

# Offering Memorandum



**OLD PASCO MIXON**

9224 OLD PASCO RD, WESLEY CHAPEL, FL 33544

**Eshenbaugh**  
LAND COMPANY

The Dirt Dog

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



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to acquire approximately 10 acres located at 9224 Old Pasco Road in Wesley Chapel, Florida, featuring approximately 284± feet of frontage along Old Pasco Road. The property is zoned AC, Agricultural, with a Future Land Use designation of RES-3, allowing up to 3 dwelling units per acre. Based on precedent in nearby MPUD approvals, there may be potential to increase density to approximately 8 to 9 units per acre, subject to county approval. The site offers a strong residential development opportunity within one of Pasco County's most active growth corridors and may also provide assemblage potential with adjacent landowners.

## LOCATION DESCRIPTION

The site is located less than one mile from the \$600 million Double Branch mixed-use development, planned for 4 million square feet of industrial, 400,000 square feet of retail, 3,500 housing units, and 6,000 jobs, and approximately one mile from the planned 365,000 square foot Johns Hopkins All Children's Hospital facility. Positioned just east of I-75 and across from the 7,800-acre Connected City, projected for 96,000 residents and 65,000 jobs, the property offers strong regional connectivity and is within walking distance of A-rated Cypress Creek Middle and High School.

## PROPERTY SIZE

10.0 Acres

## ZONING

AC

## FUTURE LAND USE

RES-3

## PARCEL ID

20-25-20-0000-00100-0041

## PRICE

\$2,000,000

## BROKER CONTACT INFO

**Austin McWilliams**

Area Director (Orlando) /Advisor

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

# Aerial



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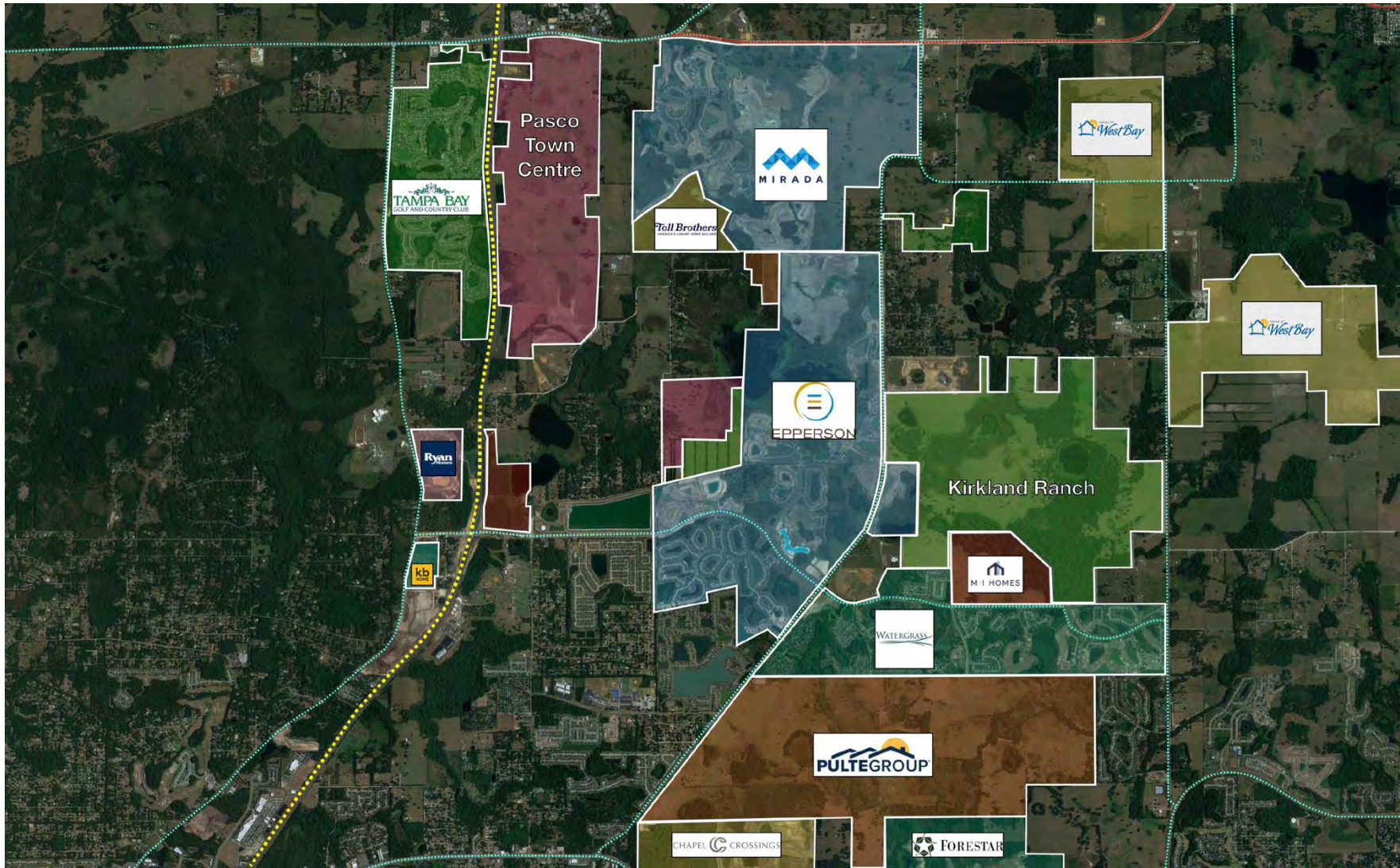
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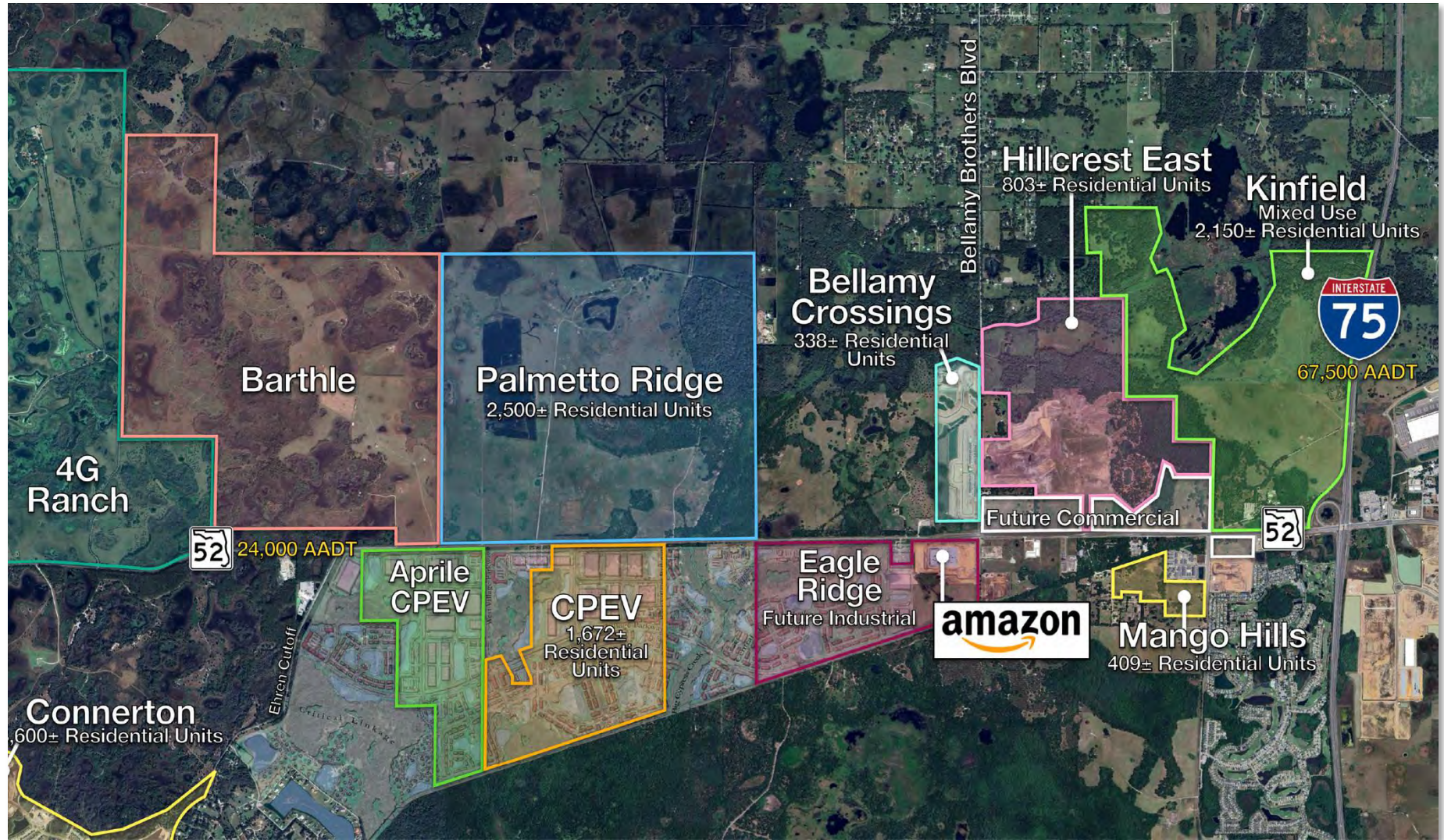
# 360 Virtual Tour



# Residential Development Map – East



# Residential Development Map – West



# Pasco County Highlights

## **At the Center of Major Growth**

Located near Pasco County's largest development projects, the property sits in the middle of rapid industrial, commercial, and residential expansion.

### **Industrial & Job Growth**

- 15+ million SF of industrial space
- Major employers including Amazon and Target
- Strong access to I-75

### **Office, Medical & Retail Expansion**

- 3 million SF of new office, retail, and medical space
- Expanding amenities and services

### **Residential Momentum**

- 30,000 new homes and apartments
- Housing growth supporting workforce expansion

## **Adjacent to Connected City Business Core**

Positioned next to Pasco County's 7,800 acre Connected City, offering advanced infrastructure and flexible zoning within a live-work-play environment.

### **Technology Infrastructure**

- ULTRAFi 1-gig internet speeds
- Smart home and autonomous vehicle readiness
- Gigabit-capable networks

### **Mixed-Use Master Plan**

- 37,000+ residential units planned
- Millions of SF of commercial space
- Signature amenities including Mirada's Crystal Lagoons and expansive parks
- Walkable, high-density housing integrated with office, retail, and healthcare

### **Zoning & Incentives**

- CC-MPUD flexible zoning
- Mobility fee credits
- Expedited approvals
- Sustainable infrastructure



# Demographics Map & Report

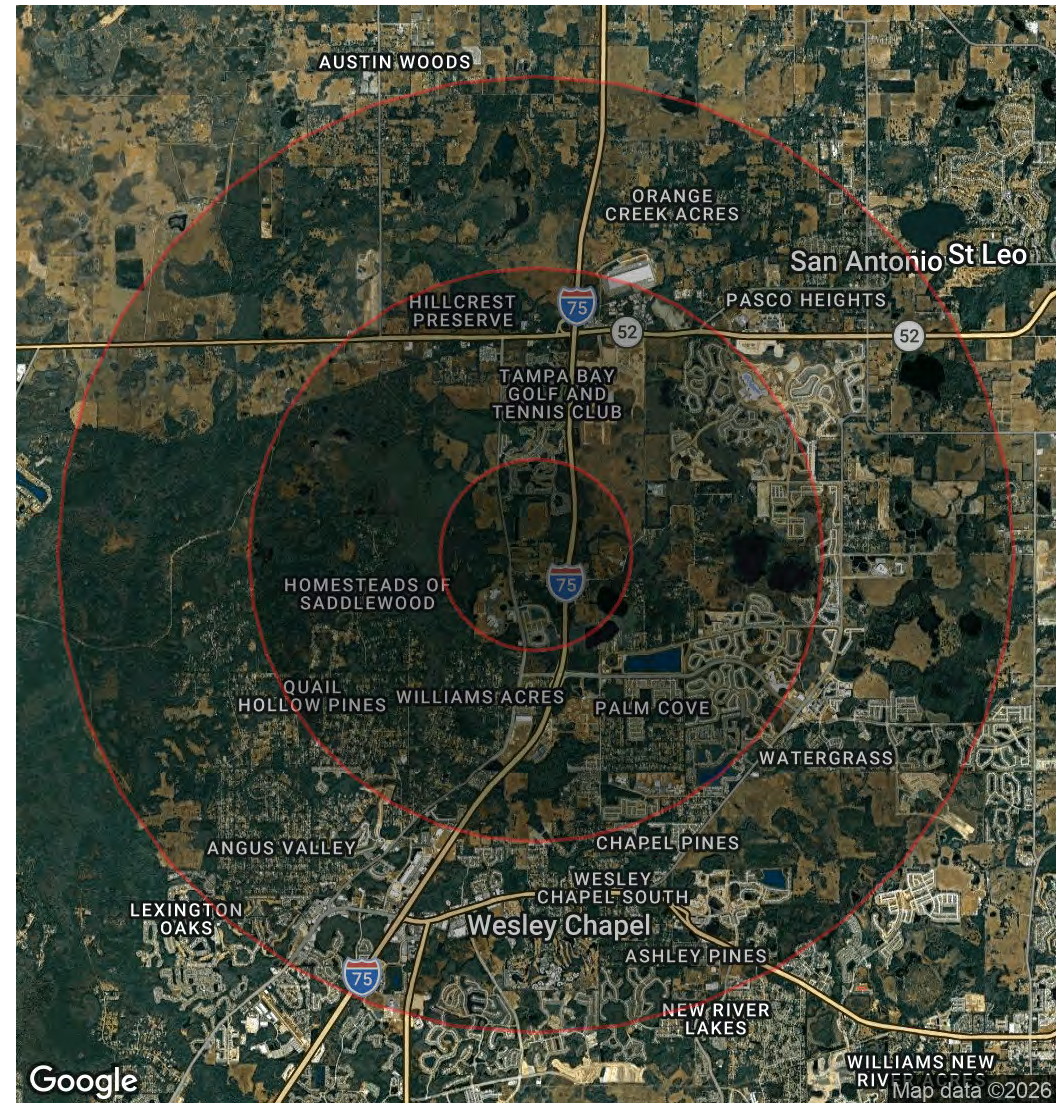
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,262	17,066	39,174
Average Age	65	44	42
Average Age (Male)	66	44	41
Average Age (Female)	65	45	42

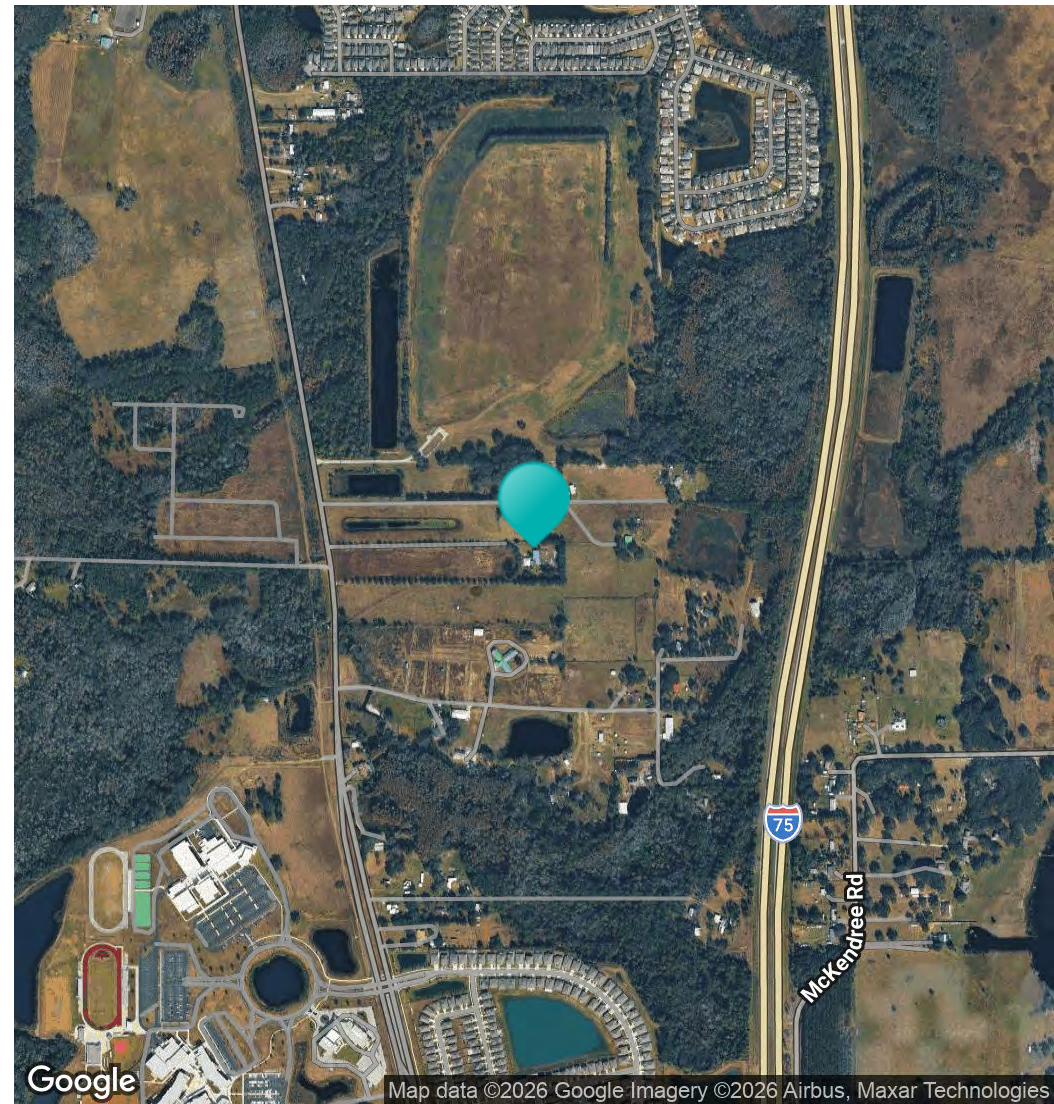
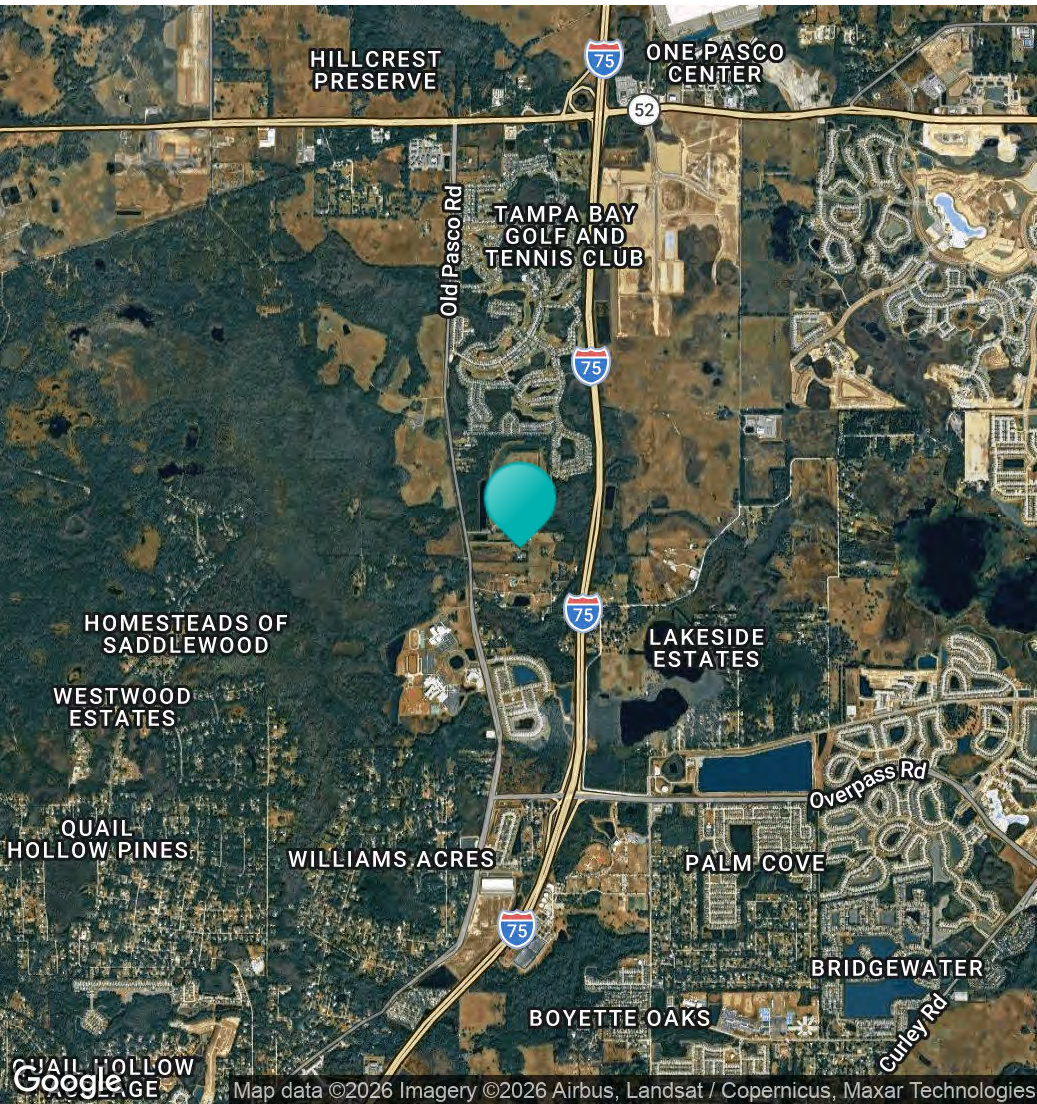
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	659	6,463	14,108
# of Persons per HH	1.9	2.6	2.8
Average HH Income	\$111,521	\$124,448	\$127,811
Average House Value	\$369,774	\$385,733	\$414,753

Demographics data derived from AlphaMap



# Location Maps



# Confidentiality & Disclaimer

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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.



## Your Advisor



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Questions | Give us a call or drop us an email

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