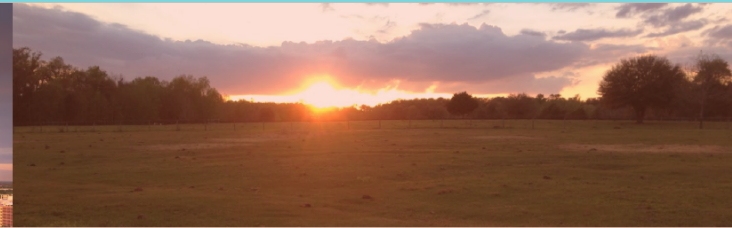
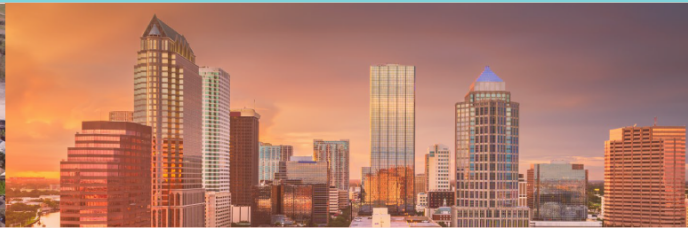


We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase the corner parcel located at SR 52 and Moon Lake Rd. While the site is 6.38 acres total, only .68 acres are uplands, so to develop this site will likely require wetland mitigation or limiting the development to a smaller .43 acre site.

LOCATION DESCRIPTION

The property is located on the north side of SR 52 at the lighted intersection of Moon Lake Rd in Pasco County, FL. SR 52 has over 31,000 cars a day drive by the site with an additional 21,000 cars a day on Moon Lake Road.

PROPERTY SIZE

6.38± Acres

ZONING

Zoned PD with a Res-6 Future Land Use

PARCEL ID

04-25-17-0000-00100-0110

PRICE

\$150,000

BROKER CONTACT INFO

Tyler Woody

Sales Associate

813.287.8787 x11

Tyler@TheDirtDog.com

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

Aerial



Aerial



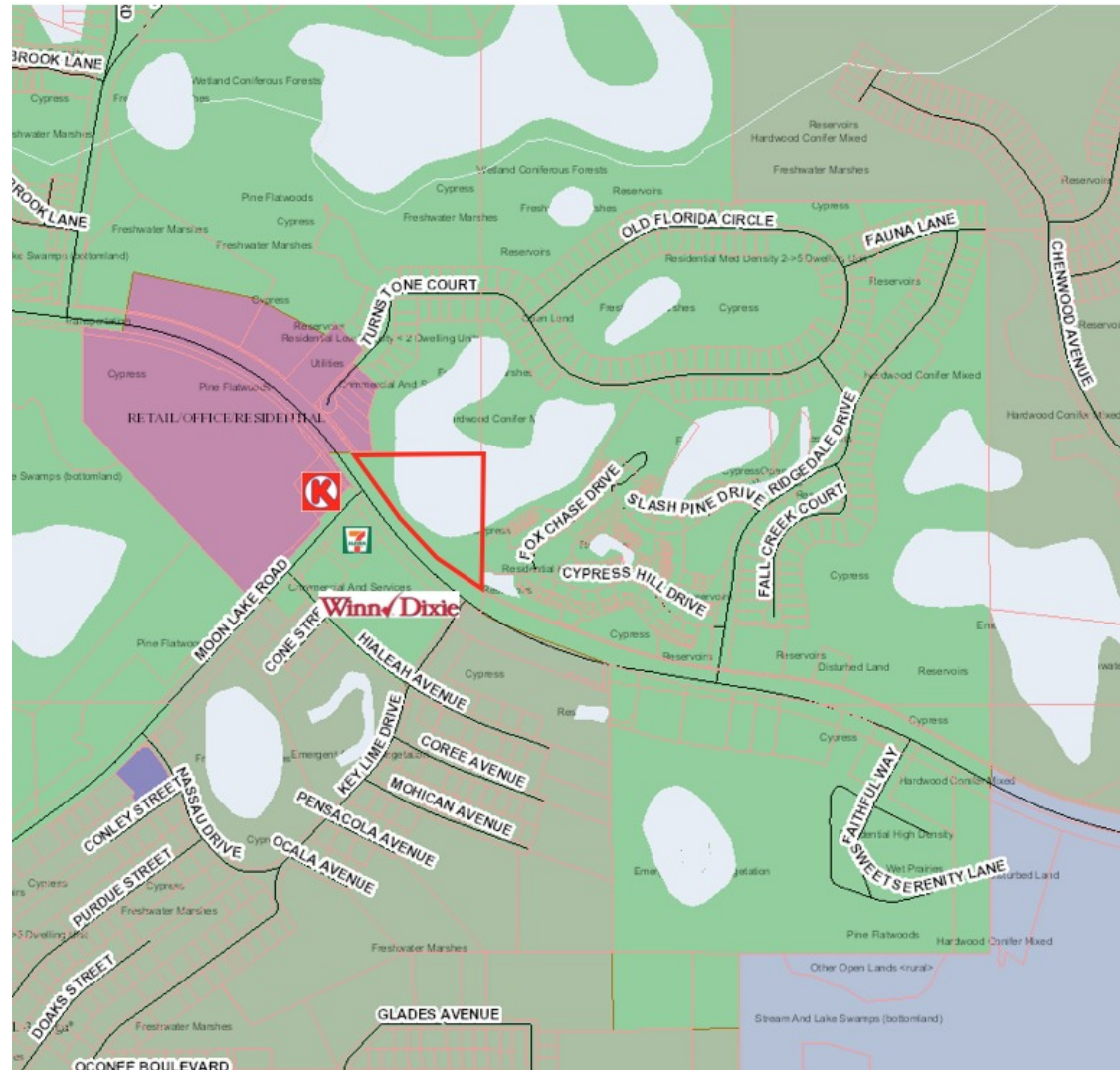
Aerial



Uplands/Wetlands



Land Use Map



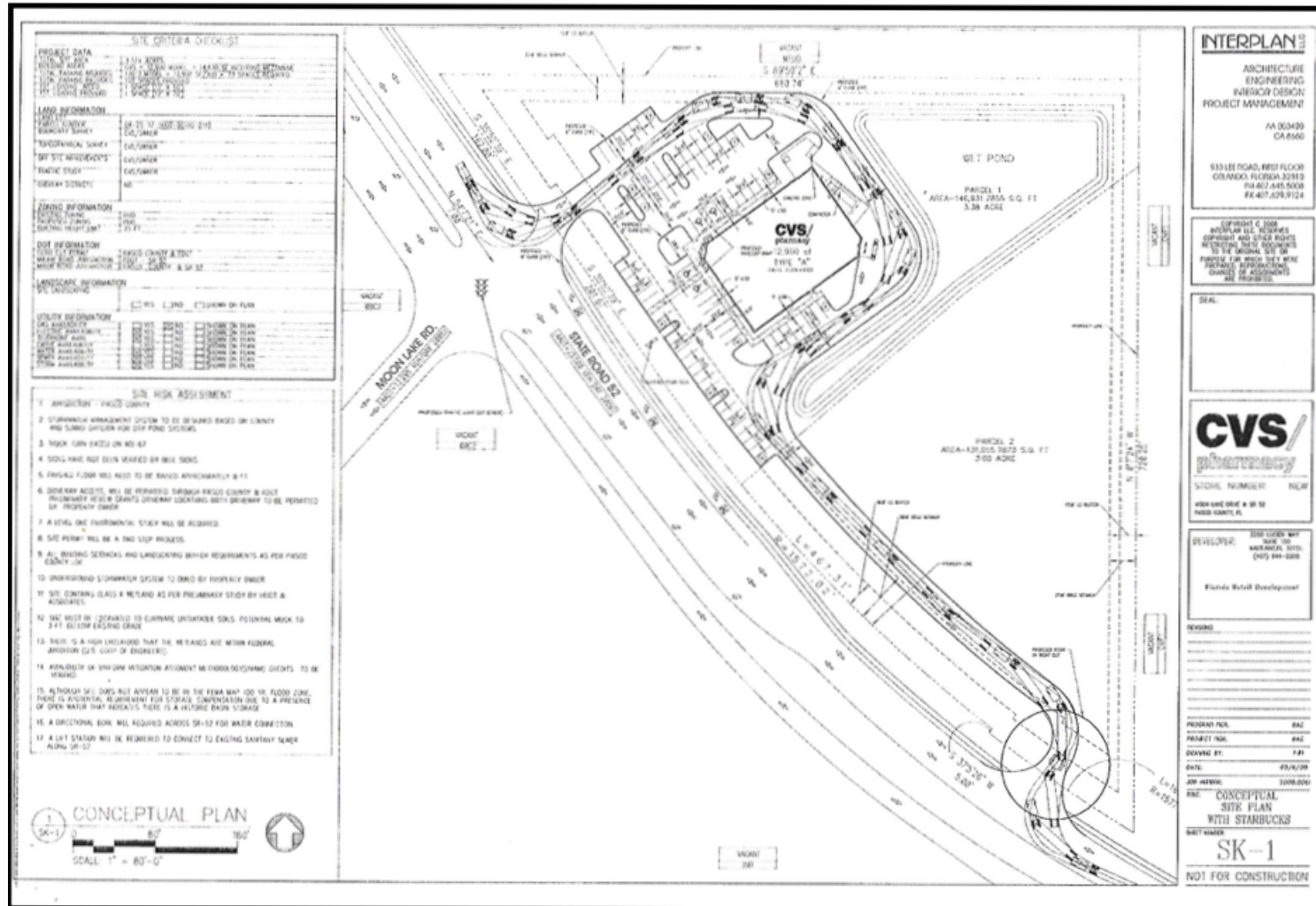
Parcel Outline



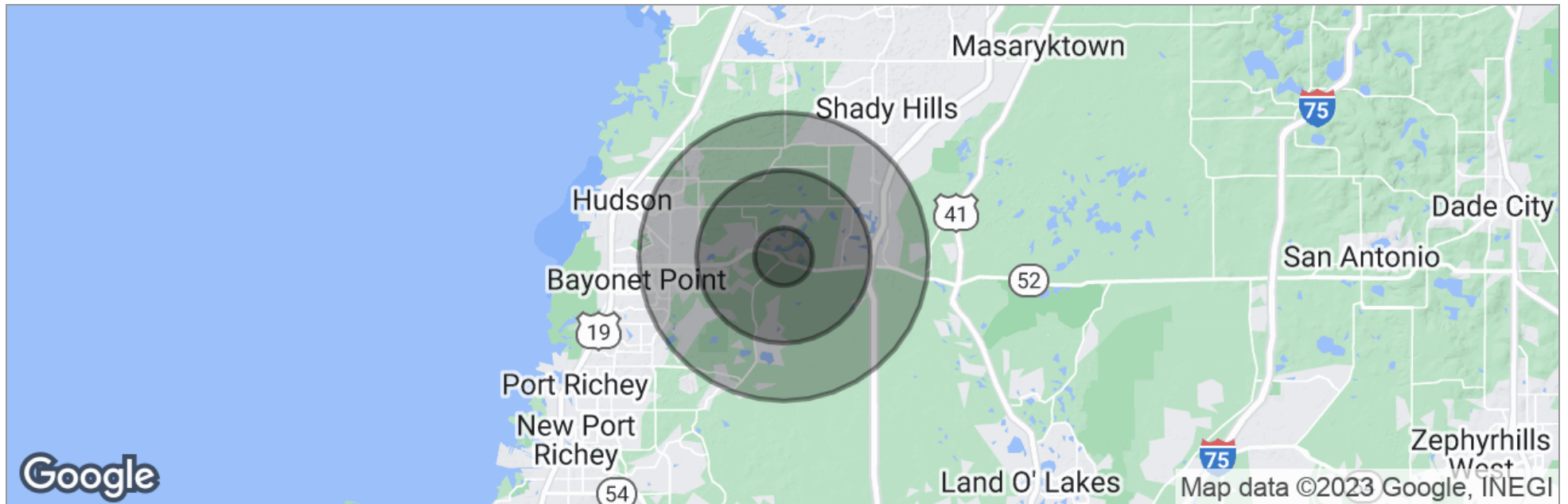
Retailers



Proposed Site Plan



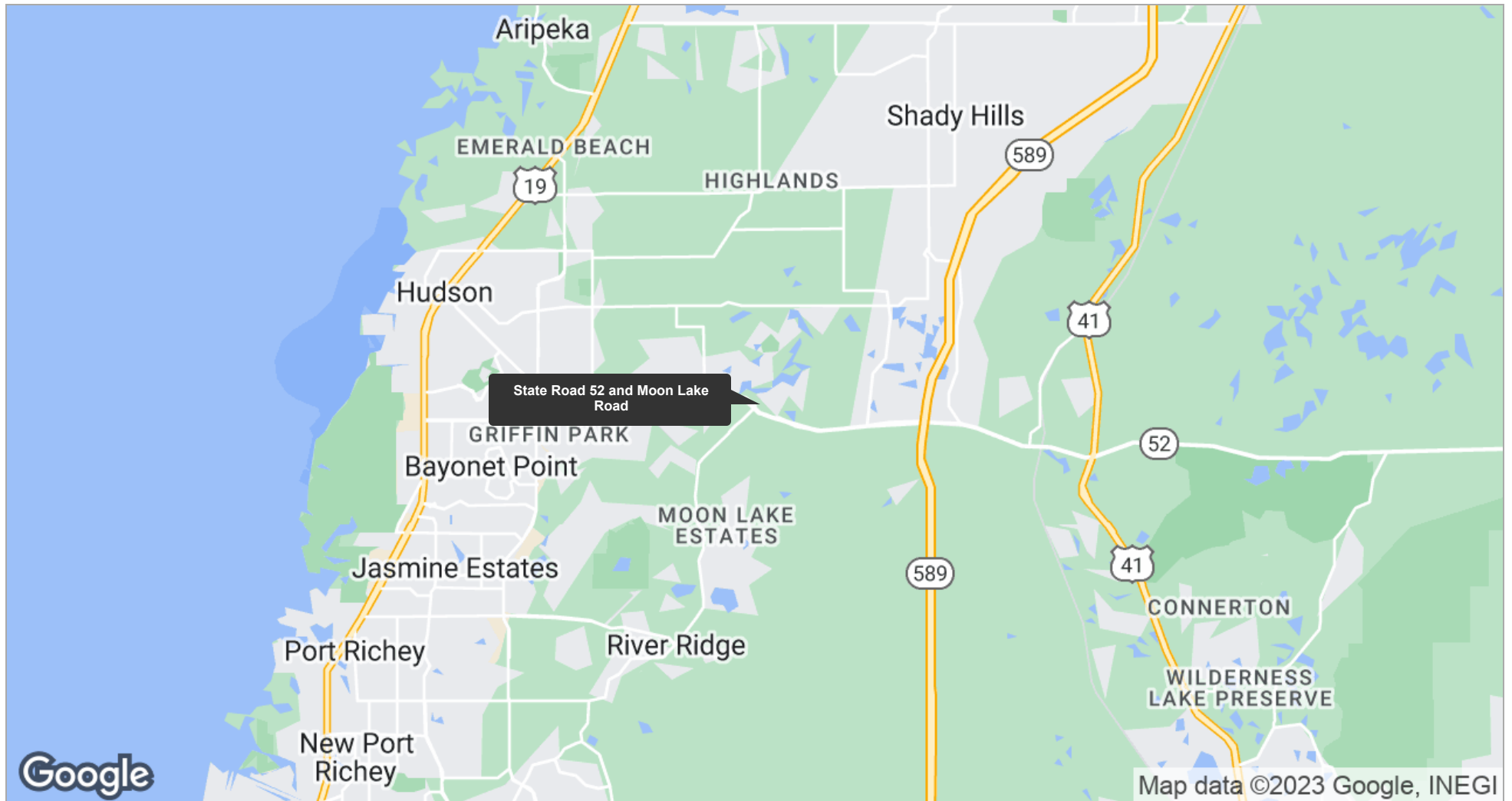
Demographics Map



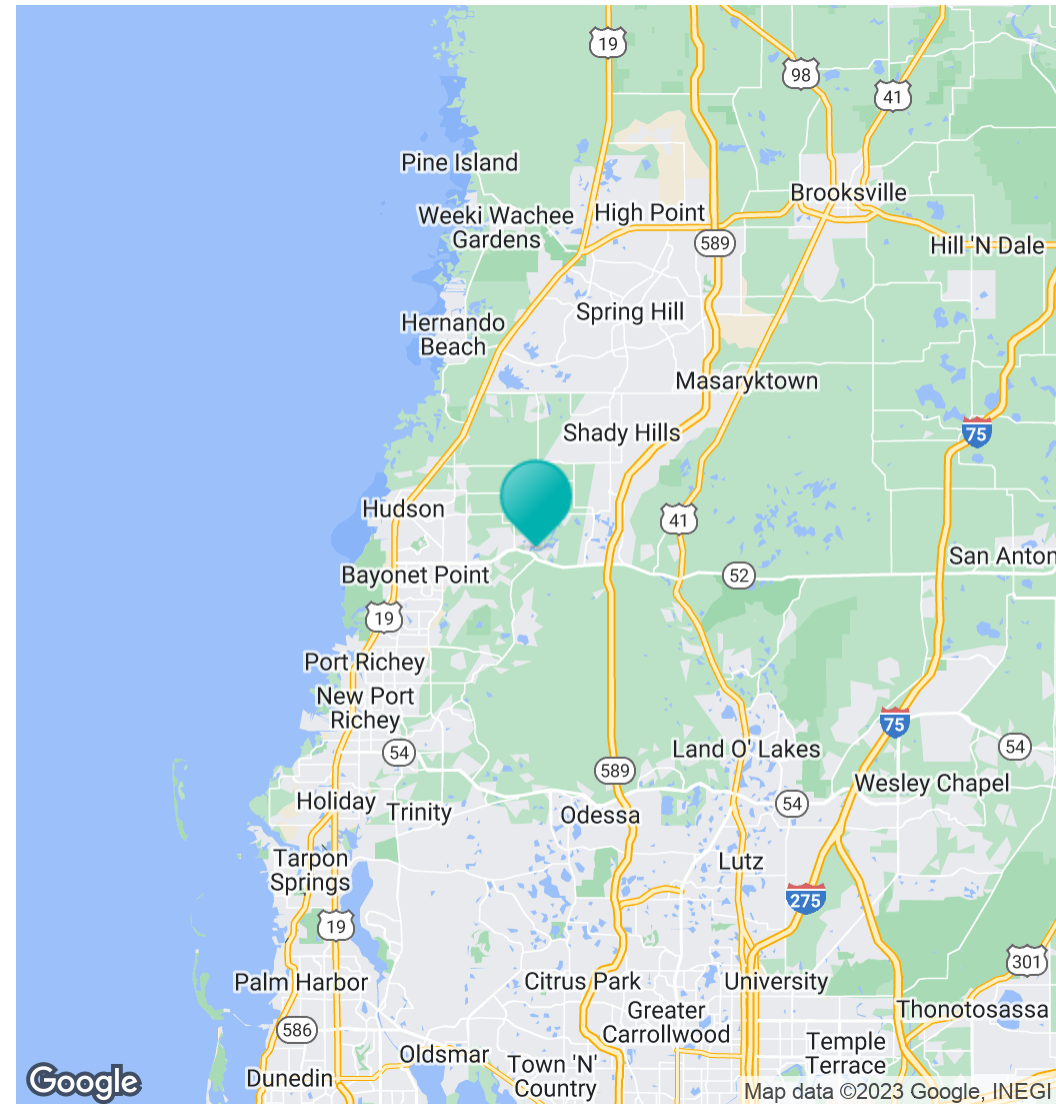
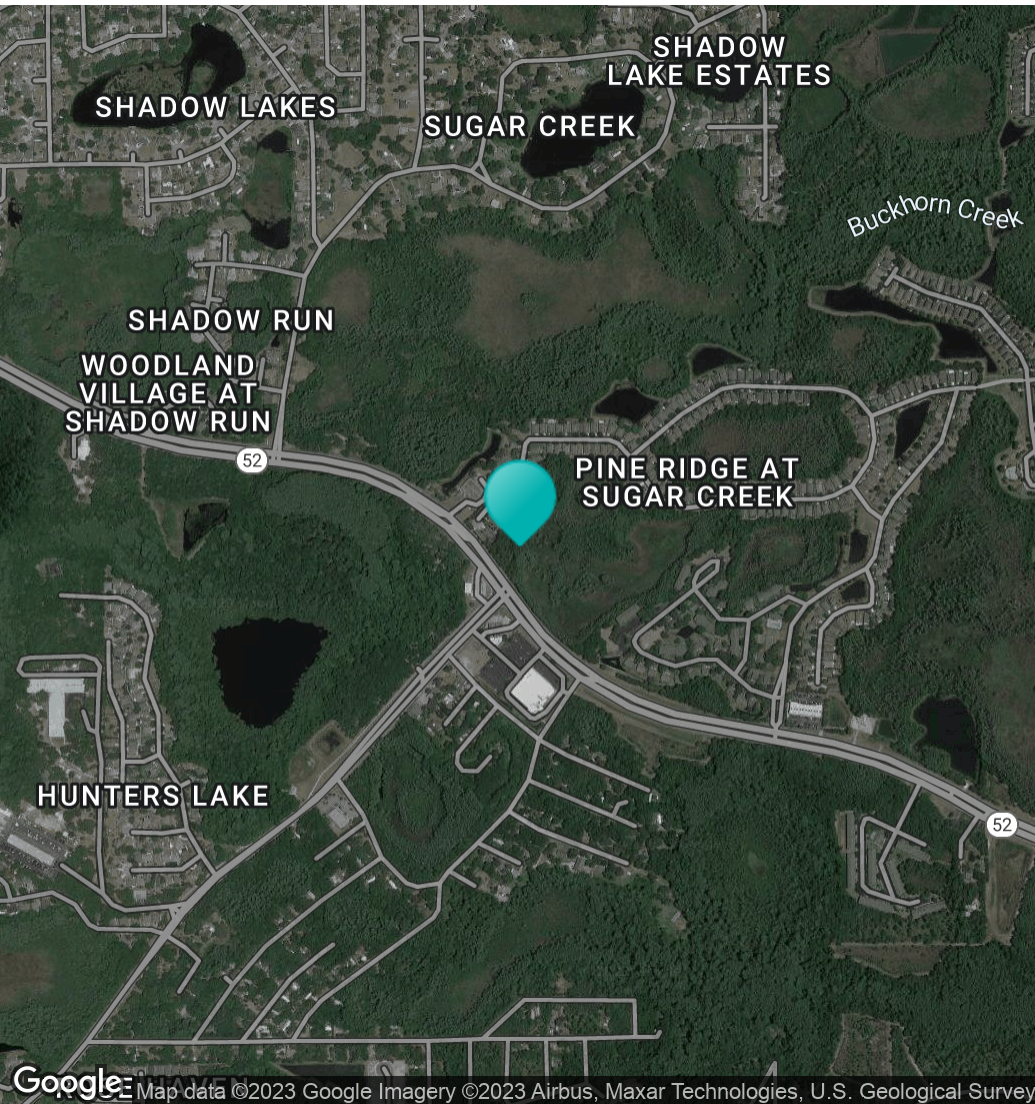
	1 Mile	3 Miles	5 Miles
Total Population	1,695	15,635	44,286
Population Density	540	553	564
Median Age	43.7	45.8	46.6
Median Age (Male)	43.9	46.3	46.9
Median Age (Female)	44.1	45.6	47.2
Total Households	654	6,142	17,576
# of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$53,807	\$50,904	\$52,865
Average House Value	\$185,178	\$164,378	\$185,593

* Demographic data derived from 2020 ACS - US Census

Regional Map



Location Maps



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.

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