

2.5 ACRES VACANT LAND

Zoned C2 | Fully Entitled

Land O' Lakes Blvd, Land O' Lakes, FL 34637

**BERKSHIRE
HATHAWAY**
HOMESERVICES

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FOR SALE

- 2.5 acres Vacant Land ready for development
- Zoned C2
- Fully Entitled for 26,300 sf retail or office plaza
- 244± feet of US Hwy 41 Frontage
- 29,500 AADT on Land O' Lakes Blvd/ US Hwy 41
- Mostly Cleared with Utilities, Geo, FDEP, FDOT completed
- Adjacent to future urgent care & wellness center
- Median Household Income - \$101K, US Avg - \$69K
- Possible Co-development opportunity available
- Sale Price: \$2,199,000



AMANDA MAL:HOIT

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Pasco County is one of the best places to live in Florida according to Niche.com. It is no secret; word has spread, and people are moving here and this area is growing in residential and commercial development.

Don't miss out on one of the last parcels of its kind still available and vacant in the heart of Land O' Lakes/Connerton in Central Pasco on US Highway 41/Land O' Lakes Blvd. just minutes from the New City of Angeline and the New Moffitt Cancer Research and Treatment Facility.

This 2.5 acres, zoned C2 commercial parcel is mostly cleared, entirely buildable and Fully Entitled for a 26,000 square foot Office Building, Retail Plaza, Hotel, Daycare Center, or Church, etc. The lift station, county utilities including water, sewage, and gas will be in place. FDOT and FDEP have been or will be completed.



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2022 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. EHO.

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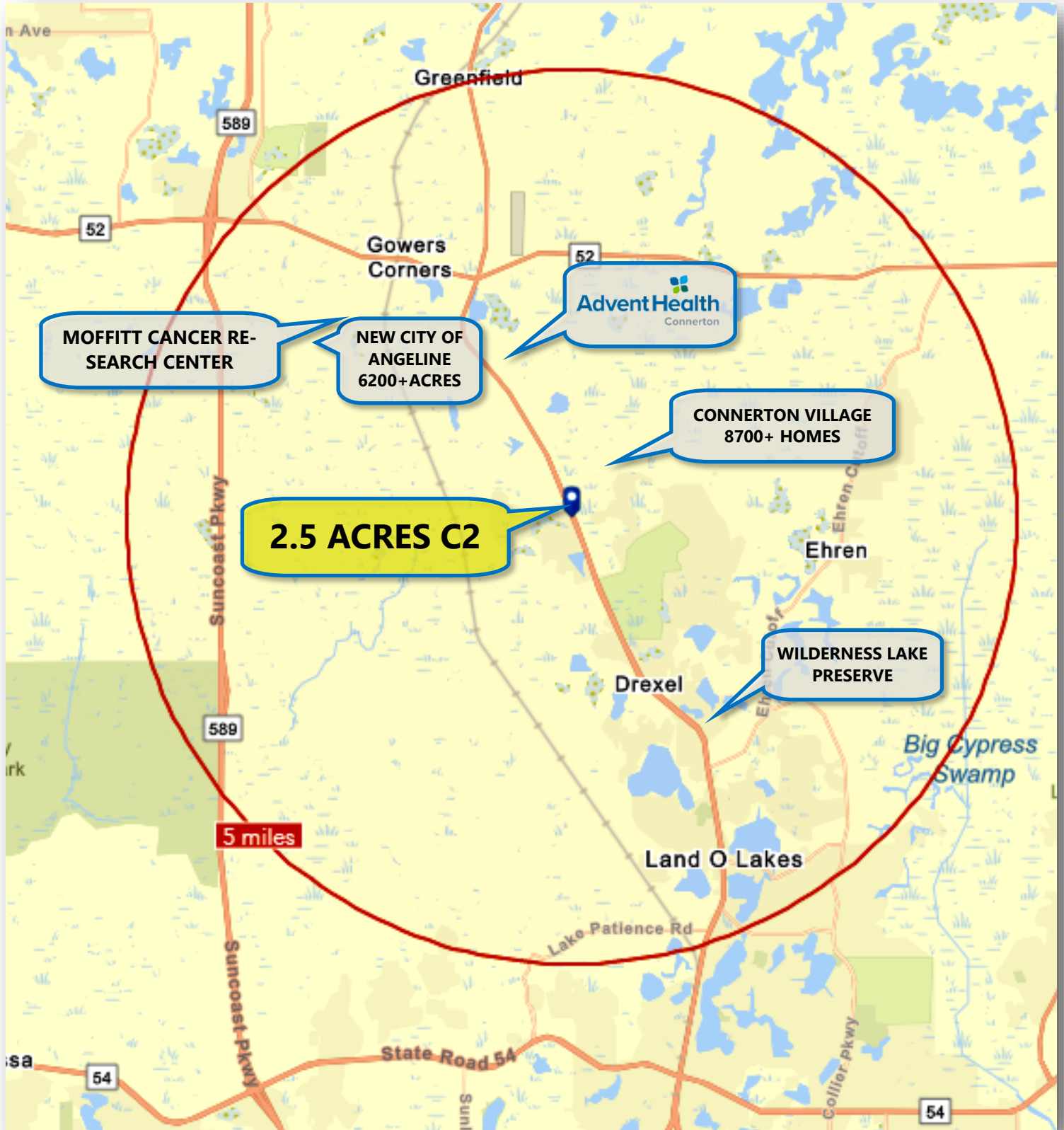
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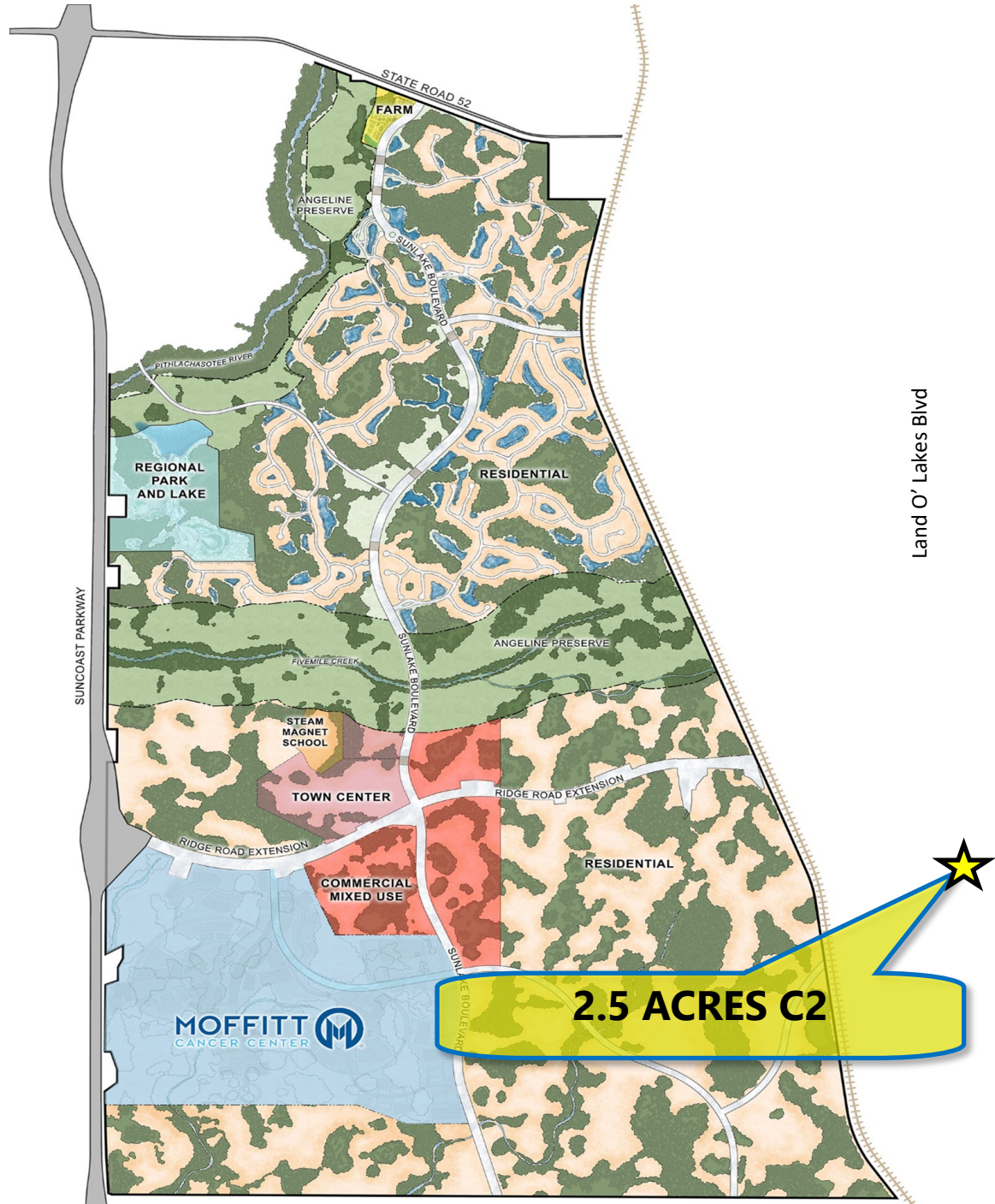
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New: Angeline, Florida

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Angeline will be a bold, groundbreaking, new 6,200+ acre mixed-use, master-planned community that will completely transform Pasco County, Florida.

The visionary team at Metro Development Group has partnered with award-winning homebuilders and an expert team of partners – including H. Lee Moffitt Cancer & Research Institute to create one of Florida's most innovative, healthy and sustainable places to call home, pursue outdoor adventures and be part of a next-generation health and wellness campus.



Angeline will be massive



When completely built out, Angeline is expected to have about **35,000 people**.

The community will be home to H. Lee Moffitt Cancer Center's planned Pasco County 775-acre campus, which is entitled for up to 24 million square feet of planned clinical and research facilities.

Plans include a hospital, research and development space, office, manufacturing, laboratories, pharmacies, educational facility/ university, hotel, and commercial space. The multiyear, multiphase project is expected to create **14,500 jobs**.

Its footprint is larger than downtown Tampa.

<https://lakerlutznews.com/lln/2022/06/102868/>

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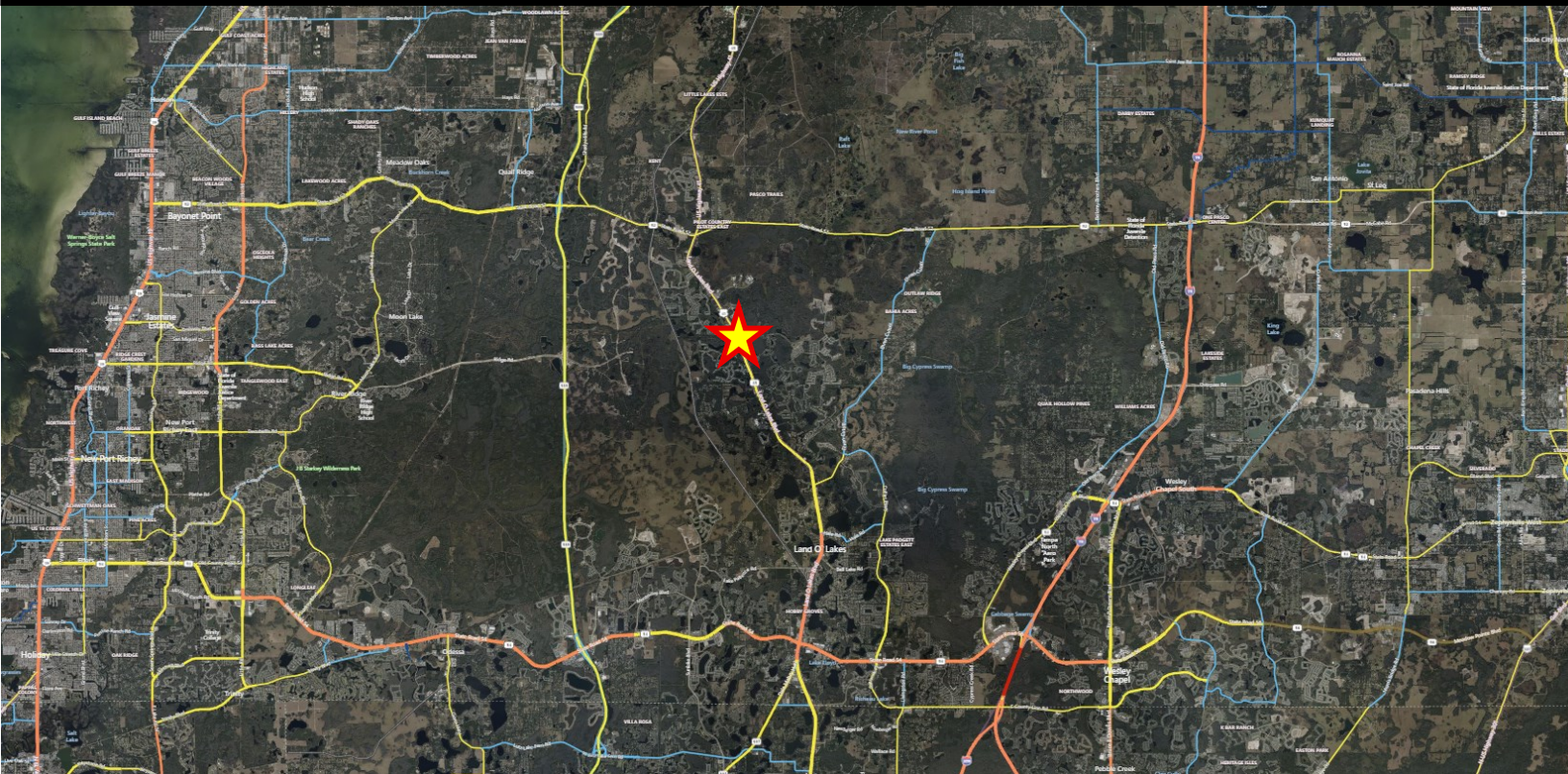
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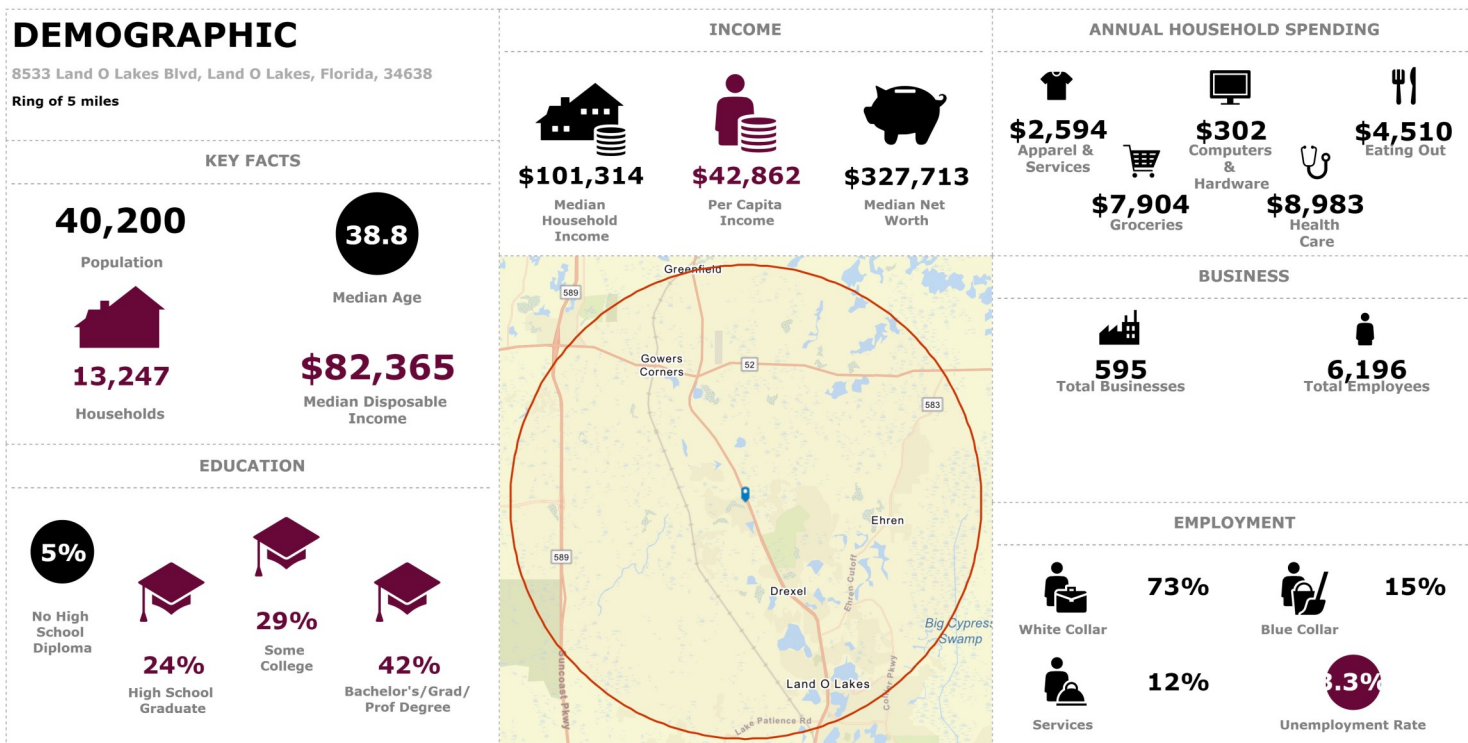
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Demographics (5-mile radius)



This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.