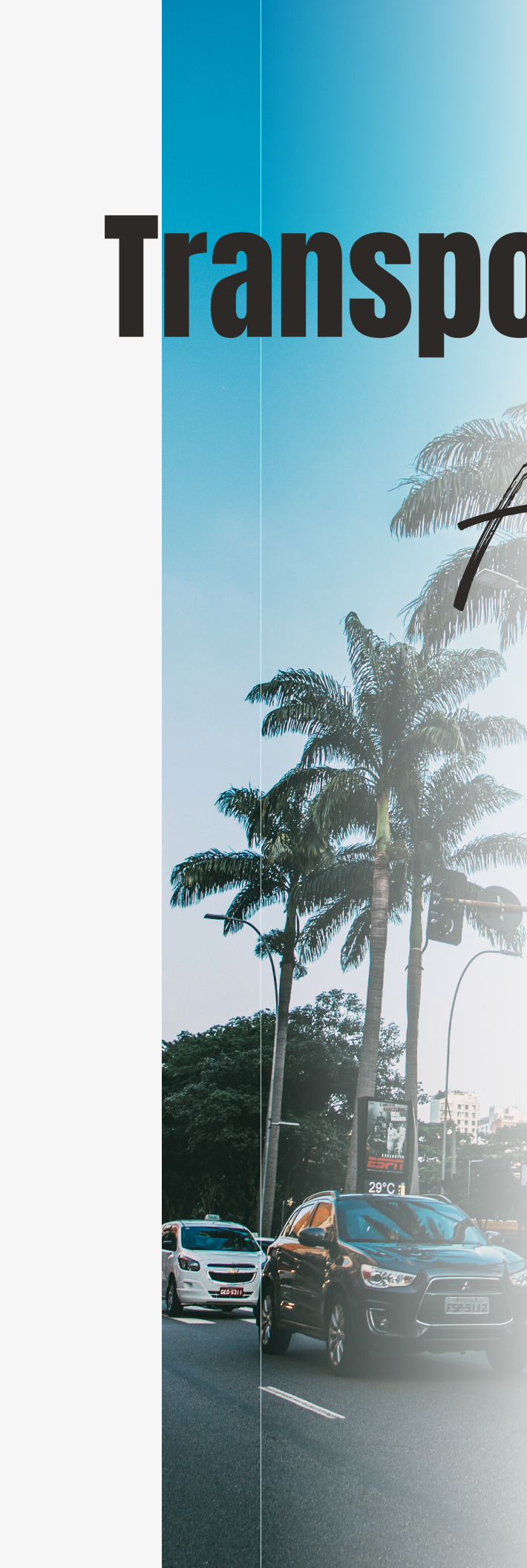
industries & Employers

- **Major industries:** healthcare, finance, defense, tech, hospitality.
- **Top employers:** BayCare Health System, Publix, University of South Florida, MacDill Air Force Base.



Tampa

is consistently ranked a top U.S. city for job growth and remote work opportunities.



Transportation & Access

Highway Connectivity:

Direct access via US-301 and SR-54 to Tampa, Orlando, and Wesley Chapel.

Air Travel:

Tampa International Airport within 45 minutes.

Public Transit:

Bus connections to Pasco County and beyond.

Commuter Routes:

Proximity to I-75 and I-4 makes commuting easy

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Why Choose Zephyrhills

Zephyrhills is the perfect mix of charm and convenience. Families love the small-town feel, friendly neighbors, and strong sense of community, while still enjoying quick access to shopping, healthcare, and entertainment in Wesley Chapel, Tampa, and Orlando. With affordable housing, new construction communities, and 55+ options, it's a city where everyone can find their place. Known for its natural springs, skydiving culture, and festivals, Zephyrhills offers a lifestyle that blends recreation with opportunity — making it one of the fastest-growing cities in Florida.



Thank *You!*

Thank you for exploring Zephyrhills with me. As a lifelong resident of East Pasco, I'm proud to share the neighborhoods and lifestyle that make this such a special community. Whether you're relocating, investing, or just feeling out your options, I'd love to connect and help you take the next step. Zephyrhills could be the perfect start to your next chapter.

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