

2.5± Acre Development Site

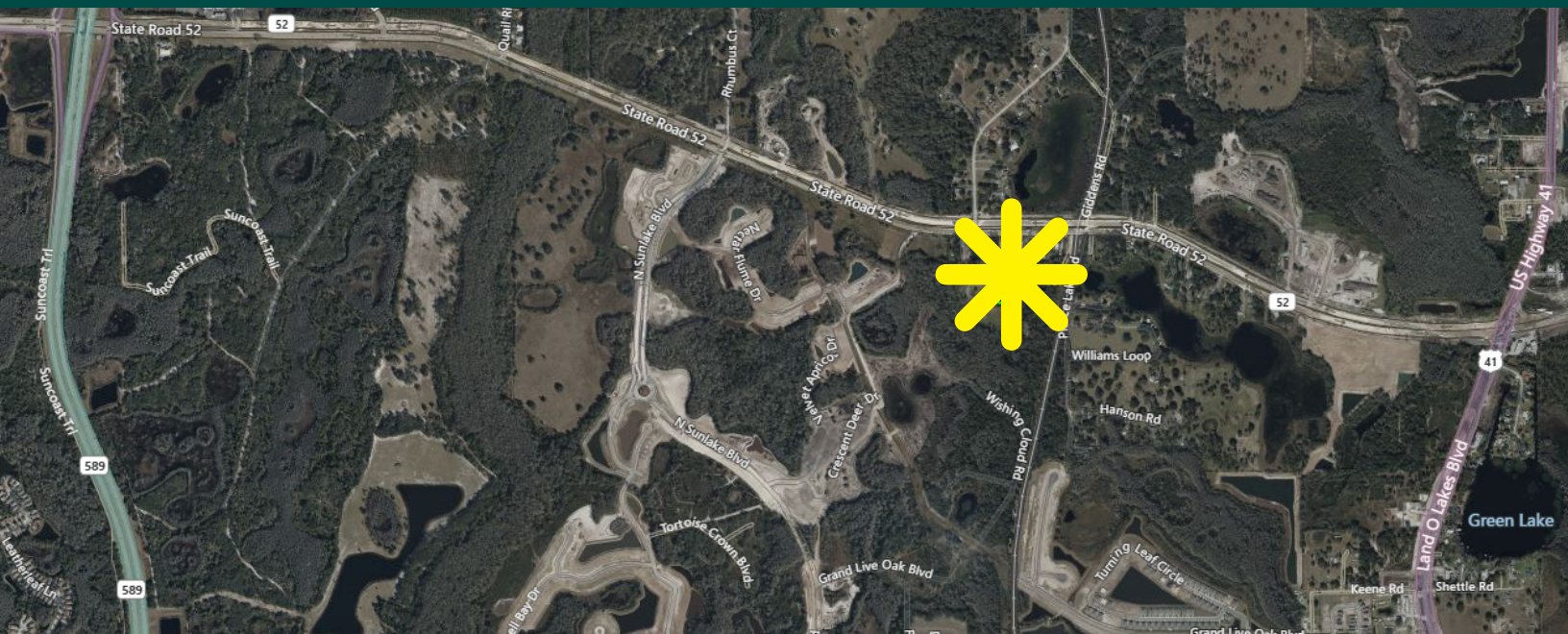
11329 Trail Blazer Lane
Land O Lakes, FL 34638

\$299,000

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Positioned along the rapidly expanding State Road 52 corridor in Land O' Lakes, Florida, this 2.5±-acre development site represents a premier opportunity within one of Pasco County's most dynamic growth markets. The property offers outstanding visibility and accessibility, located approximately 2± miles from the Suncoast Parkway (SR 589) and less than one mile from US Highway 41—providing seamless connectivity throughout the Tampa Bay region.

Zoned R-1 with a future land use designation of RES-3, the site is well-suited for residential development. Benefiting from approximately 26,000 AADT along SR 52, the property enjoys strong traffic exposure and long-term value potential. Its strategic location just east of Angeline's primary SR 52 entrance further enhances its positioning within a rapidly developing master-planned corridor.

The site is dry, with no wetlands, and offers access to county water located along the southern side of SR 52—factors that may contribute to a more efficient and cost-effective development process. This offering presents a rare opportunity to secure a highly visible, development-ready asset in a high-growth, supply-constrained submarket.

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