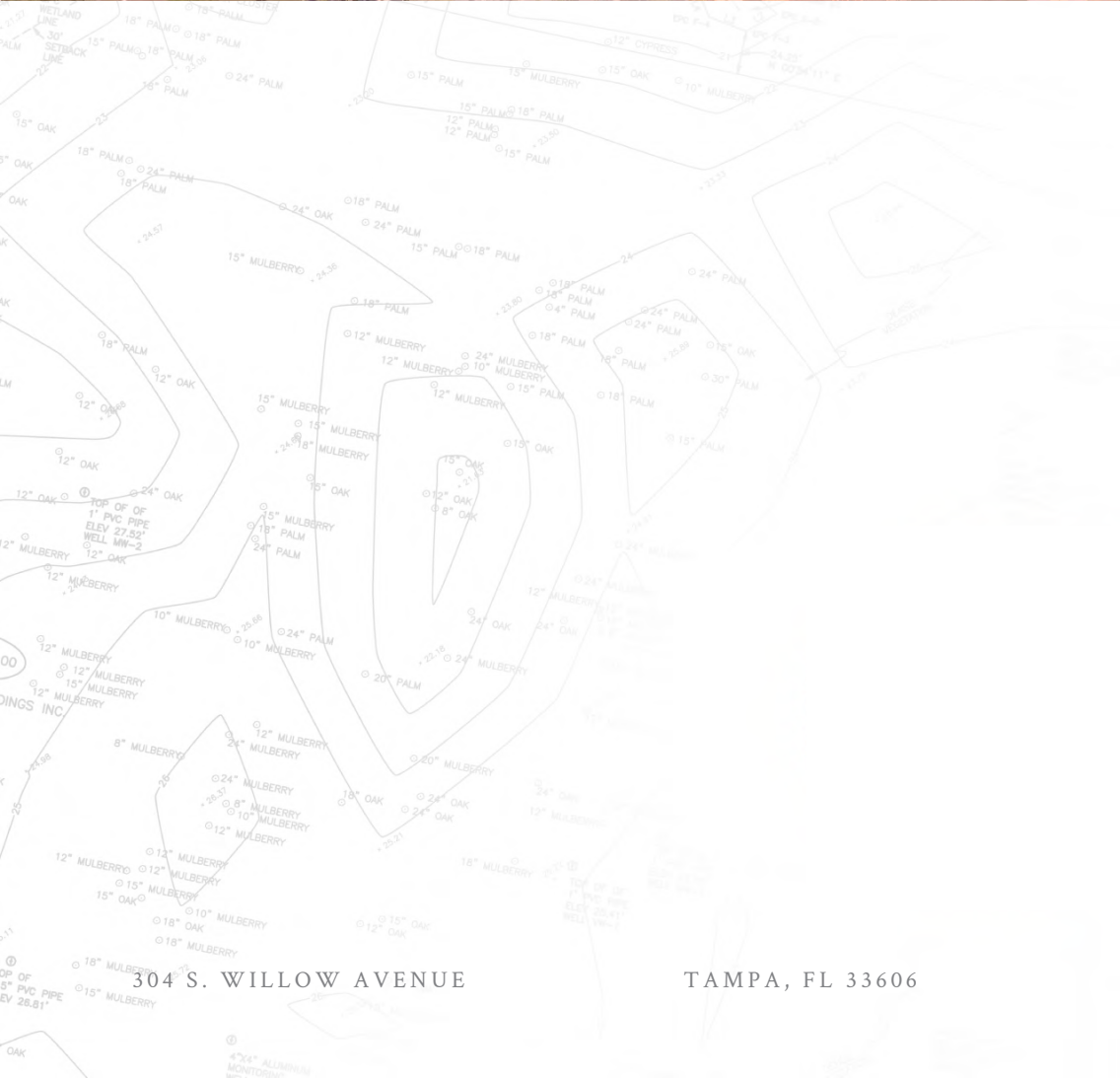
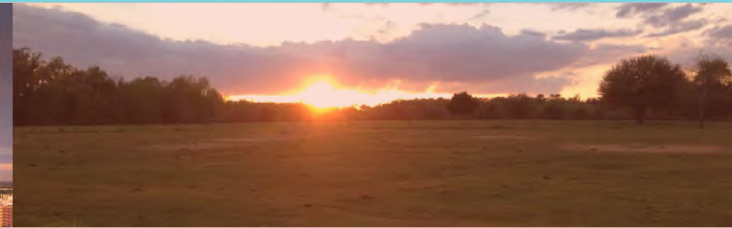
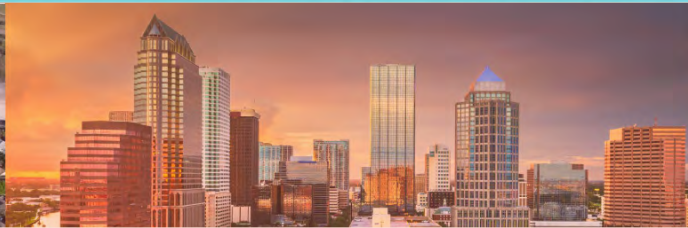


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

This site is 12.56± acres located off of Old Dixie Highway in Hudson, FL - Pasco County. The property was previously approved for a 25 lot subdivision but all permits have expired.

MUNICIPALITY

Pinellas Park

PROPERTY SIZE

12.56 Acres

FUTURE LAND USE

RES-6

ZONING

R4

PARCEL ID

22-24-16-0000-00100-0060

PROPERTY OWNER

NCRC HOUSING REHAB FUND LLC

PRICE

\$750,000

BROKER CONTACT INFO

Chris Bowers, CCIM

Senior Broker Associate

813.287.8787 x8

chris@thedirt dog.com

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OLD DIXIE HIGHWAY // HUDSON, FL 34667



Aerials (cont.)



Conceptual Site Plan

SITE INFORMATION:
 PROPOSED LOTS - 25
 MINIMUM LOT SIZE - 60'x100'

TOTAL SITE - 12.55± ACRES
 WETLAND TYPE III ACREAGE - 2.98± ACRES
 DEVELOPABLE ACREAGE - 9.57± ACRES

R-4 ZONING DISTRICT:
 PRINCIPAL STRUCTURE COVERAGE - 45% MAXIMUM
 ACCESSORY STRUCTURE COVERAGE - 20% MAXIMUM

FRONT SETBACK - 20 Ft.
 SIDE SETBACK - 7.5 Ft.
 REAR SETBACK - 15 Ft.

MAX. BUILDING HEIGHT - 35 Ft.
 MIN. BUILDING HEIGHT - 10 Ft.

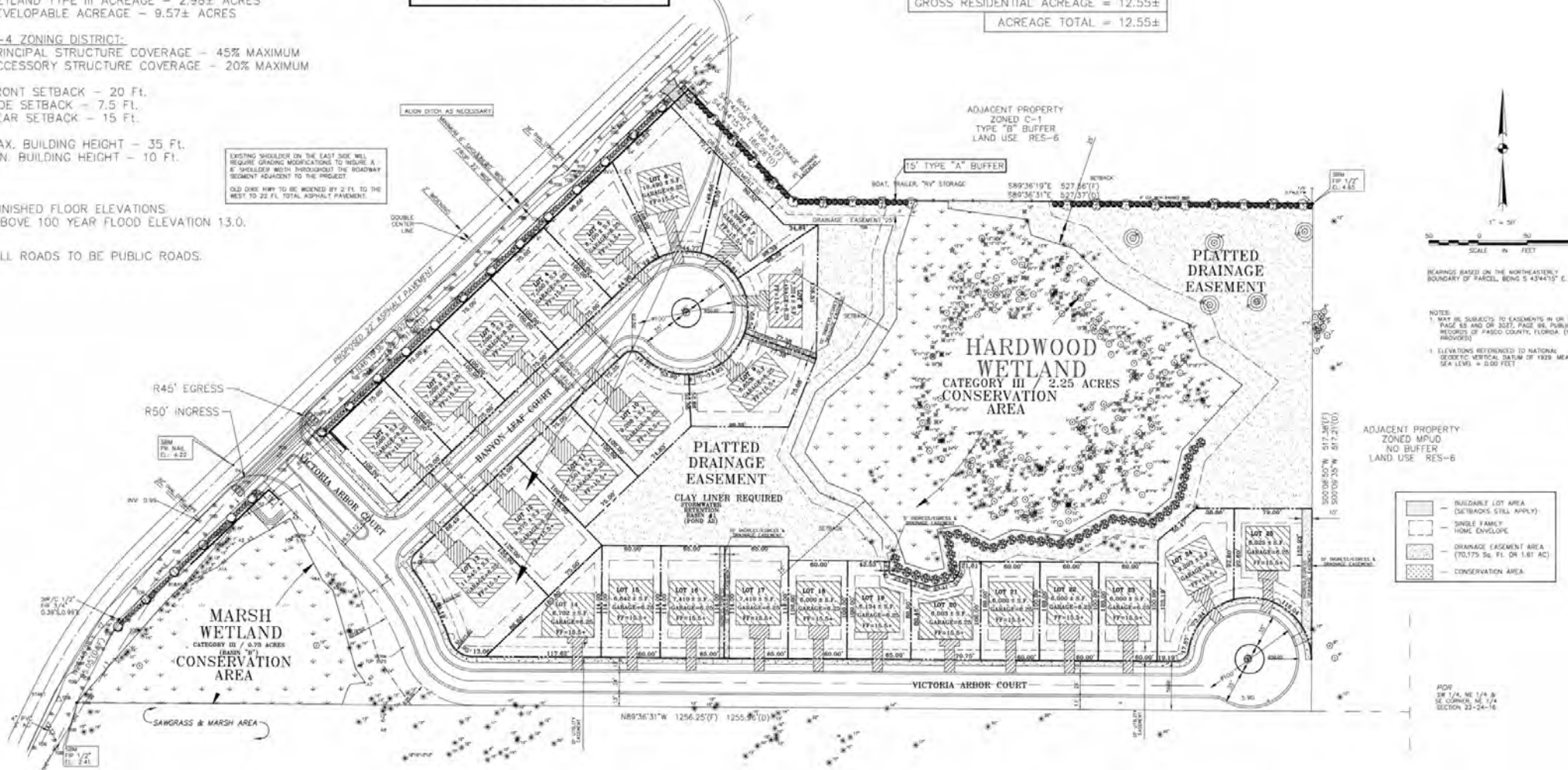
EXISTING SHOULDER ON THE EAST SIDE WILL REQUIRE GRADING MODIFICATIONS TO INSURE A 6' SHOULDER WIDTH THROUGHOUT THE ROADWAY SEGMENT ADJACENT TO THE PROJECT.
 OLD DIXIE HWY TO BE WIDEN BY 2 FT. TO THE WEST TO 22 FT. TOTAL ASPHALT PAVEMENT.

FINISHED FLOOR ELEVATIONS:
 ABOVE 100 YEAR FLOOD ELEVATION 13.0.

ALL ROADS TO BE PUBLIC ROADS.

MODEL SALES CENTER
 LOTS 12 & 13

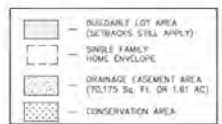
GROSS RESIDENTIAL ACREAGE = 12.55±
 ACREAGE TOTAL = 12.55±



BEARINGS BASED ON THE NORTHEASTERLY BOUNDARY OF PARCEL BEING S 43°44'13" E.

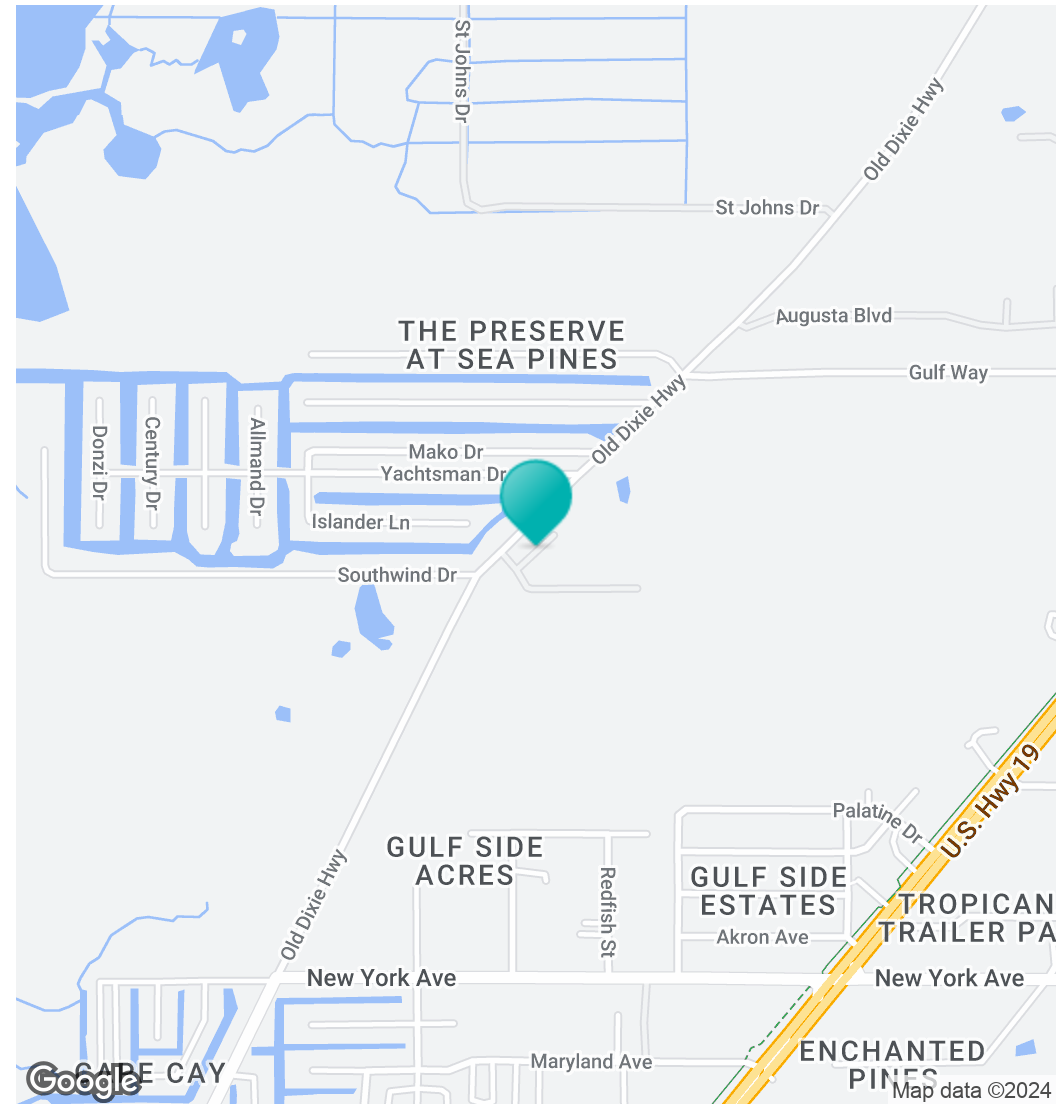
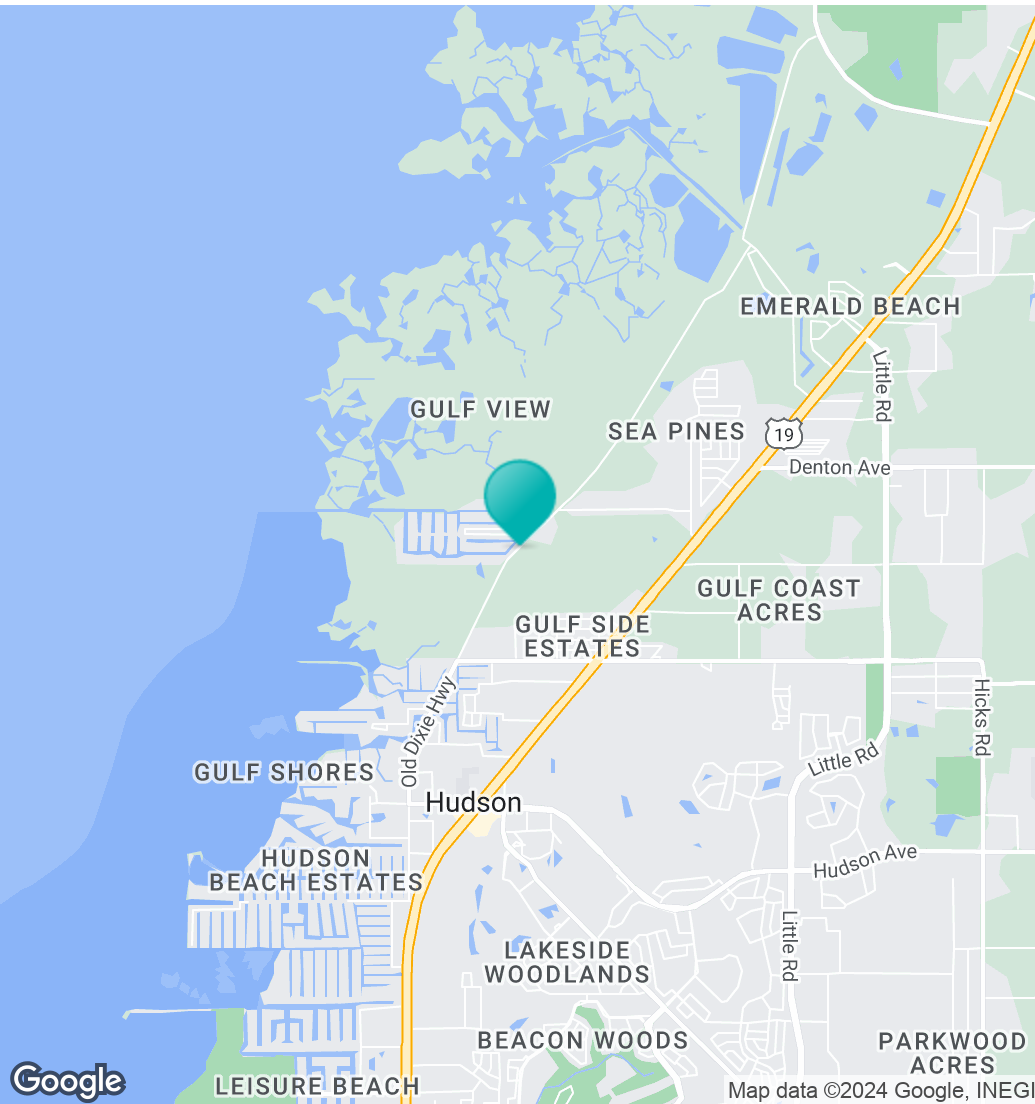
NOTES:
 1. MAY BE SUBJECT TO EASEMENTS IN 08 1448 PAGE 88 AND 08 3027 PAGE 98, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (NOT RECORDED)
 2. ELEVATIONS REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MEAN SEA LEVEL. = 2.00 FEET

ADJACENT PROPERTY
 ZONED MPUD
 NO BUFFER
 LAND USE RES-6



FOR SW 1/4, NE 1/4 & SE CORNER, NE 1/4 SECTION 23-24-16

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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