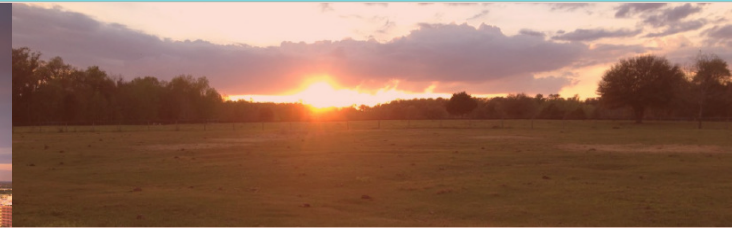
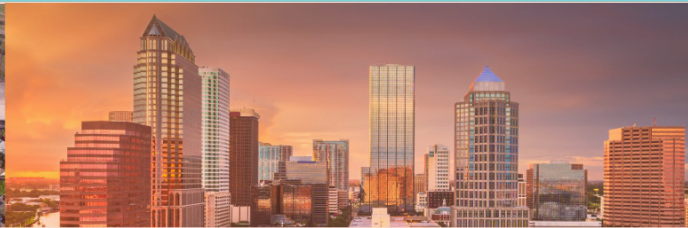


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

Legends Pointe West is approximately 158 acres of recreational land in north Pasco County, just south of State Road 52. The property is a mixture of pines and hardwoods, with two upland pockets totaling roughly 42 acres. It's zoned R4 and AC (Agricultural) with a RES-3 (Residential) future land use. Access is from Hays Road through the Legends Pointe community via an easement from the end of Robin Ridge Trail to the property.

LOCATION DESCRIPTION

Legends Pointe West is located on the north side of State Road 52, just west of Hays Road in Hudson in Pasco County. The property is just over one mile west of the Suncoast Parkway and is in a rapidly developing area. It's in very close proximity to the Publix anchored Hays Road Town Center, along with other shops, restaurants, and medical. It is adjacent to the Verandahs community.

The property is commutable to nearby metropolitan cities, being less than 30 minutes to Tampa International Airport and 35 minutes to downtown Tampa.

SIZE

Approximately 158 acres

ZONING AND FUTURE LAND USE

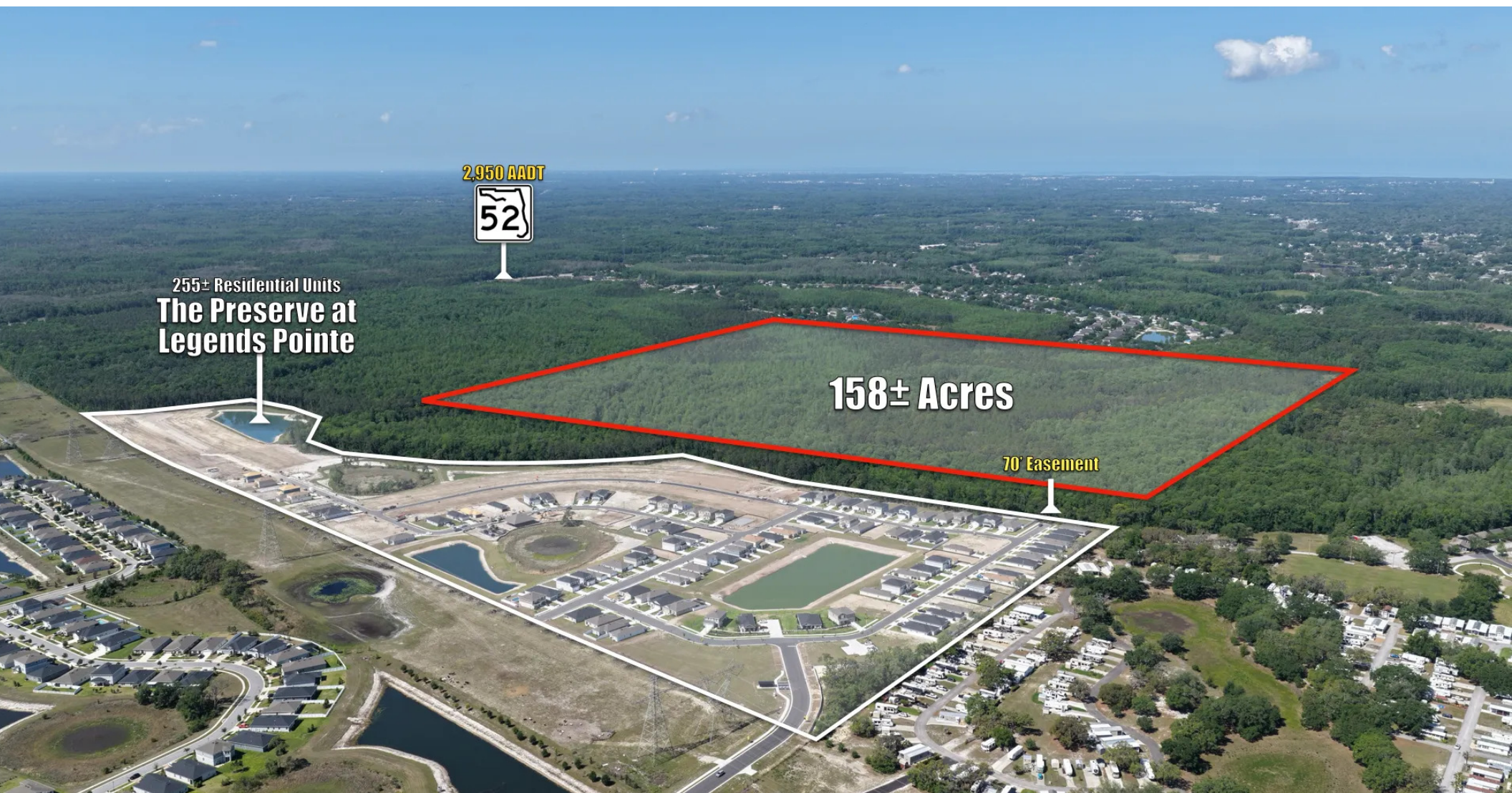
Zoning: R4 and AC (Agricultural)

Future land use: RES-3

PRICE

\$750,000

Aerial



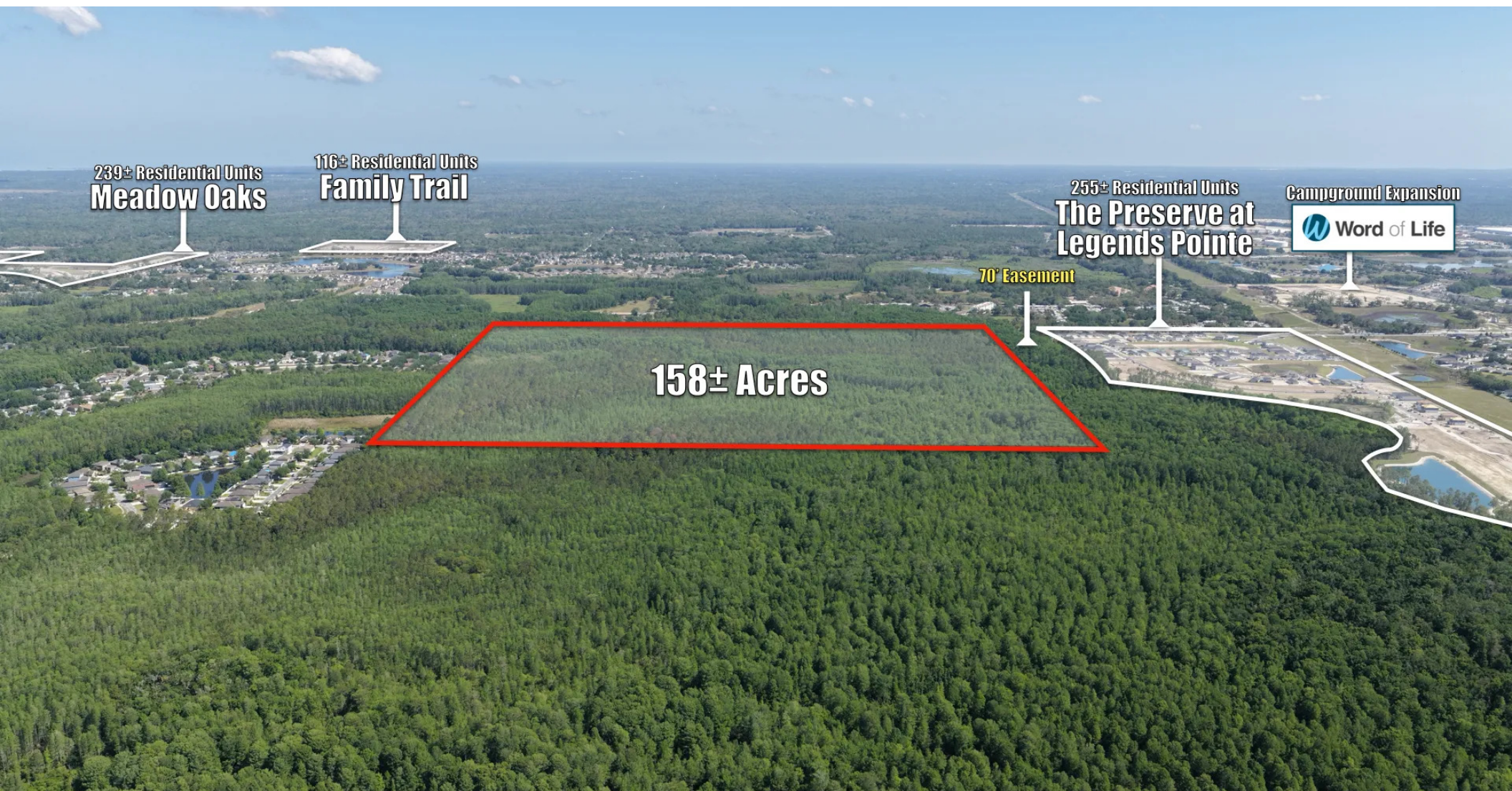
Aerial



Aerial



Aerial



158± Acres

239± Residential Units
Meadow Oaks

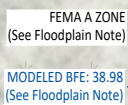
116± Residential Units
Family Trail

255± Residential Units
**The Preserve at
Legends Pointe**

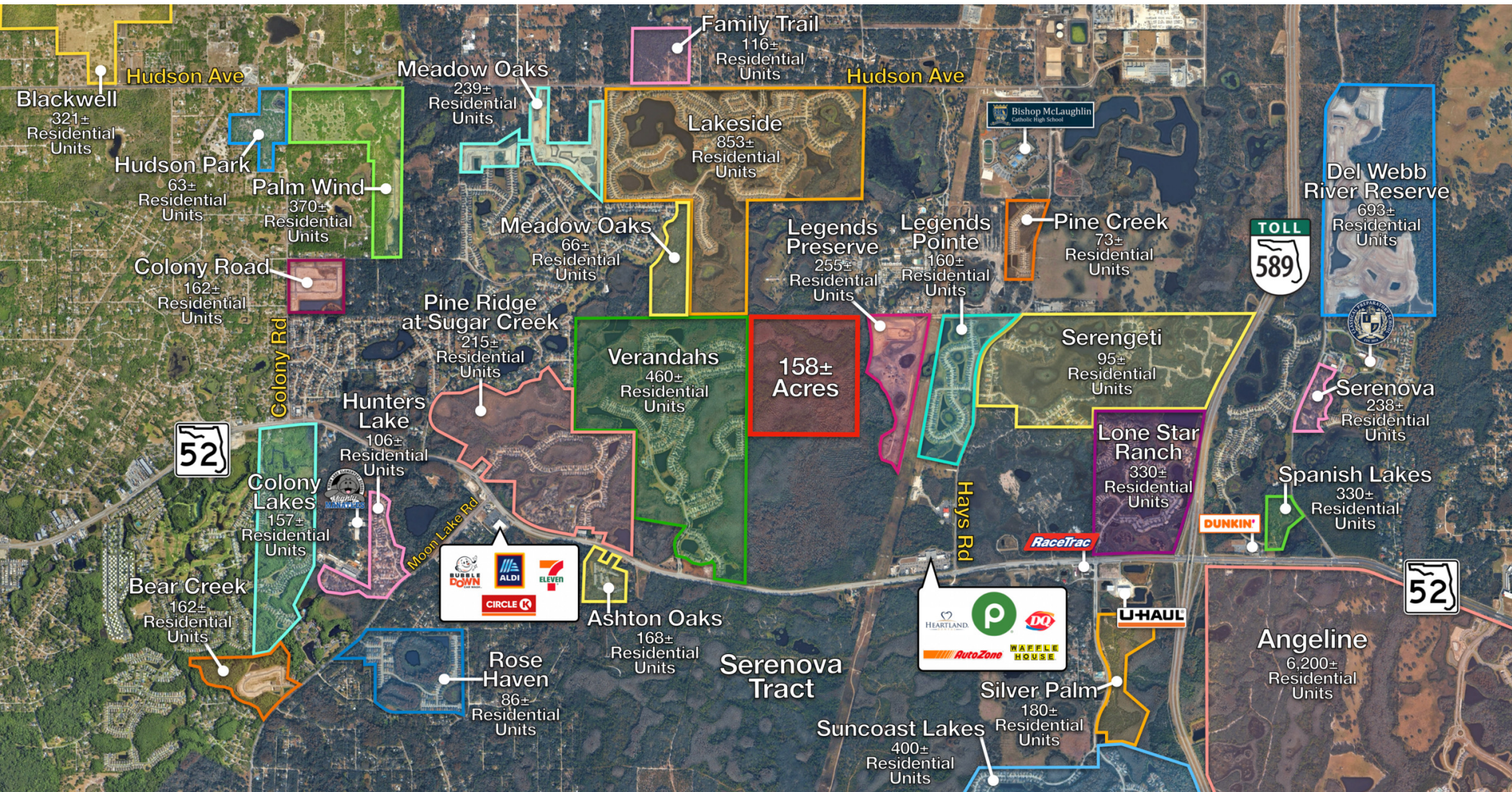
Campground Expansion



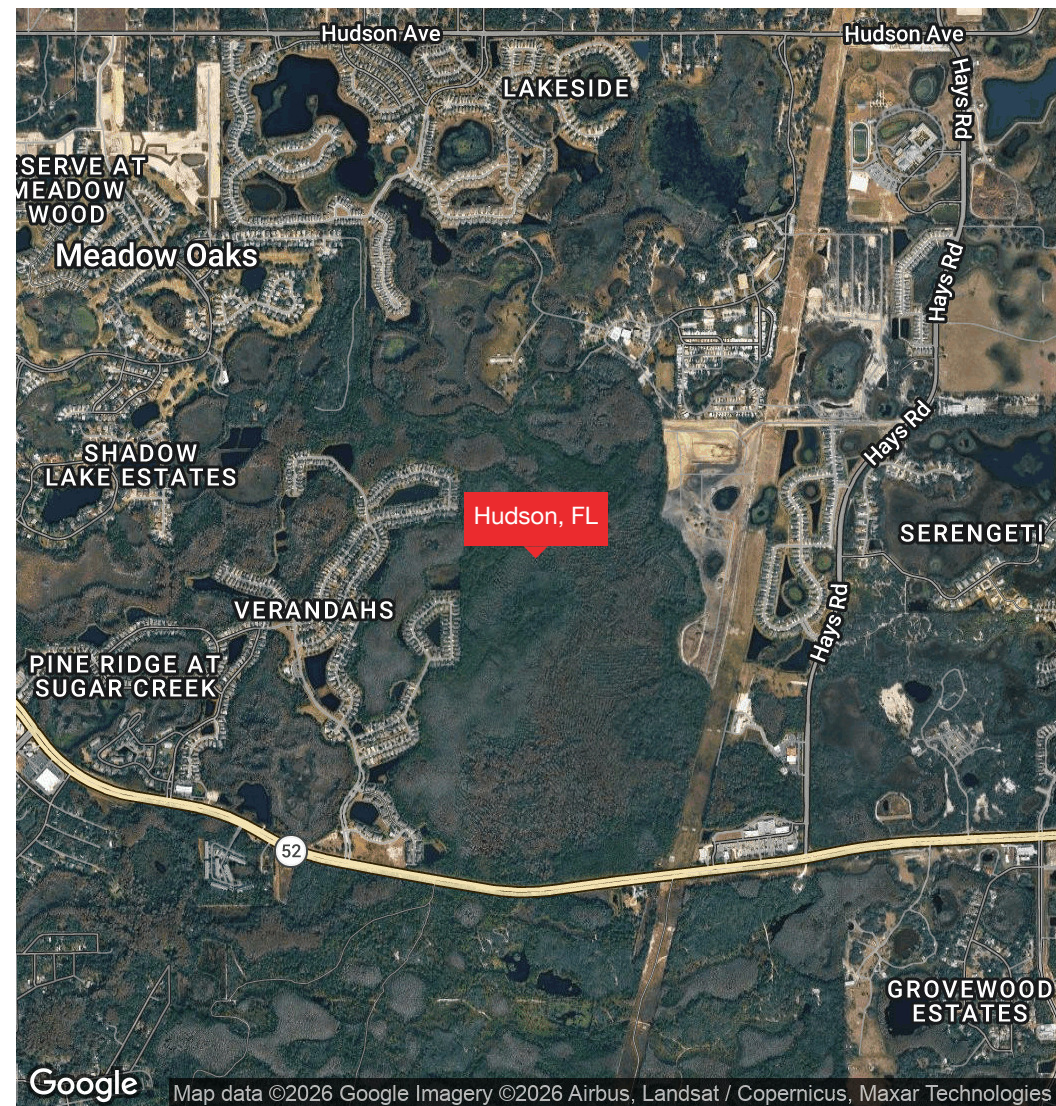
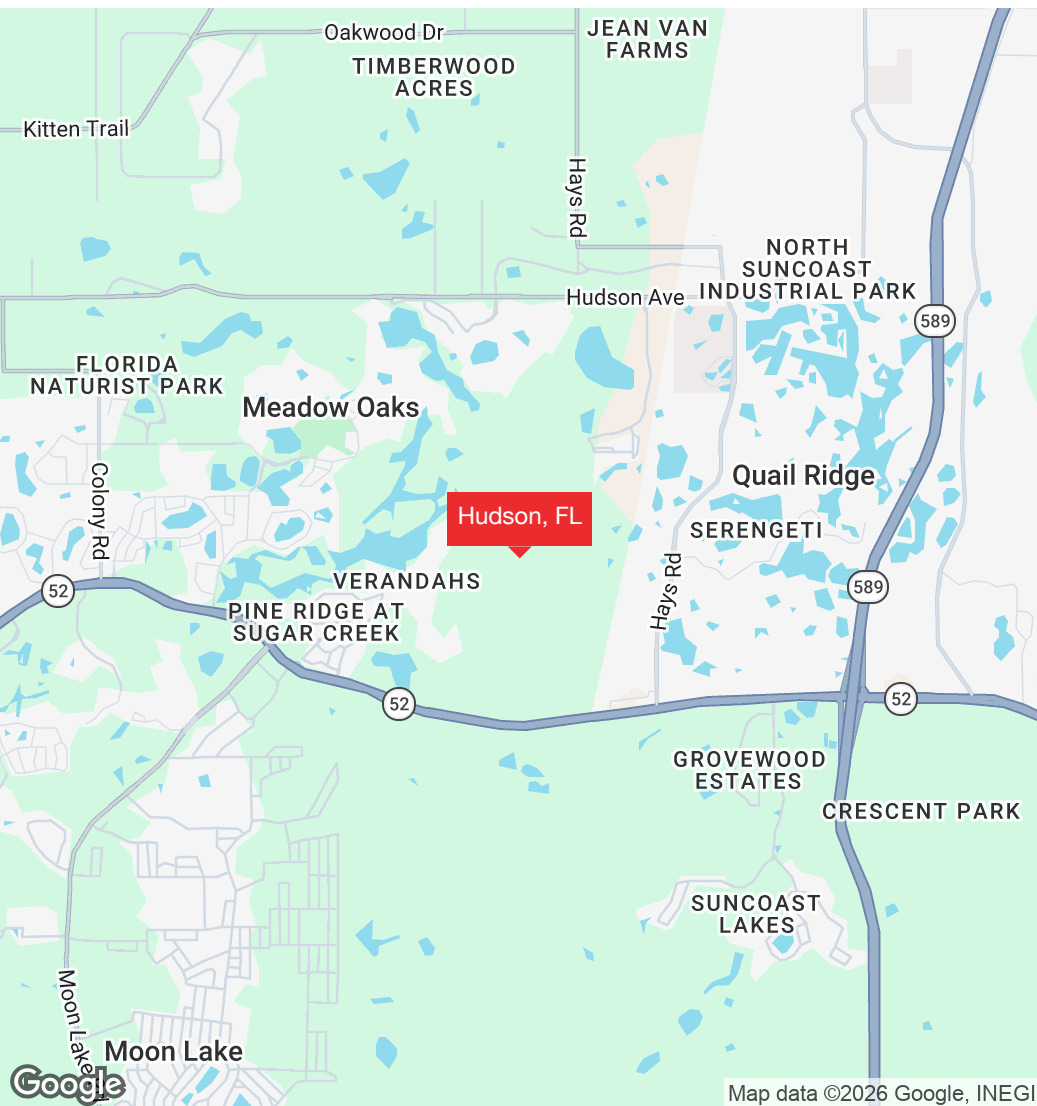
70' Easement



Development Map



Location Maps



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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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