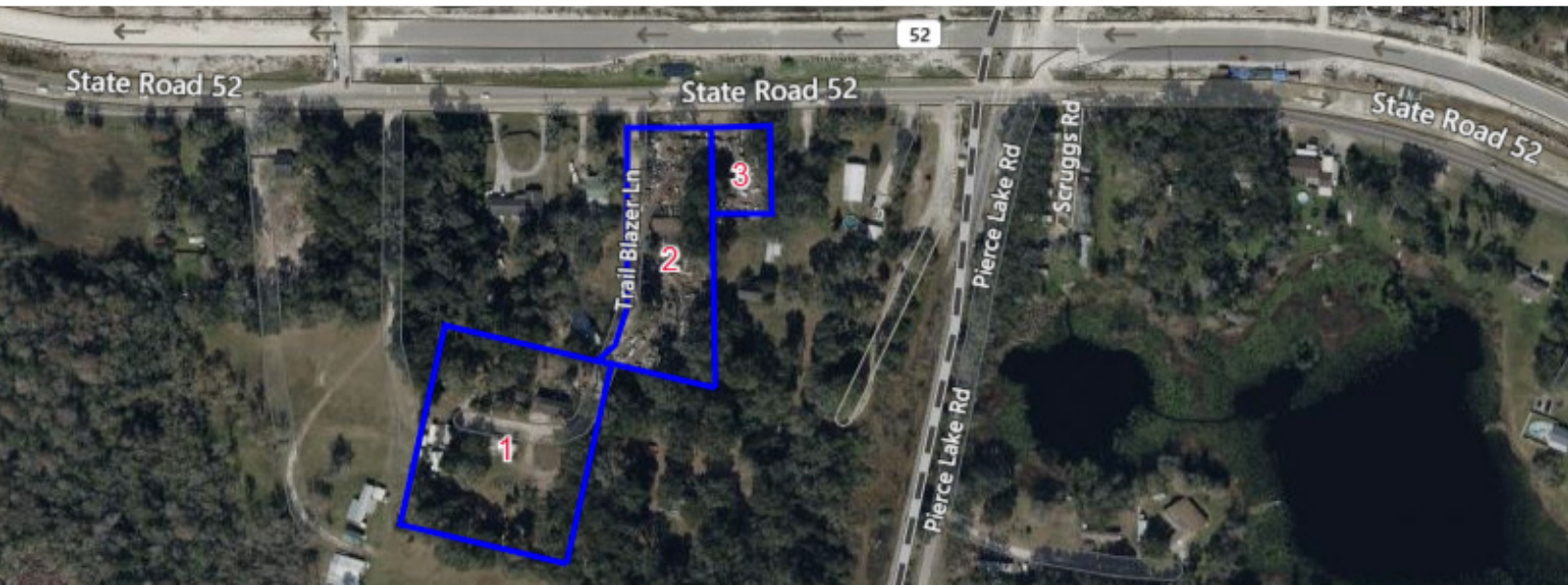


4.5± Acres Development Site

Located Along State Road 52 in Land O Lakes



Positioned along the rapidly expanding State Road 52 (SR 52) corridor in Land O' Lakes, Florida, this 4.5± acre assemblage (three 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.

Drew Gilmore, JD

727-992-3056

Commercial Advisor

dgilmore@bhhsflpg.com

Matt Shaw, CCIM

727-434-4078

Executive Associate

mshaw@bhhsflpg.com