

# Development Site

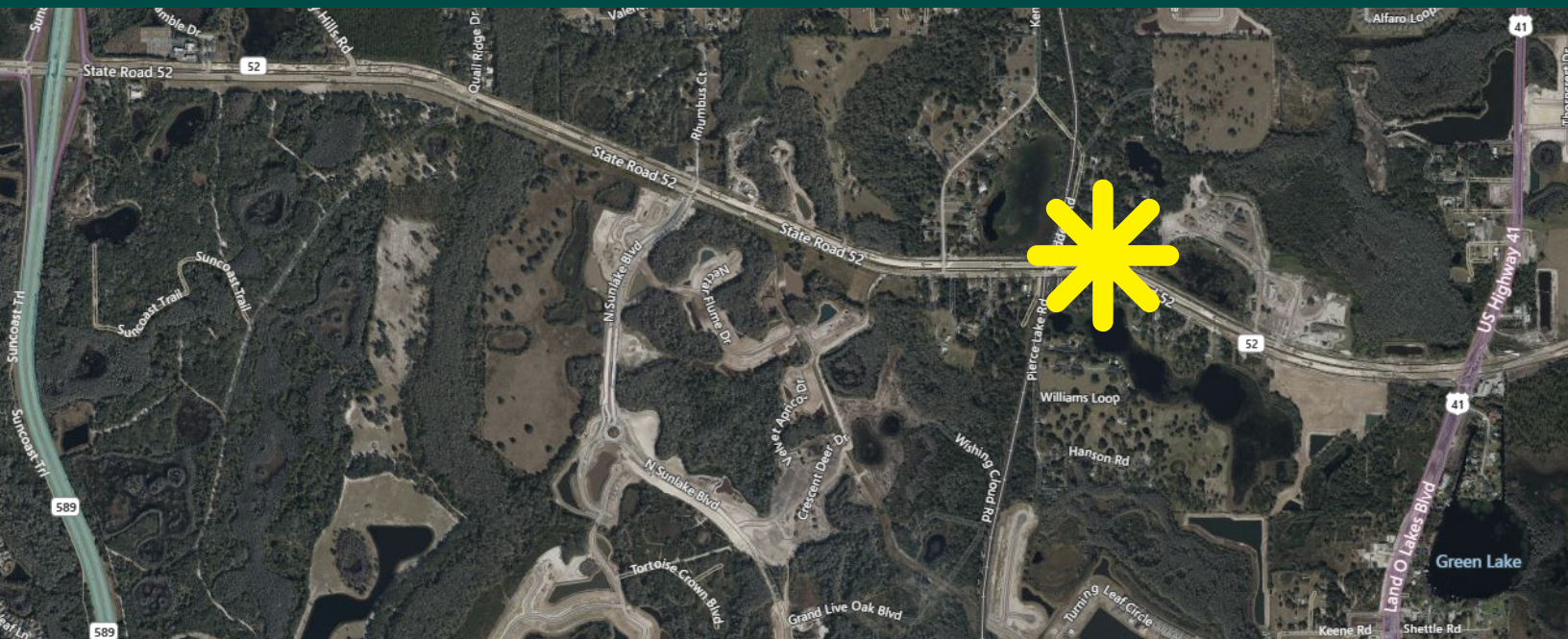
18131 State Road 52  
Land O Lakes, FL 34638

## Unpriced

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

COMMERCIAL DIVISION



Positioned along the rapidly expanding State Road 52 (SR 52) corridor in Land O' Lakes, Florida, this 1± acre property 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.

Zoned C-2, with a future land use of RES-3, allowing for a range of potential commercial development scenarios. With approximately 26,000 AADT along SR 52 and over 230± 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:

**Drew Gilmore**

Commercial Advisor

727-992-3056

dgilmore@bhhsflpg.com



**Matt Shaw, CCIM**

Executive Associate

727-434-4078

mshaw@bhhsflpg.com