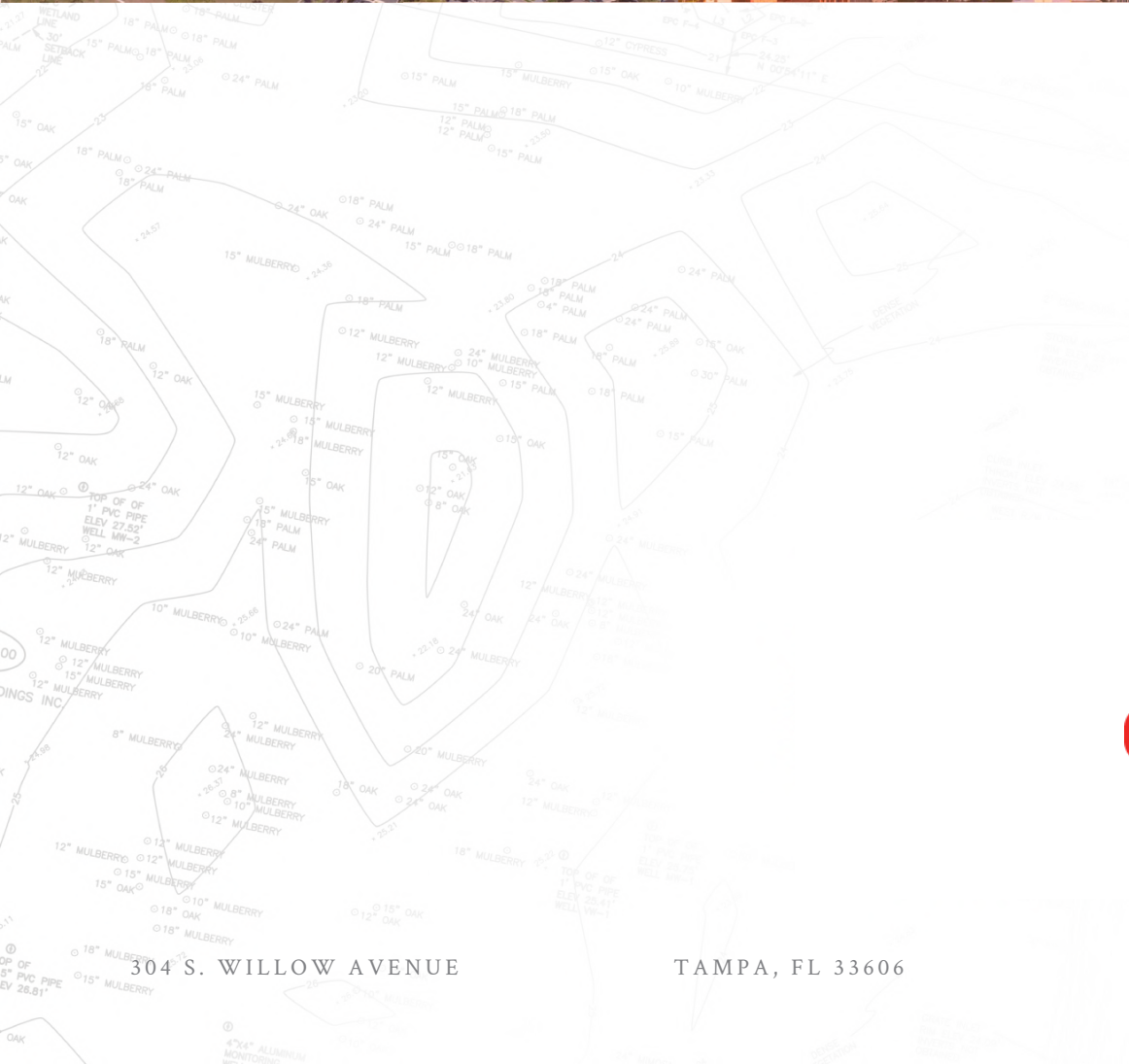
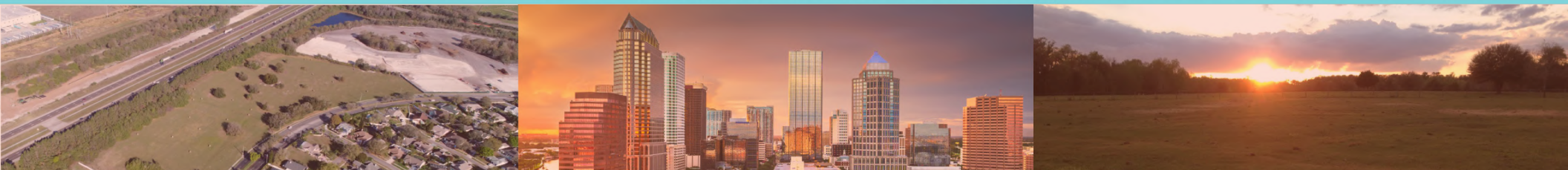


We know this land.



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 8.2 acres of commercial land on County Road 52 in Pasco County. It has 210 feet of frontage on the highway and is located within the city of San Antonio.

The property was rezoned to PUD within the City of San Antonio. This allows for a wide range of commercial uses and entitlements are in place for future development. The PUD allows for all C-2 (General Commercial) zoning uses, and includes a 200 foot setback at the rear of the property. Examples of permitted uses include but are not limited to: self-storage, retail, medical, contractor's office and storage, restaurants, hotel, building supply, and machinery repair.

LOCATION DESCRIPTION

The property is located on the north side of County Road 52 in San Antonio in Pasco County. The parcel sits between Mirada Boulevard and Curley Street. Mirada is a 0.5 miles away, Saint Leo University is 1.6 miles away, and Lake Jovita is 1.5 miles away. Local shops, restaurants, and medical are located within half of a mile.

There is rapid growth occurring near the property, with projects including Double Branch, Mirada, Abbey Crossings, Leo at Cypress Creek, Q Terra, Villas at Connected City, and DHIC Mirada combining for more than 11,000 homes planned or under construction. Additionally, there's a new Advent Health Hospital and Publix just down the road, as well as (planned) Amazon and Target 1M+ SF distribution centers.

SIZE

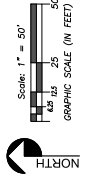
8.2 acres

ZONING

PUD that allows for C-2 (General Commercial) uses

PRICE

\$3,200,000



DESCRIPTION:
Wetland Conservation Area
Wetland Conservation Line 'A'
Wetland Conservation Line 'B'

- NOTES:
1. No underground lines or improvements have been located other than those shown.
2. LANDMARK ENGINEERING & SURVEYING CORPORATION'S
3. This survey set out the approximate and original end of all Florida Registered Surveys & Appraisals.

FLOOD ZONE
Flood Zone 'A'
Flood Zone 'B'
Flood Zone 'C'

- LEGEND:
1. 1" = 50'
2. 1" = 10'
3. 1" = 20'

Summary table with columns: PROPERTY, AREA, PERCENTAGE OF TOTAL AREA, VOLUME. Includes data for Wetland Conservation Area and Flood Zones.

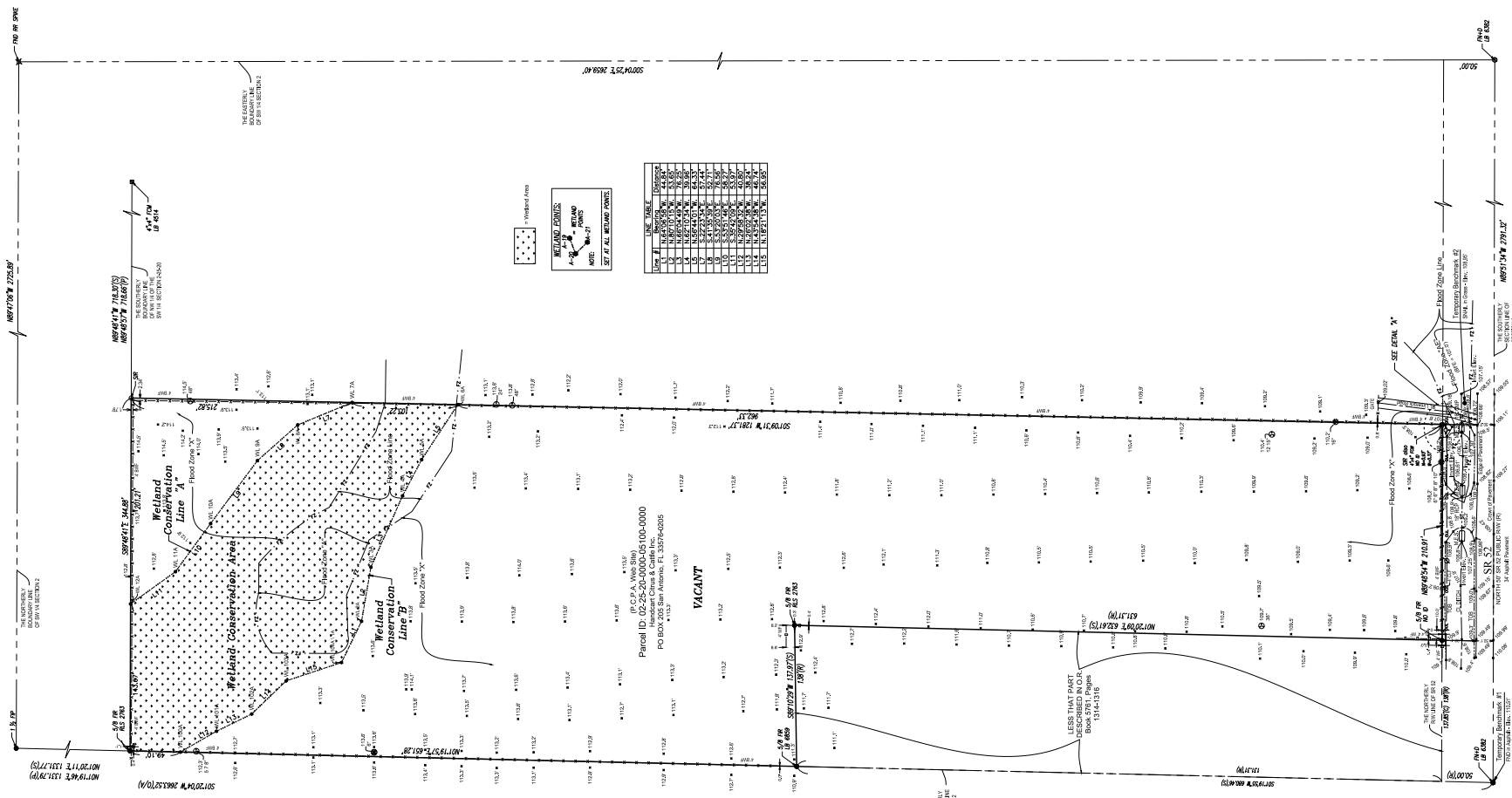
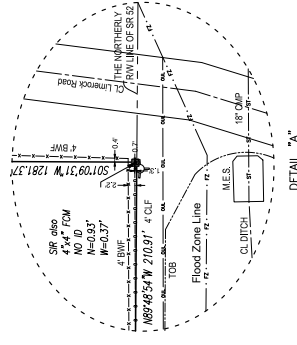


Table with columns: LINE, MARK, BEARING, DISTANCE, AREA, VOLUME. Lists survey points and associated data.



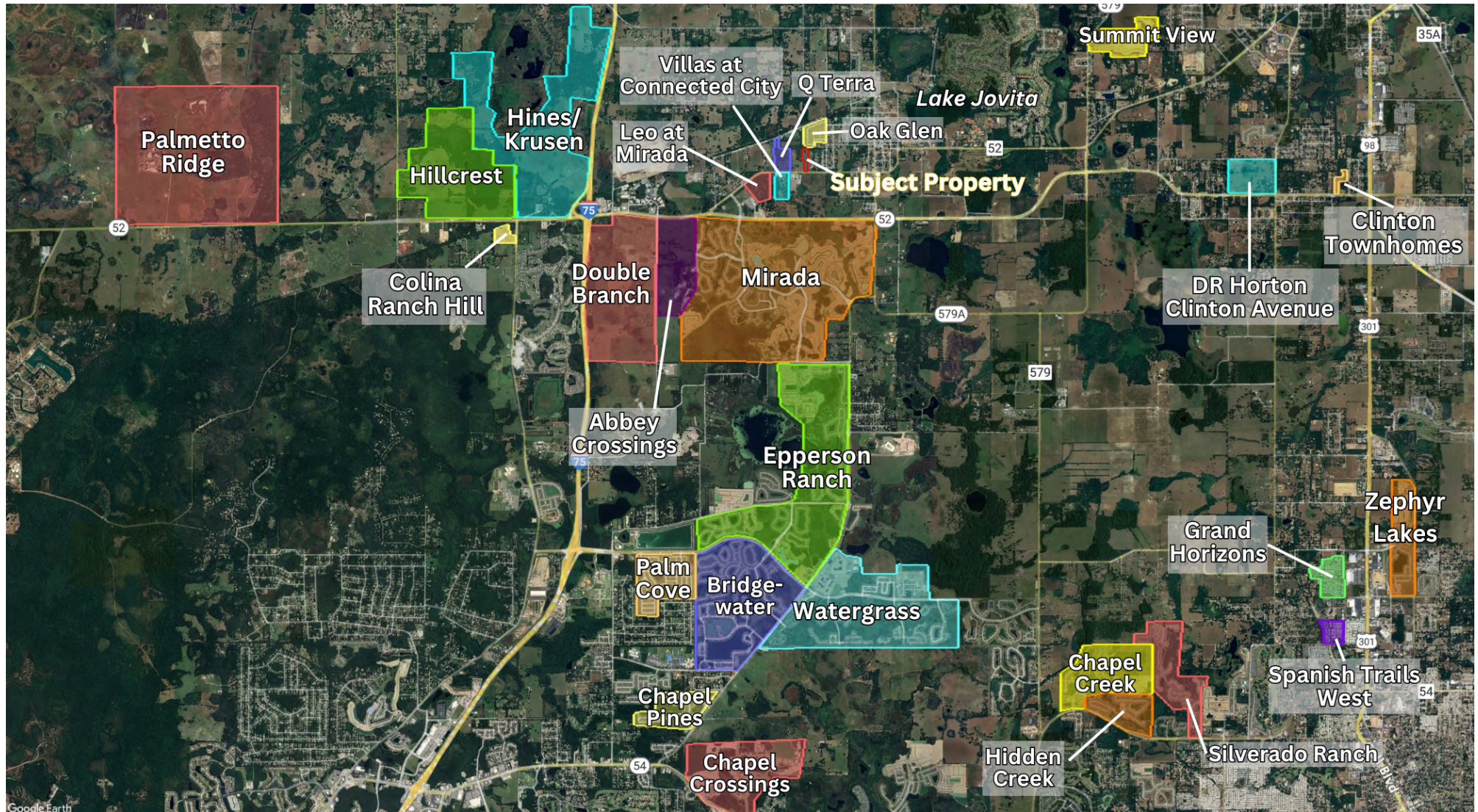
BOUNDARY & TOPOGRAPHIC SURVEY
(WITH TREE LOCATIONS)
This Survey Certified To: Fred Cross Moving Systems, Inc.

REVISIONS table with columns: Description, Date, Drawn, Checked, Other. Lists project revisions.

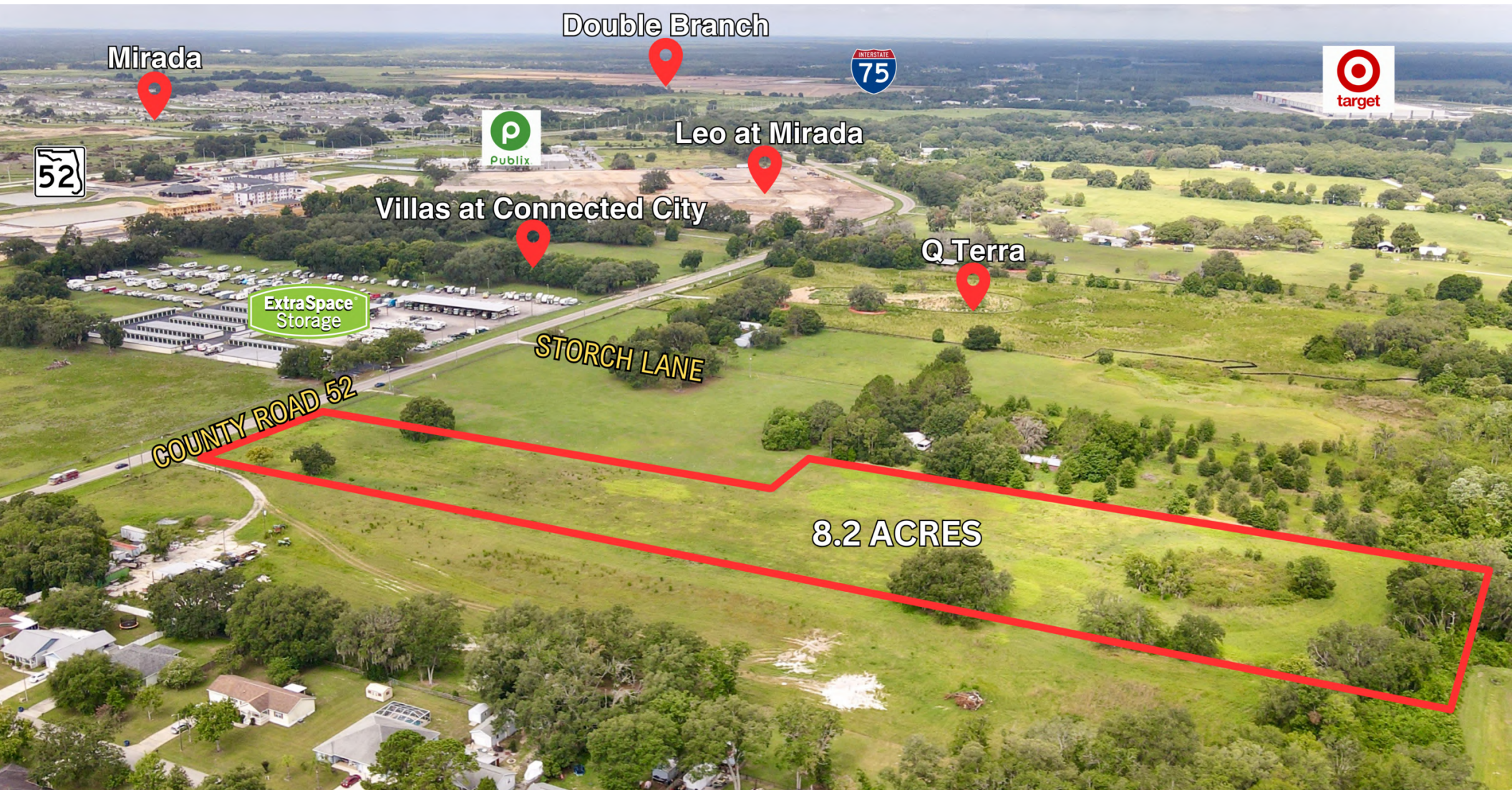
LANDMARK ENGINEERING & SURVEYING CORPORATION
Professional Surveyor's seal and company information.

Eshenbaugh LAND COMPANY
The Dirt Dog logo and company branding.

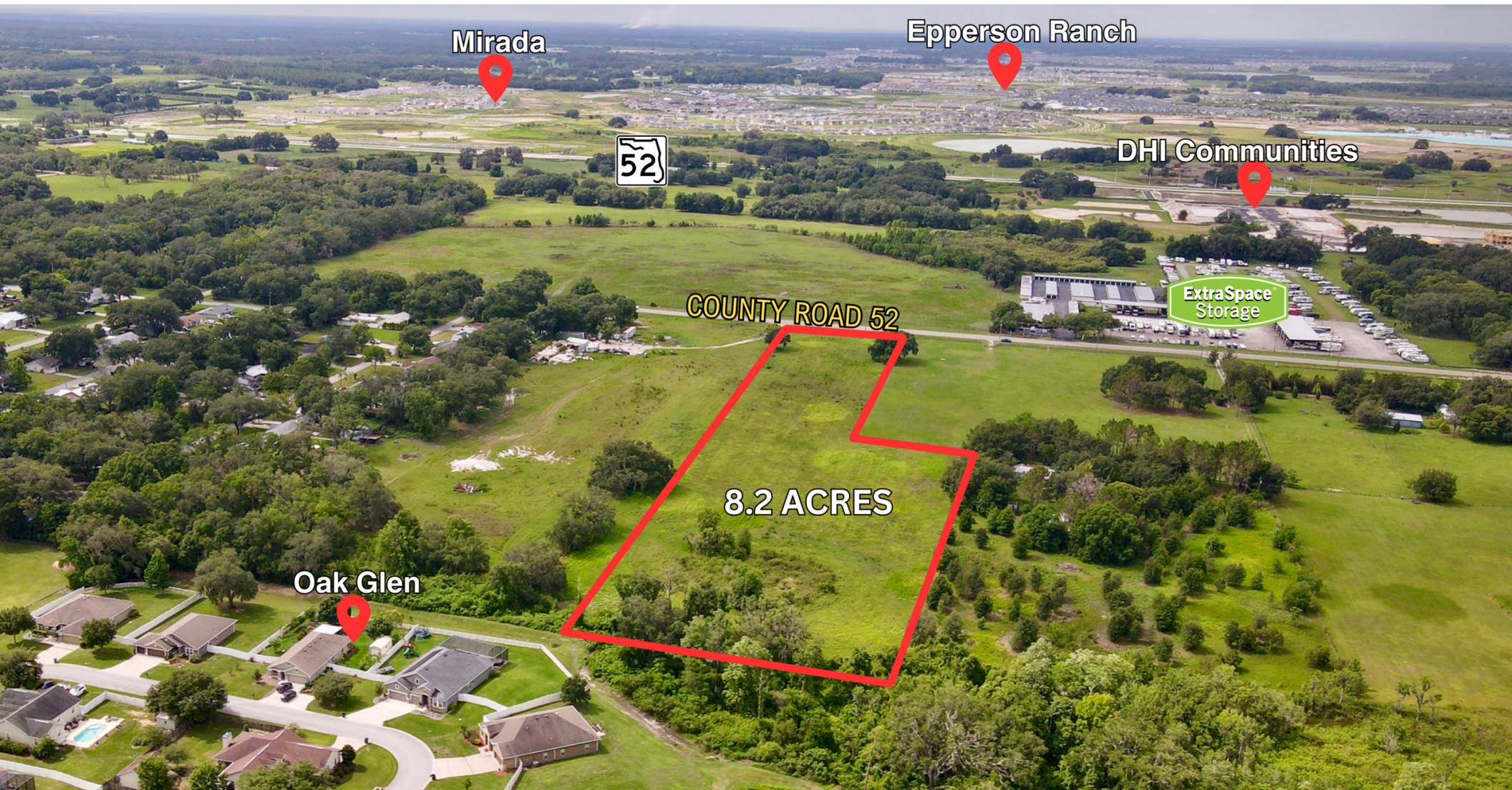
Development Map



Developmental Aerial



Developmental Aerial



Drone Aerials



Demographics Map & Report

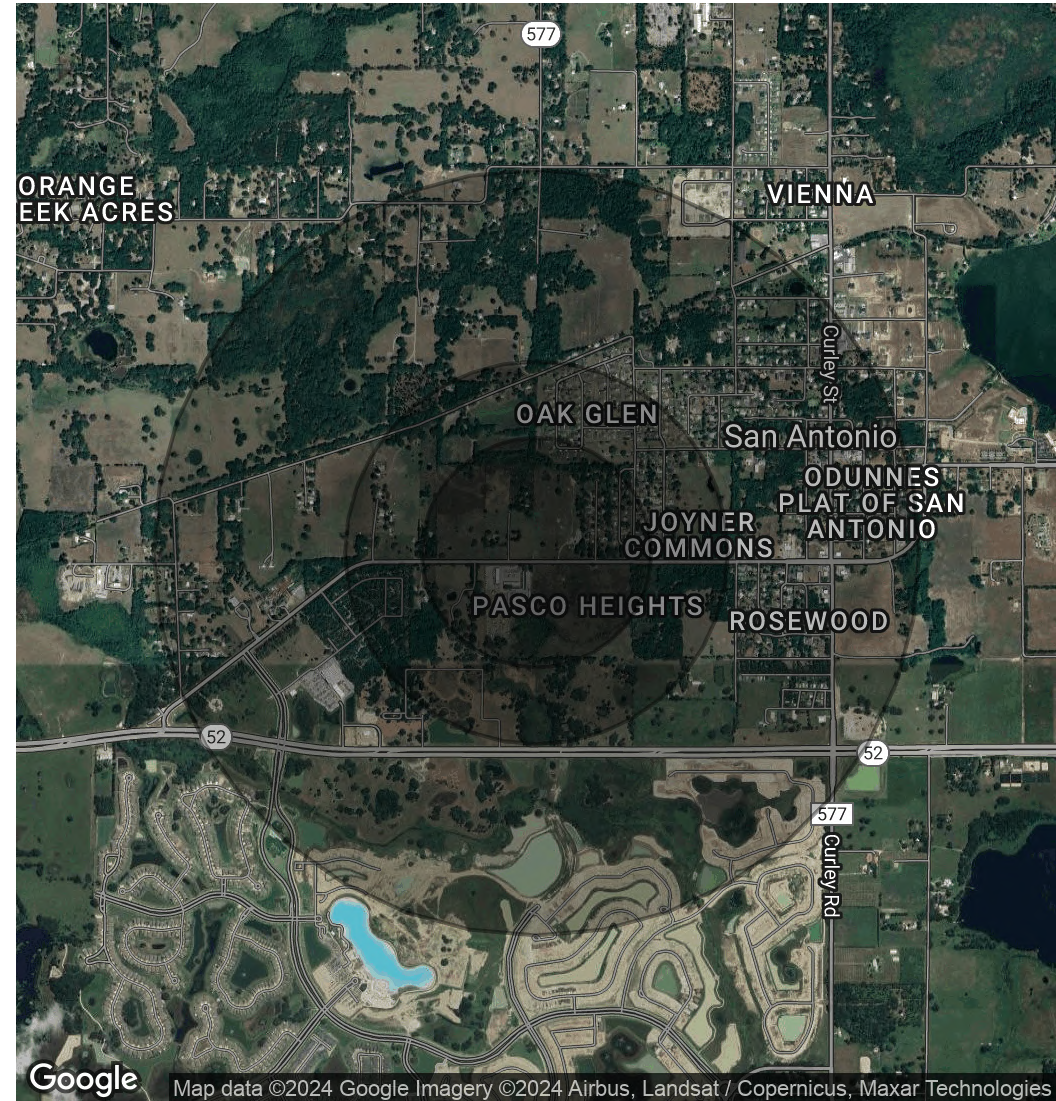
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	122	524	1,556
Average Age	42	42	39
Average Age (Male)	42	42	39
Average Age (Female)	43	43	39

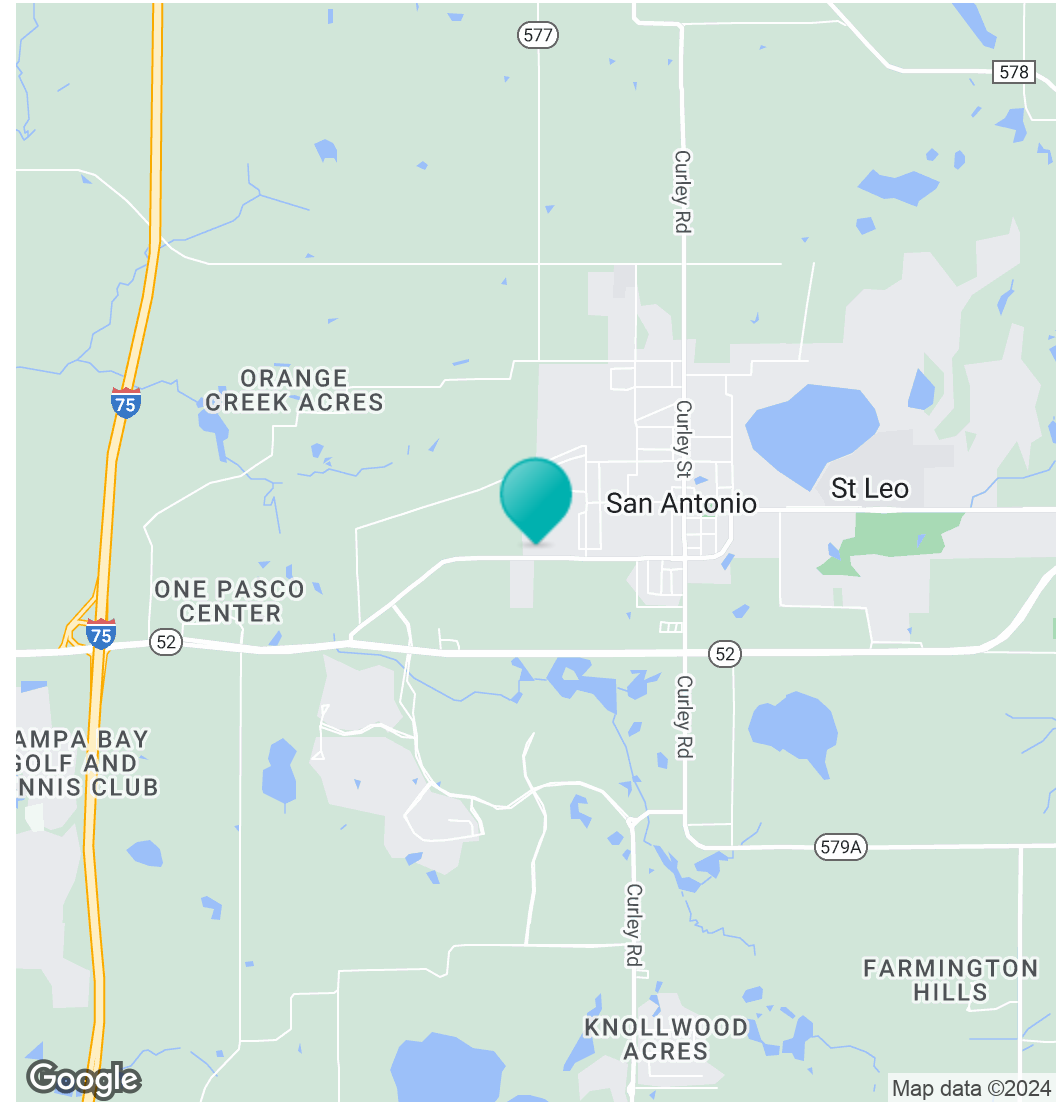
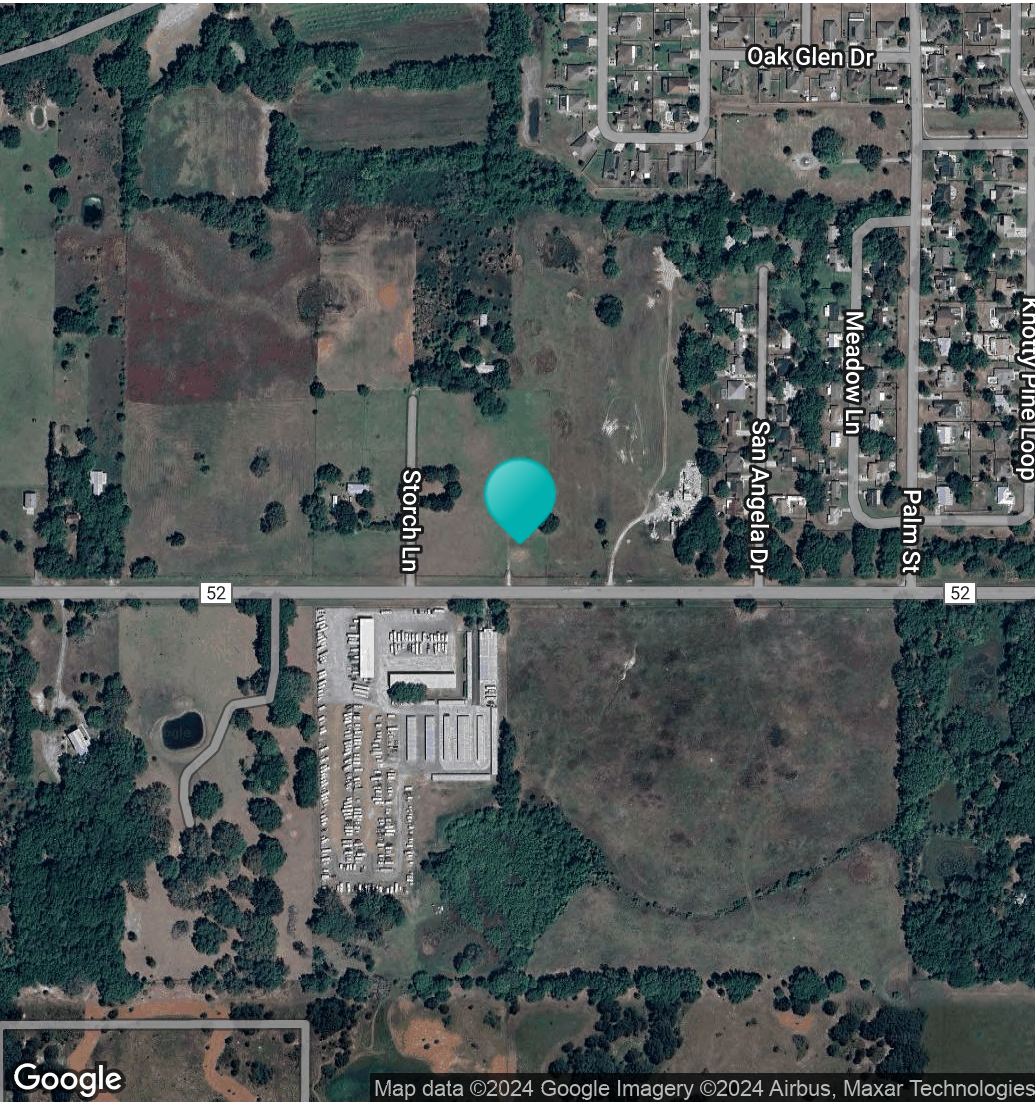
HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	48	209	514
# of Persons per HH	2.5	2.5	3
Average HH Income	\$112,649	\$112,650	\$126,482
Average House Value	\$461,708	\$461,702	\$497,738

Demographics data derived from AlphaMap



Location Maps



Confidentiality & Disclaimer

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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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.