

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial Overview



30.7± Acres

39,500 AADT



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 30.7± acres in an Opportunity Zone within unincorporated Pasco County. The site is situated conveniently along the six-lane major thoroughfare of US 19, boasting 890 feet of frontage to traffic counts of 39,500 AADT.

The site is currently zoned C-2, which allows for a variety of general commercial uses. Any residential uses would require a Master Planned Unit Development (MPUD) rezoning. The property is located within the Future Land Use designation of ROR (Retail/Office/Residential), where commercial, residential, and hospitality uses are permitted as long as the use does not exceed 75% of the developable acreage. The ROR designation allows up to 24 units per acre.

This site may qualify for multifamily/apartments under the Live Local Act, but Pasco County has been opposed to Live Local. Please call broker for details.

LOCATION DESCRIPTION

The property is located at the northwest corner of US 19 & Sea Pines Drive in Hudson, FL. The property is situated between two major east/west thoroughfares of County Line (5 miles to the north) and State Road 52 (4.5 miles to the south) allowing easy accessibility.

PROPERTY SIZE

30.7 Acres

ZONING

C-2

FUTURE LAND USE

ROR (Residential/Office/Retail)

PRICE

\$4,300,000

BROKER CONTACT INFO

Bill Eshenbaugh, ALC,CCIM

Senior Advisor/President

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Overview Facing South

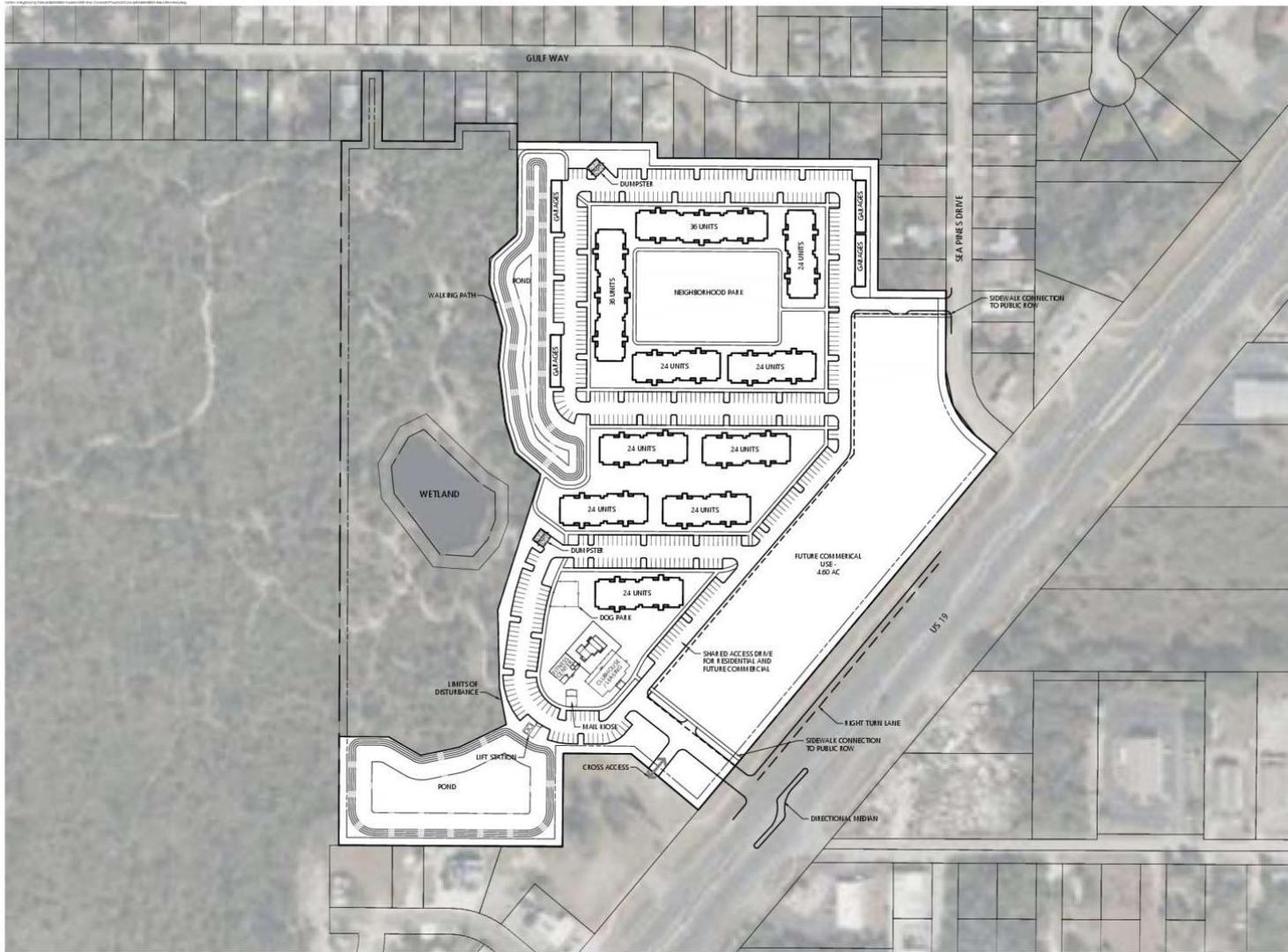


30.7± Acres

Overview Facing North



Site Plan



Site Data Table

| | |
|--|--|
| SITE LOCATION: | 561 CORNER US 19 AND SEA PINES DRIVE HUDSON, FLORIDA |
| PROPERTY AREA: | 30.42 ACRES |
| APPROXIMATE PROJECT AREA: | 22.00 ACRES |
| MASTER STORMWATER AREA: | 380 ACRES |
| COMMERCIAL OUTPARCEL AREA: | 400 ACRES |
| EXISTING USE: | VACANT |
| PROPOSED USE: | MULTI-FAMILY APARTMENTS & COMMERCIAL |
| PROPOSED UNITS: | 264 UNITS (2 BEDROOM/9) |
| REQUIRED PARKING: | |
| APARTMENTS: | 528 SPACES (2 SPACES/UNIT) |
| VISITORS: | 60 SPACES (0.25 SPACES/UNIT) |
| TOTAL: | 588 SPACES |
| 15% ALLOWABLE REDUCTION IN PARKING FOR TRANSIT STOP: | |
| TOTAL REQUIRED PARKING: | 505 SPACES |
| PROPOSED PARKING: | 505 SPACES |

Demographics Map & Report

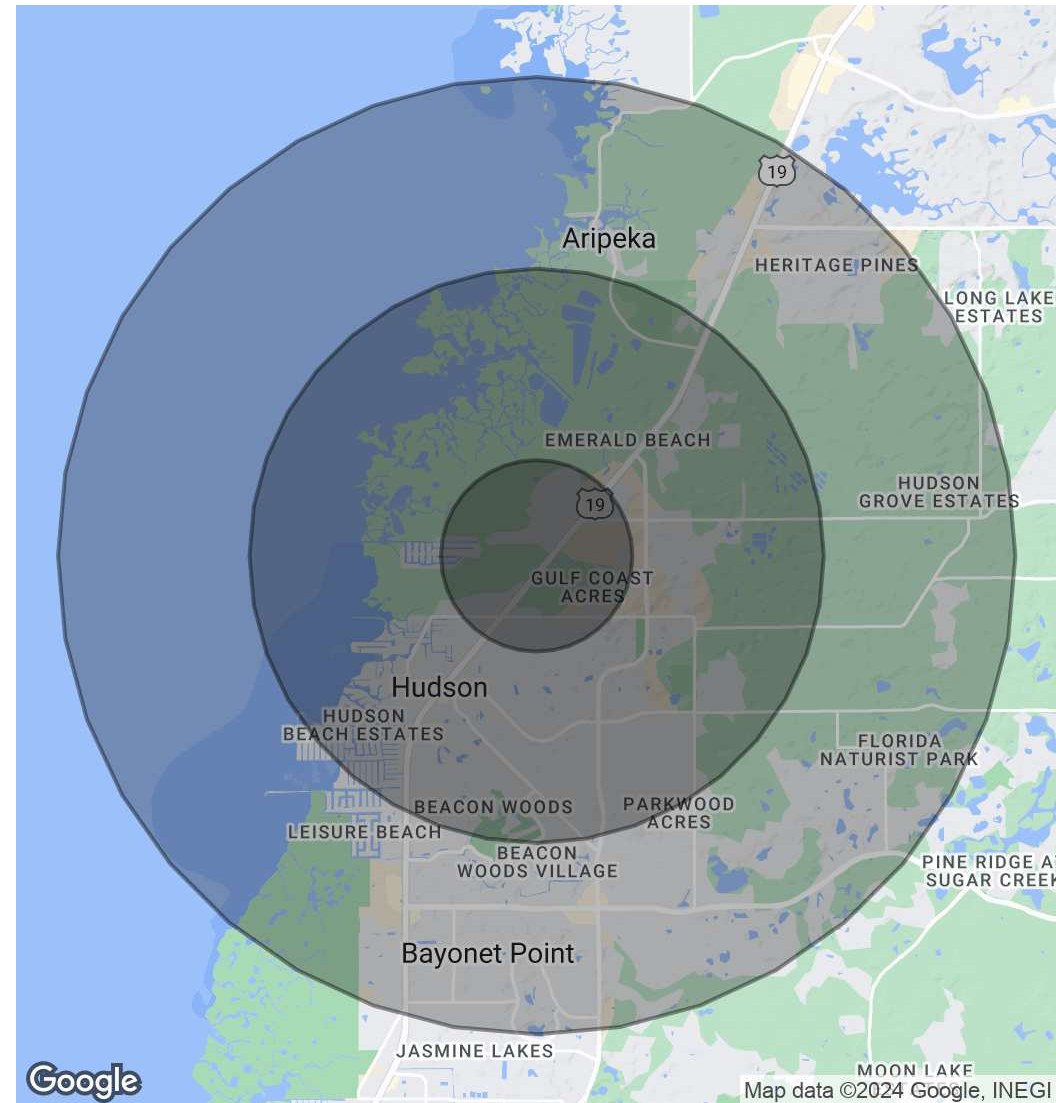
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,805 | 21,237 | 57,553 |
| Average Age | 48.2 | 54.4 | 51.4 |
| Average Age (Male) | 51.1 | 53.6 | 50.3 |
| Average Age (Female) | 44.1 | 54.8 | 52.4 |

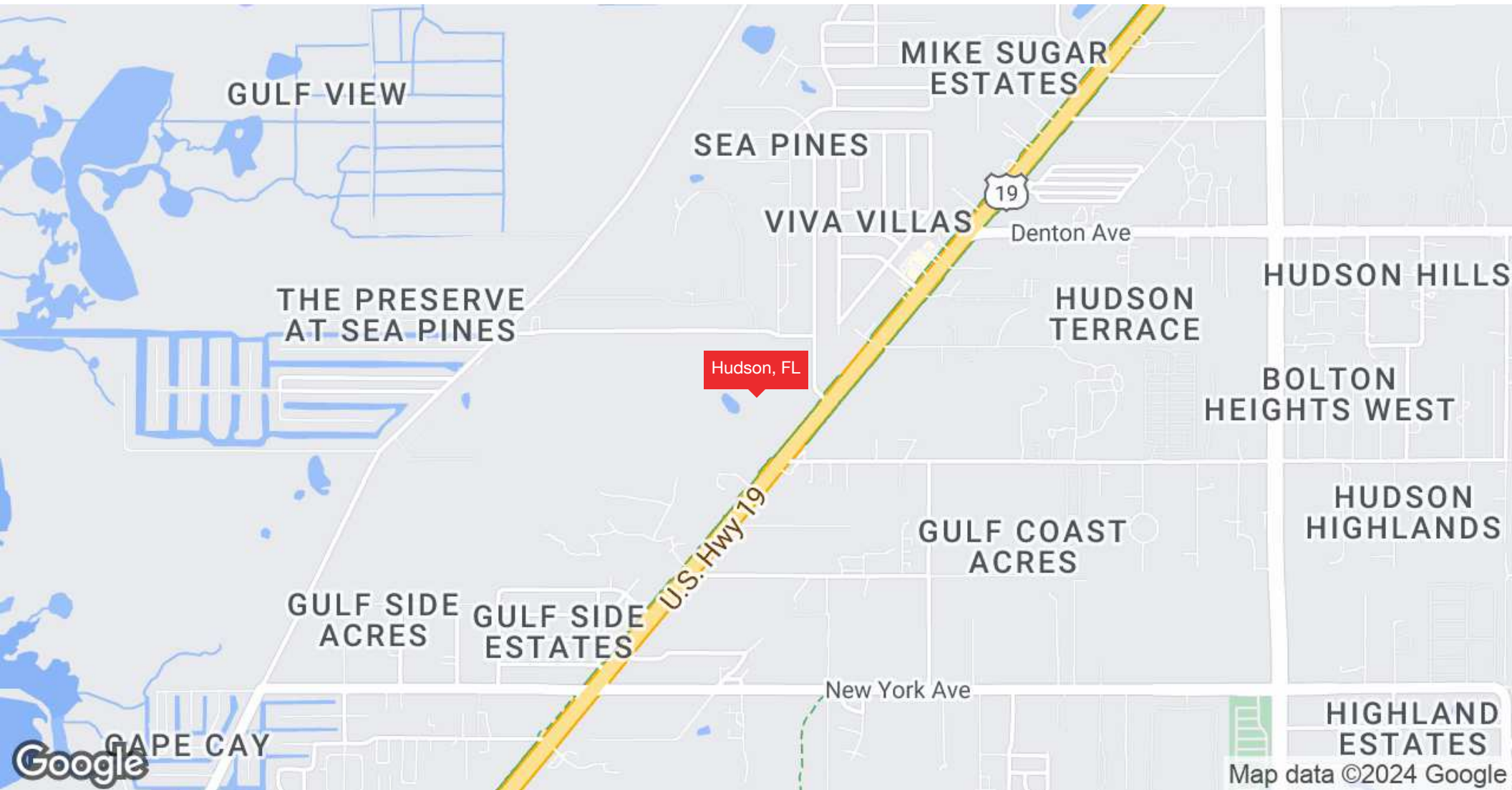
HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,101 | 12,484 | 32,532 |
| # of Persons per HH | 1.6 | 1.7 | 1.8 |
| Average HH Income | \$43,541 | \$46,610 | \$42,406 |
| Average House Value | \$103,611 | \$153,205 | \$127,638 |

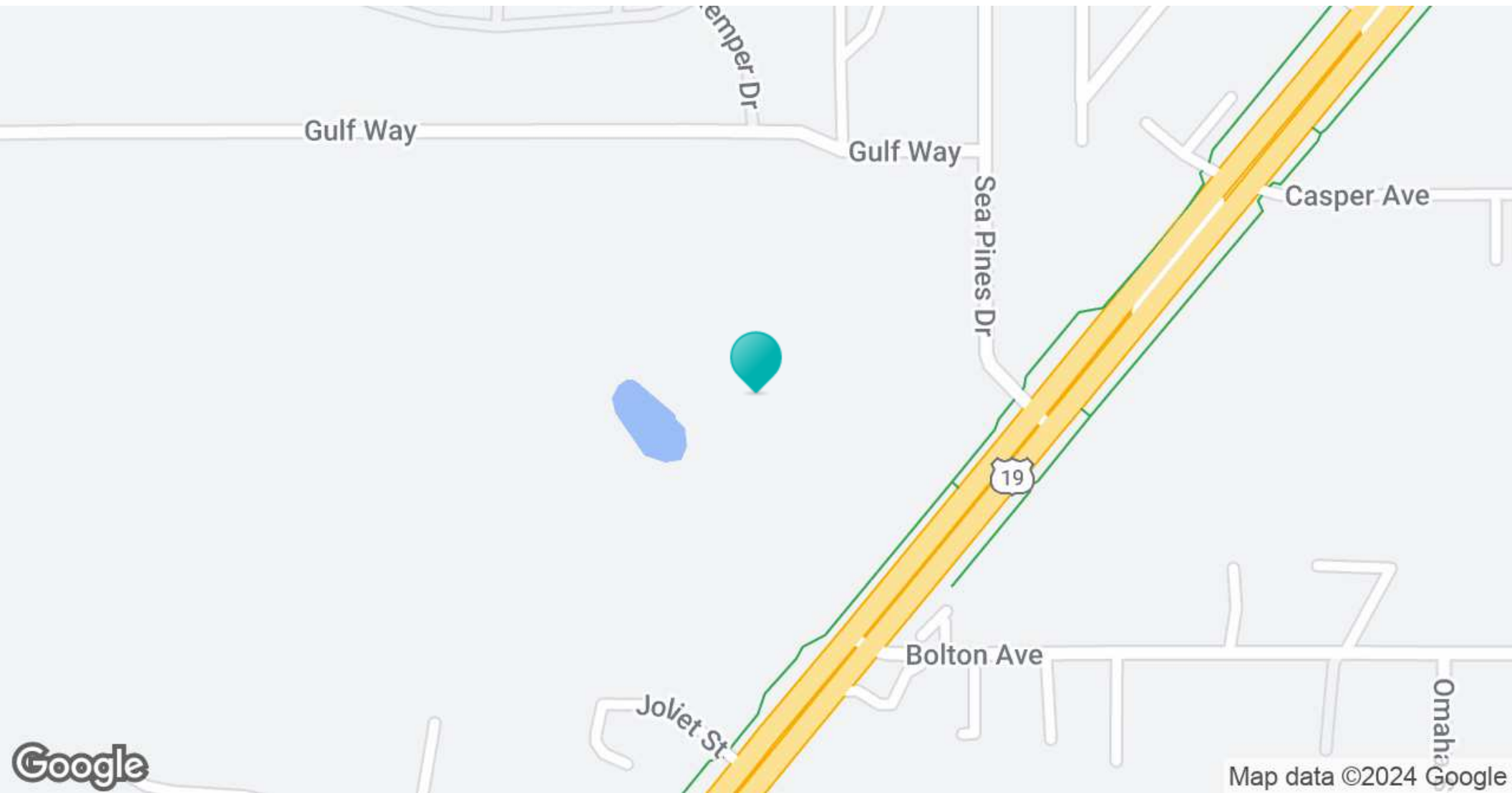
2020 American Community Survey (ACS)



Regional Map



Location Map



IO US 19 & SEA PINES // 15553 U.S. HIGHWAY 19 HUDSON, FL 34667

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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.