

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

The O'Connor Property is ideally located at a proposed major commercial intersection within the Pasadena Hill overlay in Pasco County, FL. The Future Land Use allow for the site to be rezoned for a mixed-use project incorporating potentially residential and commercial uses. The max density in the core residential area is 10 units per acre and the non-residential has potential for up to 60,000 SF of commercial uses. Utilities are available at the site and the proposed Overpass Extension is currently being designed with funding for construction in 2027.

LOCATION DESCRIPTION

The property is located at 7855 Handcart Rd in Wesley Chapel, FL. The site is within the Villages of Pasadena Hills overlay within Pasco County, FL. The site has a proposed Overpass Road extension through the middle of the property that would tie in with Fairview Heights Rd with a proposed lighted intersection. The site is 5 miles from the newly opened Overpass Road exit off I-75 and 2.5 miles from the new Publix at Epperson Ranch.

PROPERTY SIZE

28.0 Acres

ZONING

A with a FLU of VMU-2 within Pasadena Hills Overlay

PARCEL ID

Pasco Parcel ID 31-25-21-0000-00100-0010

PRICE

Call for details

BROKER CONTACT INFO

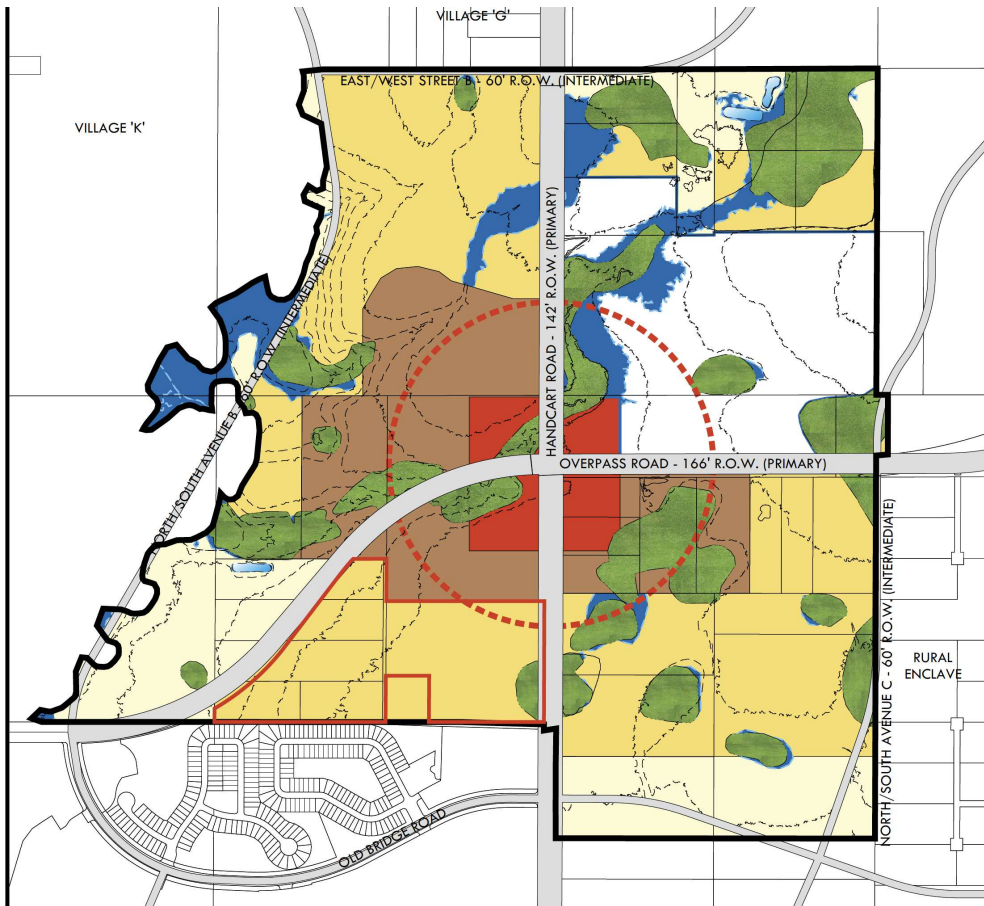
Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner












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VOPH Proposed Uses



LEGEND

-  VILLAGE BOUNDARY
-  TOPOGRAPHIC LINES
-  FLOOD ZONE
-  MAN-MADE LAKES/PONDS
-  NON-CORE RESERVE WETLANDS
-  NEIGHBORHOOD EDGE
-  NEIGHBORHOOD GENERAL
-  CORE RESIDENTIAL
-  CORE NON-RESIDENTIAL
-  SCHOOL PARCEL
-  1/4 MILE RADIUS

LAND USE NOTE:

Aerials (cont.)



VOPH Use Category

(2) Mix of Use

Each village within the Type 2 Village Mixed Use (VMU-2) Land Use Classification shall include the following uses:

- (a) Public Spaces (Includes Parks and Open Spaces)
- (b) Village Center (Includes Community-Scale Center and Neighborhood Core Residential)
- (c) Neighborhoods (Includes General and Edge Neighborhoods and Neighborhood-Scale Centers)

The Type 2 Village Mixed Use (VMU-2) shall be developed to accommodate an areawide composite land use mix as described below⁽⁵⁾:

Uses	Density/Intensity	Minimum Land Area	Maximum Land Area
Public Spaces		15 Percent	
Village Center	Minimum 4 du ² /Developable Acre ⁽¹⁾ Maximum 10 du/Developable Acre ⁽¹⁾	15 Percent	25 Percent
Nonresidential			
Limit One Community-Scale Center per Type 2A Village	Maximum 130,000 Gross Leasable Square Feet ^{(2) (4)}		
Limit One Community-Scale Center per Type 2B Village	Maximum 80,000 Gross Leasable Square Feet ^{(2) (4)}		
Employment Uses (Includes Office) Type 2A Village only	Maximum 50,000 Gross Leasable Square Feet ⁽³⁾		
Public Uses	Maximum 0.75 Floor Area Ratio		
Neighborhood Core Residential	See Density Above		
Neighborhoods			
Neighborhood General	Maximum 5 du/Developable Residential Acre ⁽¹⁾ Maximum 0.75 Floor Area Ratio for Public Uses	40 Percent	50 Percent
Neighborhood Edge	Maximum 2 du/Developable Residential Acre ⁽¹⁾ Maximum 0.35 Floor Area Ratio for Public Uses	20 Percent	30 Percent
Limit Three Neighborhood-Scale Centers per Type 2 Village	Maximum 20,000 Gross Leasable Square Feet (Each)		

VILLAGE MIXED USE - TYPE 2 (VMU-2)

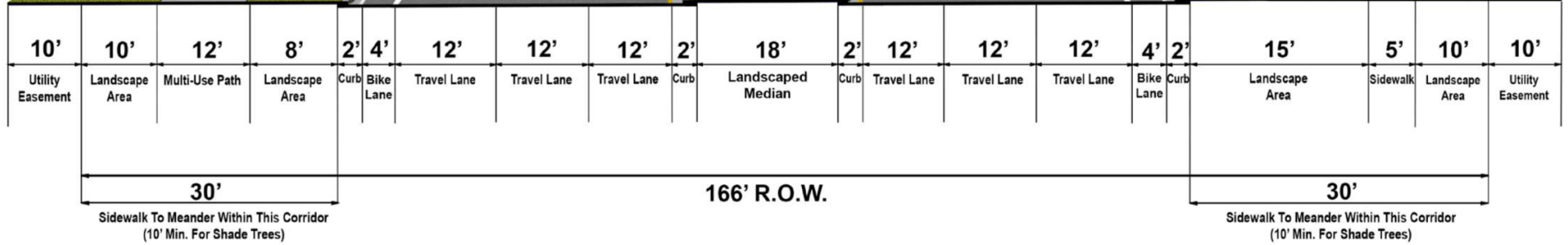
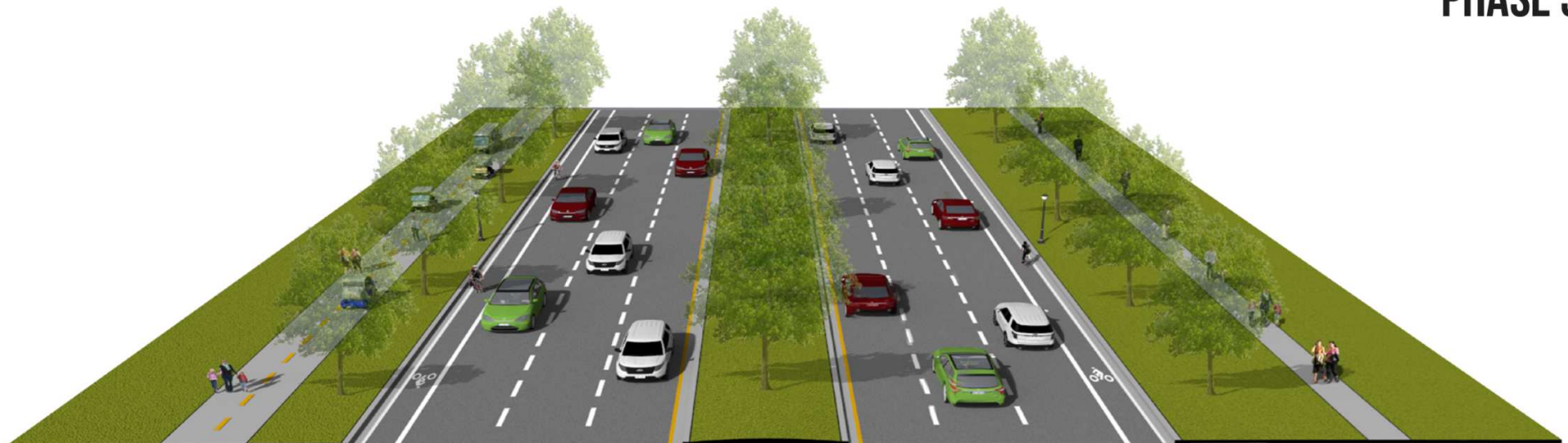
Intent: The Type 2 Village Mixed Use (VMU-2) Land Use Classification is a mixed-use land use classification that functions as an overlay to the Pasco County Future Land Use Map and permits single family and multifamily residential uses, community and neighborhood-scale commercial uses, office uses, university campuses, schools, and civic and public uses. The Type 2 Village Mixed Use (VMU-2) Land Use Classification is the second tier of “village” classifications where the uses, density, and intensity of such areas are more restricted than Type 1 Villages due to the location of the village or the size of the village. The Type 2 Village Mixed Use (VMU-2) Land Use Classification is further classified as either Type 2A Villages or Type 2B Villages dependent upon location and intended function.

The factors that limit the density and intensity of these villages, include the limitations on village-scale centers, their proximity to other existing or designated regional or village-scale centers, their proximity to the countryside area, and the size of area included in the village due to built or approved adjacent development. Commercial and/or retail uses that are designed to serve a village-scale or regional purpose are expressly prohibited. This land use classification is governed by special design standards that provide for a mix of uses within a development site or within a multiple parcel area to promote sustainable development use and form, to promote pedestrian-friendly communities, and to reduce the cost of public infra-structure.

The Type 2 Village Mixed Use Future Land Use Classification is designed to support and reinforce Pasco County’s growth management vision by establishing a new development form for urban Pasco County that requires new urban development to be developed within a connected roadway network and creates a grid of existing and new streets that provide local connectivity. This represents a shift in policy direction from the County’s current Comprehensive Plan and land use vision by requiring an urban street network grid to serve residential development, requiring a mix of residential uses, and allowing community and neighborhood-scale commercial and office uses to serve these areas. This new development form in concert with the required alternative transportation network is designed to reduce development pressure in other areas of the County and reduce road congestion and other community impacts associated with sprawl development.

Proposed Road through Property

PHASE 3



166' ROW 6 LANE DIVIDED W/ MULTIPURPOSE PATH

Preliminary Road Design



CIP: 10091.1
FPID: 432734-4

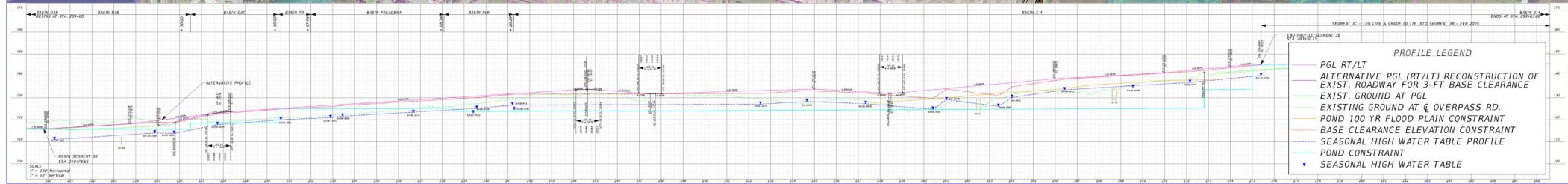
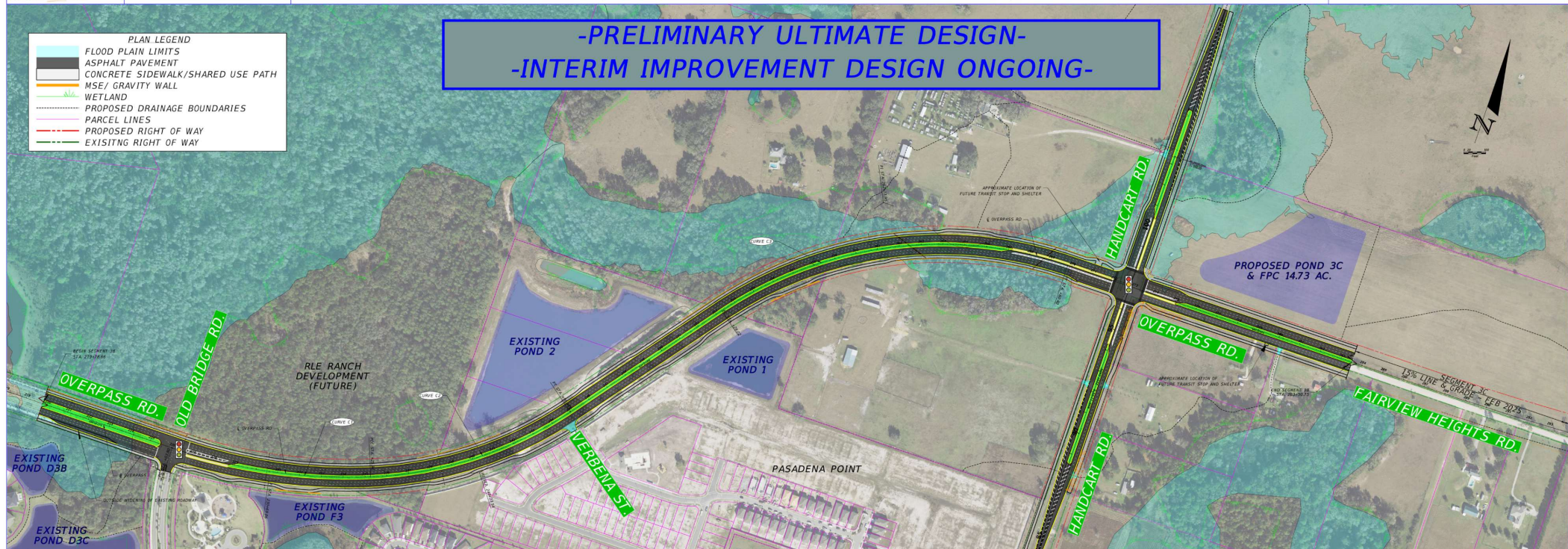
OVERPASS RD SEGMENT 3B
(FROM OLD BRIDGE RD TO HANDCART RD)

15% LINE AND GRADE

PLAN LEGEND

- FLOOD PLAIN LIMITS
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK/SHARED USE PATH
- MSE / GRAVITY WALL
- WETLAND
- PROPOSED DRAINAGE BOUNDARIES
- PARCEL LINES
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY

**-PRELIMINARY ULTIMATE DESIGN-
-INTERIM IMPROVEMENT DESIGN ONGOING-**



PROFILE LEGEND

- PGL RT/LT
- ALTERNATIVE PGL (RT/LT) RECONSTRUCTION OF EXIST. ROADWAY FOR 3-FT BASE CLEARANCE
- EXIST. GROUND AT PGL
- EXISTING GROUND AT @ OVERPASS RD.
- POND 100 YR FLOOD PLAIN CONSTRAINT
- BASE CLEARANCE ELEVATION CONSTRAINT
- SEASONAL HIGH WATER TABLE PROFILE
- POND CONSTRAINT
- SEASONAL HIGH WATER TABLE



Aerials (cont.)



Demographics Map & Report

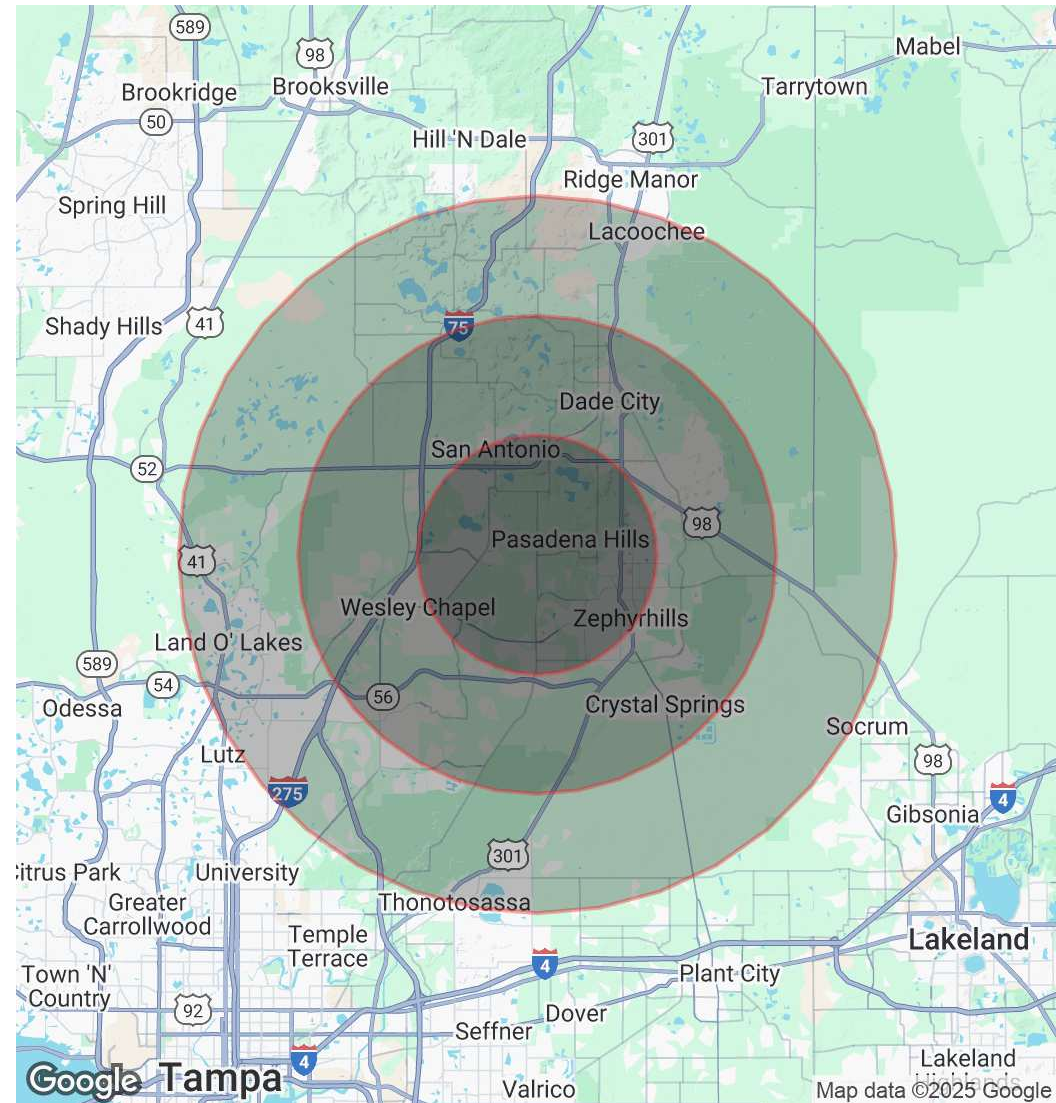
POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	66,467	191,060	320,415
Average Age	46.7	43.2	42.2
Average Age (Male)	45.5	42.5	41.4
Average Age (Female)	47.7	44.2	43.2

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	31,535	81,476	130,208
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$54,455	\$70,121	\$80,502
Average House Value	\$157,270	\$201,713	\$230,101

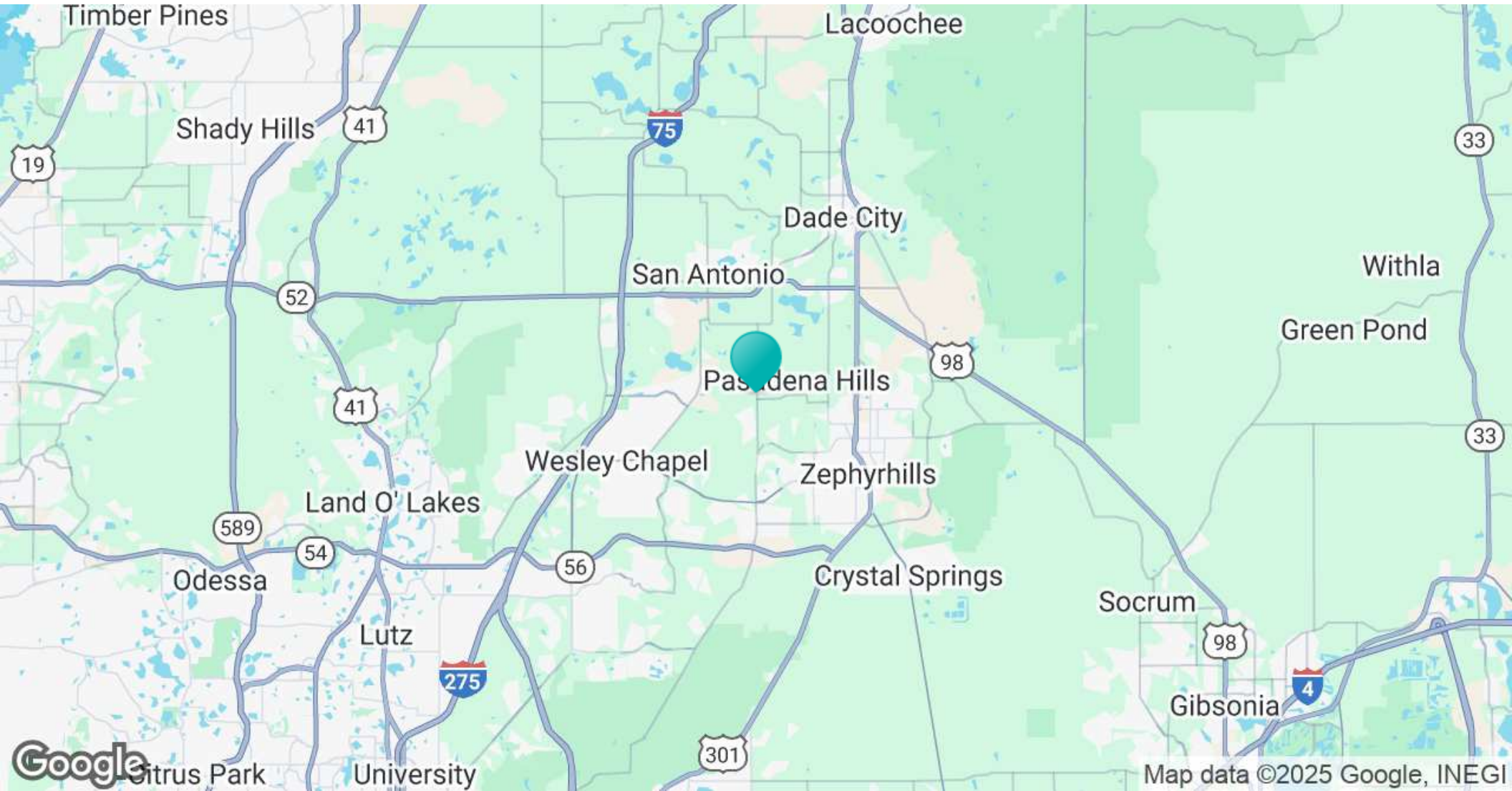
2020 American Community Survey (ACS)



Regional Map



Location Map



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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.