

# We know this land.



# Eshenbaugh

LAND COMPANY

The Dirt Dog



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TAMPA, FL 33606

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[www.thedirtdog.com](http://www.thedirtdog.com)



**INDUSTRIAL**

**SUNLAKE BLVD**

**GRAND PARKVIEW BLVD**

**INDUSTRIAL**

**AADT 58,000**

**1.39± ACRES**

**CUBESMART self storage**

**Wendy's**

**Publix**

**verizon**

**WELLS FARGO**

**BayCare**

**FirstWatch**

**BLAZE BREA**

**MISSION BBQ**

**STARBUCKS COFFEE**

**TRUIST**

**BEEF O' BRADY'S**

**publix**

**Great Clips**

**TIRE CHOICE**

**MENTMORE BLVD**

**BAINBRIDGE sunlake**

**HCA Florida Healthcare**

**TGH**

**Andy's**

**smalls SLIDERS**

**Swig**

**GREEN LANE**

**MAVIS DISCOUNT TIRE**

**7 ELEVEN**

**CALICOFFEE**

**SUNLAKE HIGH SCHOOL HOME OF THE SEAHAWKS**

**PARKVIEW AT LONG LAKE RANCH**



# Site Plan



# Property Description

## PROPERTY DESCRIPTION

This offering includes the opportunity to ground lease within Long Lake Ranch at the southeast corner of SR 54 & Sunlake Blvd. Long Lake Ranch is a 163± acre development located in Pasco County South of SR 54 consisting of residential, medical, office, hotel, and commercial entitlements. Mattamy Homes is currently finishing construction on the residential subdivision that consists of over 350 single family homes and town houses. There is a traffic signal that has been approved and will be operational in Q1 2024. Tenants in the development include Tampa General Hospital, HCA, Andy's Frozen Custards, & 7-11.

## LOCATION DESCRIPTION

Southeast corner of Sunlake Blvd and SR 54 in Pasco County

## MUNICIPALITY

Pasco County

## PROPERTY SIZE

1.07 Acres, 1.39 Acres & 2.07 Acre (Parcel can be subdivided) Currently Available

## ZONING

PD - Allows for commercial, retail, office, and hotel

## PARCEL ID

27-26-18-0000-00700-0010

## GROUND LEASE ASKING PRICES

Contact Broker

## BROKER CONTACT INFO

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# Aerial



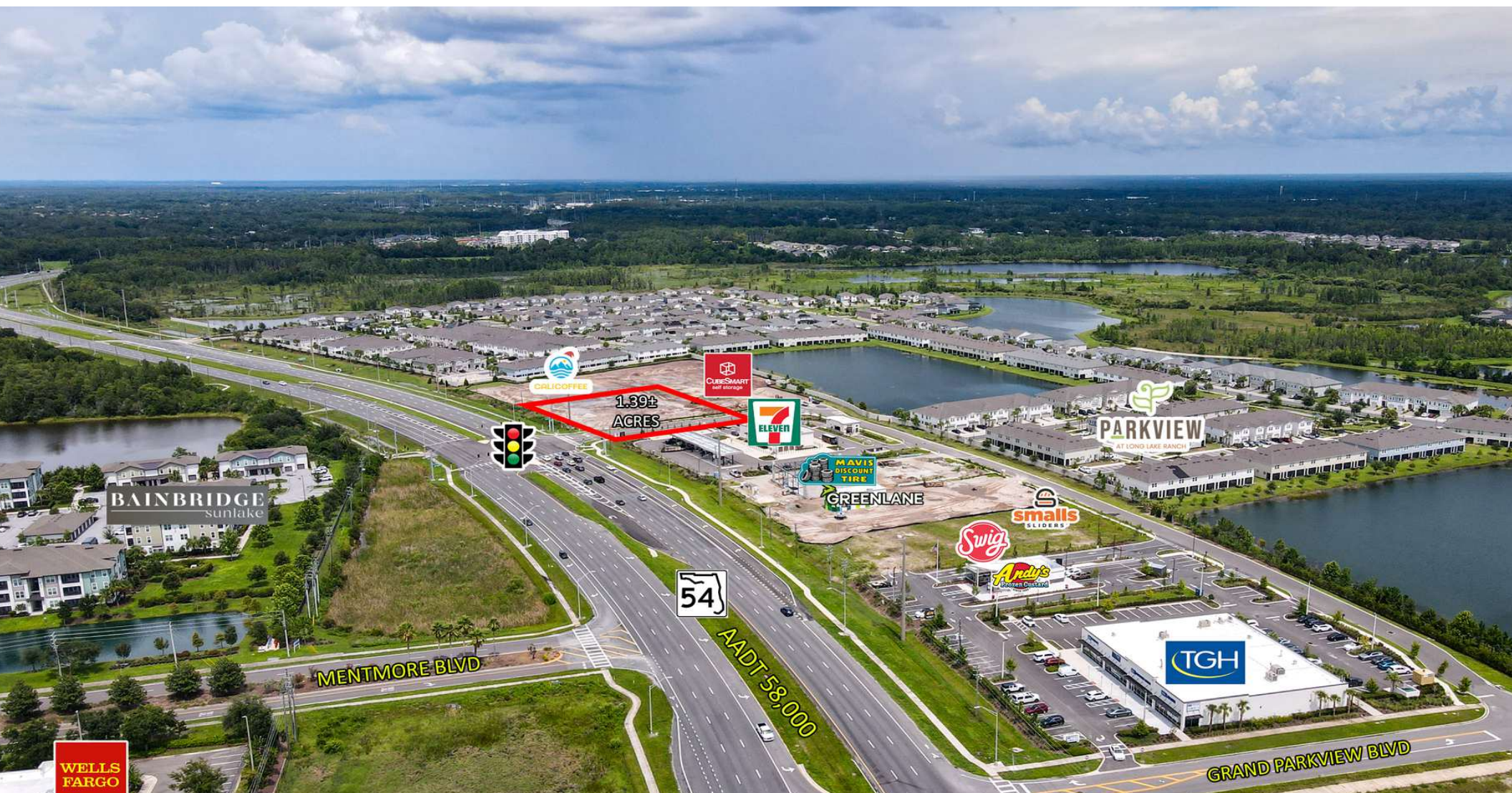


# Aerial



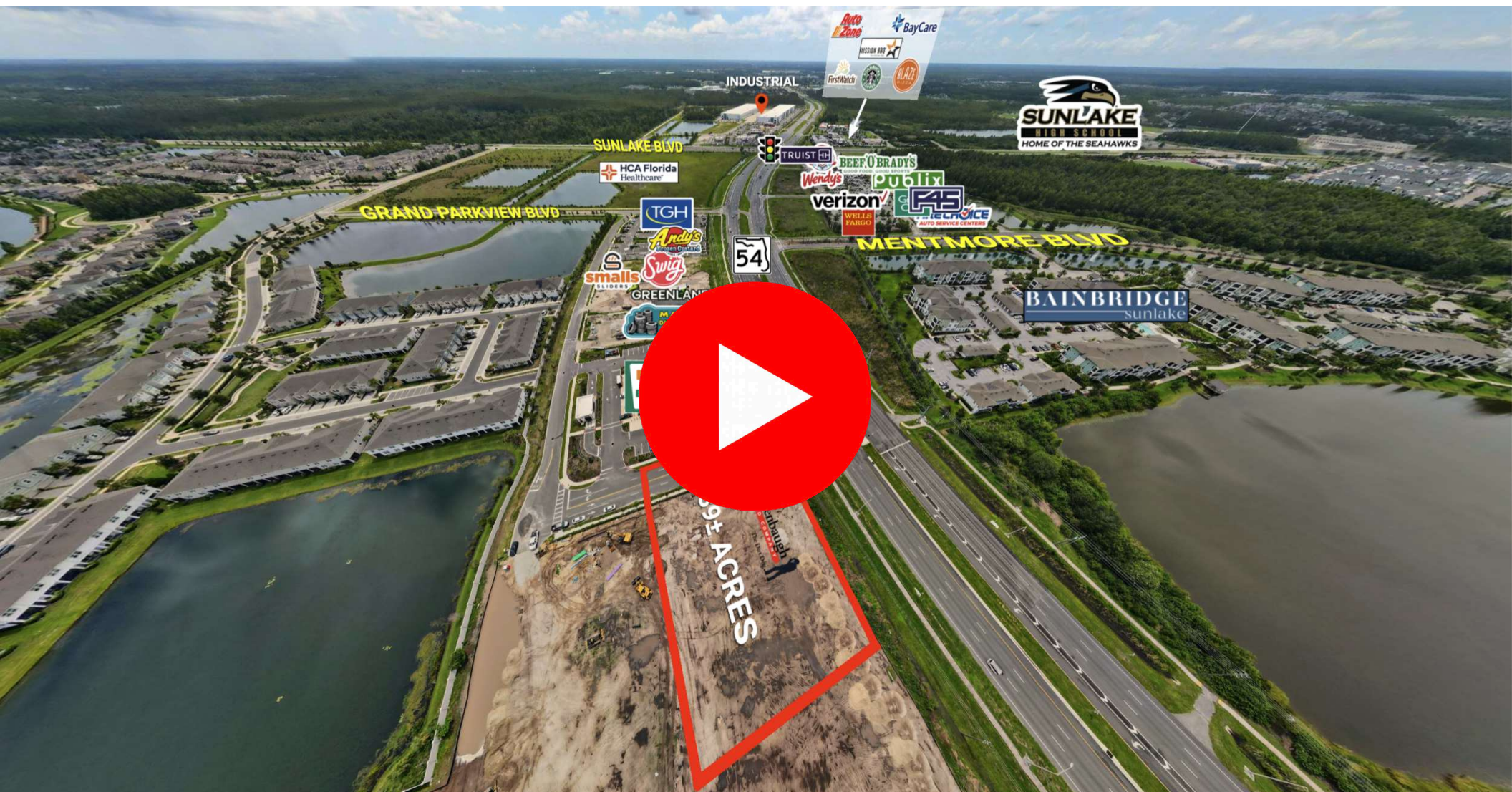


# Aerial



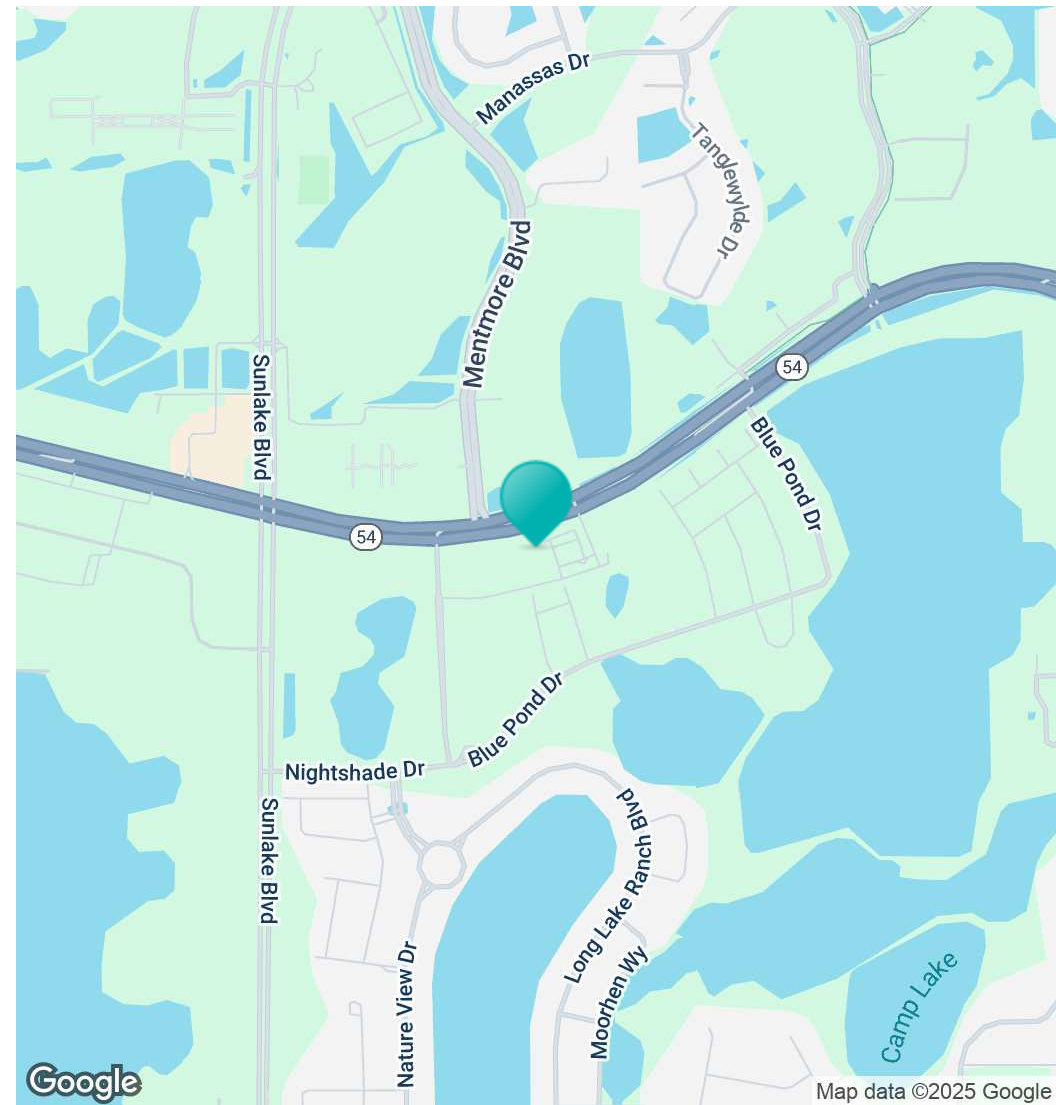
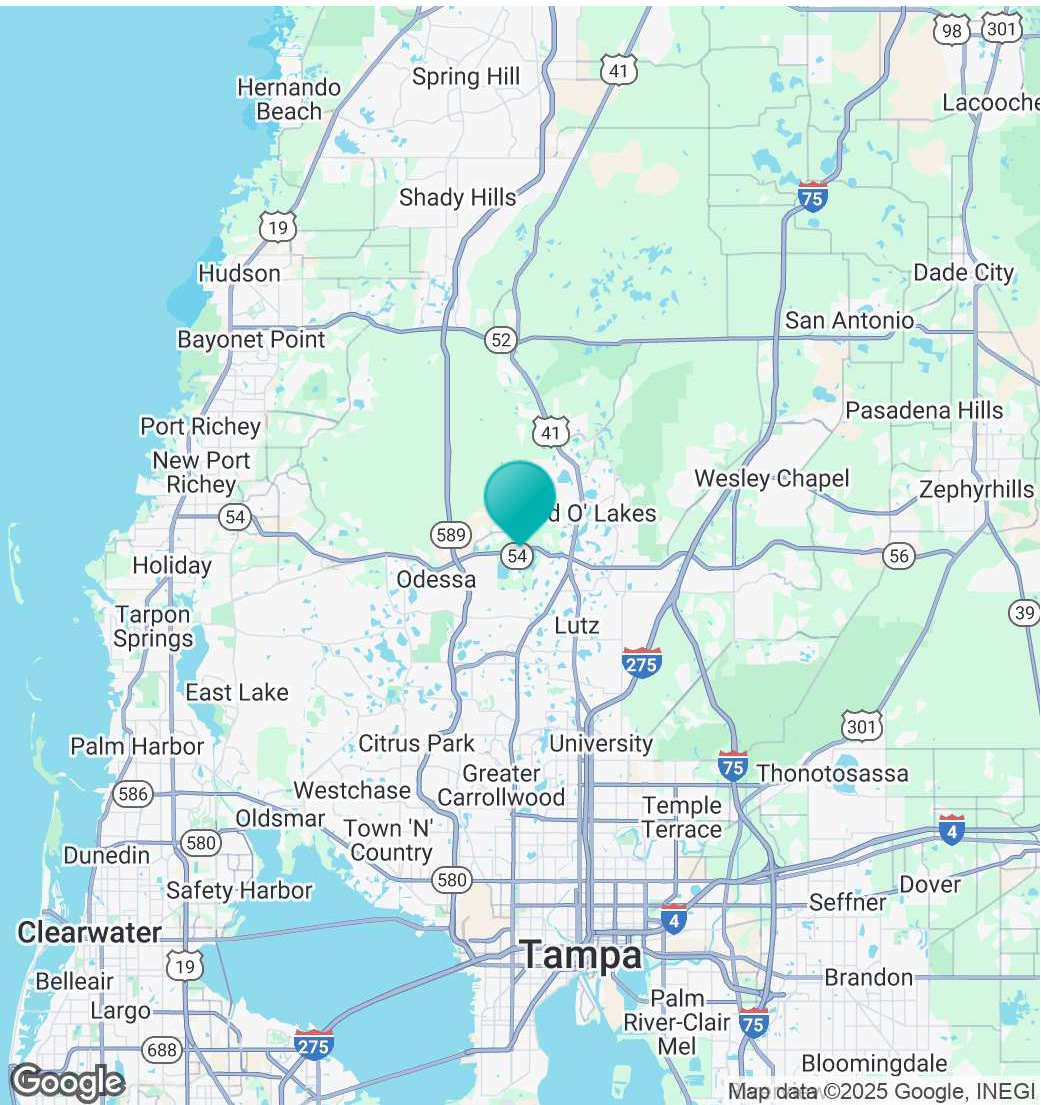


# Virtual Tour





# Location Maps





# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,092	40,237	88,355
Median age	42.6	38.9	41.0
Median age (Male)	43.4	39.1	40.7
Median age (Female)	42.6	39.3	41.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,688	13,909	32,332
# of persons per HH	2.4	2.9	2.7
Average HH income	\$101,748	\$113,325	\$110,662
Average house value	\$282,157	\$302,601	\$312,316

\* Demographic data derived from 2020 ACS - US Census



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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.

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