

# Offering Memorandum



## DEERBROOK ESTATE LOTS

CAUSEWAY BOULEVARD, LAND O LAKES, FL 34638

**Eshenbaugh**  
LAND COMPANY

The Dirt Dog

[www.thedirtdog.com](http://www.thedirtdog.com)



# Property Description



## PROPERTY DESCRIPTION

Deerbrook Estate Lots offers a rare opportunity to own one of three premium estate homesites in the heart of Pasco County's growth corridor. Ranging from 0.64± to 0.82± usable acres, these homesites provide ample space for a custom residence while offering the privacy and flexibility that is increasingly difficult to find.

Unlike traditional subdivisions, the property features no HOA or CDD fees, allowing owners the freedom to create a truly personalized estate setting. Each lot backs to a pond, providing uninterrupted backyard views and a peaceful natural setting, while Lot 3 benefits from an additional wetland buffer to the north, creating exceptional privacy.

Whether you're looking to build your forever home or invest in one of the area's emerging estate locations, Deerbrook Estate Lots presents a unique opportunity in a rapidly developing market.

## LOCATION DESCRIPTION

Located on Causeway Boulevard in Pasco County, Deerbrook Estate Lots offers the perfect balance of privacy and convenience. Surrounded by new residential and commercial development, the property provides an escape from traditional suburban communities while remaining just minutes from everyday amenities.

The site enjoys excellent regional connectivity via the recently improved Ridge Road corridor, providing direct access to the Suncoast Parkway (Veterans Expressway) for an easy commute to Tampa, Tampa International Airport, and the greater Tampa Bay region.

The area is also poised for continued growth with the planned 775± acre Moffitt Cancer Center campus, expected to become a major employment and innovation hub for the region, further enhancing the long-term desirability of the surrounding area.

## PRICE

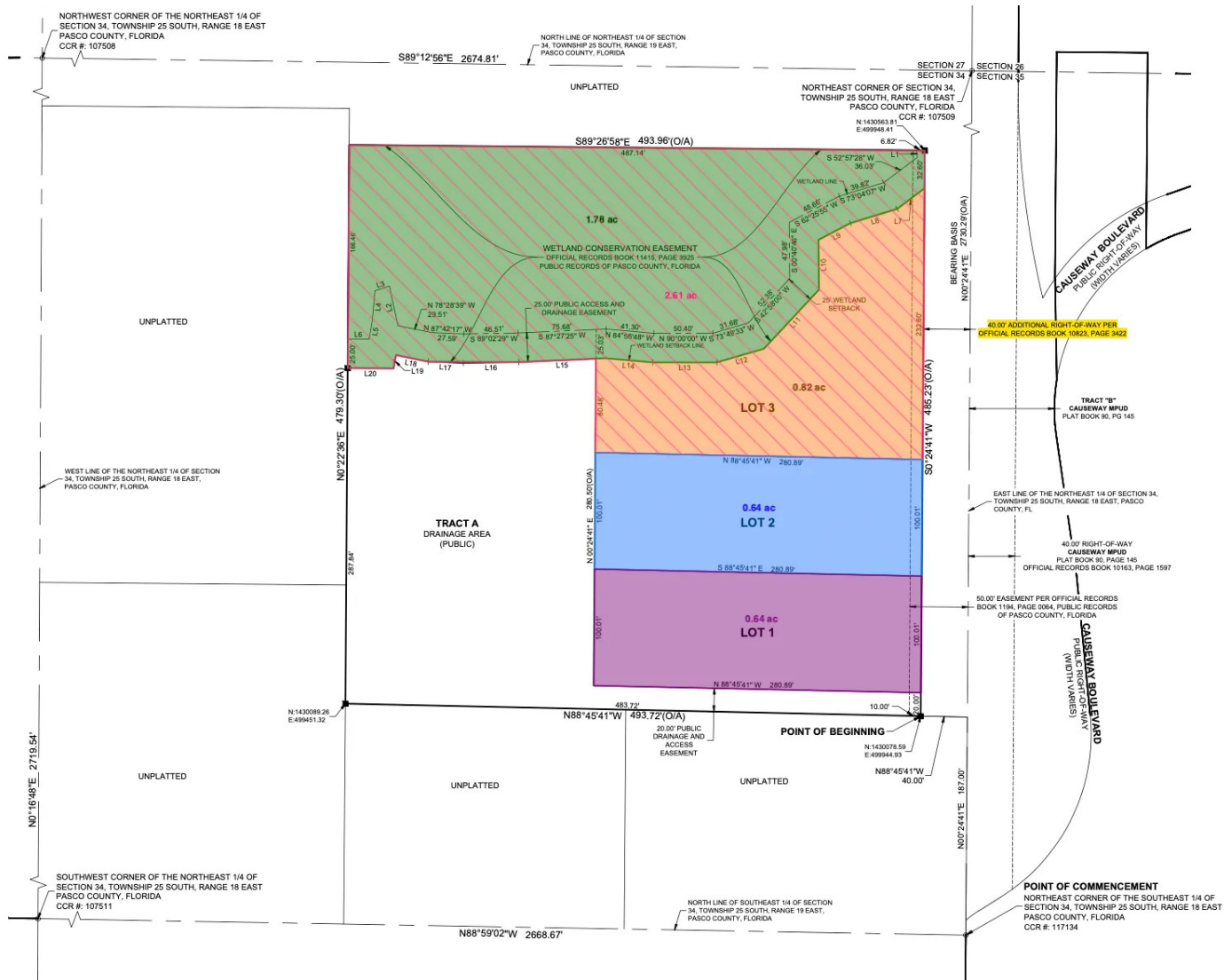
**Total** - \$720,000

**Lot 1** - \$220,000 - 0.64± Acres

**Lot 2** - \$200,000 - 0.64± Acres

**Lot 3** - \$300,000 - 2.61± Acres

# Site Plan



| LINE DATA TABLE |               |        |  |
|-----------------|---------------|--------|--|
| NO.             | BEARING       | LENGTH |  |
| L1              | S 04°00'31" E | 6.02   |  |
| L2              | N 52°14'10" W | 34.81  |  |
| L3              | S 71°49'26" W | 13.02  |  |
| L4              | S 05°02'43" E | 26.45  |  |
| L5              | S 09°53'16" W | 15.28  |  |
| L6              | N 69°37'05" W | 18.25  |  |
| L7              | S 52°57'28" W | 29.32  |  |
| L8              | S 73°04'53" W | 41.92  |  |
| L9              | S 62°29'55" W | 30.86  |  |
| L10             | S 00°40'46" E | 42.63  |  |
| L11             | S 42°56'50" W | 69.29  |  |
| L12             | S 70°49'33" E | 42.13  |  |
| L13             | N 93°00'00" W | 55.05  |  |
| L14             | N 86°54'58" E | 40.75  |  |
| L15             | N 87°27'25" W | 74.37  |  |
| L16             | S 89°02'29" W | 47.56  |  |
| L17             | N 87°42'17" W | 30.32  |  |
| L18             | N 78°26'39" W | 28.16  |  |
| L19             | S 09°53'16" W | 11.59  |  |
| L20             | N 69°37'05" W | 39.41  |  |

|         |                        |
|---------|------------------------|
| TRACT A | DRAINAGE AREA (PUBLIC) |
|---------|------------------------|

PRM - PERMANENT REFERENCE MONUMENT  
CCR - CERTIFIED CORNER RECORD  
O/A - OVERALL  
(P) - PER PLAT  
■ - SET 4"x4" CONCRETE MONUMENT WITH DISK  
STAMPED "TAMPA CIVIL PRM LB 8323"  
~ - BREAK LINE (NOT TO SCALE)

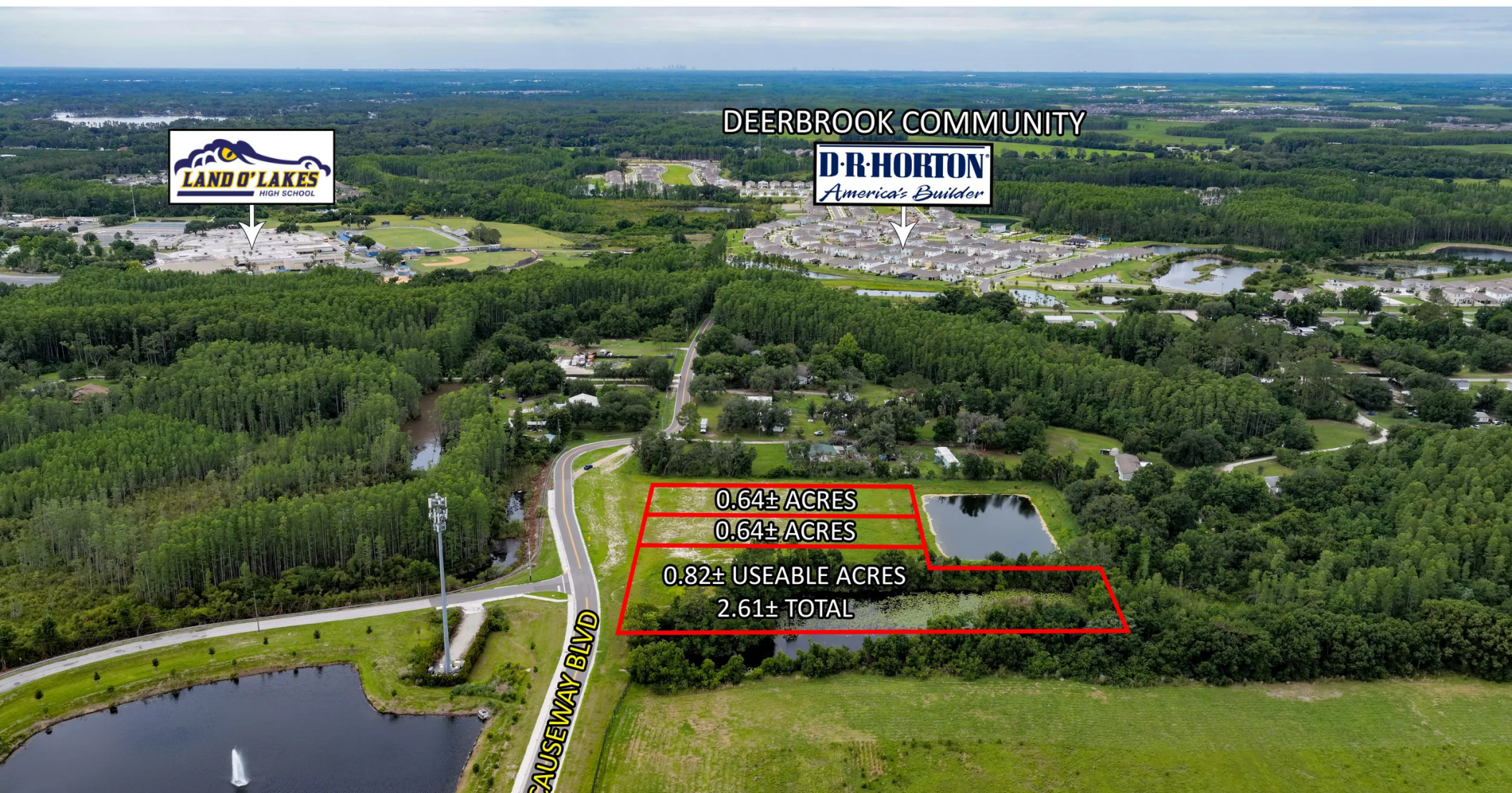
# Aerial Facing Northeast



# Aerial Facing East



# Aerial Facing South



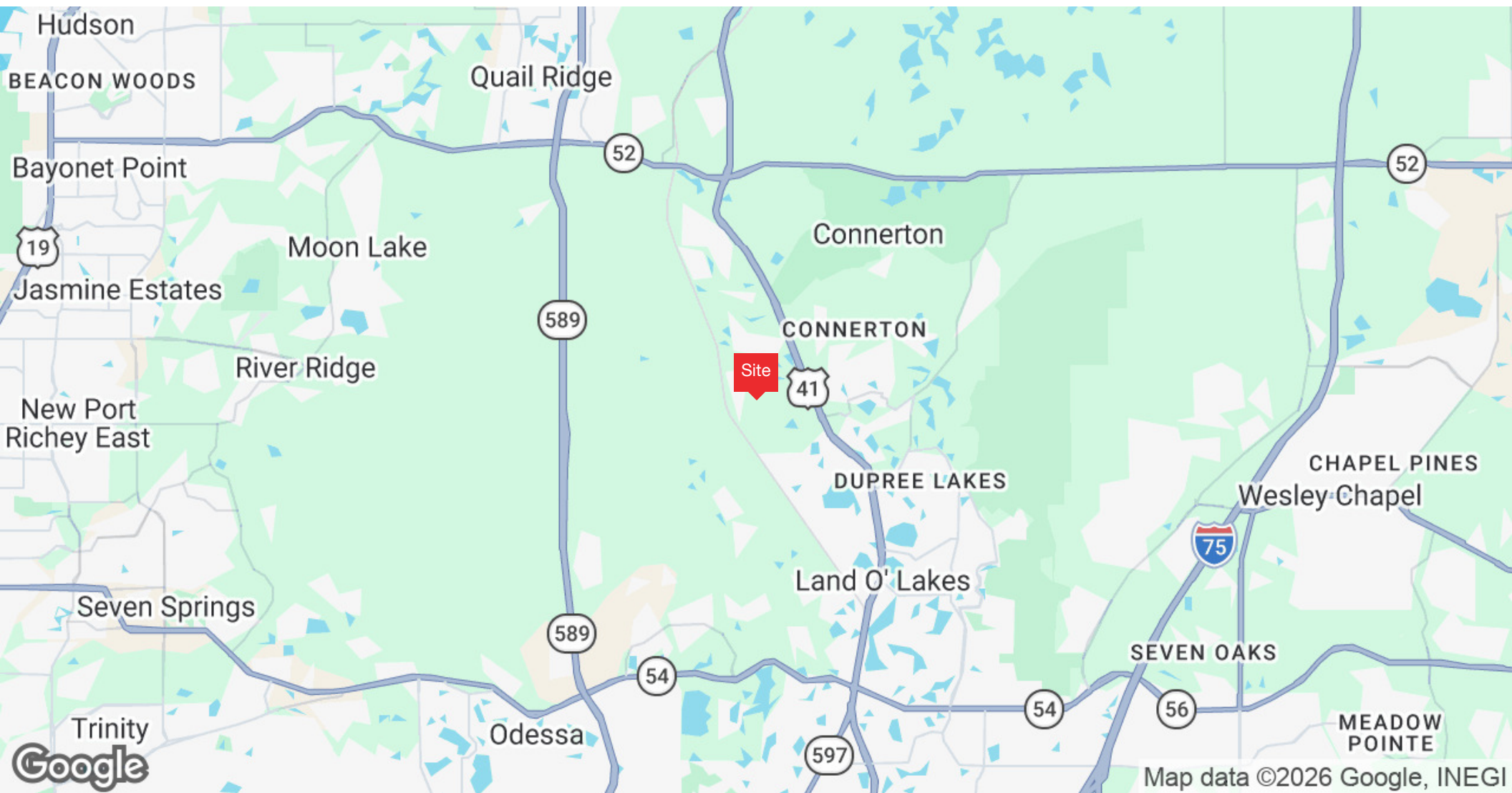
# Aerial Facing West



# Drone Video



# Regional Map



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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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



## Your Advisors



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Questions | Give us a call or drop us an email

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