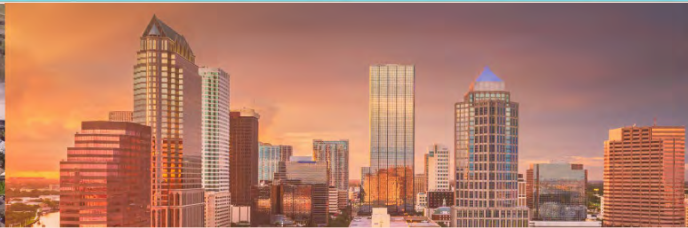


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial Overview



Property Description

PROPERTY DESCRIPTION

The opportunity consists of two commercial lots located on State Road 54 and Nathan Pearl Street in Pasco County, FL. Lot 1 is 1.4± acres with approximately 210± feet of frontage on SR 54. Lot 2 is 2.7± acres at the intersection of State Road 54 and Ryals Road, featuring approximately 410± feet of frontage along SR 54 and 300± feet along Ryals Road, providing excellent visibility. Both lots have access to Nathan Pearl Street are zoned C-2, permitting a wide range of retail, commercial, and service uses. The property can be purchased as individual lots, combined, or as a subdivided portion of Lot 2 to accommodate a buyer's specific needs. This is a prime opportunity in a high-growth corridor with strong exposure and access.

LOCATION DESCRIPTION

The property is located along State Road 54 in Pasco County, a key east-west corridor connecting the growing communities of Wesley Chapel, Land O' Lakes, and Zephyrhills. The property sits at the entrance to Lennar's 192-unit newly constructed The Townes at Windsong. The site offers excellent visibility to approximately 17,500 vehicles per day and benefits from convenient access to nearby residential neighborhoods, schools, and commercial centers.

ZONING

C2 (General Commercial)

PROPERTY SIZE

Lot 1 — 1.4± Acres

Lot 2 — 2.7± Acres

PARCEL ID

Lot 1 — 09-26-21-0010-12200-0000

Lot 2 — 09-26-21-0010-12200-0010

PRICE

Lot 1 — \$800,000

Lot 2 — \$1,400,000

BROKER CONTACT INFO

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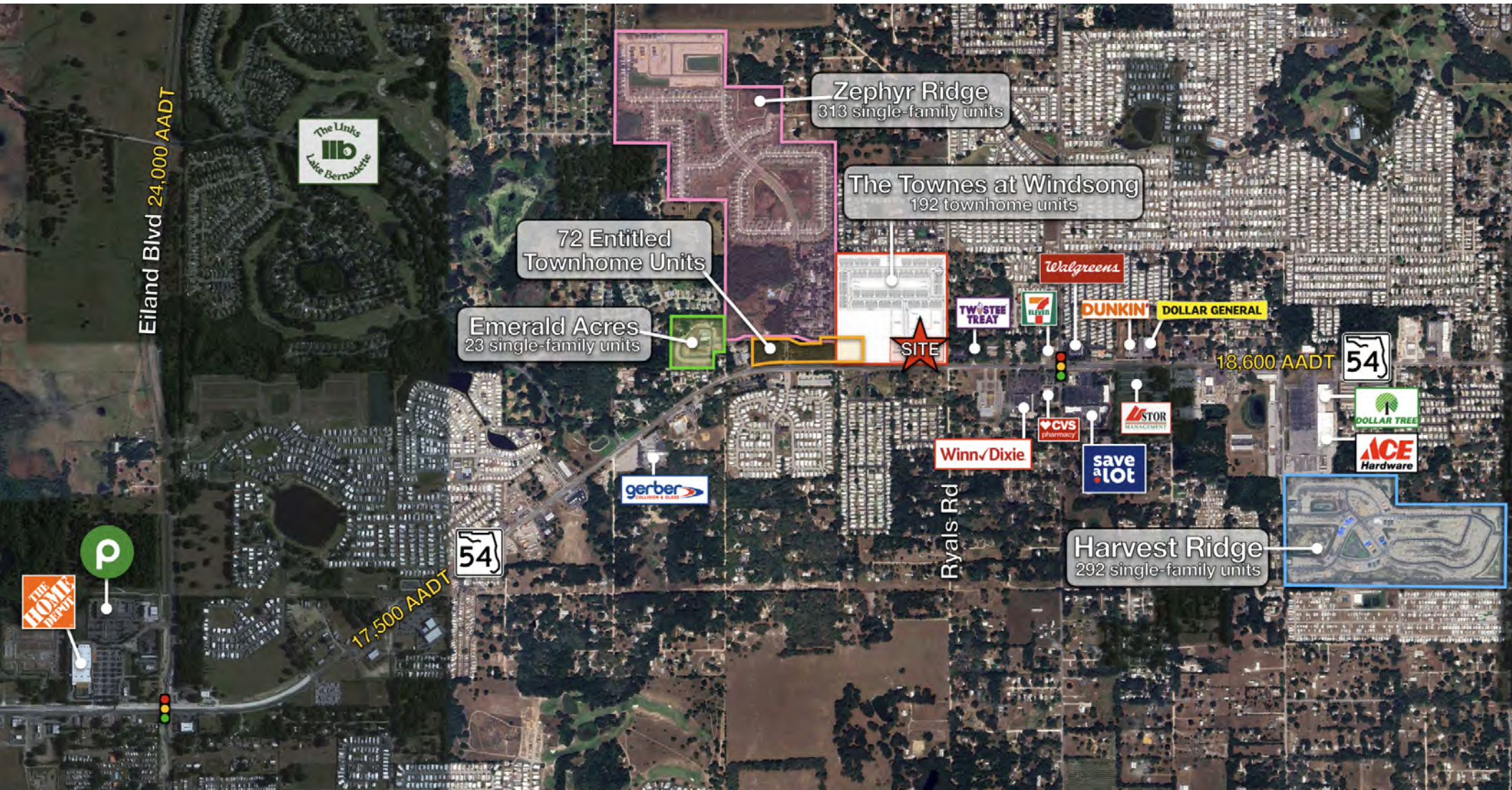
Aerials (cont'd)



Aerials (cont'd)



Surrounding Activity



Site Plan



Virtual Tour



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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.

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