

HIGHLY VISIBLE 0.51± ACRE PROPERTY

200' Frontage on SR 54

15002 Ogden Loop, Odessa, FL 33556

**BERKSHIRE
HATHAWAY** | FLORIDA
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GROUP

COMMERCIAL DIVISION



FOR SALE

- 0.51± Acres Land
- Property is relatively flat and clear
- Being rezoned OPO1—expected to be completed by February 2024
- Property sits directly across from other properties zoned OPO1
- Frontage: 200' on SR 54
- Traffic Count: 54,000 on SR 54
- Sale Price: \$475,000



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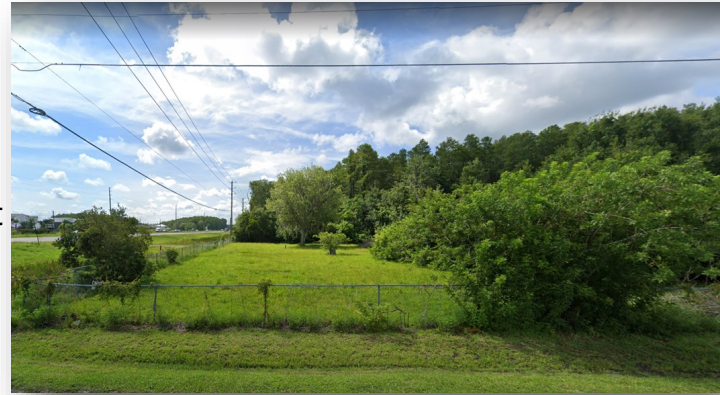
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HIGHLY VISIBLE 0.51± ACRE PROPERTY

200' Frontage on SR 54

15002 Ogden Loop, Odessa, FL 33556

Looking for the perfect location to establish your business? Look no further than this commercial piece of land! Located on a busy commuter highway, SR 54, just 1.5 miles west of the Suncoast Parkway, this 0.51-acre property boasts an impressive 200 feet of frontage on SR 54, ensuring high visibility for your business. The property is relatively flat and clear, making it easy to build on and develop.



Currently zoned ORMH, but currently going through the rezoning process. It is being rezoned OPO1 (Office/Professional) and the process is expected to be completed by the end of January. The property sits directly across from other properties already zoned OPO1, which means you'll have plenty of potential business neighbors. The traffic count on SR 54 is an impressive 54,000, making this property an ideal location for a business that relies on a steady stream of customers. Don't miss out on this amazing opportunity to establish your business in a prime location!

AREA DEMOGRAPHICS (20 MINUTE DRIVE TIME)

