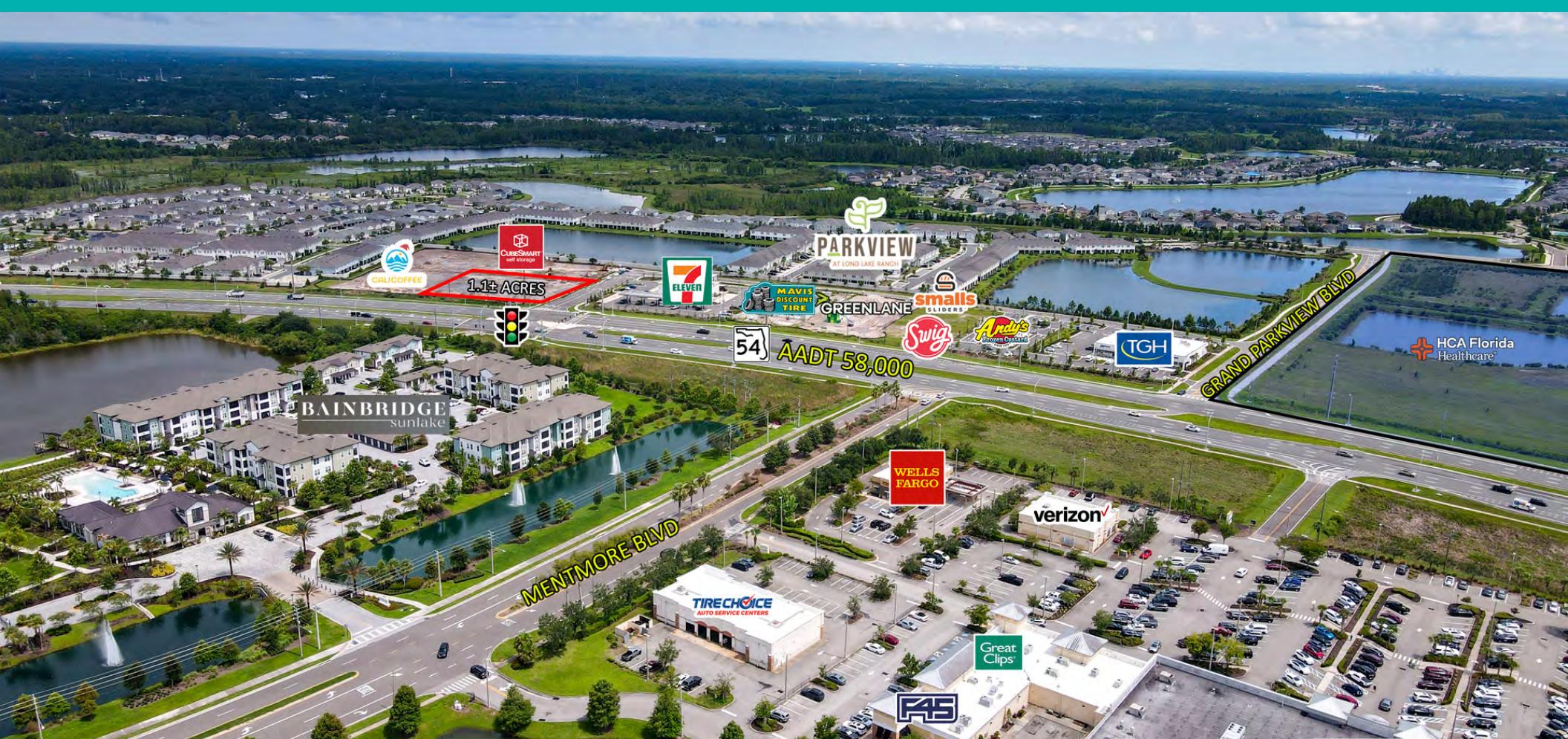


# SR 54 & Geraci Ranch Rd Lutz, FL



## LONG LAKE RETAIL

SR 54 & SUNLAKE BOULEVARD, LUTZ, FL 33558

**Eshenbaugh**  
LAND COMPANY

The Dirt Dog

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

# 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. Parkview at Long Lake Ranch adjacent to the property consists of over 350 single family homes and town houses. Last parcel remaining sitting at the signalized intersection. Tenants in the development include Tampa General Hospital, HCA, Andy's Frozen Custards, Swig, Small Sliders, Greenlane, Mavis Tire, 7-11 & Cali Coffee. The site is pad ready with access road built in addition to all off-site retention and all off-site work complete.

## LOCATION DESCRIPTION

Southeast corner of Geraci Ranch Rd and SR 54 in Pasco County

## MUNICIPALITY

Pasco County

## PROPERTY SIZE

1.1 Acres

## 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

### Chris Bowers ALC, CCIM

Senior Advisor/Partner

813.287.8787 x108

[chris@thedirtdog.com](mailto:chris@thedirtdog.com)

### Bill Eshenbaugh, ALC,CCIM

Senior Advisor/Founder

813.287.8787 x101

[Bill@thedirtdog.com](mailto:Bill@thedirtdog.com)



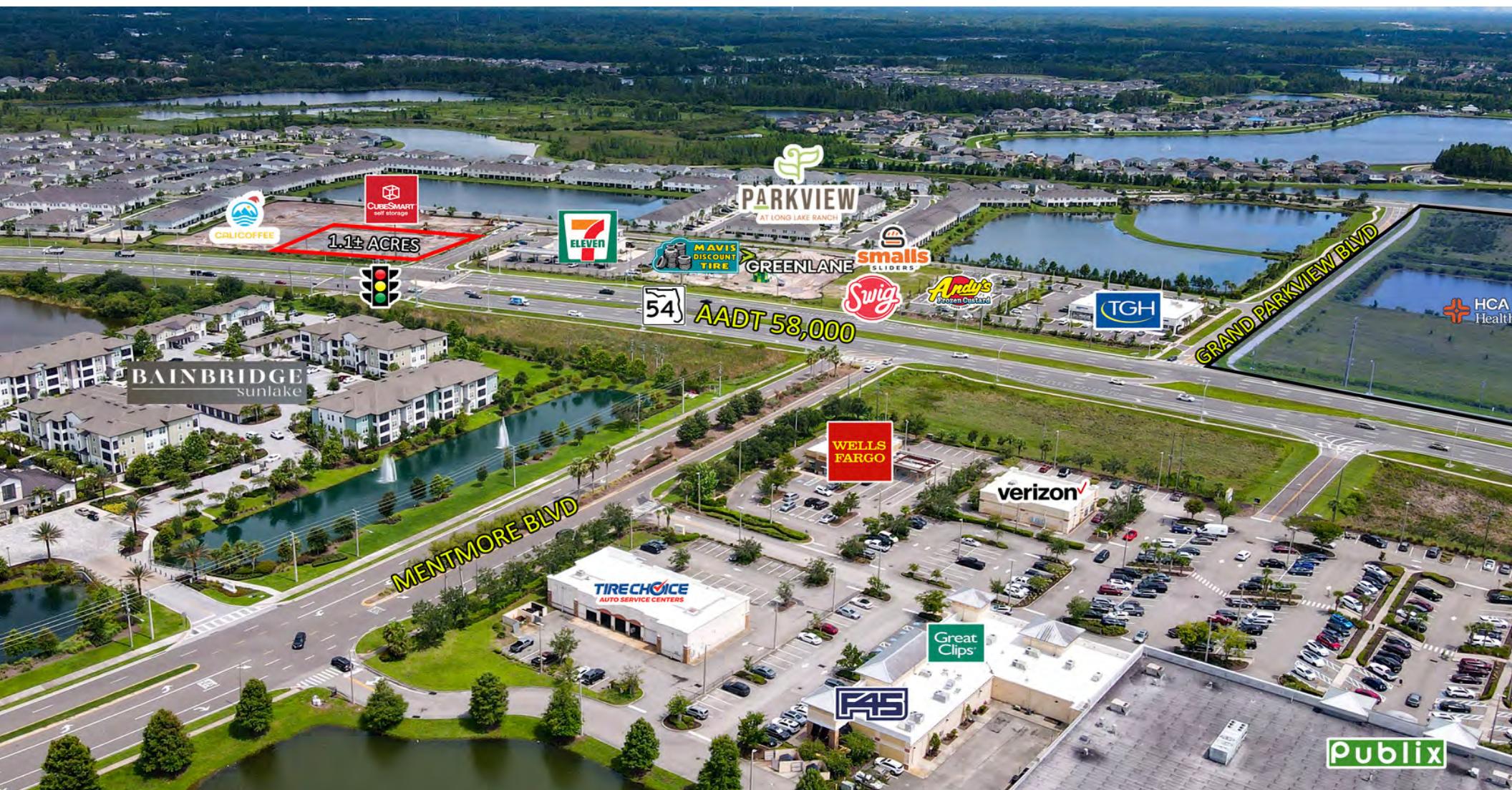
# Aerial Looking West



# Site Plan



# Aerial Looking South



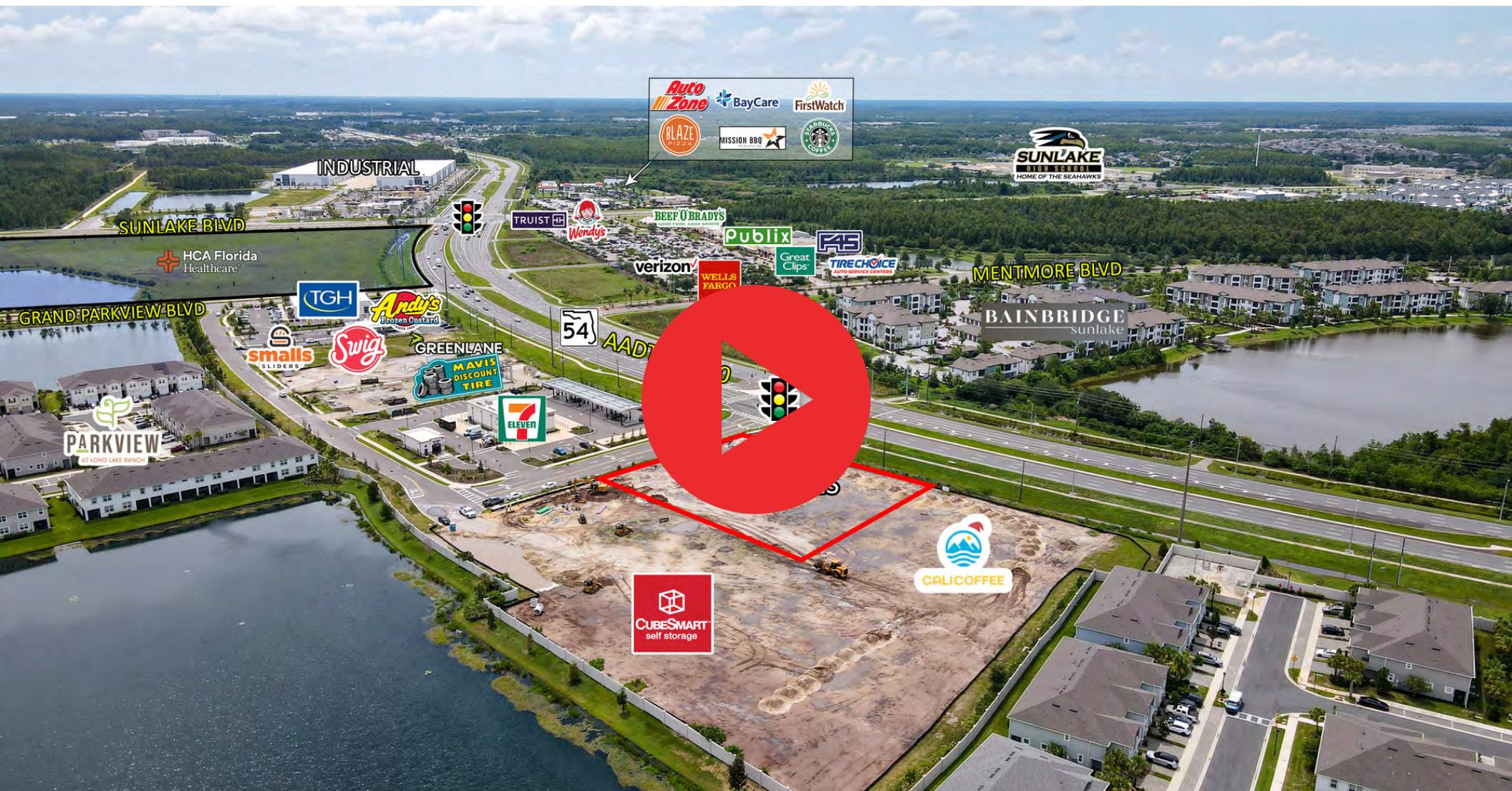
# Aerial Looking West



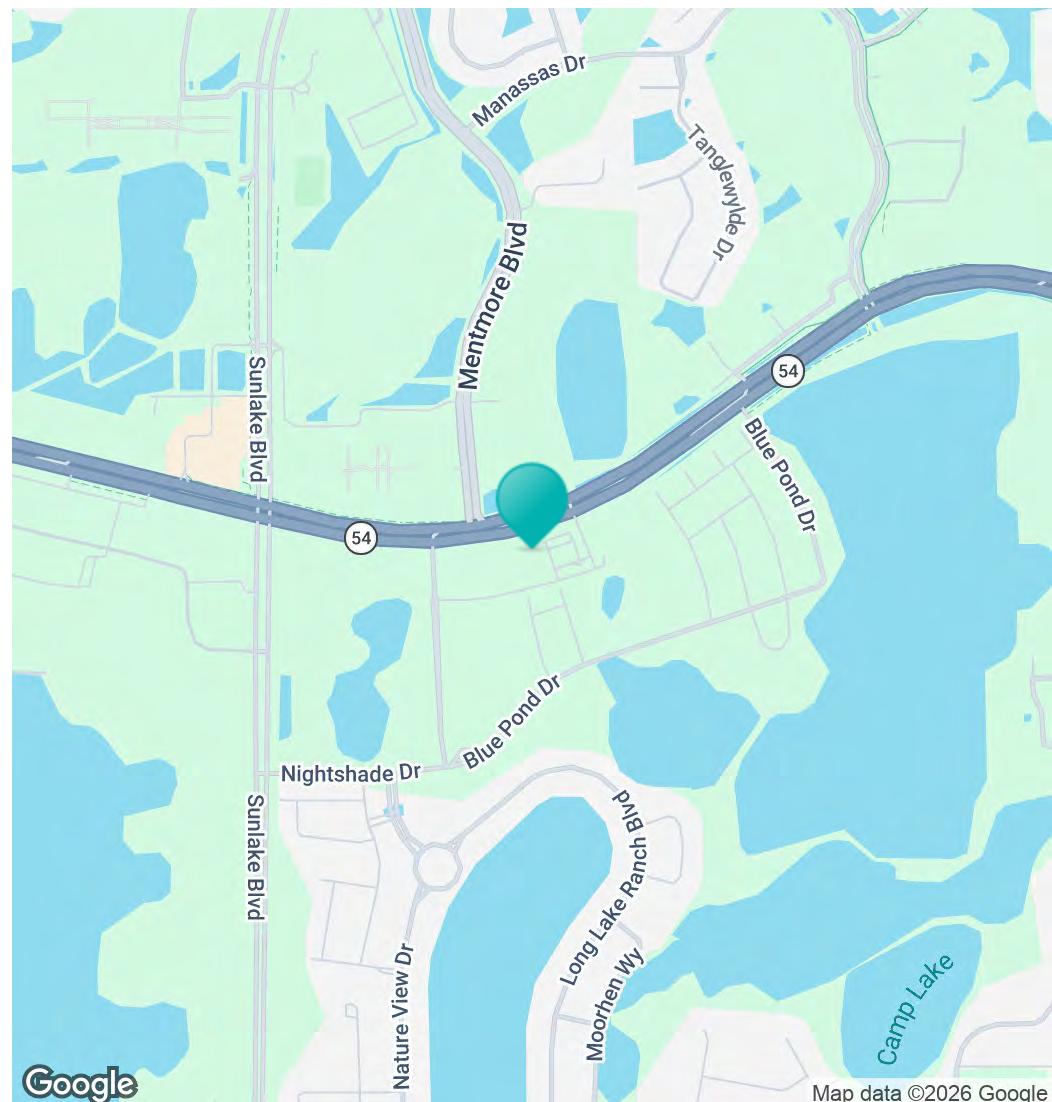
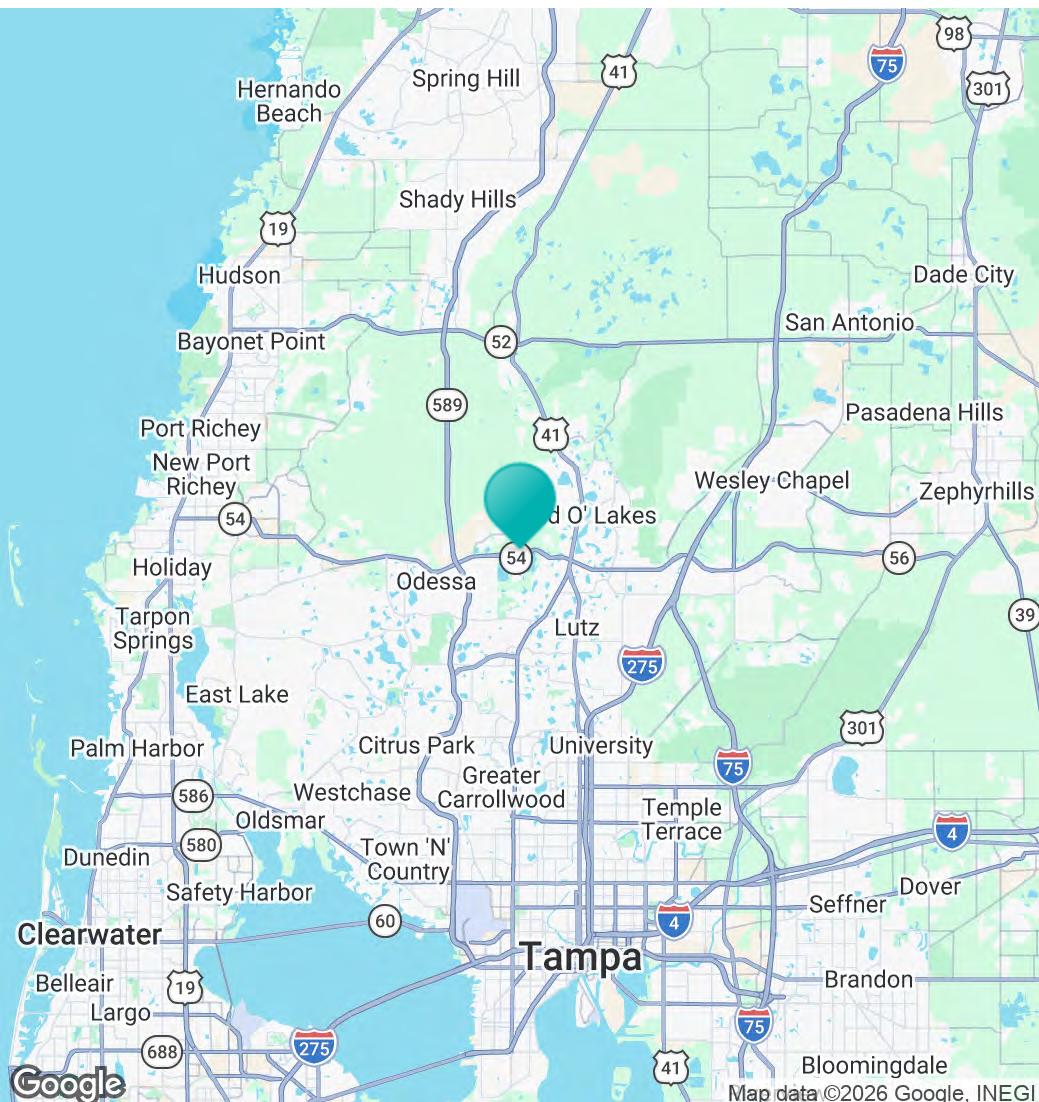
# Aerial Looking East



# Virtual Tour



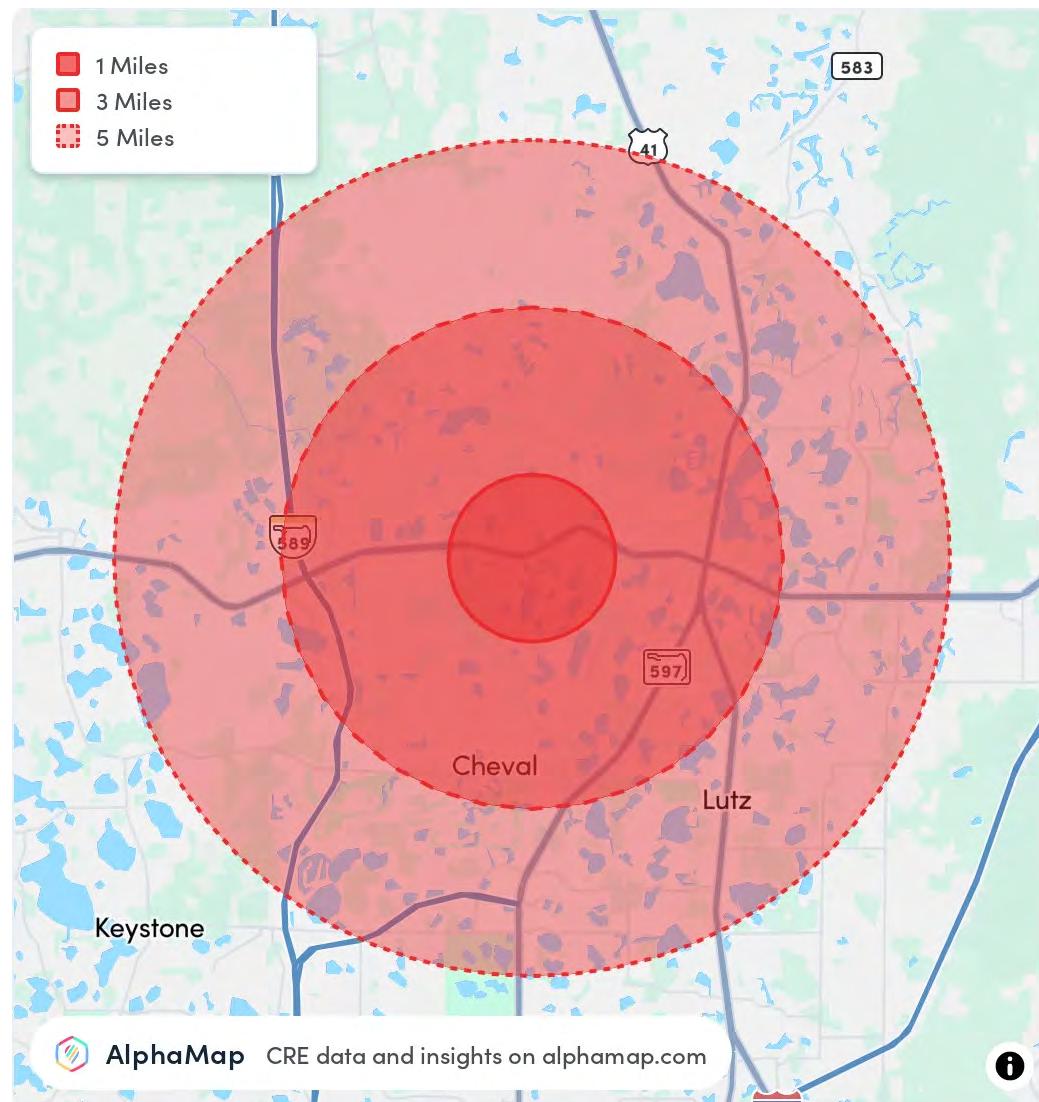
# Location Maps



# Area Analytics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,041	45,216	100,138
Average Age	41	39	40
Average Age (Male)	41	39	40
Average Age (Female)	42	40	41
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,913	15,916	36,525
Persons per HH	2.6	2.8	2.7
Average HH Income	\$158,654	\$151,449	\$146,325
Average House Value	\$459,086	\$460,593	\$487,362
Per Capita Income	\$61,020	\$54,088	\$54,194

Map and demographics data derived from AlphaMap



# Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

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

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.