

# 2± Acre Development Site

17910 State Road 52  
Land O Lakes, FL 34638

## Unpriced

**BERKSHIRE  
HATHAWAY**  
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COMMERCIAL DIVISION



Positioned along the rapidly expanding State Road 52 (SR 52) corridor in Land O' Lakes, Florida, this 2± acre assemblage (two parcels) presents a compelling investment and development opportunity within one of Pasco County's most active growth corridors. The site offers exceptional visibility and accessibility, situated approximately 2± miles east of the Suncoast Parkway (SR 589) and less than one mile west of US Highway 41—providing efficient regional connectivity throughout the Tampa Bay market.

The property features a split zoning designation of C-2 and R-1, with a future land use of RES-3, allowing for a range of potential commercial and residential development scenarios. With approximately 26,000 AADT along SR 52 and over 250± feet of direct frontage, the site benefits from strong traffic exposure and prominent positioning along a primary east-west thoroughfare. Its location just east of Angeline's main SR 52 entrance further underscores its proximity to one of the area's most significant master-planned developments and ongoing population growth.

The property is a dry site with no wetlands and has access to county water located along the southern side of SR 52—key attributes that may reduce development timelines and associated costs.

This is a rare opportunity to acquire a highly visible, development-ready site in a rapidly appreciating corridor with strong fundamentals and continued growth momentum.

## PRESENTED BY:

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