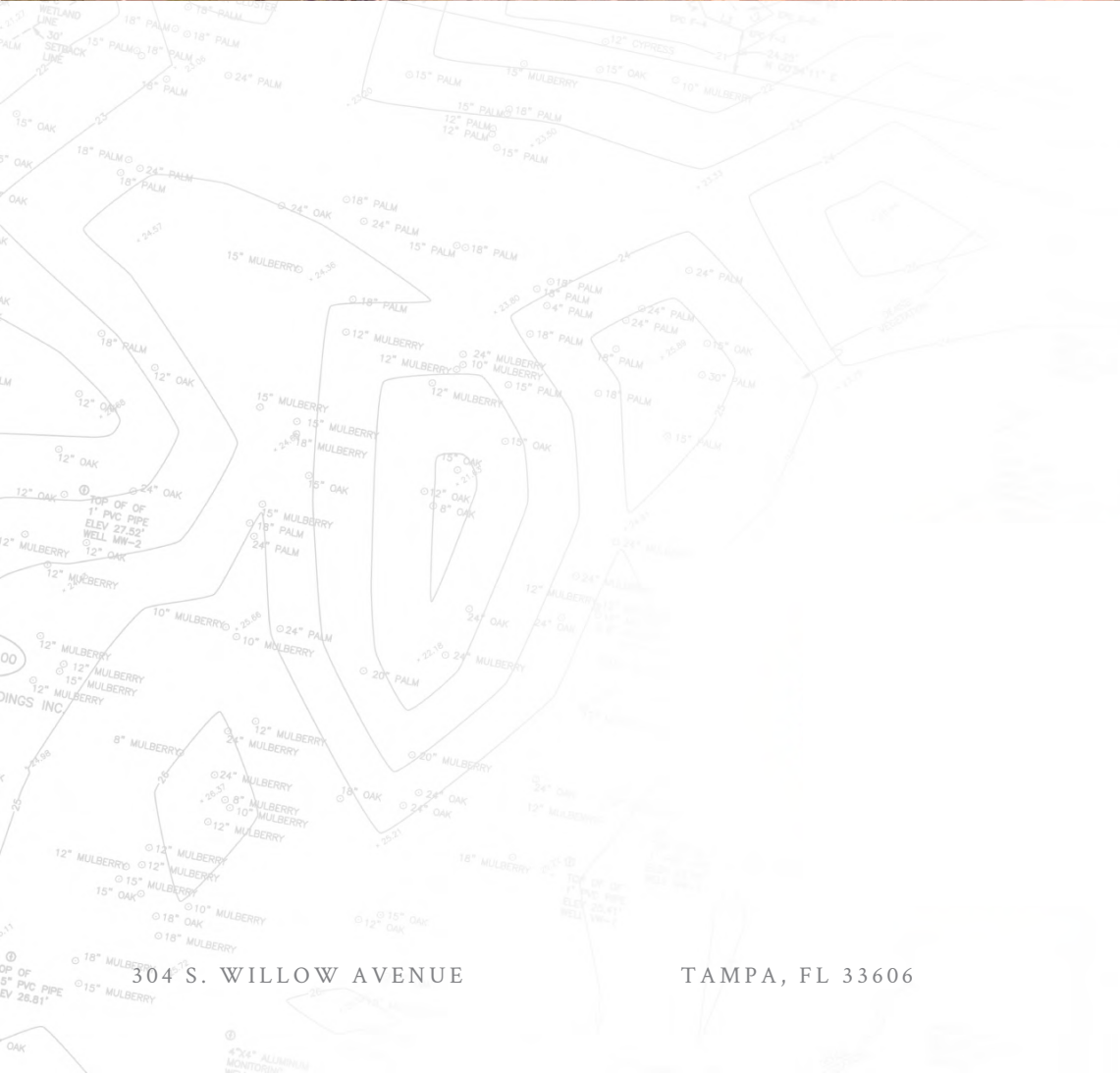


We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

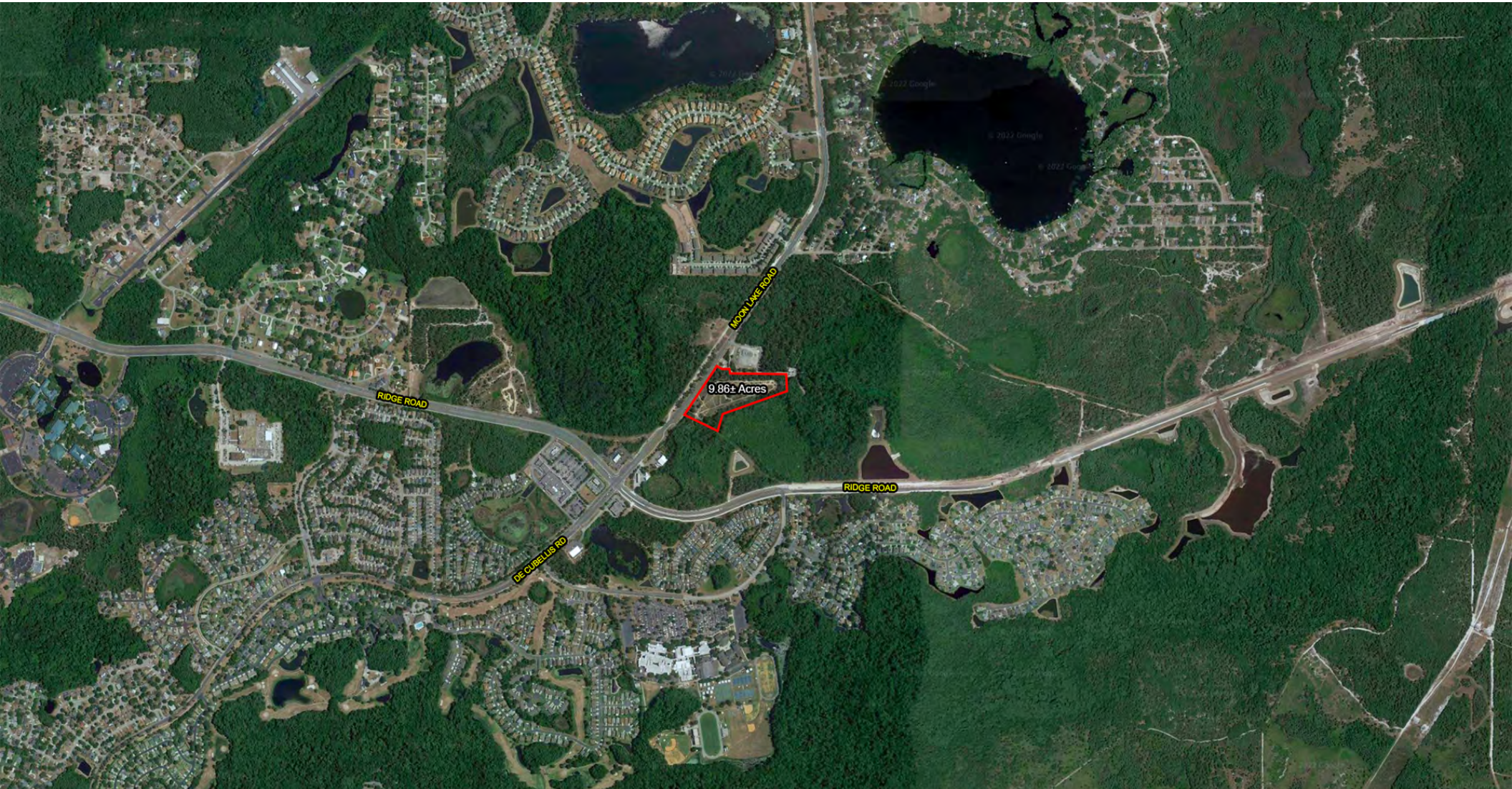
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

This 9.86± acre property is zoned PD (Planned Development), is fully entitled and has site plan approval from Pasco County for 224 apartment units within four (4) four-story buildings. The site is ideally suited for apartments, and has approvals for a 'Left-In, Left-Out' turn lane and median cut for ingress/egress. Utilities are located proximate to the site with 8" water line across the street and 12" sewer line at the site w/ adjacent lift station.

LOCATION DESCRIPTION

The property is located along Moon Lake Road just North of the intersection of Moon Lake Road and Ridge Road in New Port Richey, FL 34654. The site is within close proximity to a 60,000 sf Publix-anchored shopping center, Pasco-Hernando State College, River Ridge Middle/High School and the recently completed Ridge Road Extension connecting Ridge Road to the Suncoast Parkway to the east where Moffitt Cancer Center's new 1.4 million square foot campus (named Speros) is under development just 5 miles east at Angeline. The Moffitt project will be a magnet for biotech and life sciences industries, with Phase I construction of a 128,000 square foot corporate business park. The campus is estimated to be completed within 5 years and Pasco County has committed \$25 million to support the project. Angeline is a new 6,200 acre master planned development under construction that will contain approximately 7,500 homes at build-out.

PROPERTY SIZE

9.86 Acres

ZONING

PD (Planned Development), fully entitled and site plan approval for up 224 apartments

PARCEL ID

29-25-17-0000-00400-0020

PROPERTY OWNER

Moon Lake Road Venture, LLC

PRICE

BROKER CONTACT INFO

Chase Collier, CCIM

Sales Associate

813.287.8787 x3

chase@thedirtdog.com

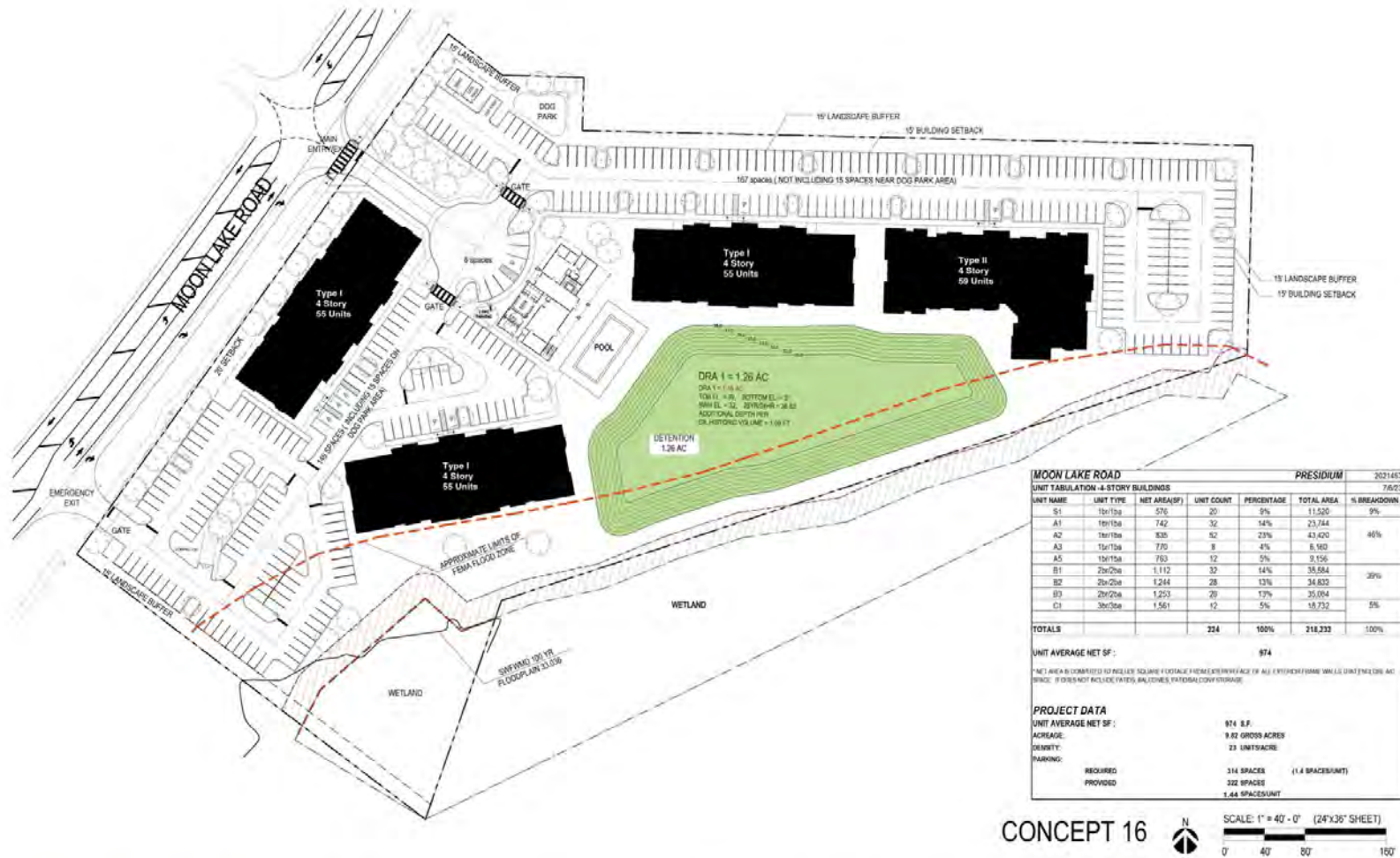
Aerial



Architectural Rendering - Typical Building



Approved Site Plan



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5329 Alpha Rd., Suite 200, Dallas, TX 75242 | 972.751.9626 | www.humphreys.com

PRESIDIUM

ARCHITECTURAL SITE PLAN

July 6, 2023

MOON LAKE ROAD

New Port Richey, FL

HPAF 21453

Demographics Map & Report

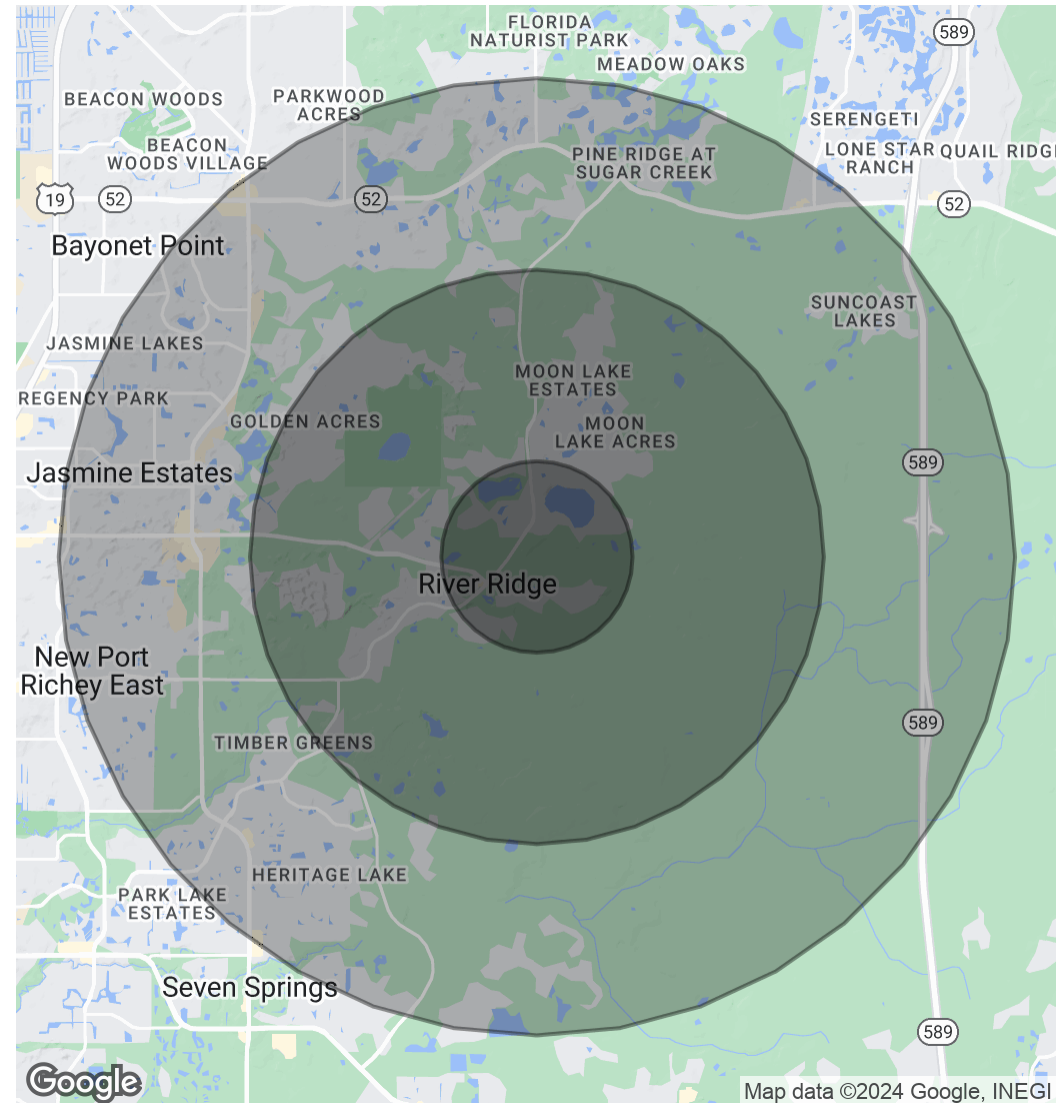
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,330	17,822	91,567
Average Age	44	45	46
Average Age (Male)	43	44	45
Average Age (Female)	45	46	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,643	6,927	38,183
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$107,219	\$100,168	\$81,013
Average House Value	\$350,623	\$337,091	\$270,896

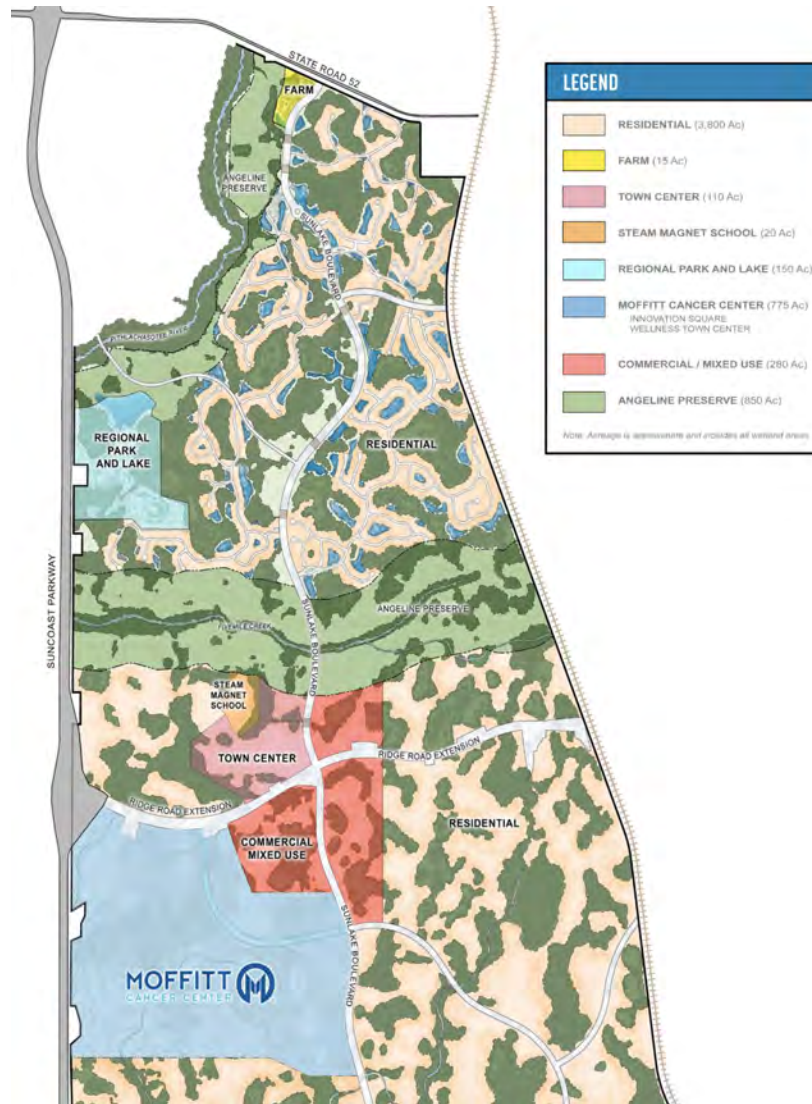
* Demographic data derived from 2020 ACS - US Census



Regional Map



Angeline Master Plan



Moffitt Campus - Phase I Under Construction

H. LEE MOFFITT CANCER CENTER & RESEARCH INSTITUTE



775 ACRES

Bigger than Downtown Tampa and located in Pasco County near the future intersection of the Suncoast Parkway and Ridge Road Extension. It will be easily accessible from Tampa International Airport and major interstates.

16 MILLION SQUARE FEET

The multi-year, multi-phase project will include lab, office, manufacturing and clinical space. It could also be home to classrooms, teaching kitchens, health clubs and a performing arts center.

14,500 NEW JOBS

The campus will be a magnet for biotech and life sciences enterprises and innovation that will bring together new partners and collaborators.

Source:

<https://moffitt.org/endeavor/Pasco/index.html>



Angeline Magnet School - Recently Completed

Angeline Academy of Innovation (AAI) is an Innovative STEM Dedicated Magnet School apart of the Pasco Pathways School Choice program. AAI offers three primary pathways including Bio-Design, Cybersecurity, and Engineering & Robotics. AAI also offers 2 supplementary pathways of study, including Artificial Intelligence & Machine Learning and Entrepreneurship.



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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.