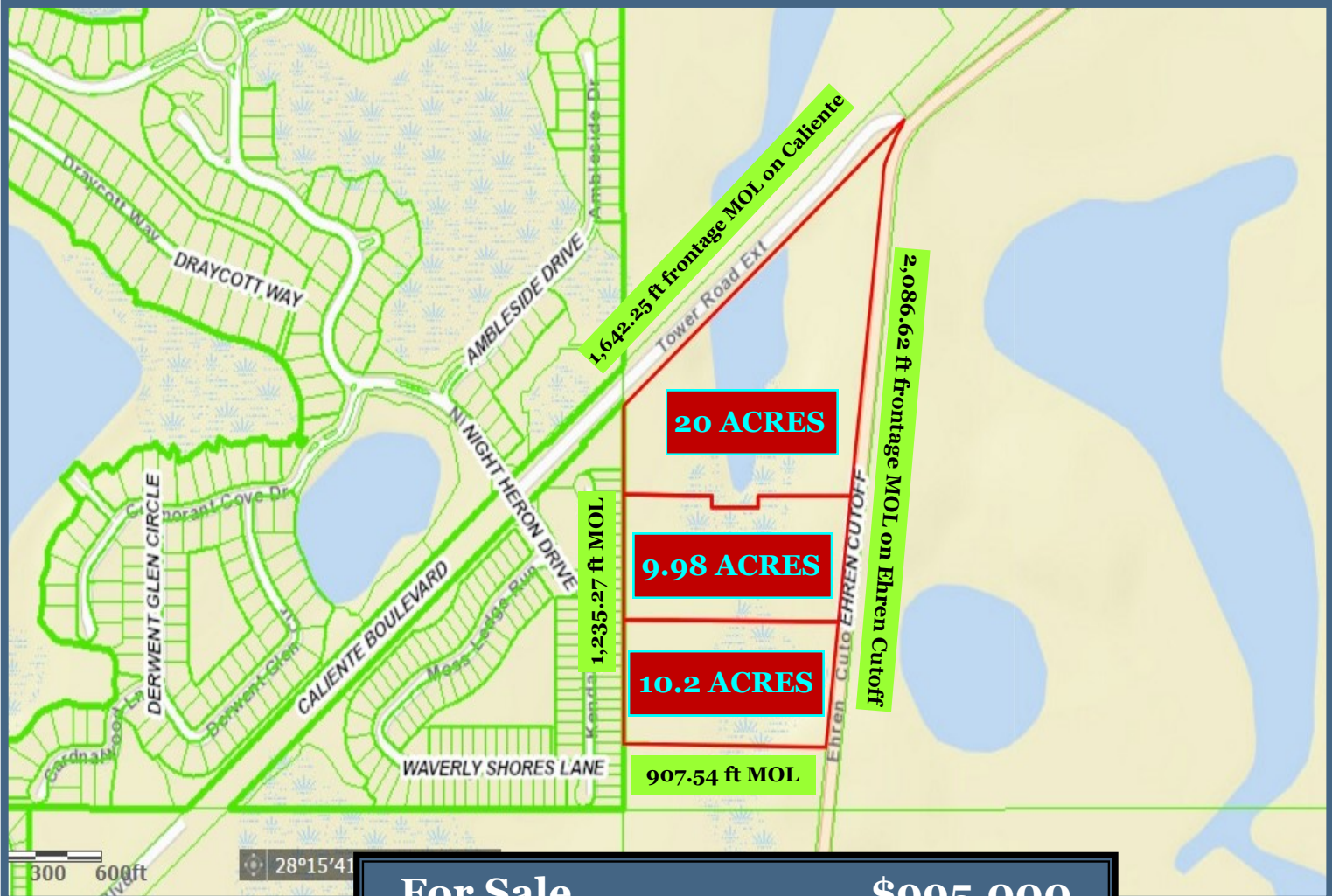


**THREE PARCELS OF VACANT LAND IN PASCO COUNTY
APPROXIMATELY 40 ACRES TOTAL
EHREN CUTOFF, LAND O LAKES, FLORIDA**



A/R zoning suitable for many uses. The property has 1,642.25 ft frontage MOL on Caliente Blvd and 2,086.62 ft frontage MOL on Ehren Cutoff. Future land use is Res-1. Suitable for residential development or many occupations allowable in A/R. Land O Lakes and surrounding areas are growing rapidly and property is reasonably priced for comparable properties in the area. FEMA flood map, property cards and aerials are in the brochure.



Ted Hager
Commercial Specialist
RECS, GRI, BSIE,
ME, SSRS, BBF

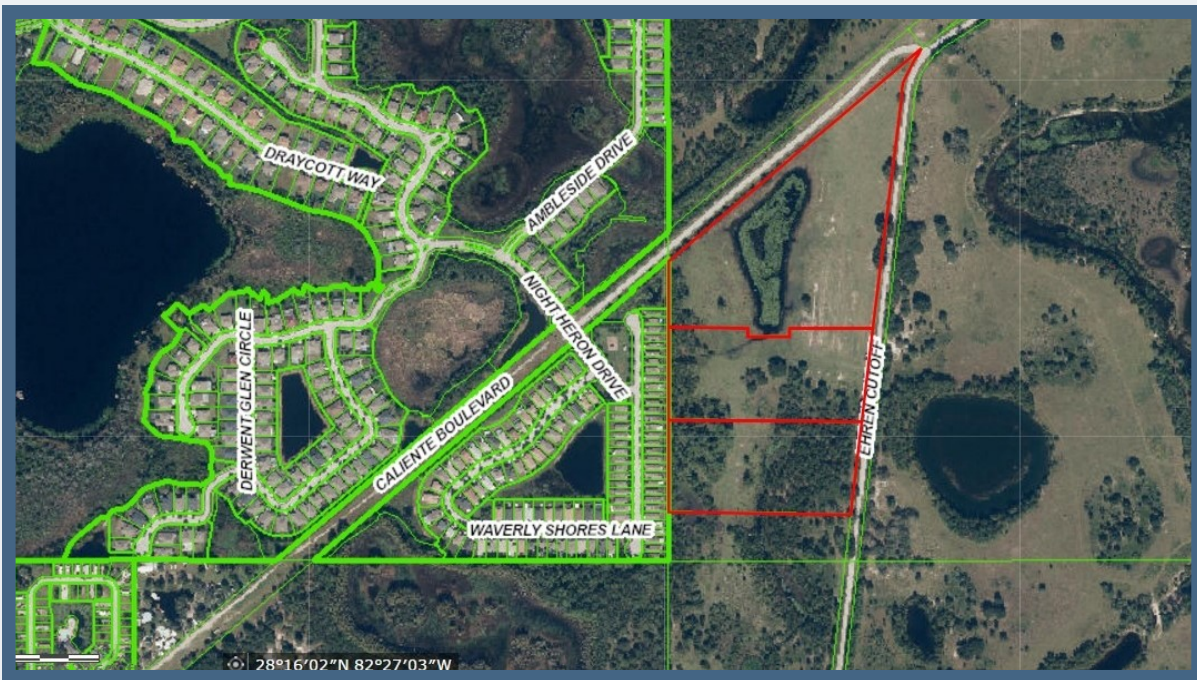
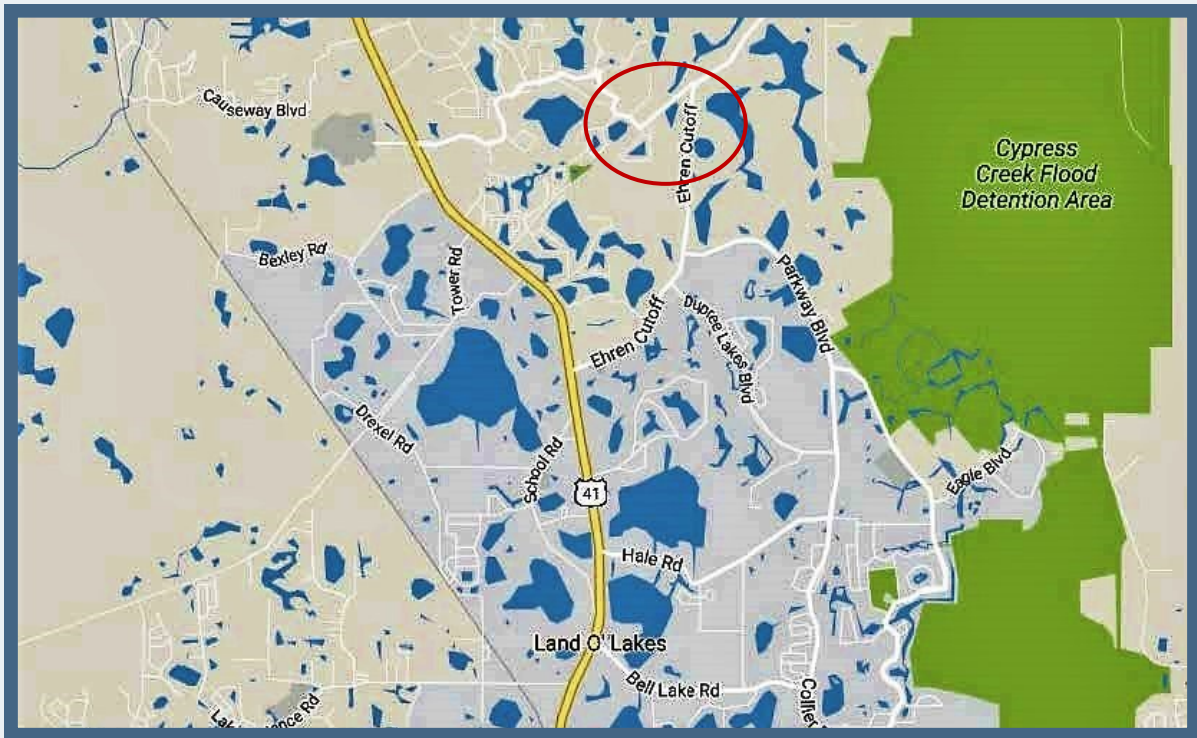
Email: tedhager@teamhager.com
Direct Phone: 813-586-3230
Phone: 813-294-0404
www.TeamHager.com



Team Hager Commercial Real Estate LLC

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MAPS & AERIALS



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PHOTOS



Entrance to adjacent subdivision



2nd entrance to adjacent subdivision



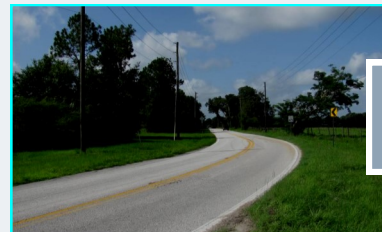
40 acres at Apex



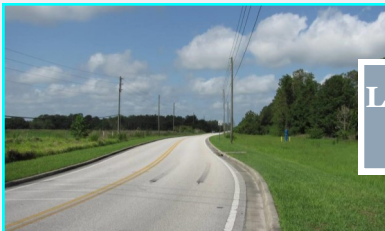
Beautiful grand oaks



Corner



Looking south on Ehren Cutoff



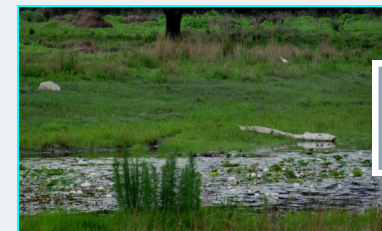
Looking southwest on Caliente Blvd



Mostly cleared



Water @ corner



Small lake



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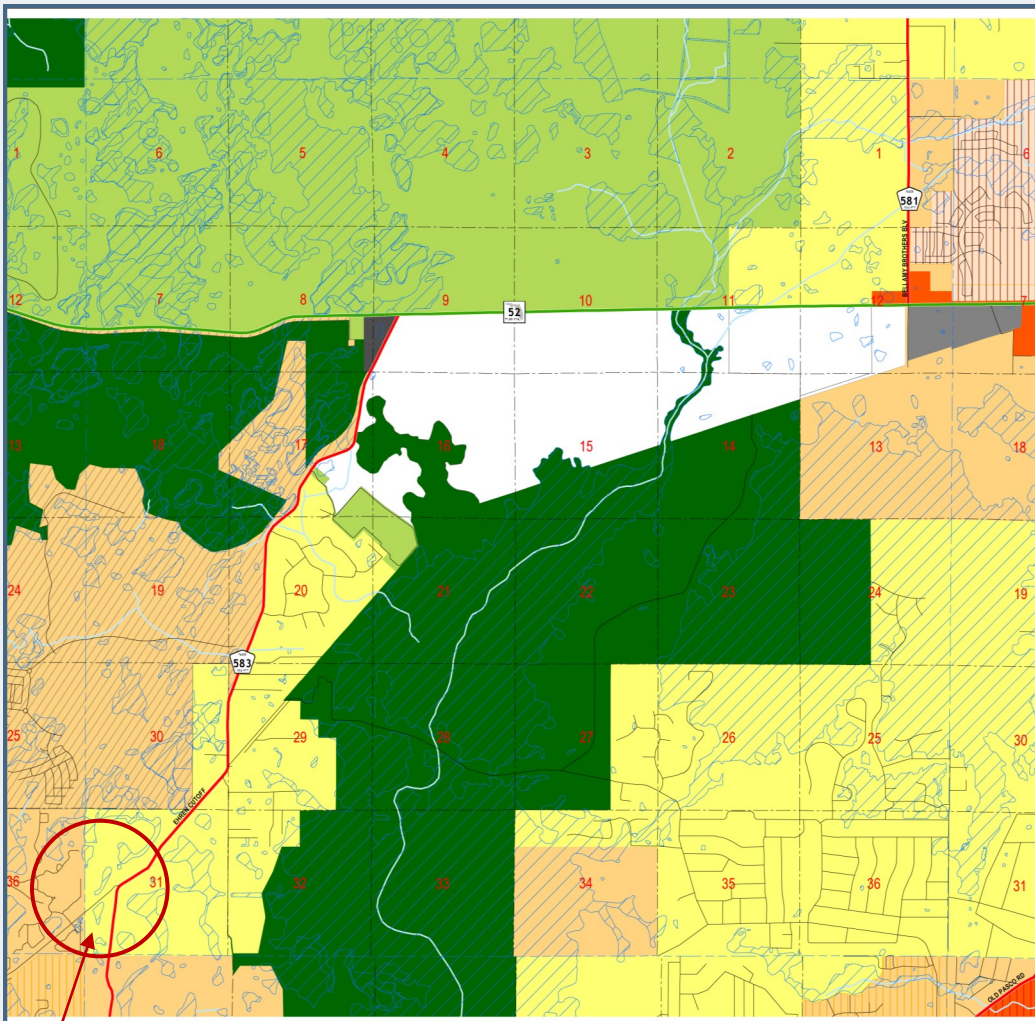
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FUTURE LAND USE MAP



RES 1

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025 T 25 S - R 19 E SHEET 13

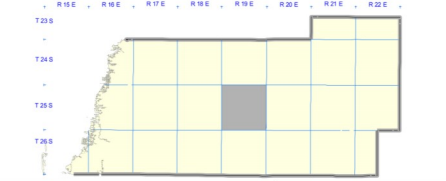
DATE ADOPTED: 06/15/89 ORDINANCE #: 89-13

FUTURE LAND USE 2025 CLASSIFICATIONS

- | | | |
|--|---------------------------------------|--------------------------------------|
| AG
Agricultural | RES - 1
Residential | GH
Gateway Hub |
| AGR
Agricultural / Rural | RES - 3
Residential | NPC
New Part Corners |
| CIL
Coastal Land | RES - 6
Residential | TC
Town Center |
| CON
Conservation Land | RES - 9
Residential | OFF
Office |
| AT
Major Attractors | RES - 12
Residential | EC
Employment Center |
| R/O/S
Major Recreation / Open Space | RES - 24
Residential | ROR
Retail / Office / Residential |
| PIS/P
Major Public / Semi - Public | VPLJ1
Village Mixed Use - Type 1 | COM
Commercial |
| NT
New Town | VPLJ2A
Village Mixed Use - Type 2A | IL
Industrial - Light |
| PD
Planned Development | VPLJ2B
Village Mixed Use - Type 2B | IH
Industrial - Heavy |
| MJ
Mixed Uses | VPLJ3
Village Mixed Use - Type 3 | |

OVERLAYS

- | | | |
|--------------------------|------------------------|------------------------|
| CLASS 1 WETLANDS / LAKES | FLEXIBLE PLAN BOUNDARY | PASADENA HILLS OVERLAY |
| CITY LIMITS | ROR OVERLAY | TRANSIT CENTER OVERLAY |



REVISIONS

DATE	ORDINANCE #	DATE	ORDINANCE #
10/23/90	// 90-14		
07/16/91	// 91-13		
04/14/94	// 94-01		
04/05/95	// 94-02		
09/03/96	// AI		
11/08/96	// AI		
03/22/05	// 05-13		
03/16/10	// 10-04		
08/10/10	// 10-25		



Pasco County, Florida
Geographic Information Systems
(G.I.S.)
Engineering Services
Survey Department

Checked By: JMH Date Printed: March 2012
Drawn By: Date Plotted: March 2012



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