

SALE

SHELL ROAD DEVELOPMENT

5446 Shell Rd Land O Lakes, FL 34638



OFFERING SUMMARY

Sale Price:	\$855,000
Lot Size:	297,451 SF
Price / Acre:	\$125,210
Zoning:	R1
Market:	Tampa/St.Petersburg
Submarket:	Pasco County

PROPERTY OVERVIEW

Discover a rare opportunity to secure a sprawling parcel at 5446 Shell Road in Land O' Lakes, FL. This unrestricted 6.84 acre land offering presents a clean canvas for visionary investors, developers, or owner users seeking to capitalize on the region's growth momentum. With ample area for a family estate, multi-family residences, or up to (9) single family homes, the site accommodates diverse programmatic needs. The property's generous dimensions allow for thoughtful planning while maximizing usable square footage. Utilities are readily accessible, facilitating an expedited entitlement process. Ideal for investors prioritizing flexibility, the land promises enduring value through strategic positioning and development potential.

PROPERTY HIGHLIGHTS

- Expansive land tract suitable for diverse development concepts
- Unrestricted zoning provides flexibility for multiple uses
- Ready access to utilities streamlines project timelines
- Generous parcel allows for high-density or phased development
- Strategic asset for portfolio diversification and long-term hold
- Well-suited for residential or mixed-use planning

Garrick Sims
(813) 474-8505



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LOCATION DESCRIPTION

Discover the thriving Tampa/St. Petersburg market surrounding the area. Situated in Land O Lakes, FL, this location offers a prime opportunity for owner users or investors. With its proximity to major thoroughfares, the area provides convenient access to the vibrant city center, airports, renowned dining and entertainment options, and a dynamic business community. Just a 30 minutes drive from popular attractions like the Tampa Riverwalk, shopping and Busch Gardens, the location is a magnet for both professionals and visitors alike. Experience the best of Florida's Gulf Coast with this exceptional investment opportunity in the Land O Lakes area.

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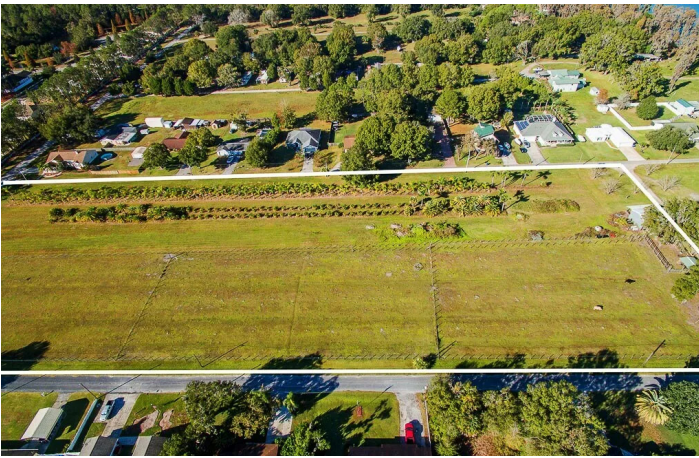


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