

Aerial



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 75± acres, of which approximately 20 acres are uplands, on the south side of State Road 52 in Pasco County, FL. The property has MPUD zoning allowing for 70,000 SF of support commercial/office uses (C-1 uses) on 7 acres and 125,000 SF of corporate business park/light industrial uses (PO-1 uses) on 13.7 acres. This site is ideal for medical, office, or big-box retail use. The seller will be retaining the 3-acre out parcel fronting on SR 52. This is the commercial component of a larger master planned community, which includes over 1,100 residential units.

LOCATION DESCRIPTION

The property is located on the south side of State Road 52, east of Erhen Cutoff, in Pasco County, FL. It is positioned 6-miles west of I-75.

PROPERTY SIZE

75.0 Acres

ZONING

MPUD- 175,000 SF of commercial, industrial and office uses

PARCEL ID

10-25-19-0000-00200-0000, 15-25-19-0000-00100-0000

PRICE

Call for details

BROKER CONTACT INFO

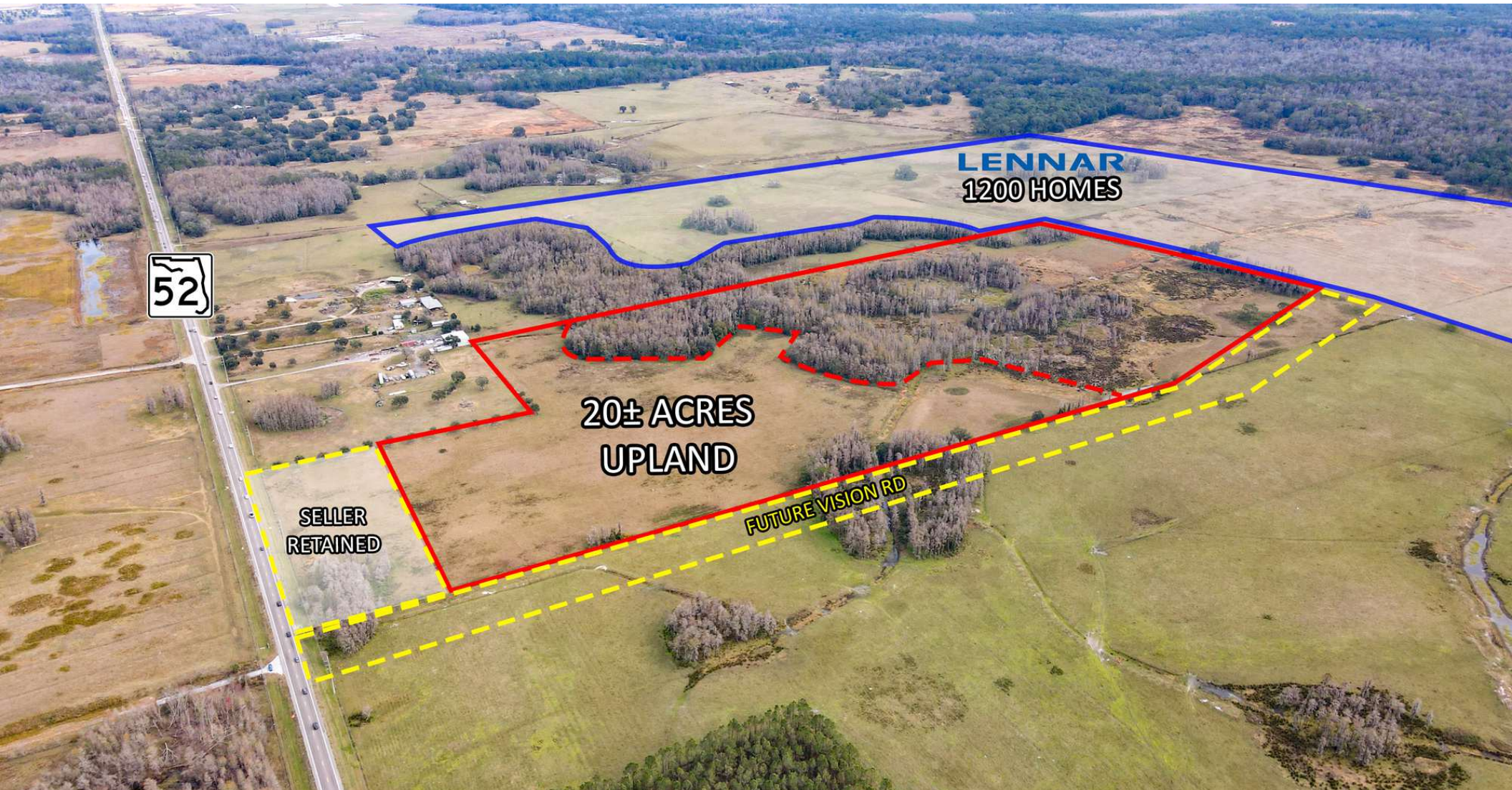
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Aerials (cont.)



Aerials (cont.)



Site is Labeled 1 & 2 (less 3 acre frontage)



Demographics Map & Report

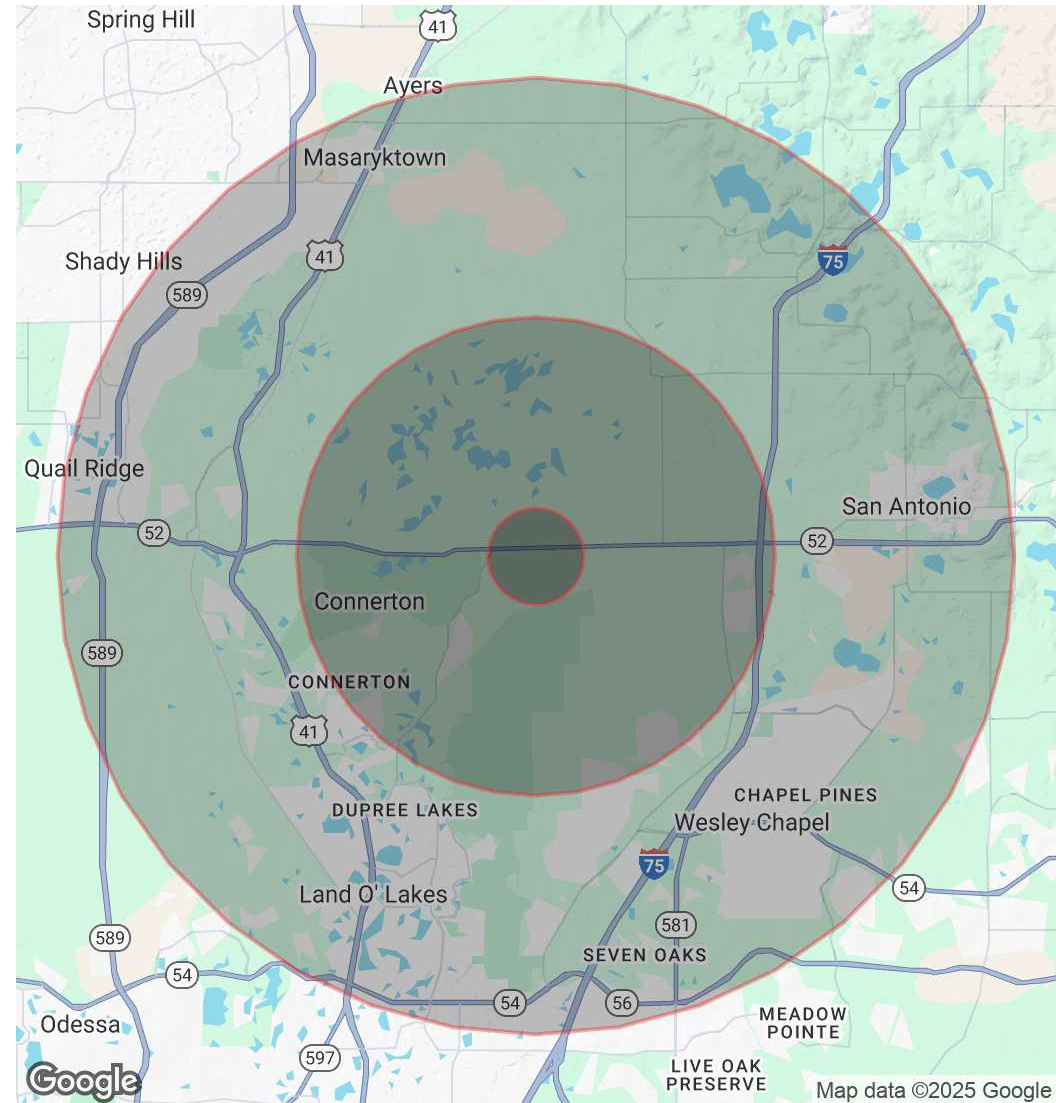
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	87	17,356	164,827
Average Age	37	47	41
Average Age (Male)	37	46	40
Average Age (Female)	37	47	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	17	6,384	58,294
# of Persons per HH	5.1	2.7	2.8
Average HH Income	\$139,464	\$124,357	\$129,335
Average House Value	\$456,630	\$416,011	\$427,738

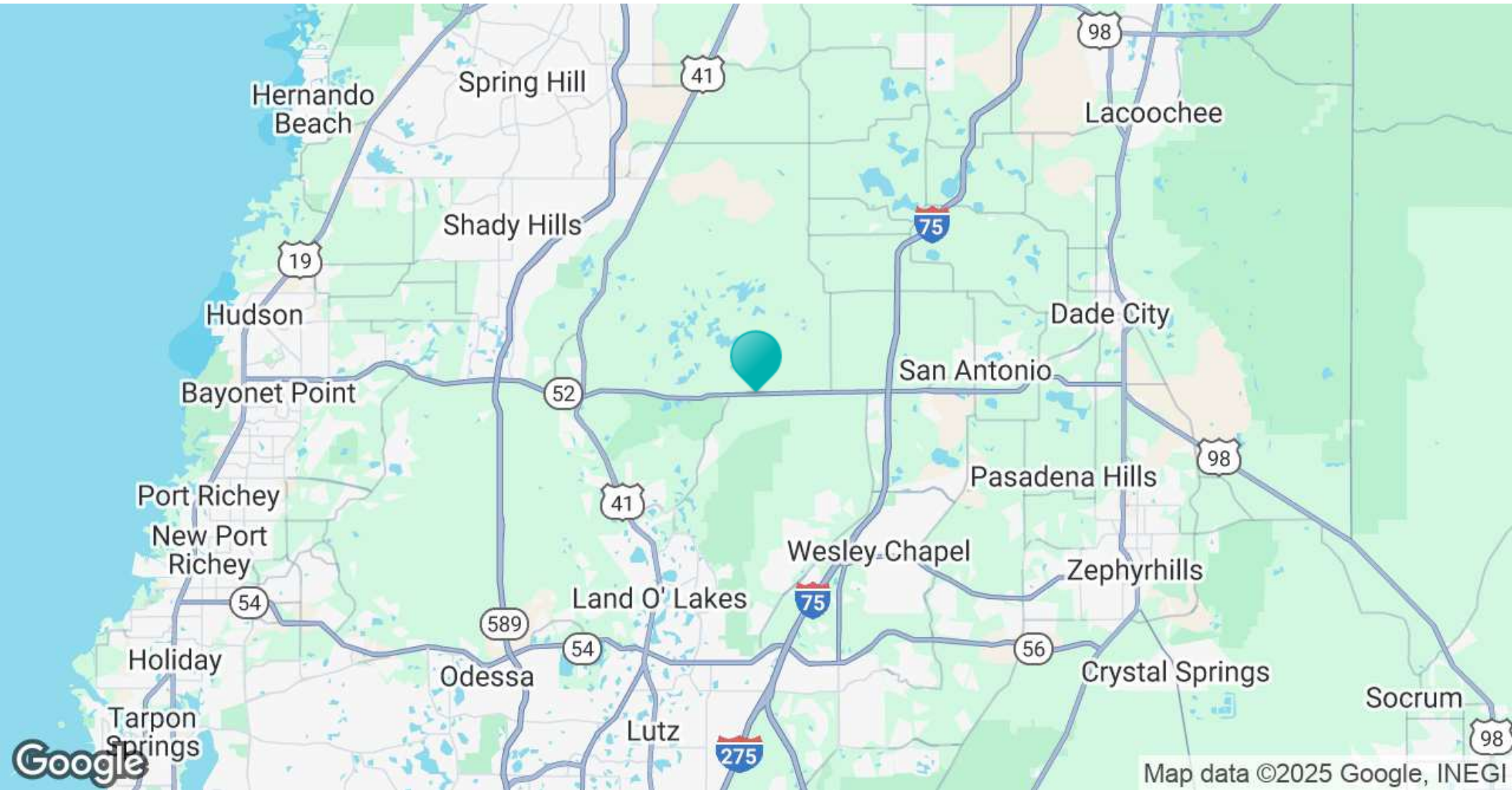
Demographics data derived from AlphaMap



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.

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