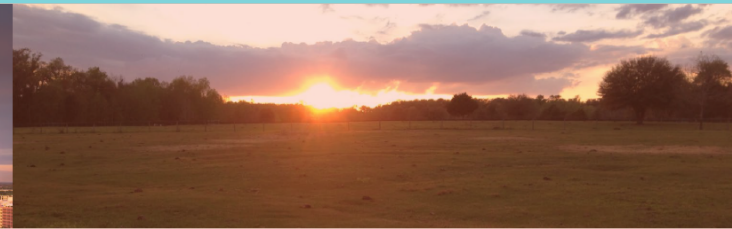
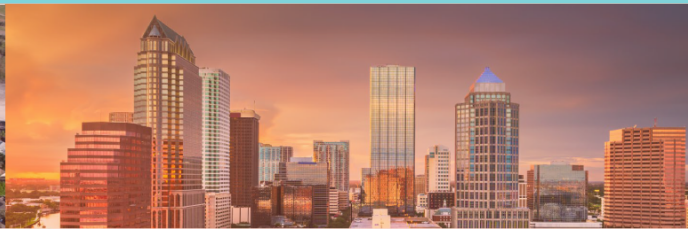


# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)



# Additional Photos





# Property Description

## PROPERTY DESCRIPTION

This 39 acre parcel is ideal for 1 -2 homes on an estate parcel that is mostly wetlands offering preservation and conservation lands buffering the upland acreage from any surrounding uses. Seller believes the property has about 6 usable acres, though this would need to be verified by a buyer and can not be relied upon.

## LOCATION DESCRIPTION

The property is located on the east side of McKendree Rd just south of Tyndall Rd with 1,735 feet of frontage on McKendree Road in Pasco County, FL. The property is located within the Connected City Overlay District and is easily accessible from SR 52 or the new proposed Overpass Rd interchange off I-75.

## MUNICIPALITY

Pasco County

## PROPERTY SIZE

39.0 Acres

## ZONING

Zoned AC with a land use of AR-5 within the Connected City Overlay District

## PARCEL ID

21-25-20-0000-00600-0030

## PROPERTY OWNER

Lawrence Lasky  
Ronald Yates

## PRICE

\$300,000

## BROKER CONTACT INFO

**Tyler Woody**

Sales Associate

813.287.8787 x11

[Tyler@TheDirtDog.com](mailto:Tyler@TheDirtDog.com)

**Ryan Sampson, CCIM, ALC**

Principal

813.287.8787 x4

[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)



# Additional Photos



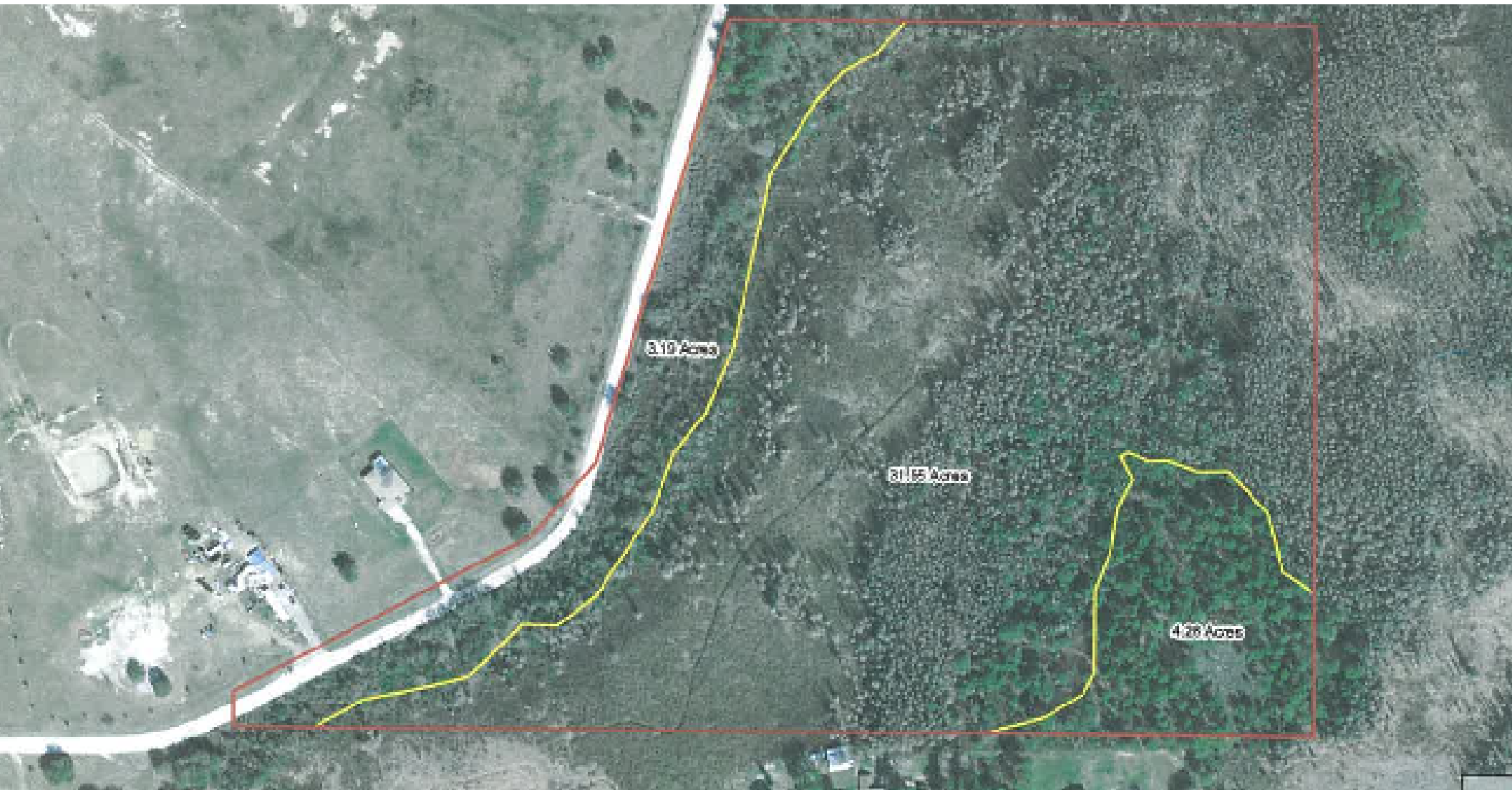


# Additional Photos





# Upland Acreage





# Additional Photos





# Demographics Map & Report

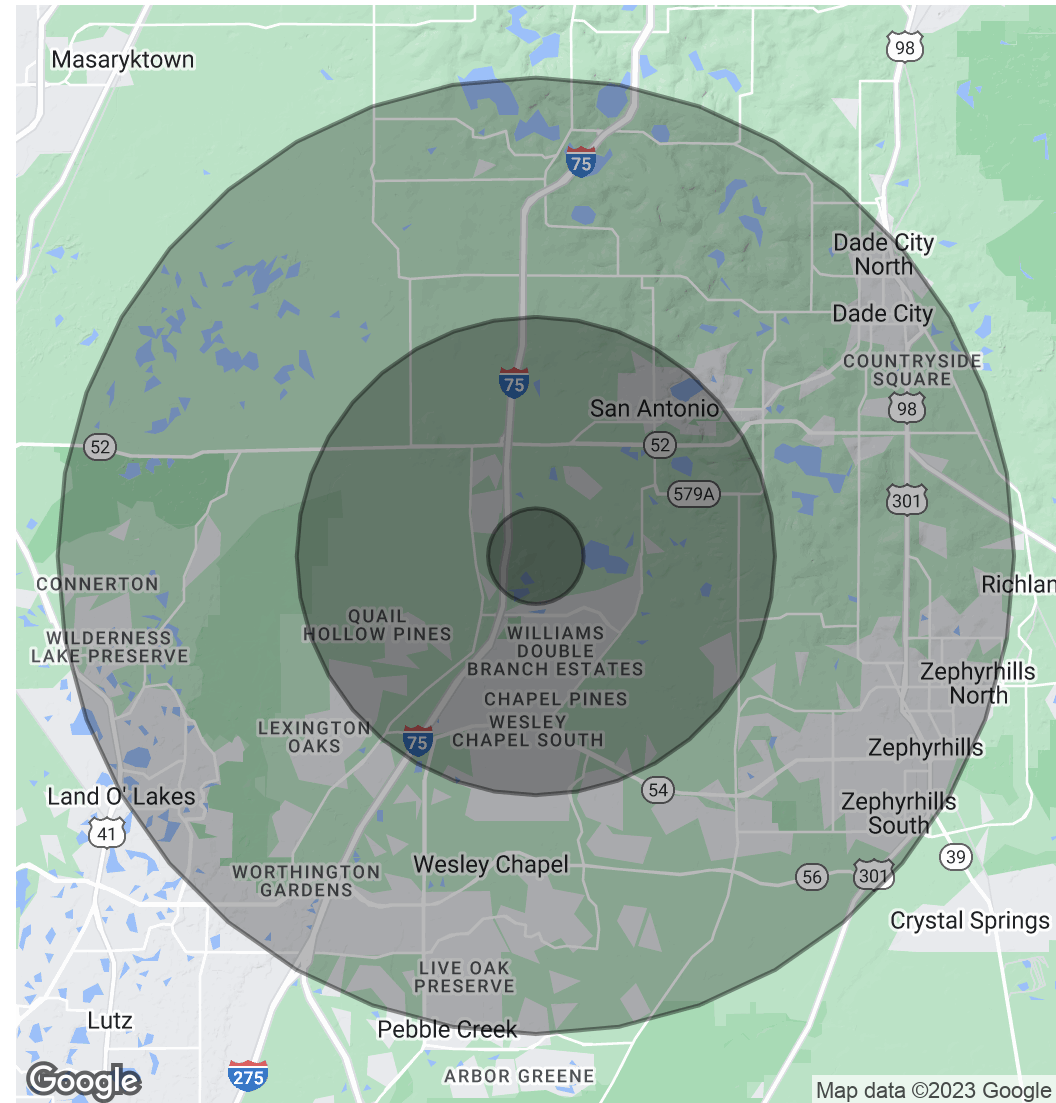
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	451	40,426	225,891
Average Age	62.3	38.3	42.3
Average Age (Male)	66.2	36.2	41.4
Average Age (Female)	61.4	40.4	43.3

## HOUSEHOLDS & INCOME

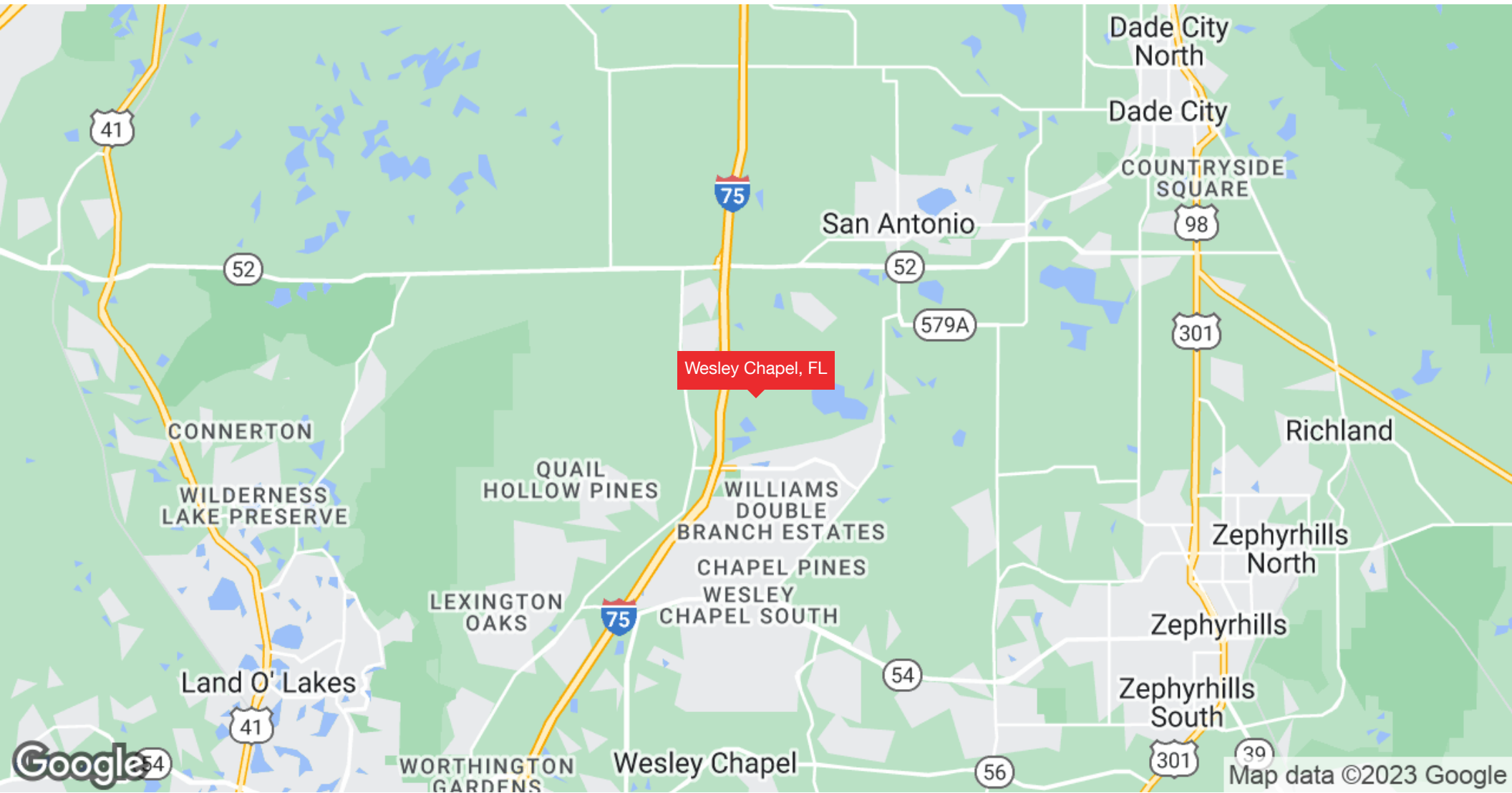
	1 MILE	5 MILES	10 MILES
Total Households	251	13,925	92,091
# of Persons per HH	1.8	2.9	2.5
Average HH Income	\$68,362	\$94,912	\$76,048
Average House Value	\$2,340,908	\$358,214	\$243,526

\* Demographic data derived from 2020 ACS - US Census



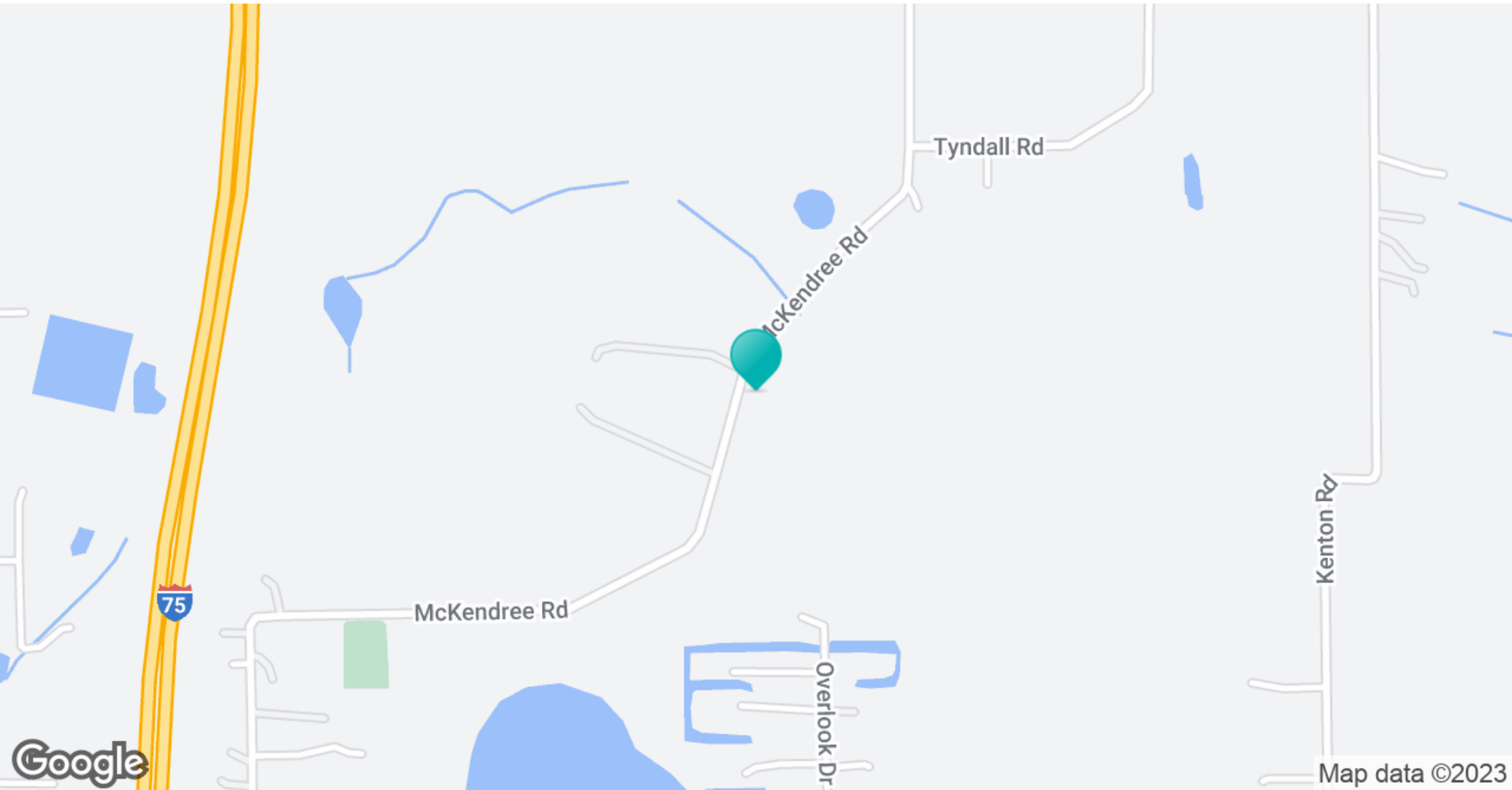


# Regional Map





# Location Map





# 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.