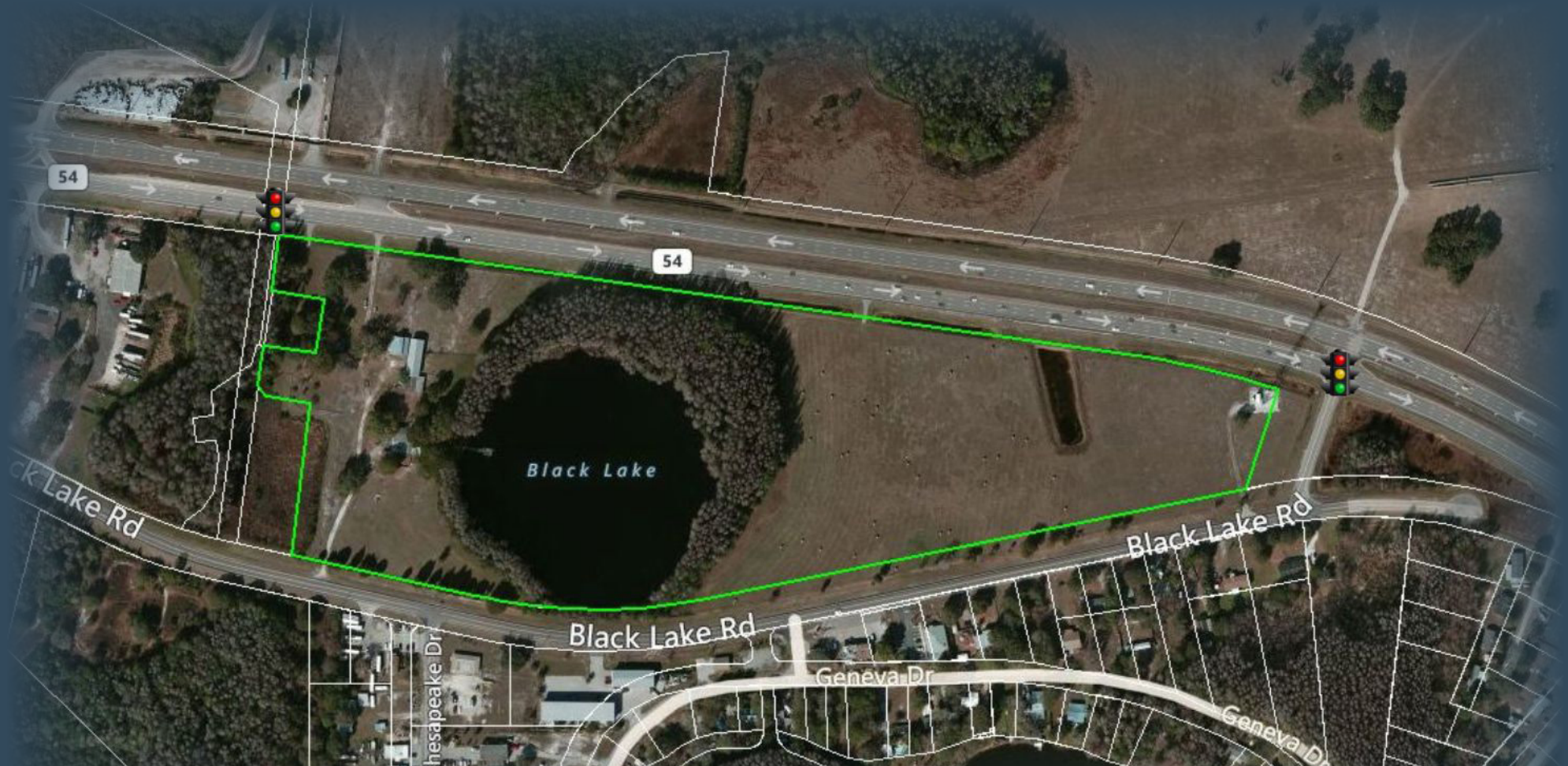


14325 BLACK LAKE ROAD, ODESSA, FLORIDA 33556

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COMMERCIAL DIVISION



D. Dewey Mitchell, CCIM / Renee' Landes, CCIM, ALC
Berkshire Hathaway Commercial Division
7916 Evolutions Way, Suite 210
Trinity, FL 34655

PRESENTED BY:



COMMERCIAL DIVISION

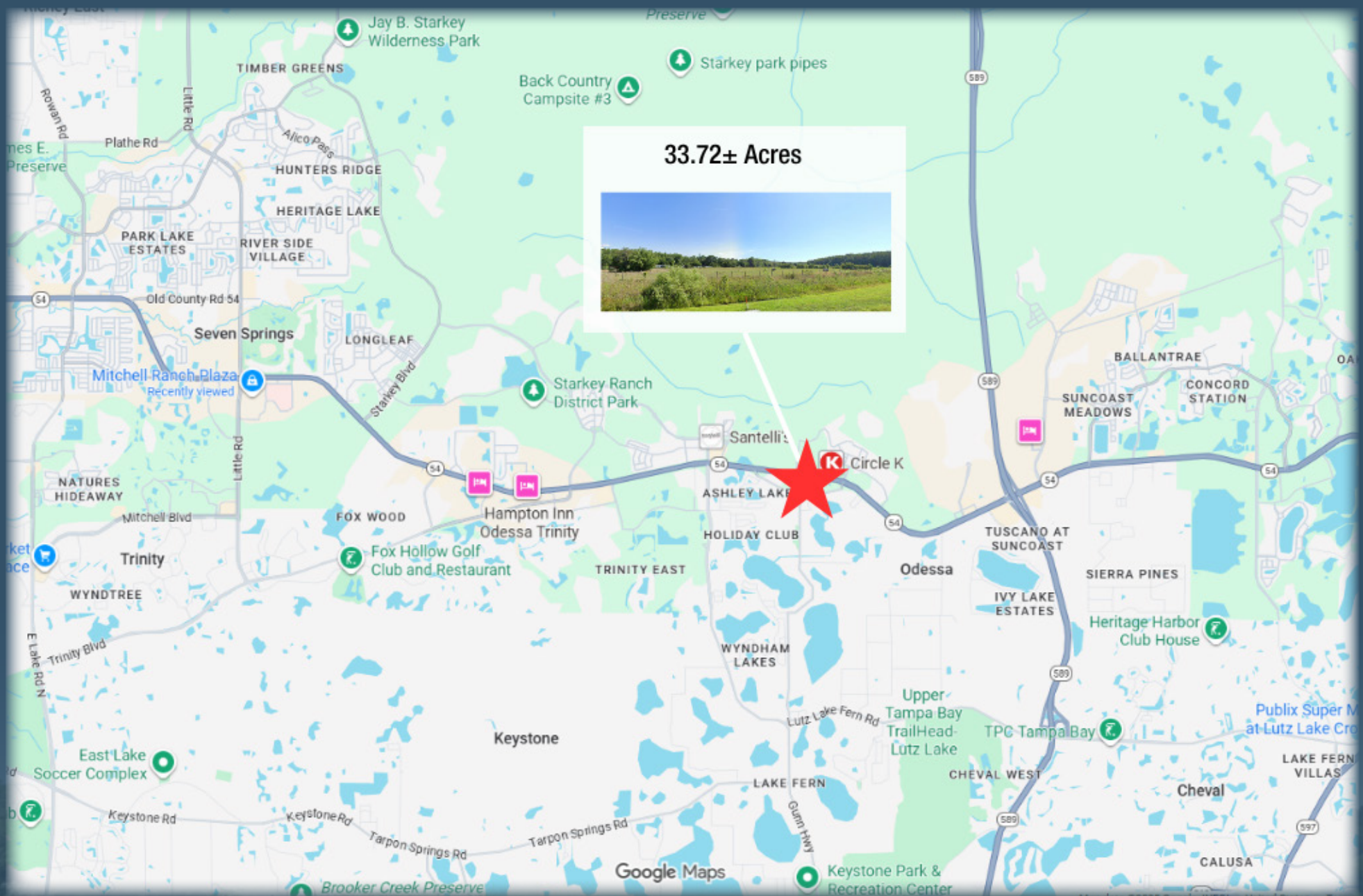


D. Dewey Mitchell, CCIM
Broker/Owner
(727) 569-2332
Dmitchell@BHHSFLPG.com



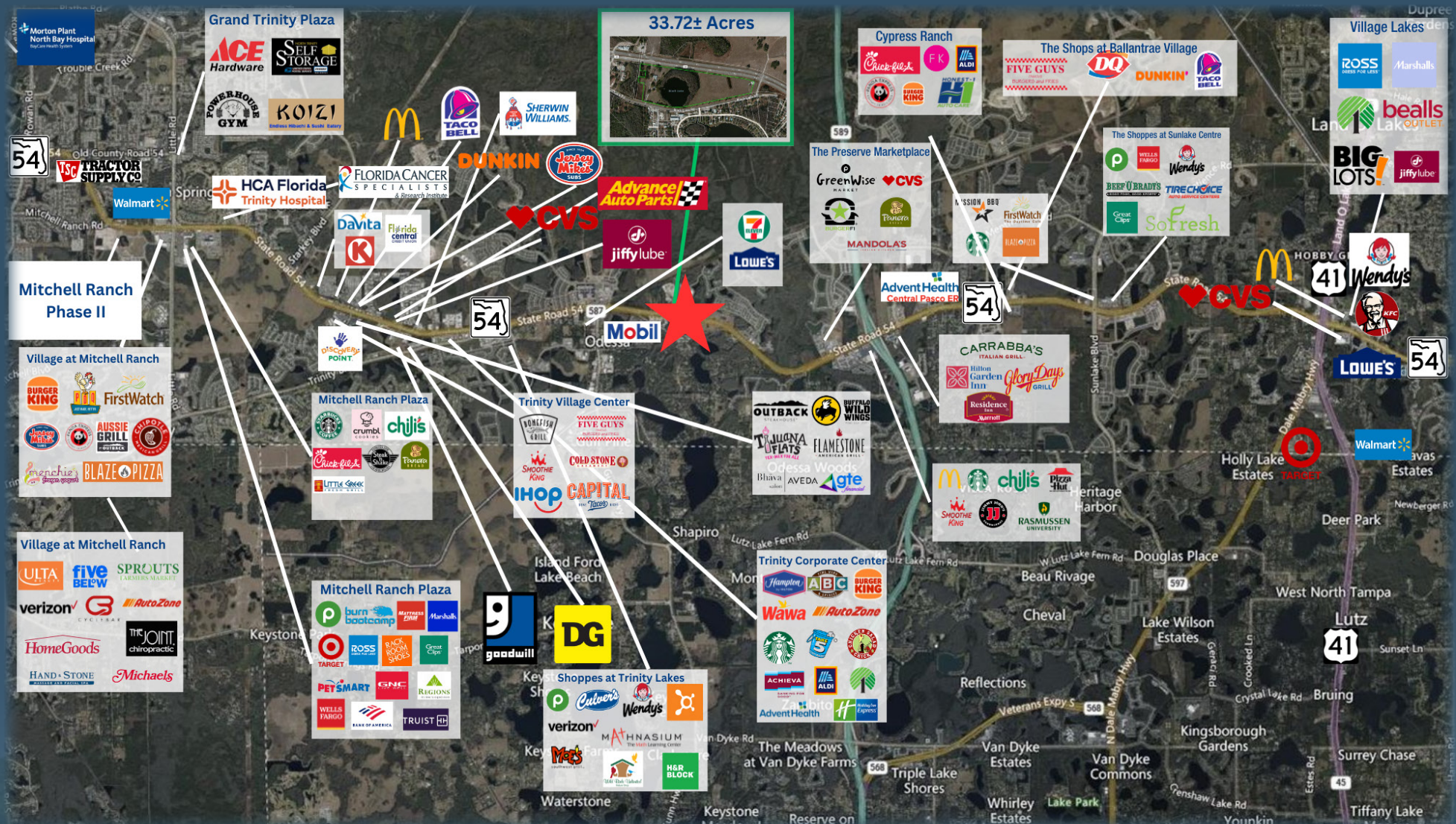
Renee' D. Landes, CCIM, ALC
Executive Director
(727) 460-4901
Renee@ReneeLandes.com

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AREA RETAIL



AREA RESIDENTIAL/COMMERCIAL



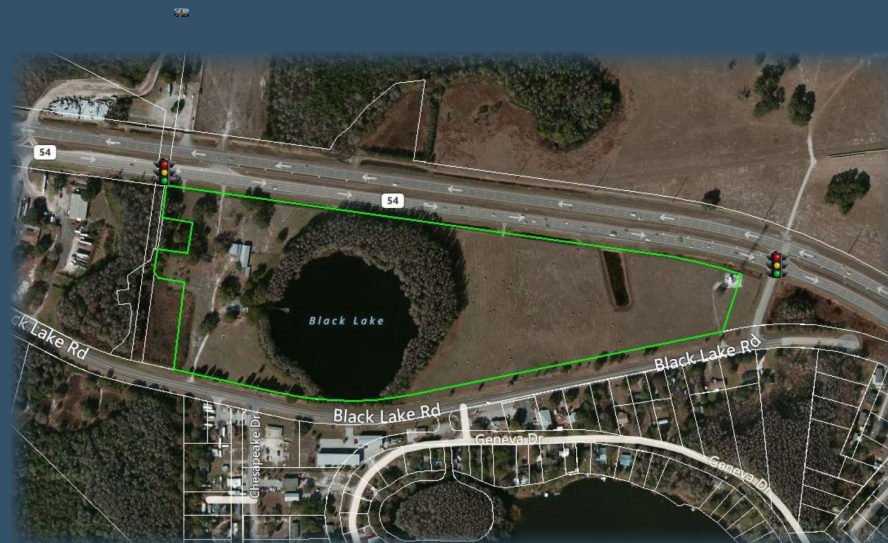
EXECUTIVE SUMMARY

This property is a prime commercial development site located in the SR 54 Corridor. The property has been recently entitled for 135,000 SF and 250 hotel rooms.

Lot Size:	33.72± Gross Acres
	14.54± Wetland Acres
	19.18± Net Usable Acres
Zoning:	MPUD
Land Use:	PD - Planned Development
Road Frontage:	2,400± Feet Along State Road 54
	Plus Frontage Along Black Lake Road

Previously Entitled for:	135,000± SF Commercial/Retail
	250± Hotel Rooms
Traffic Counts:	State Road 54 62,000+ Cars (FDOT)
	Black Lake Road 11,200± Cars (FDOT)
Water:	Pasco County Utilities
Sewer:	Pasco County Utilities
Electric:	Duke Energy

Sale Price: \$9,995,000



PROPERTY HIGHLIGHTS

- 33.72± Acres Located Along the South Side of SR 54
- 1.5± Miles West of the Suncoast Parkway
- Two Signalized Intersections
- Across State Road 54 from Asturia Master-Planned Community with Over 1,000 Residential Units
- 13,000± Residential Units Planned within 3 miles
- .5± Miles Frontage Along State Road 54
- Several National Tenants in the Area
- Pasco County is One of the Fastest Growing Counties in the State of Florida

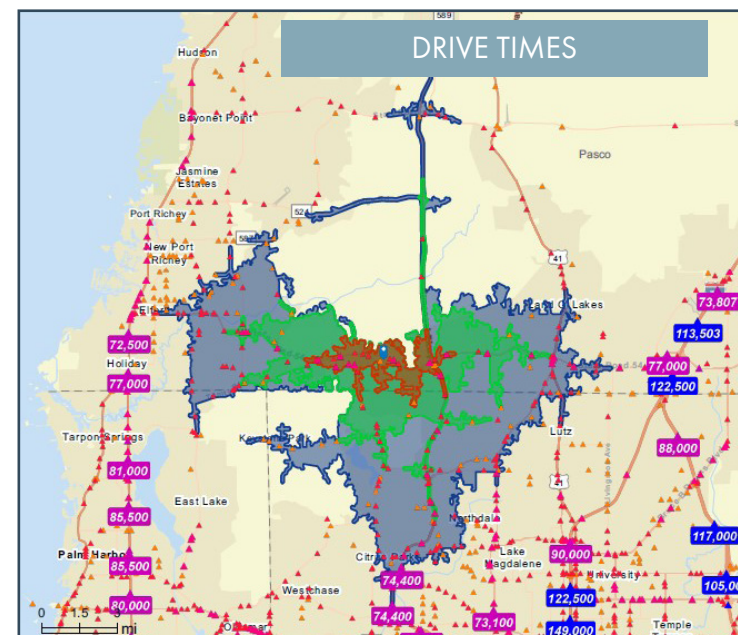
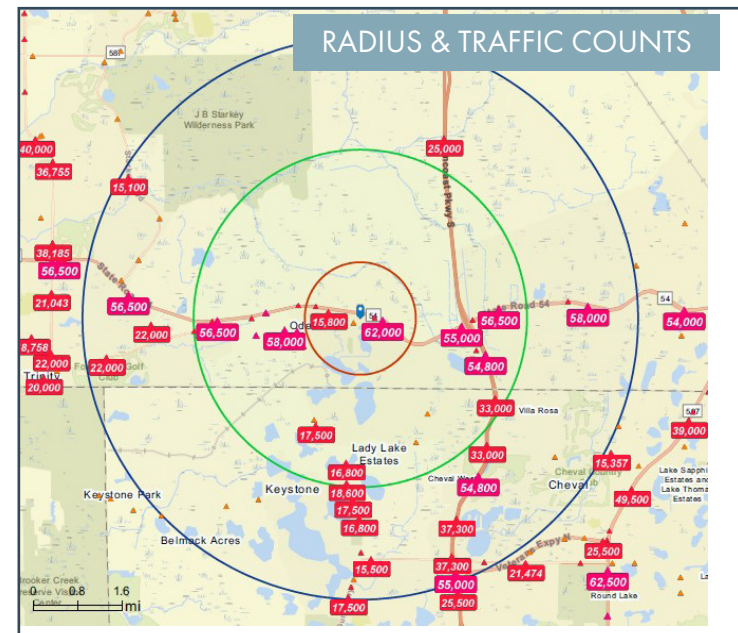
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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2030 Projection	3,669	36,036	88,733
2025 Population	3,314	31,370	79,674
2025-2030 Annual Rate	2.06%	2.81%	2.18%
2020-2025 Annual Rate	.59%	4.53%	4.11%
2010-2020 Annual Rate	5.29%	6.06%	3.98%
2025 Median Age	37.3	39.1	40.8
HOUSEHOLDS			
2030 Projection	1,400	13,449	33,272
2025 Households	1,248	11,625	29,689
2020 Households	1,176	9,805	23,616
2010 Households	661	5,037	16,306
2025 Avg. HH Income	\$169,624	\$157,236	\$159,420

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2030 Projection	6,118	41,570	147,965
2025 Population	5,341	36,686	135,101
2025-2030 Annual Rate	2.75%	2.53%	1.84%
2020-2025 Annual Rate	3.93%	2.981%	2.39%
2010-2020 Annual Rate	8.84%	5.10%	2.68%
2025 Median Age	37.2	40.2	42.4
HOUSEHOLDS			
2030 Projection	2,281	15,300	56,922
2025 Households	1,970	13,397	51,599
2020 Households	1,626	11,192	44,955
2010 Households	670	6,886	35,271
2025 Avg. HH Income	\$171,943	\$154,343	\$144,372



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