

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial Overview



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 30.7± acres in an Opportunity Zone within unincorporated Pasco County. The site is situated conveniently along the six-lane major thoroughfare of US 19, boasting 890 feet of frontage to traffic counts of 39,500 AADT.

The site is currently zoned C-2, which allows for a variety of general commercial uses. Any residential uses would require a Master Planned Unit Development (MPUD) rezoning. The property is located within the Future Land Use designation of ROR (Retail/Office/Residential), where commercial, residential, and hospitality uses are permitted as long as the use does not exceed 75% of the developable acreage. The ROR designation allows up to 24 units per acre.

LOCATION DESCRIPTION

The property is located at the northwest corner of US 19 & Sea Pines Drive in Hudson, FL. The property is situated between two major east/west thoroughfares of County Line (5 miles to the north) and State Road 52 (4.5 miles to the south) allowing easy accessibility.

PROPERTY SIZE

30.7 Acres

ZONING

C-2

FUTURE LAND USE

ROR (Residential/Office/Retail)

PRICE

\$4,000,000

BROKER CONTACT INFO

Bill Eshenbaugh, ALC,CCIM

Senior Advisor/President

813.287.8787 x101

Bill@TheDirtDog.com

Overview Facing South



30.7± Acres

Overview Facing North



30.7± Acres

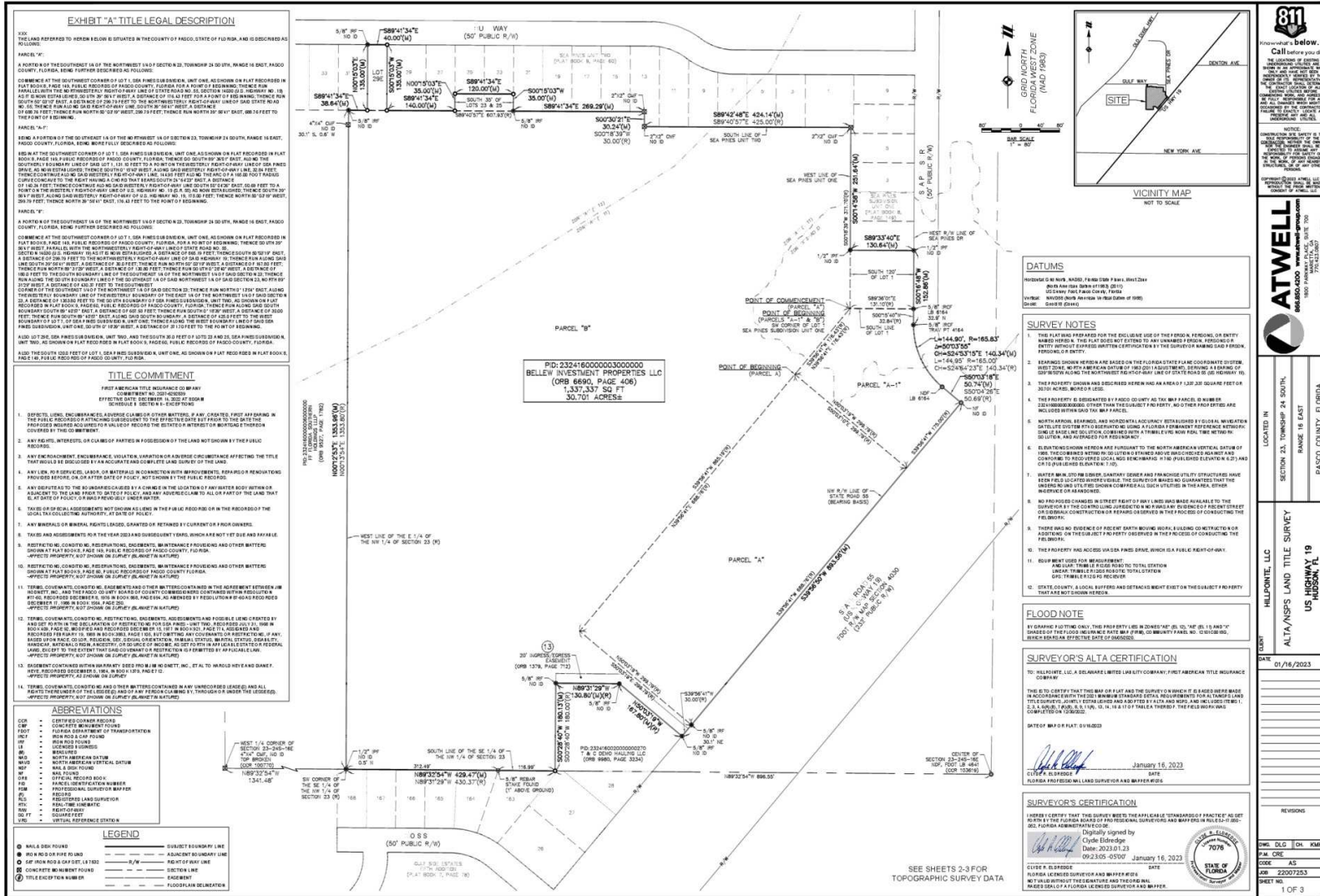
Site Plan



Site Data Table

SITE LOCATION:	561 CORNER US 19 AND SEA PINES DRIVE HUDSON, FLORIDA
PROPERTY AREA:	30.42 ACRES
APPROXIMATE PROJECT AREA:	22.00 ACRES
MASTER STORMWATER AREA:	380 ACRES
COMMERCIAL OUTPARCEL AREA:	400 ACRES
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY APARTMENTS & COMMERCIAL
PROPOSED UNITS:	264 UNITS (2 BEDROOMS)
REQUIRED PARKING:	
APARTMENTS:	528 SPACES (2 SPACES/UNIT)
VISITORS:	60 SPACES (0.25 SPACES/UNIT)
TOTAL:	588 SPACES
15% ALLOWABLE REDUCTION IN PARKING FOR TRANSIT STOP:	
TOTAL REQUIRED PARKING:	505 SPACES
PROPOSED PARKING:	505 SPACES

Survey



BELLEW INVESTMENT PROPERTIES
 LLC
 17816 WILLOW LAKE DR
 ODESSA FL 33556-4724

COM AT SW COR OF LOT 1 OF SEA PI
 NES UNIT ONE PB 8 PG 149 FOR POB
 TH S89DEG26' 01"E 131.10 FT TH
 S00DEG15' 40"W 32.84 FT TH ALG A
 See Additional Legal on Tax Ref



Taxing Authority		Ad Valorem Taxes	Exemption	Assessed Value	Exemption	taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7,4292	0	1,630,821	0	1,630,821	12,115.70
SCHOOL OPERATING STATE LAW	727-774-2268	3,0890	0	1,630,821	0	1,630,821	5,027.82
SCHOOL - CAPITAL OUTLAY	727-774-2268	1,5000	0	1,630,821	0	1,630,821	2,446.23
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1,0000	0	1,630,821	0	1,630,821	1,630.82
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0,7490	0	1,630,821	0	1,630,821	1,219.85
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2,1225	0	1,630,821	0	1,630,821	3,461.42
COUNTY PARKS MSTU	727-847-8980	0,0000	0	1,630,821	0	1,630,821	0.00
COUNTY ROADS MSTU	727-847-8980	0,4052	0	1,630,821	0	1,630,821	680.81
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0,1909	0	1,630,821	0	1,630,821	311.32
PASCO COUNTY MOSQUITO CONTROL	727-378-4568	0,2243	0	1,630,821	0	1,630,821	365.63
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0,0304	0	1,630,821	0	1,630,821	33.27
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0,0416	0	1,630,821	0	1,630,821	67.84
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0,0444	0	1,630,821	0	1,630,821	7.18
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0,0256	0	1,630,821	0	1,630,821	41.75
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0,1073	0	1,630,821	0	1,630,821	174.99
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0,0096	0	1,630,821	0	1,630,821	15.66
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0,0131	0	1,630,821	0	1,630,821	21.36
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0,0094	0	1,630,821	0	1,630,821	15.33
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0,0067	0	1,630,821	0	1,630,821	14.19
Total Millage	16.9431	Total Ad Valorem Taxes					\$27,631.17

Laying Authority		Non-Ad Valorem Taxes	Amount
Total Millage	16.9431	Total Ad Valorem Taxes	\$27,631.17

Total Non-Ad Valorem Taxes		Total Combined Taxes & Assessments	
Total Non-Ad Valorem Taxes	\$0.00	Total Combined Taxes & Assessments	\$27,631.17
Total Combined Taxes & Assessments	\$27,078.55	Jan 31, 2025	Feb 28, 2025
		\$27,078.55	\$27,354.86
		Jan 31, 2025	Mar 31, 2025
		\$27,631.17	\$27,631.17

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.
 PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT

Mike Fasano
 Pasco County Tax Collector
 "Thank You for allowing us to serve you."
 Parcel / Account Number Escrow Tax District UF
 23-24-18-0000-00300-0000

Total Ad Valorem Taxes		Total Ad Valorem Taxes	
Total Ad Valorem Taxes	\$27,078.55	Total Ad Valorem Taxes	\$27,631.17
Total Ad Valorem Taxes	\$27,078.55	Jan 31, 2025	Feb 28, 2025
		\$27,078.55	\$27,354.86
		Jan 31, 2025	Mar 31, 2025
		\$27,631.17	\$27,631.17

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 278, DADE CITY, FL 33526-0276
 All Key: 1432502

RE7021622 1-2 *****5-DIGIT 33556
 BELLEW INVESTMENT PROPERTIES
 LLC
 17816 WILLOW LAKE DR
 ODESSA FL 33556-4724

COM AT SW COR OF LOT 1 OF SEA PI
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Demographics Map & Report

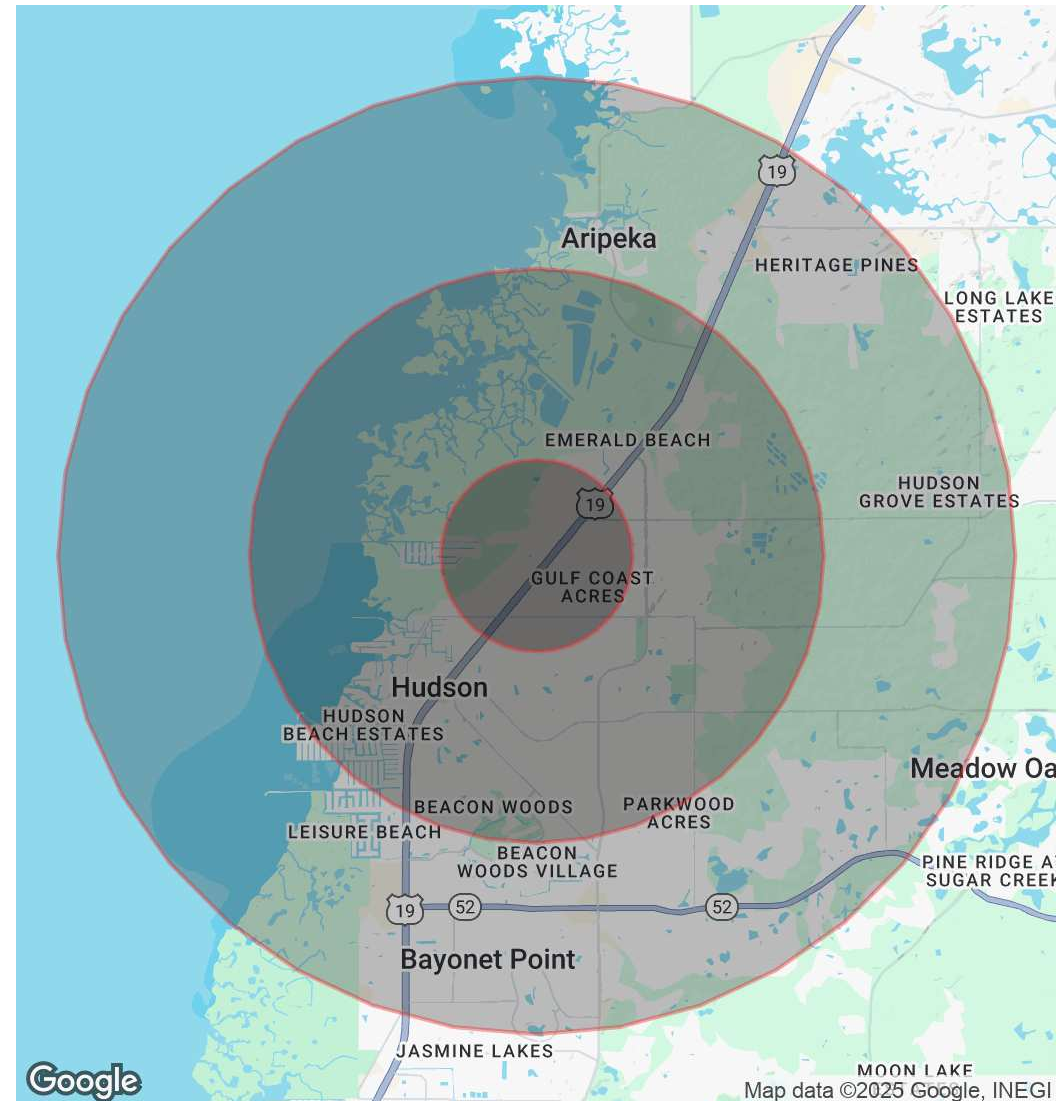
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,406	25,149	64,508
Average Age	46	52	51
Average Age (Male)	45	51	50
Average Age (Female)	46	53	52

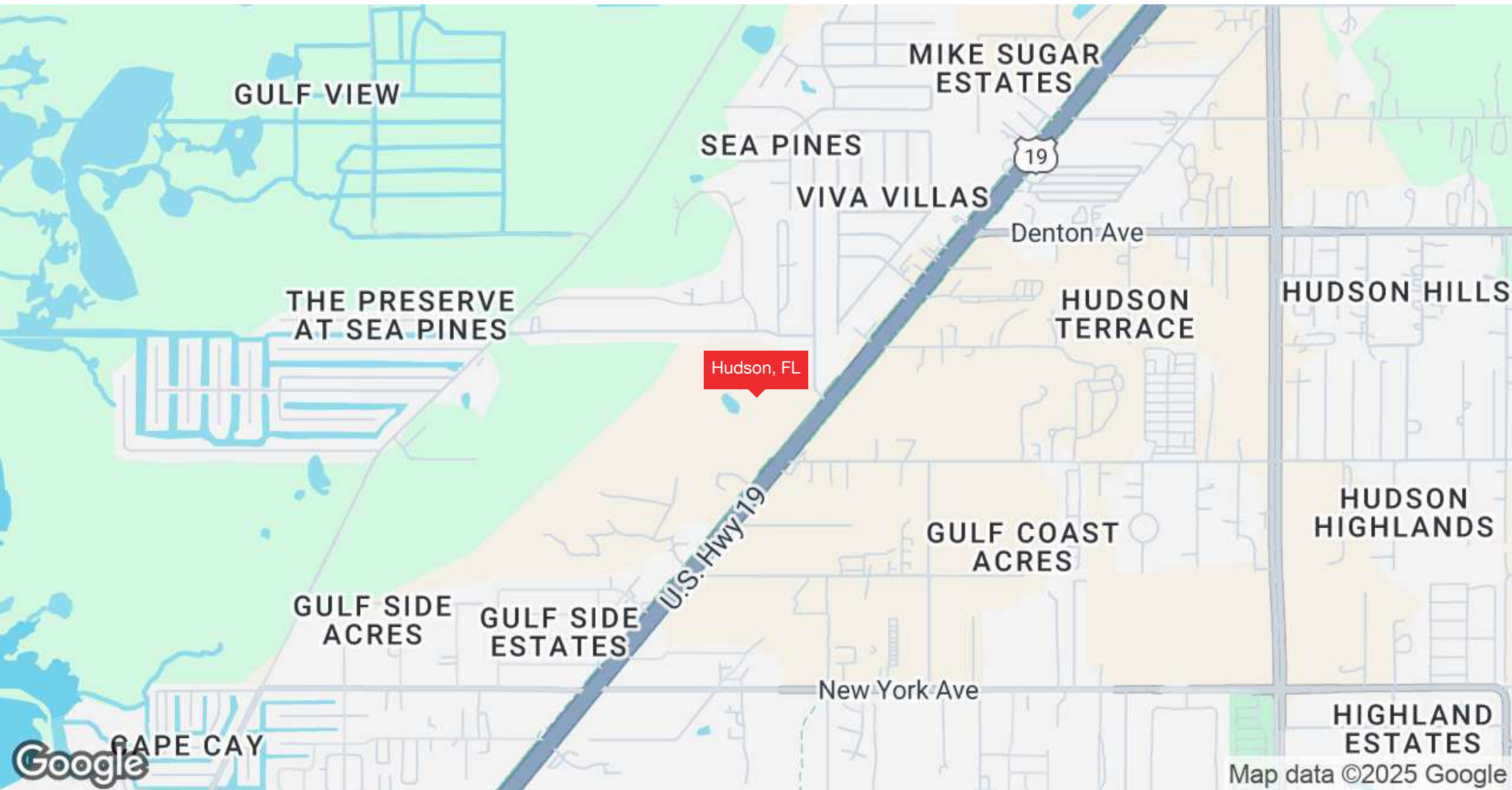
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,455	11,428	29,137
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$60,370	\$64,158	\$62,328
Average House Value	\$188,859	\$232,494	\$217,594

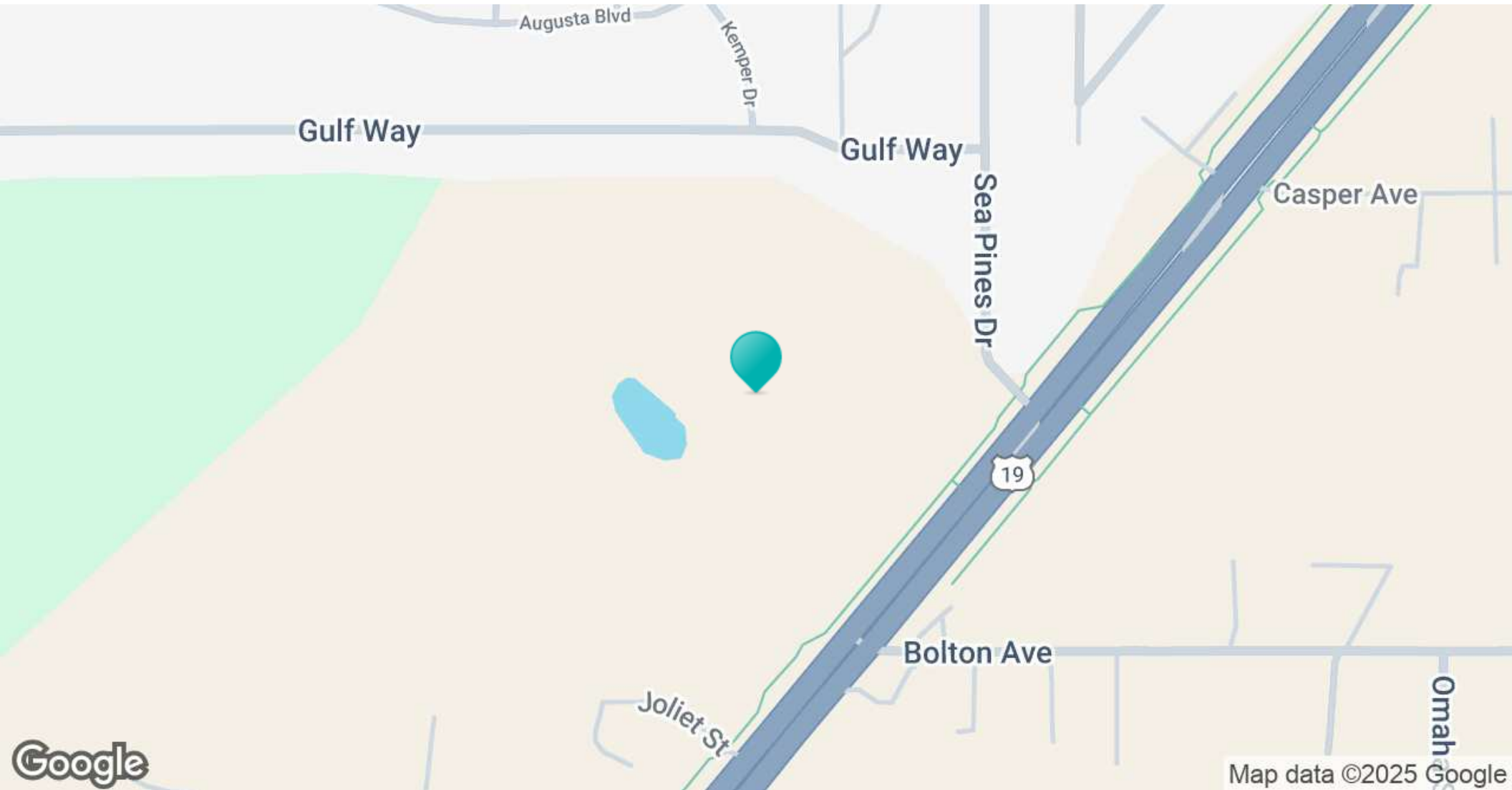
Demographics data derived from AlphaMap



Regional Map



Location Map



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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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.