

An aerial photograph of a commercial development site in Sunlake, Florida. The site is a large, undeveloped lot outlined in red, labeled "1.1+ ACRES". It is situated at the intersection of Grand Parkway Blvd and Mentmore Blvd. Surrounding the site are various commercial establishments, including Parkview, Greenlane, Smalls, Andy's, TGH, Wells Fargo, Verizon, Tire Choice, Great Clips, and F45. A traffic light is visible at the intersection. The area is bordered by a lake to the west and a residential area to the north. The text "BAINBRIDGE sunlake" is visible in the lower left corner. The text "HCA Florida Healthcare" is visible in the lower right corner. The text "AADT 58,000" is visible near the intersection. The text "54" is visible on a road sign. The text "CALICOFFEE" is visible near the lake. The text "CUBESMART self storage" is visible near the site. The text "7 ELEVEN" is visible near the site. The text "MAVIS DISCOUNT FIRE" is visible near the site. The text "PARKVIEW AT LIND LANE RANCH" is visible near the site. The text "GREENLANE" is visible near the site. The text "Smalls" is visible near the site. The text "Andy's" is visible near the site. The text "TGH" is visible near the site. The text "WELLS FARGO" is visible near the site. The text "verizon" is visible near the site. The text "TIRECHOICE AUTO SERVICE CENTERS" is visible near the site. The text "Great Clips" is visible near the site. The text "F45" is visible near the site. The text "BAINBRIDGE sunlake" is visible in the lower left corner. The text "HCA Florida Healthcare" is visible in the lower right corner. The text "AADT 58,000" is visible near the intersection. The text "54" is visible on a road sign. The text "CALICOFFEE" is visible near the lake. The text "CUBESMART self storage" is visible near the site. The text "7 ELEVEN" is visible near the site. The text "MAVIS DISCOUNT FIRE" is visible near the site. The text "PARKVIEW AT LIND LANE RANCH" is visible near the site. The text "GREENLANE" is visible near the site. The text "Smalls" is visible near the site. The text "Andy's" is visible near the site. The text "TGH" is visible near the site. The text "WELLS FARGO" is visible near the site. The text "verizon" is visible near the site. The text "TIRECHOICE AUTO SERVICE CENTERS" is visible near the site. The text "Great Clips" is visible near the site. The text "F45" is visible near the site.

SR 54 & SUNLAKE BOULEVARD, LUTZ, FL 33558

The Dirt Dog

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

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Senior Advisor/Founder

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Aerial Looking West



Site Plan



Aerial Looking South



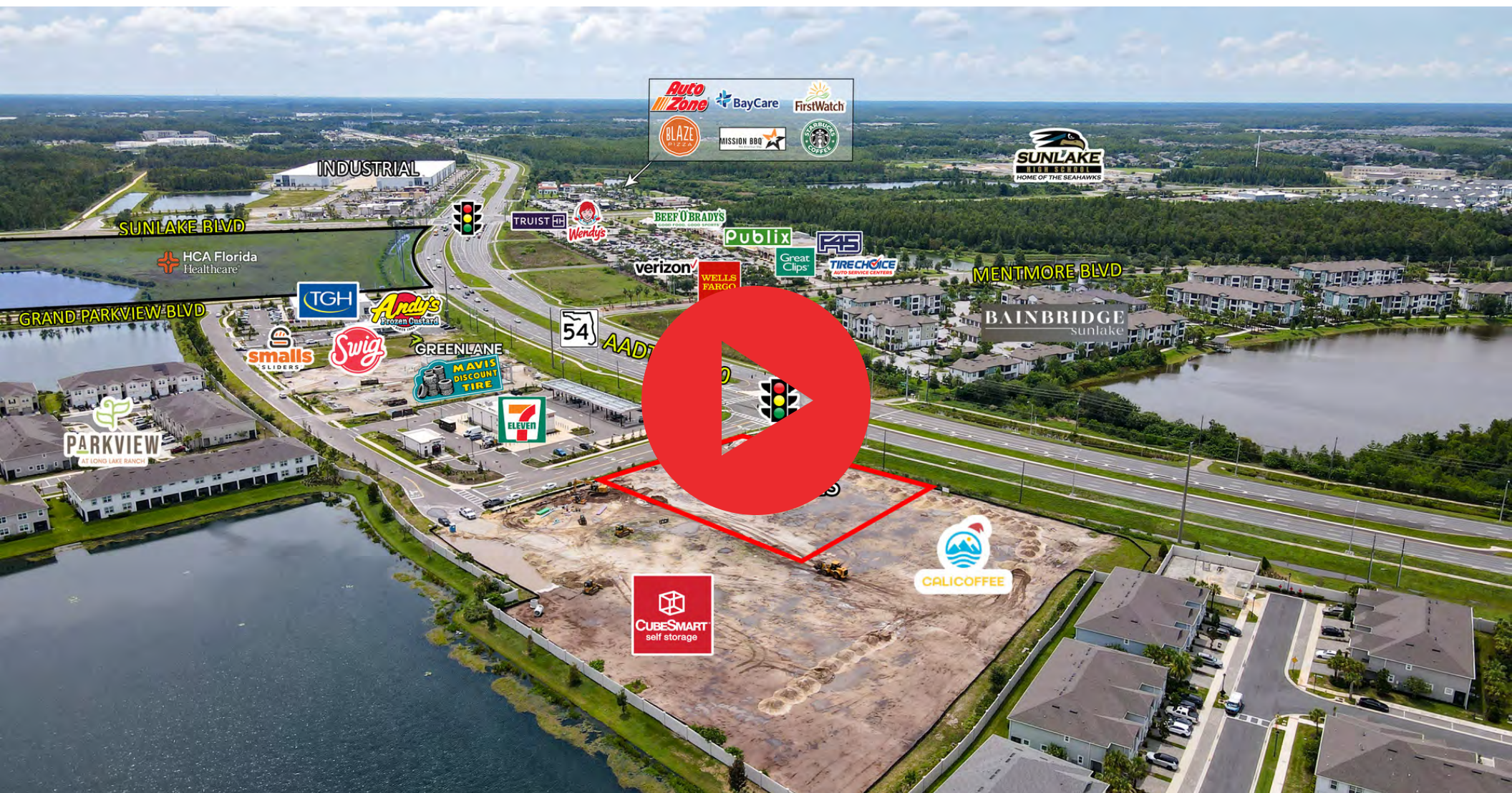
Aerial Looking West



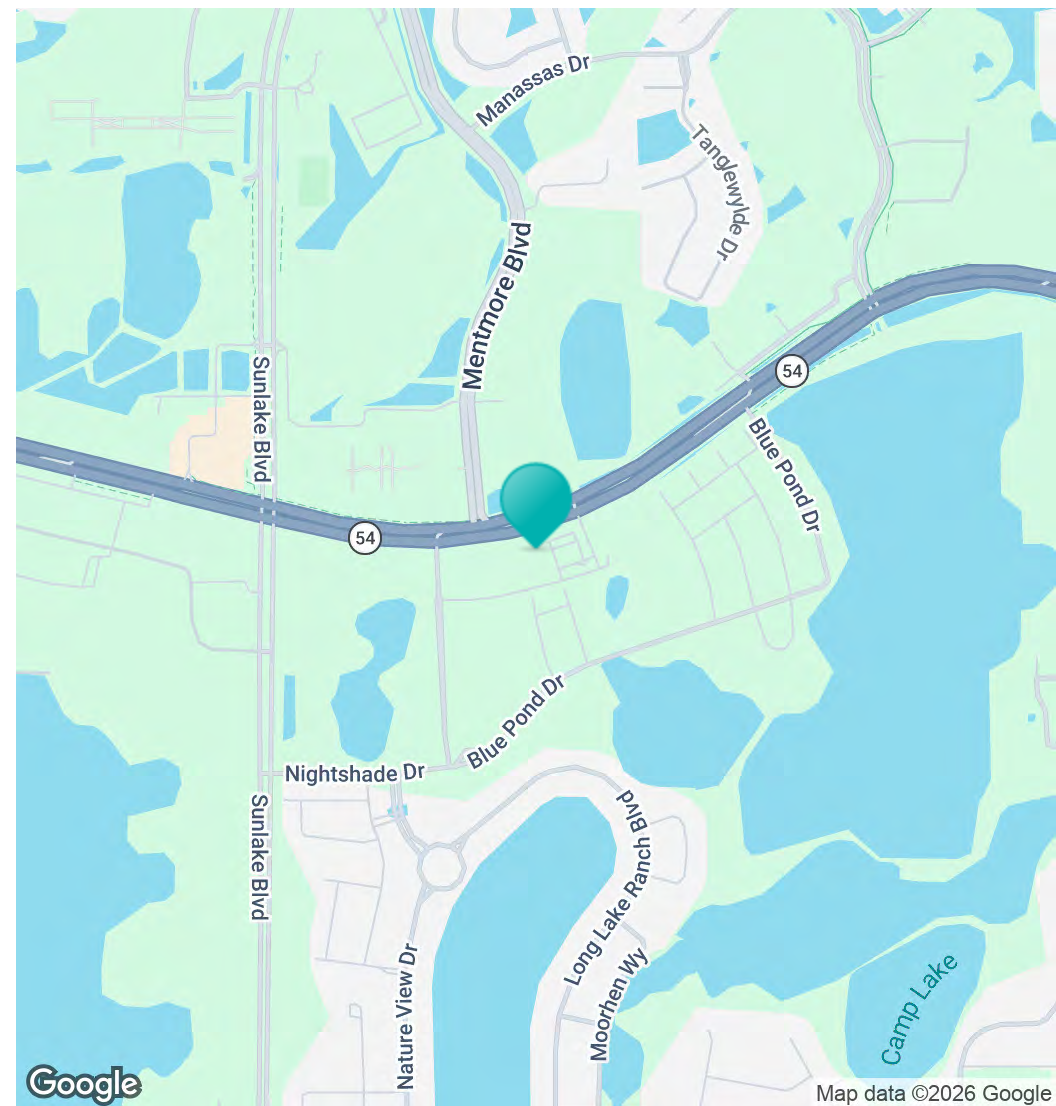
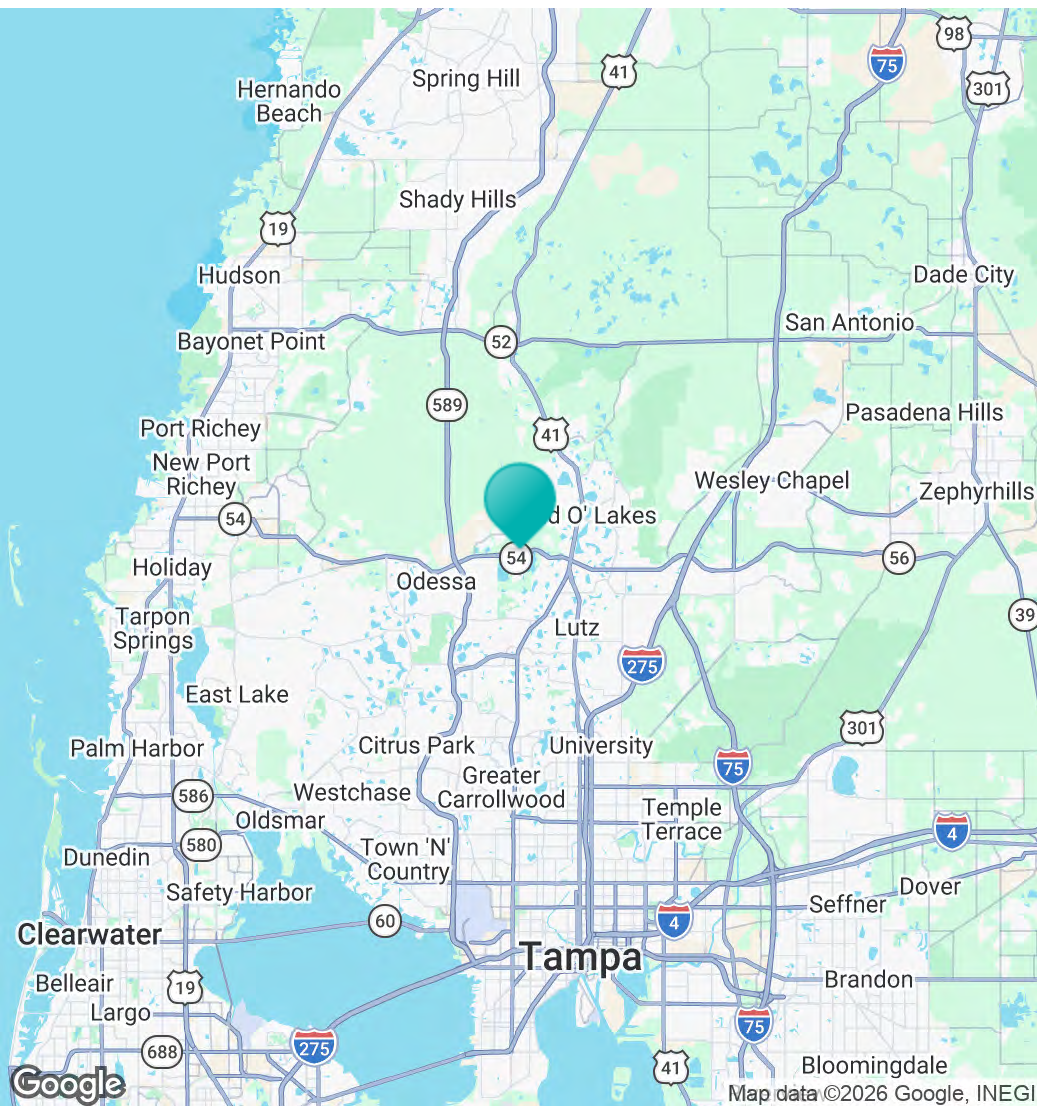
Aerial Looking East



Virtual Tour



Location Maps



Area Analytics

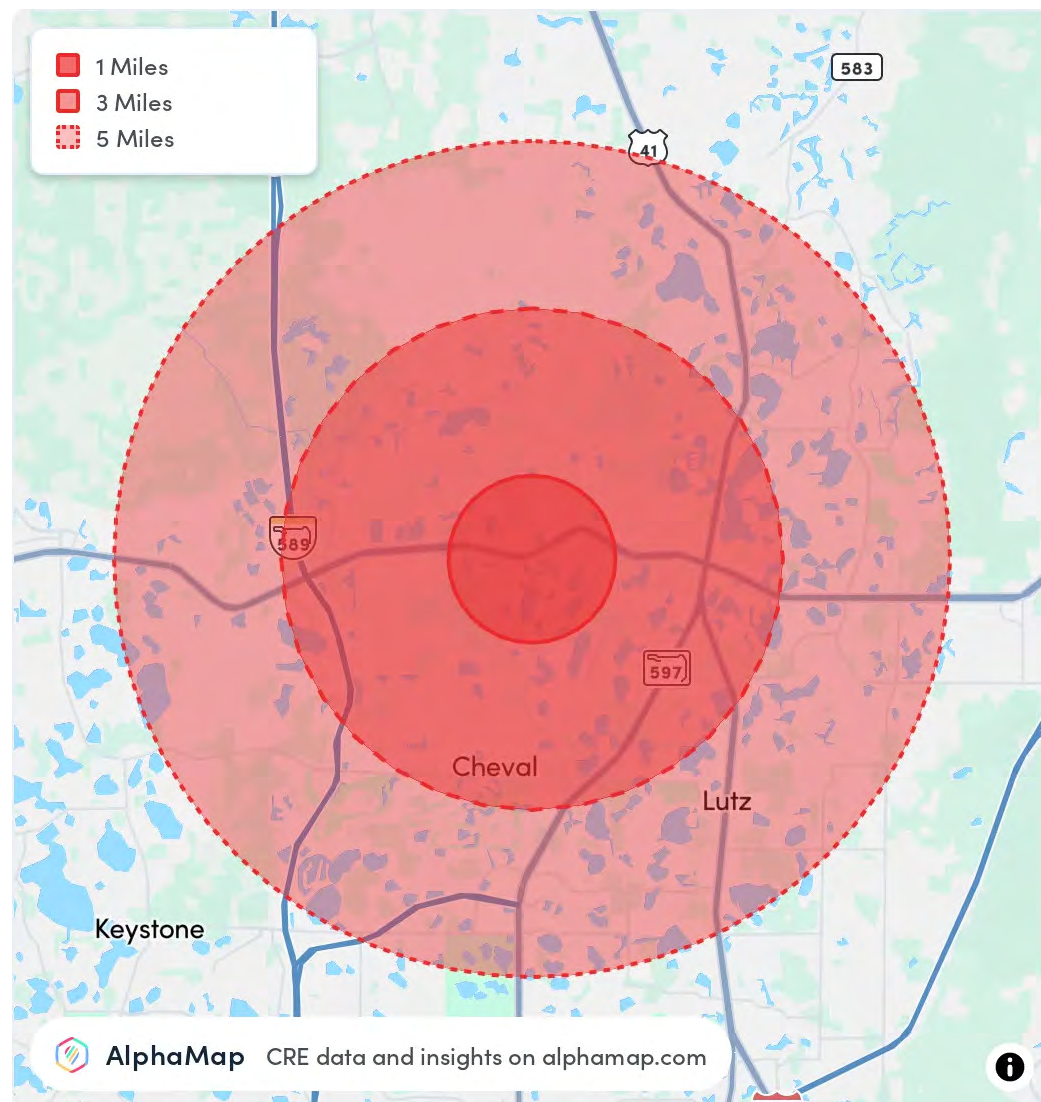
POPULATION

	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



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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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