

Offering Memorandum



4.8 ACRES

LITTLE ROAD, PASCO COUNTY, FL 34669

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Aerial



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase a 4.83-acre parcel with 480' feet of frontage on Little Road in Pasco County, FL. The site is square in shape, heavily wooded, with no wetlands on site. It has approximately 420' depth and is zoned AR-5 which allows for office uses in addition to residential per Pasco County Policy FLU 1.6.5(c). The county is in the process of updating its comprehensive plan, which potentially allows this site to be rezoned for commercial uses.

LOCATION DESCRIPTION

The site is located on the east side of Little Road, between Hudson Ave and SR 52. It has rear access from Debbie Lane and is just south of the Publix-anchored Fairway Oaks Plaza. Pasco County is a suburb of Tampa and this location is approximately 30 minutes north of Tampa airport. HCA Florida Bayonet Point Hospital is located just west of the property on Hudson Avenue.

PROPERTY SIZE

4.83± Acres

ZONING

AR-5 with a FLU of RES-3

PARCEL ID

3624160010030000000

PRICE

\$2,500,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

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Aerial



Aerial



LITTLE RD

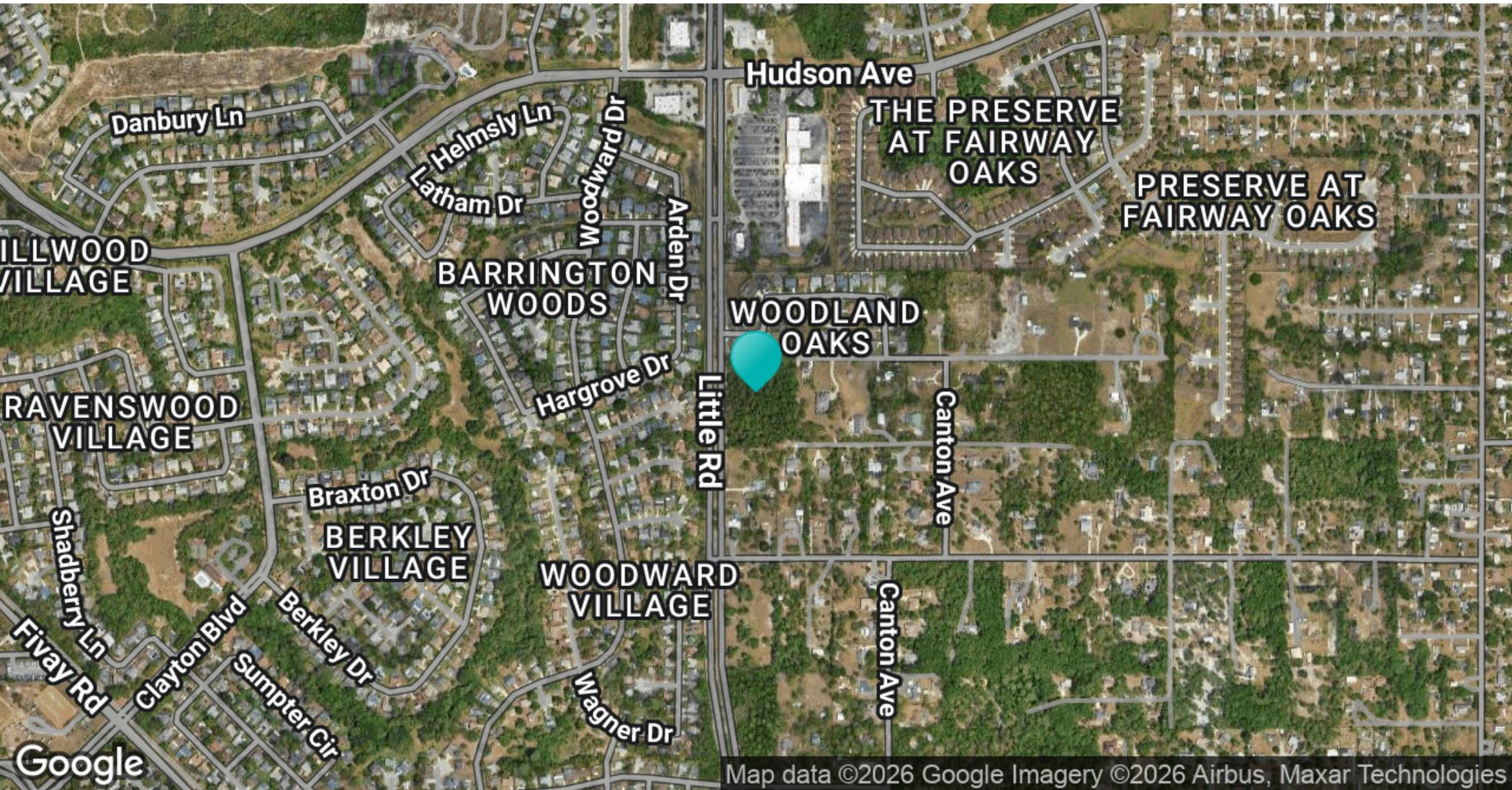
ROBIN NEST DR

BRUSH LN

Aerial

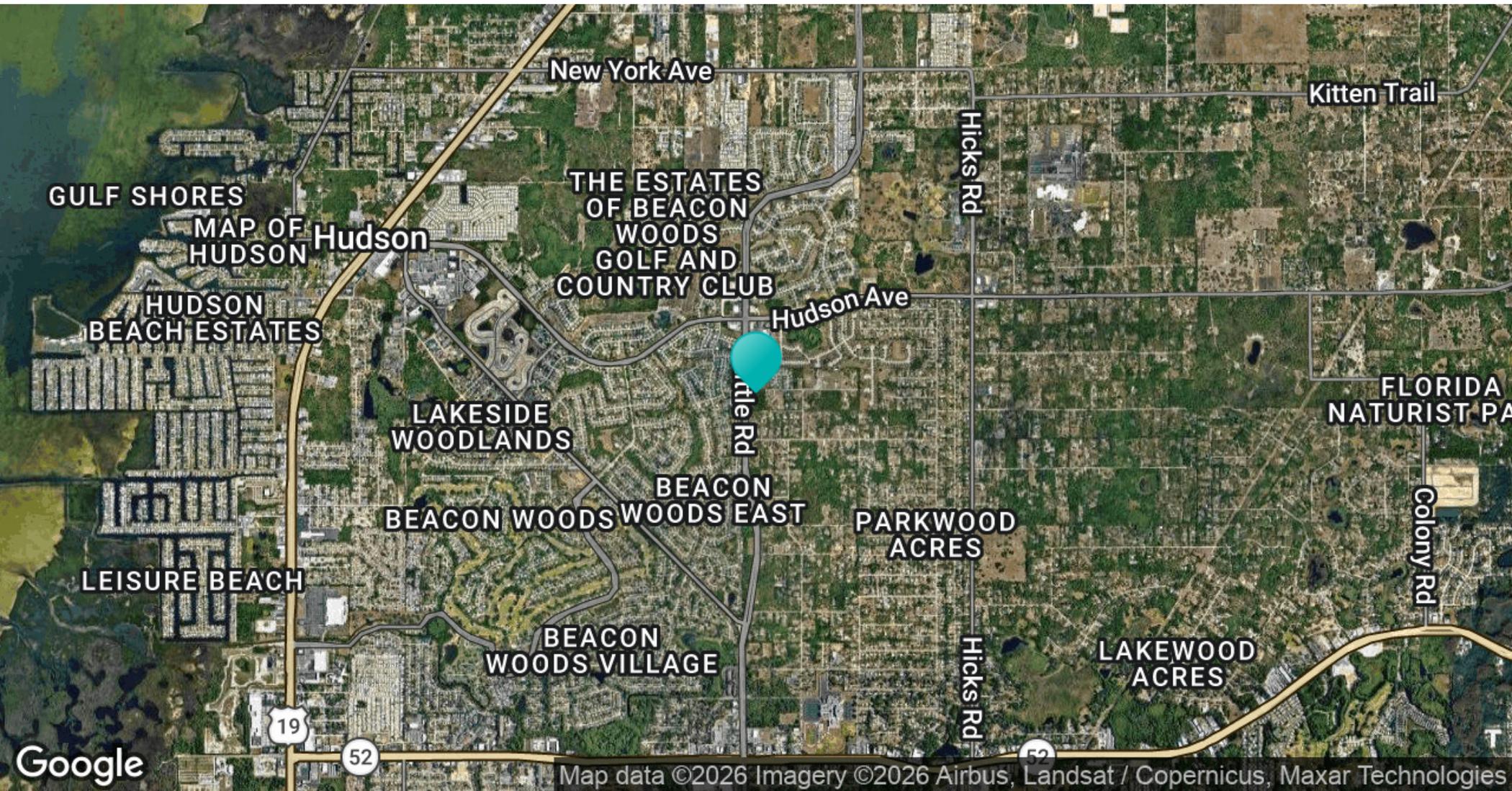


Location Map



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

Regional Map



Demographics Map & Report

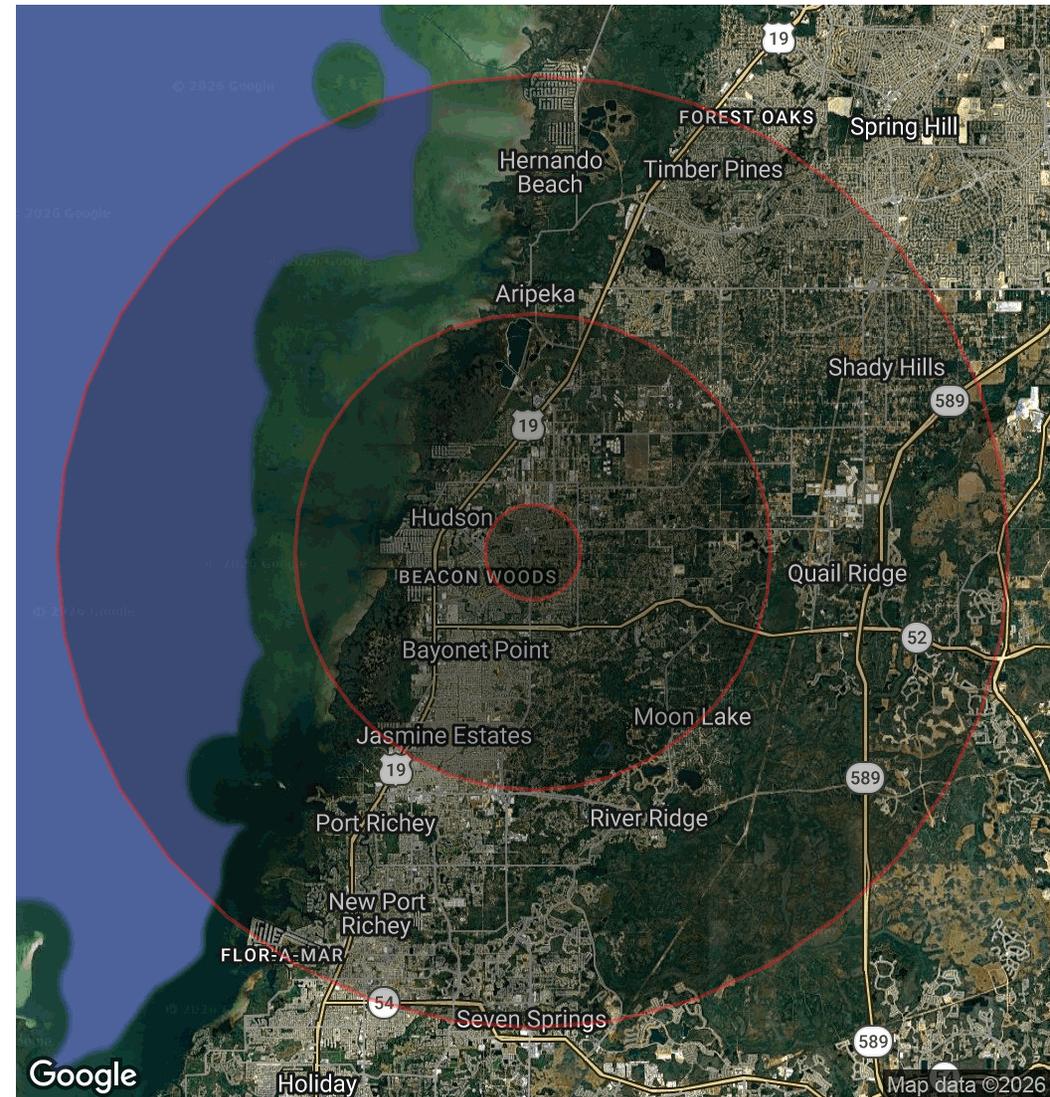
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,211	95,015	264,682
Average Age	55	48	48
Average Age (Male)	54	47	47
Average Age (Female)	56	49	48

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,273	41,197	113,402
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$68,707	\$65,137	\$74,628
Average House Value	\$243,300	\$217,832	\$261,701

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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.