

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

Presenting a prime 412-acre development opportunity along Highway 17 in Arcadia, Florida, just north of the Walmart Distribution Center. This fully zoned, permitted, and approved site offers a rare opportunity for large-scale development, including a Community Development District (CDD) already in place. The property is entitled for up to 857 single family homes with an approved bonus density of 653 units with the development of 100,000 sf of non residential space (see ordinance two in files). Additionally, there is approval for 150,000 square feet of commercial space and 1,500,000 square feet of industrial space. With all entitlements secured, this site provides a significant head start, eliminating the lengthy and costly approval process and is positioned for immediate action in a growing market.

LOCATION DESCRIPTION

Strategically located along Highway 17 in Arcadia, Florida, this 412-acre site benefits from exceptional connectivity and visibility, making it ideal for mixed-use development. Just north of the massive Walmart Distribution Center, the site is positioned within Arcadia's thriving Economic Development District, which has expressed strong support for new growth and infrastructure expansion. Further boosting the area's momentum, two national homebuilders are currently in the permitting process for major tracts of land to the south and west of the property, signaling strong demand and ongoing investment. A sewer plant and storm water management system is needed on site but permits are in place and plans are included (see files). With full approvals and development readiness you can capitalize on Arcadia's growth while standing out from the competition.

MUNICIPALITY

Desoto County

PROPERTY SIZE

412± Acres

ZONING

PUD - see files - <https://thedirt dog.box.com/s/re0rwx7pid7h7o3woupqfb4bqbbsns8u>

PRICING

\$28,558,500

BROKER CONTACT INFO

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Josh Streitmatter

Advisor

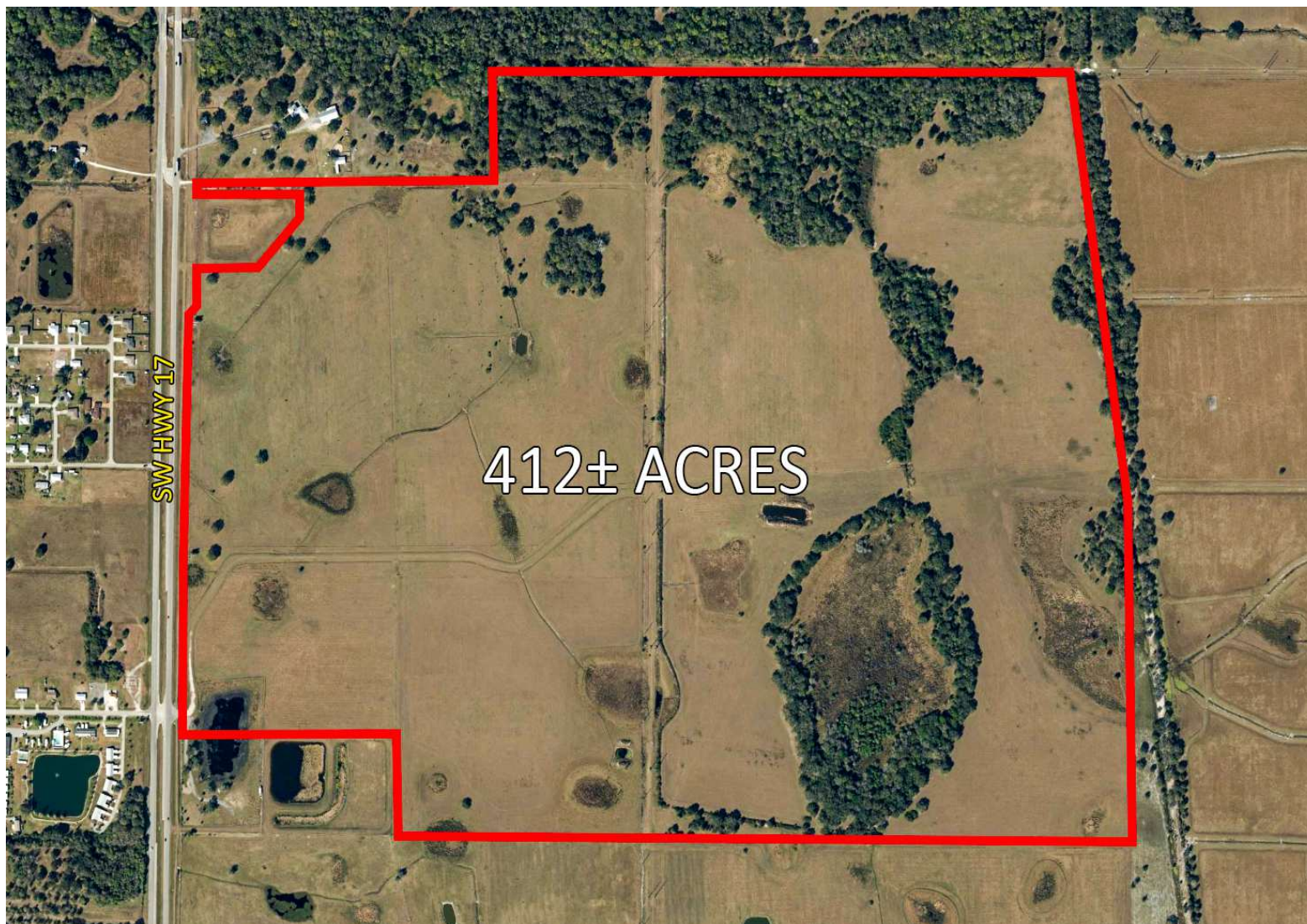
813.287.8787 x113

josh@thedirt dog.com

Map



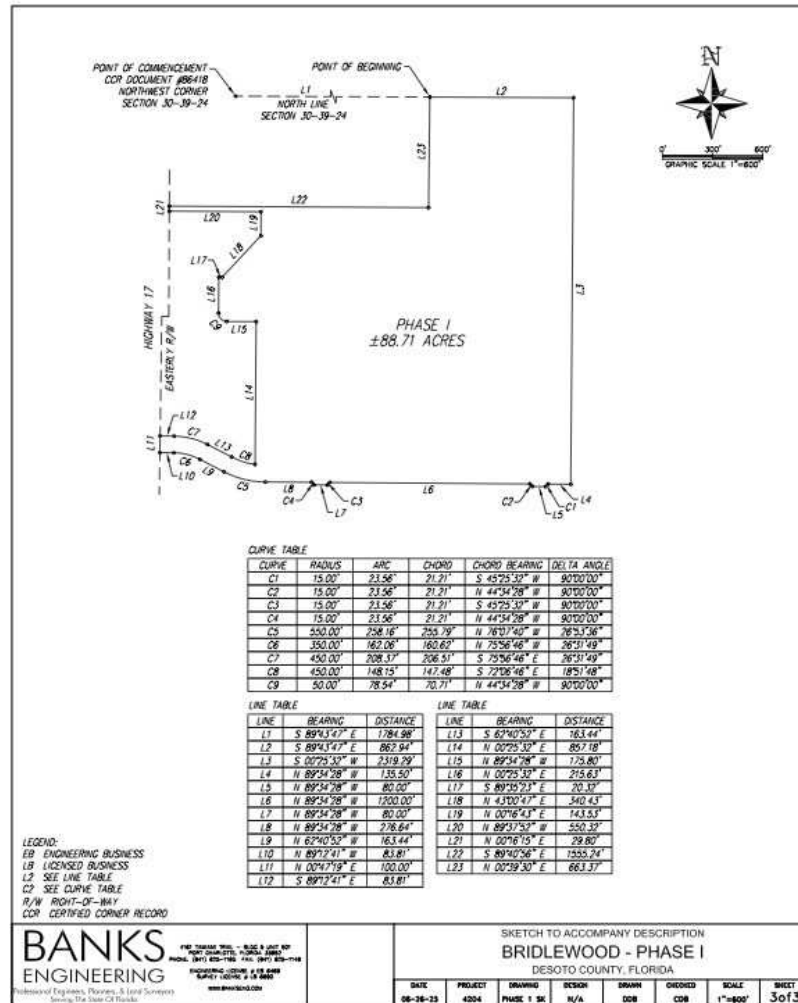
Aerial



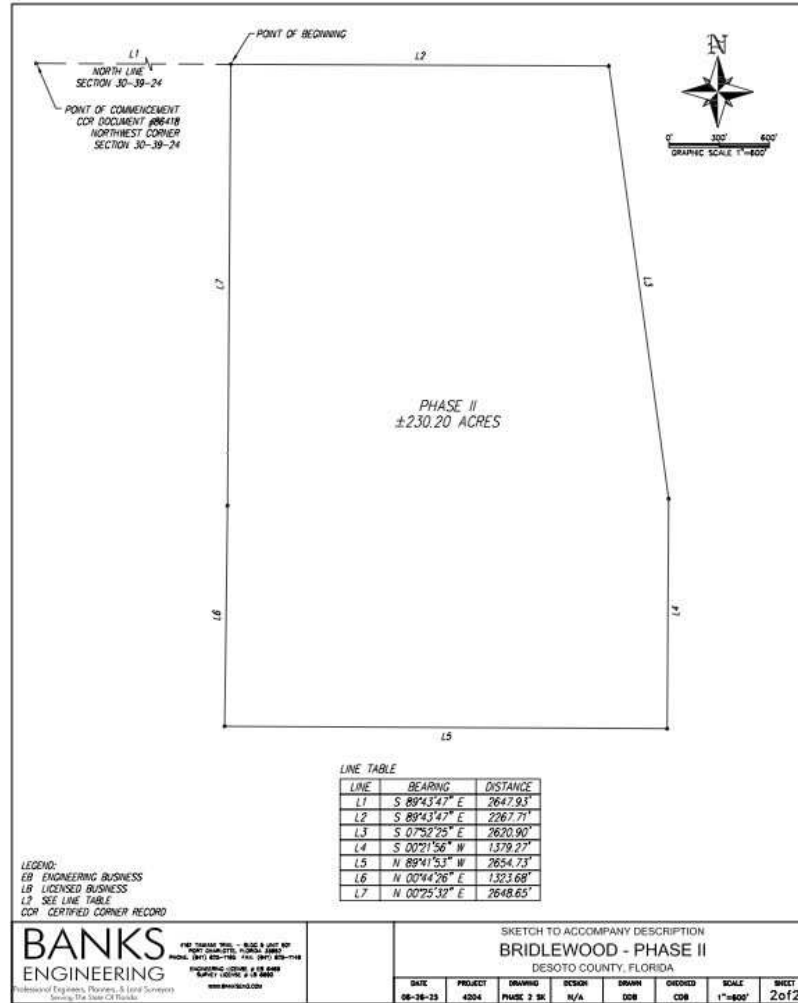
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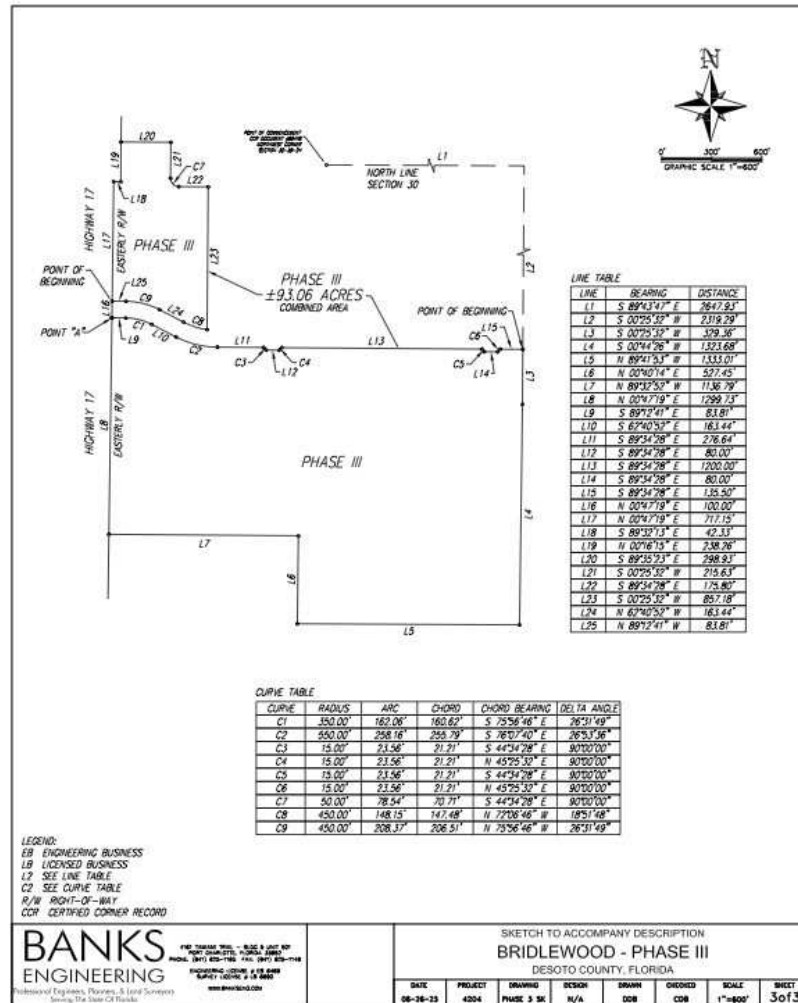
Phase 1



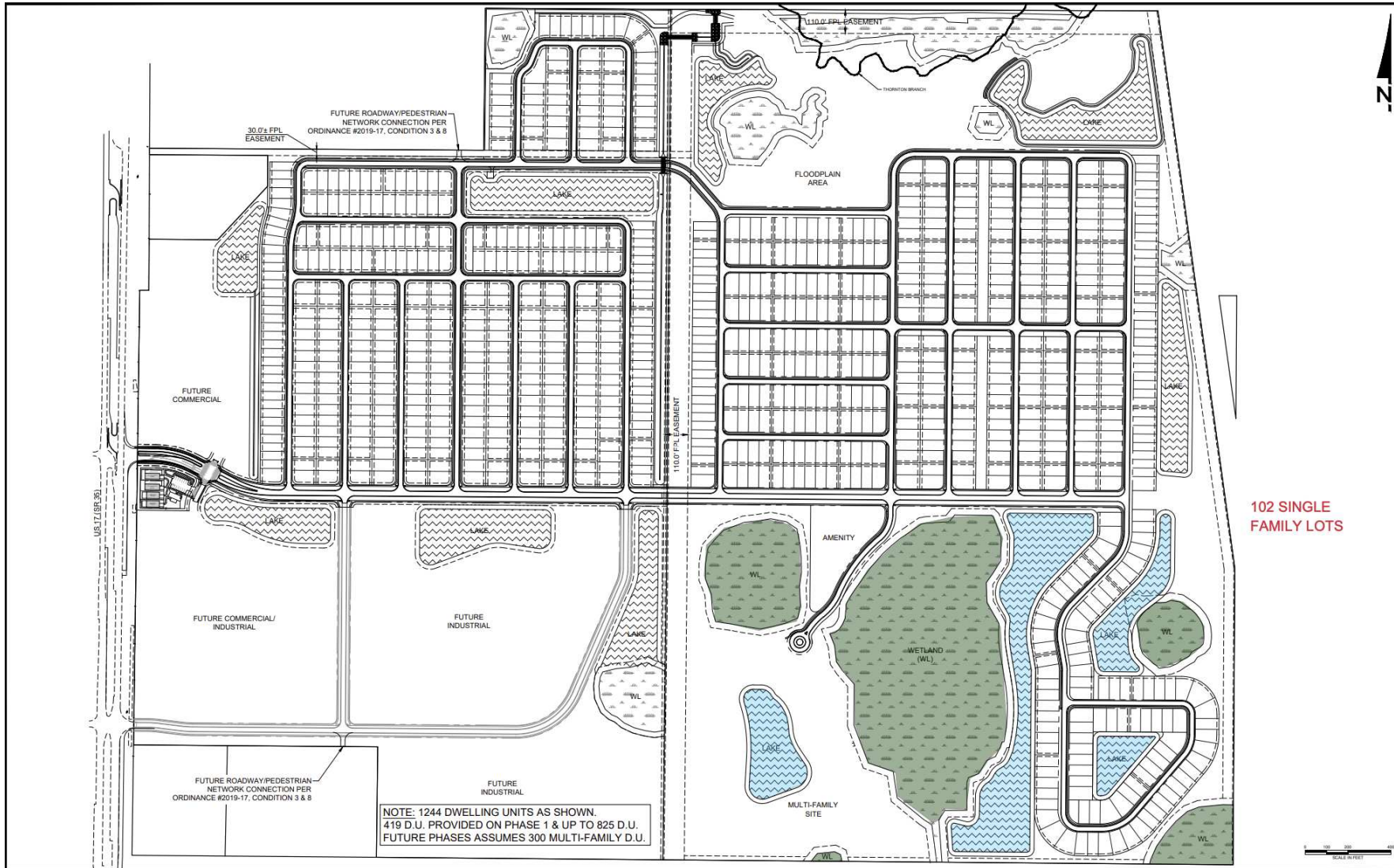
Phase 2



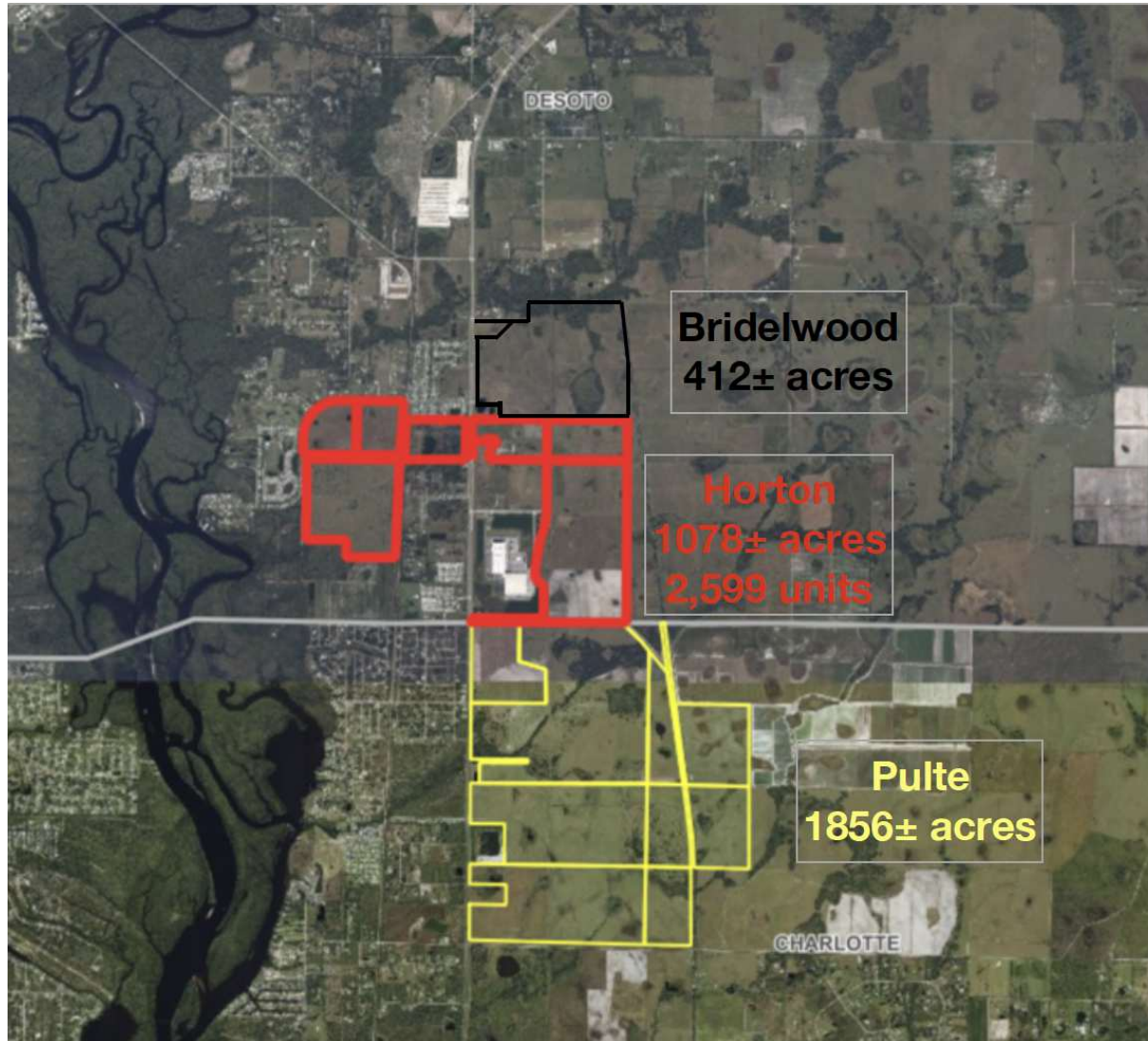
Phase 3



Site Plans



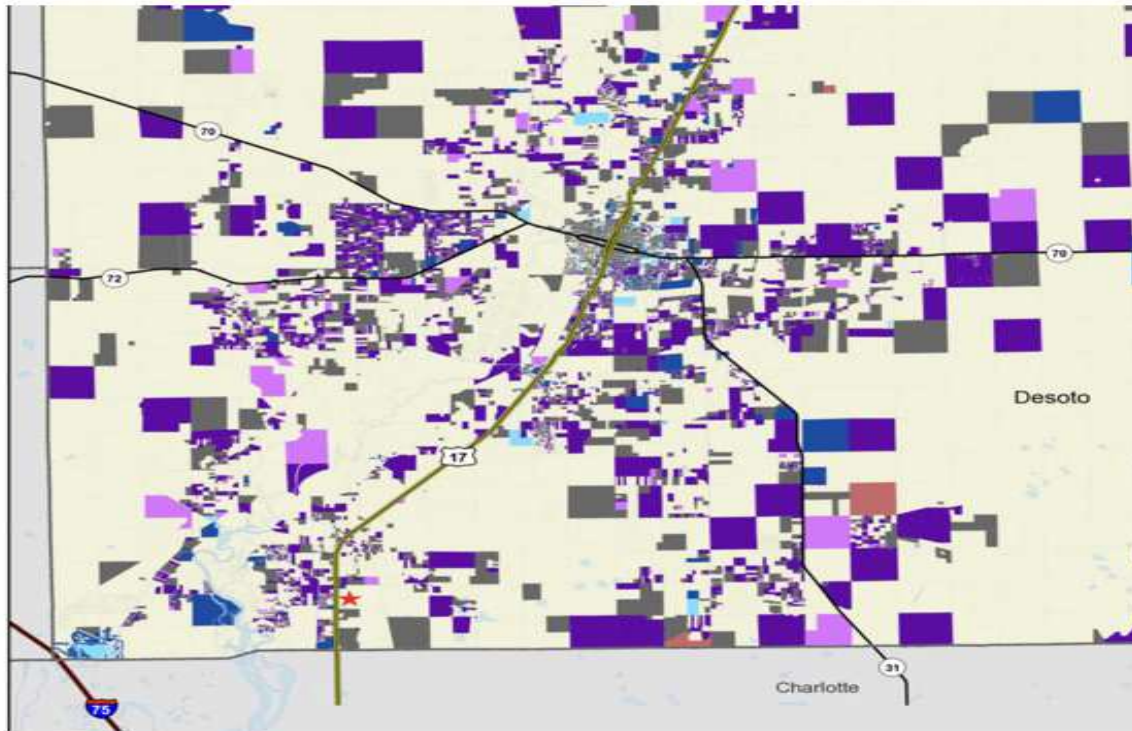
Projects in Permitting



Desoto Water Main



Drinking water



Florida Water Management Inventory Desoto County Drinking Water 2023



— Interstate * Includes parcels with unknown Built status. Percentages do not include parcels where drinking water is not applicable.
— US Highway
— State Road

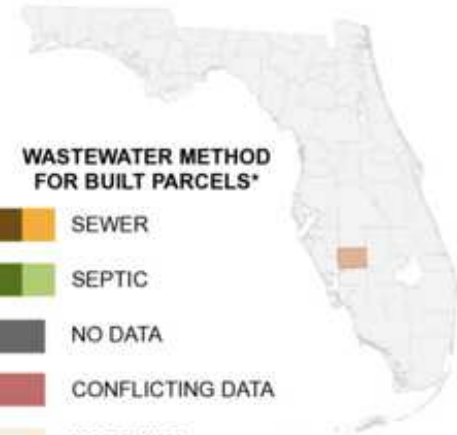
Miles
0 2 4 8

Wastewater



Florida Water Management Inventory

Desoto County Wastewater 2023



WASTEWATER METHOD FOR BUILT PARCELS*

- SEWER
- SEPTIC
- NO DATA
- CONFLICTING DATA
- NOT BUILT

Interstate
US Highway
State Road

* Includes parcels with unknown Built status. Percentages do not include parcels where wastewater is not applicable.



Demographics Map & Report

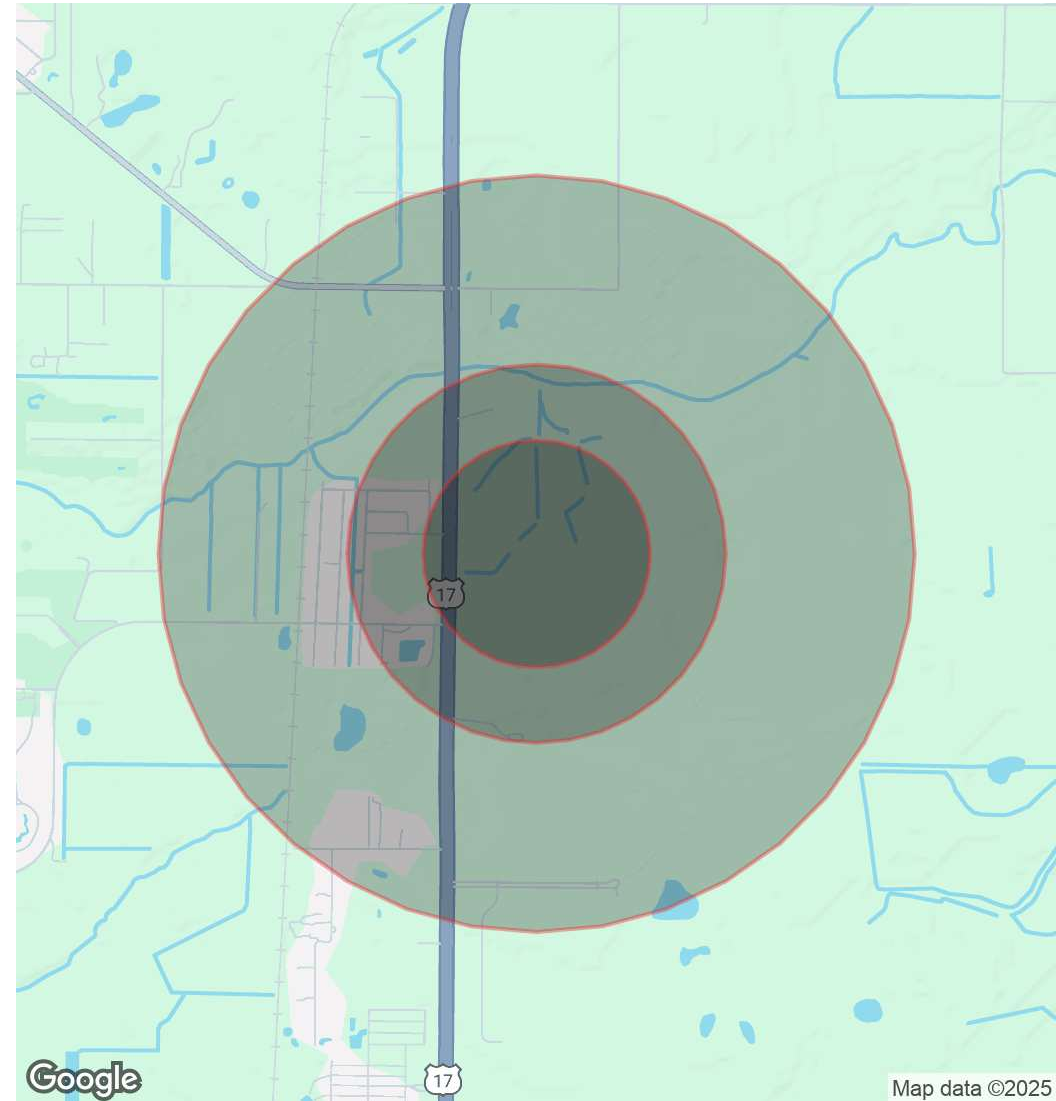
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	9	40	183
Average Age	41	40	40
Average Age (Male)	41	40	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	14	65
# of Persons per HH	3	2.9	2.8
Average HH Income	\$71,739	\$68,953	\$66,922
Average House Value	\$282,665	\$254,382	\$233,987

Demographics data derived from AlphaMap



Pricing

Bridlewood of Arcadia Desoto County, FL

PUD Approved Ordinance			411.97 ac
Residential	318.91 ac		1,500 du
Commercial / Office	93.06 ac		150,000 sf
Lt. Industrial			1,500,000 sf
CDD "Approved" (note 1)			\$37,250,000
<hr/>			
Phase 1			
Residential	88.71 ac		
Single Family Lots "SFL"	40'	65 Lots @ \$18,500	\$1,202,500
Single Family Lots "SFL"	50'	354 Lots @ \$22,500	\$7,965,000
<hr/>			
Total Phase 1 Residential Site Plan (note 2 & 2a)		419 Lots	\$9,167,500
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Phase 1			
Commercial / Office (note 3)	93.06 ac	150,000 sf	\$1,500,000
Lt Industrial (note 3)		1,500,000 sf	\$6,000,000
Total Phase 1	93.06 ac	1,650,000 sf	\$7,500,000
<hr/>			
Commercial / Office / Lt Industrial (approved in phase 1)			
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Phase 2			
PUD Approved Bulk Land Sale	230.20 ac	1,081 units (up to)	\$11,891,000
Single Family Lots "SFL"	40' & 50"	438	
Condo's / Apartments		456	
Senior / Assistant / Skilled Care & or affordable		187	
See Note 4 & Note 5 projected phase 2 site plan			
Grand Total			\$28,558,500

The owner has indicated a willingness to retain the non residential portions of the offering (93± acres of industrial/commercial).

Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.