

80 UNIT TOWNHOME DEVELOPMENT SITE
LAND O'LAKES, (PASCO COUNTY), FLORIDA

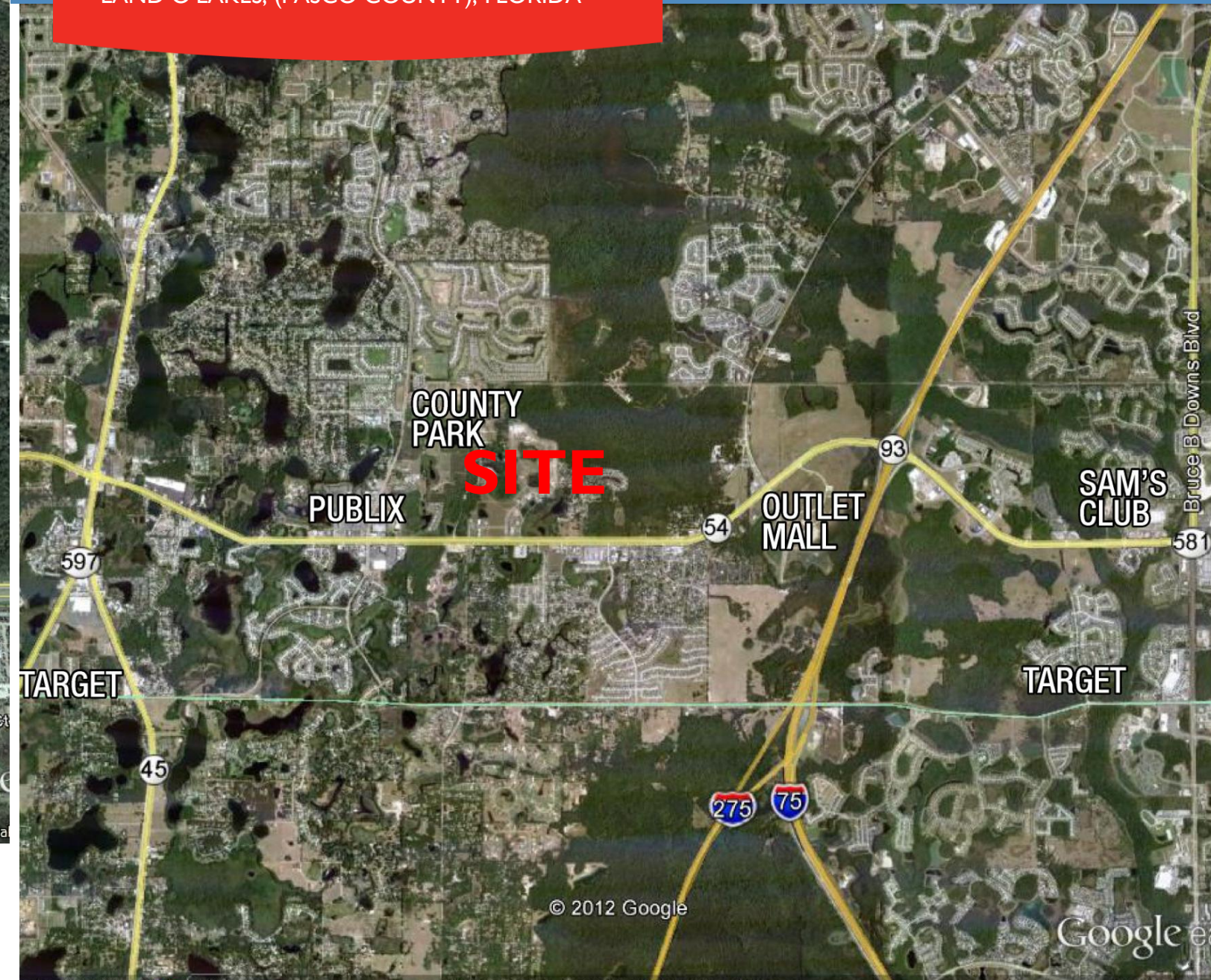
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11.77 ACRES

LAND O'LAKES, (PASCO COUNTY), FLORIDA



For more information, please contact:

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CUSHMAN & WAKEFIELD OF FLORIDA, INC.
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PROPERTY FEATURES

The Land O' Lakes submarket is a move up market.

The subject property is part of a 220 acre mixed use development community of single family, multi family, retail and office uses.

The builders in the single family development are K Hovnanian, Homes by West Bay and DR Horton. Prices are from \$200,000 to \$400,000.

The Florida Medical Clinic, across the street from the property is a 41,000 SF medical office facility offering family medicine, interval medicine, pediatrics, cardiology, dermatology, gastroenterology, hematology, oncology, pain management, orthopedic surgery, pulmonology, sleep disorders, radiology and rheumatology. There are 175 employees working there.

Discovery Point Day Care and The Dance and Gymnastics Academy are in close walking distance.

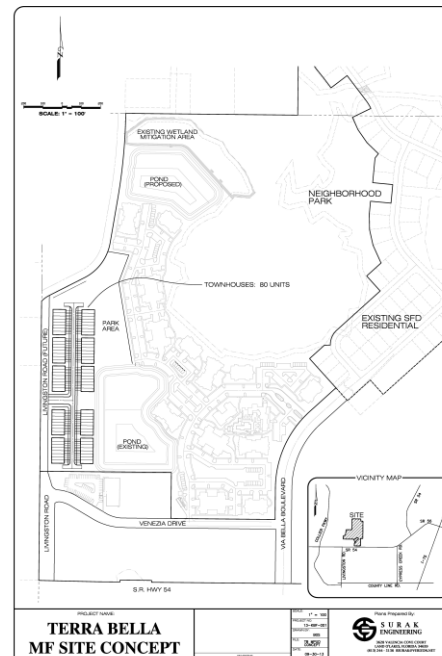
- Location: Northeast quadrant of Livingston Road and Venezia Drive, 630 feet north of S.R. 54

- Size: 11.77 gross acres and 7.6 acres net

- Zoning: PD for 80 units

- Utilities: At site

- Price: \$25,000/lot or \$2,000,000



DISTANCES:

- 1 mile to Publix
- 2 miles to proposed Simon Outlet Mall
- 2.6 miles to I-75
- 4.5 miles to Target
- 4.8 miles to The Shoppes at Wesley Chapel.
- 5.8 miles to Sunlake High School
- 6 miles to Charles S. Rushe Middle School, A rating
- 6.8 miles to Lake Myrtle Elementary, A rating
- 7.8 miles to Suncoast Expressway
- 20.9 miles to Tampa CBD
- 24.3 miles to Westshore Employment Center

COMMENTS:

- SWFWMD being extended
- Engineer for previous developer was: Brian Surak
phone – 813.244.5136
email – bsurak@verizon.net
- For more information, go to: http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=544



DR Horton



Florida Medical Center



Ground Shot looking north



Entrance to single family



Discovery Point Day Care



Site looking south