



# Aerial Looking N



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase a 1.55± acre Walmart SuperCenter outparcel with 206' of frontage on US-41/Land O Lakes Blvd. (AADT 32,000) in Lutz, Pasco County, FL. The property is situated between a car wash and Life Storage.

## LOCATION DESCRIPTION

The property is located on the west side of US 41 (Land O Lakes Boulevard), in Lutz, Pasco County, FL. The surrounding area is a mix of commercial users along Dale Mabry Hwy. and US 41 with an abundance of residential communities. Access to the outparcel can be found off the signalized intersections at US-41 and Dale Mabry Highway via Walmart Way.

## PROPERTY SIZE

1.55 Acres

## ZONING

MPUD – Commercial

## FUTURE LAND USE

RES-9 (Residential 9units/acre)

## PARCEL ID

36-26-18-0000-02400-0000

## PROPERTY OWNER

Hagman Properties Inc

## PRICE

\$1,595,000

## BROKER CONTACT INFO

**Chris Bowers, CCIM**

Senior Broker

813.287.8787 x8

[chris@thedirt dog.com](mailto:chris@thedirt dog.com)

# Aerial Looking E



# Additional Photos



# 1 Mile Demographics

## KEY FACTS

4,194

Population



Average Household Size

49.2

Median Age

\$67,326

Median Household Income

## INCOME



\$67,326

Median Household Income



\$39,584

Per Capita Income



\$243,311

Median Net Worth

## BUSINESS



286

Total Businesses



2,202

Total Employees

## EMPLOYMENT



78%

White Collar



11%

Blue Collar

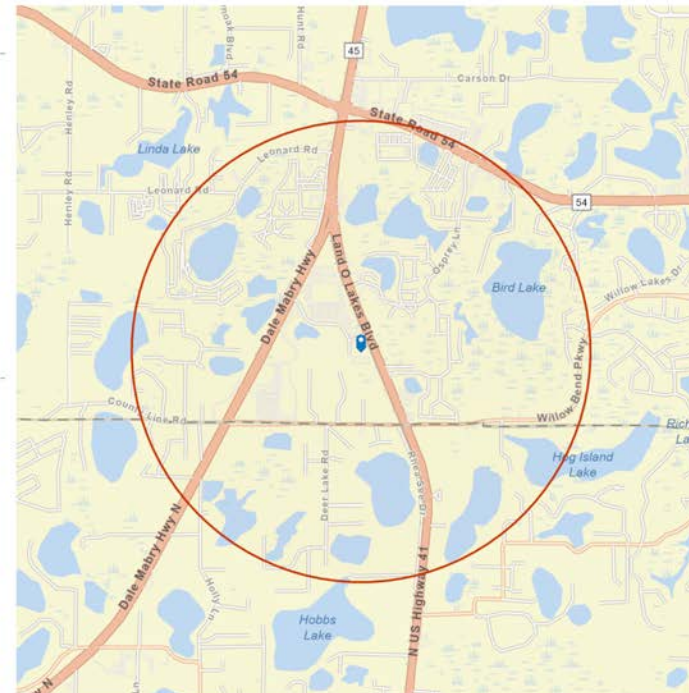


11%

Services

4.1%

Unemployment Rate



# 3 Mile Demographics

## KEY FACTS

39,834

Population



Average Household Size

43.6

Median Age

\$91,831

Median Household Income

## INCOME



\$91,831

Median Household Income



\$42,323

Per Capita Income



\$300,239

Median Net Worth

## BUSINESS



1,636

Total Businesses



11,754

Total Employees

## EMPLOYMENT



79%

White Collar



13%

Blue Collar

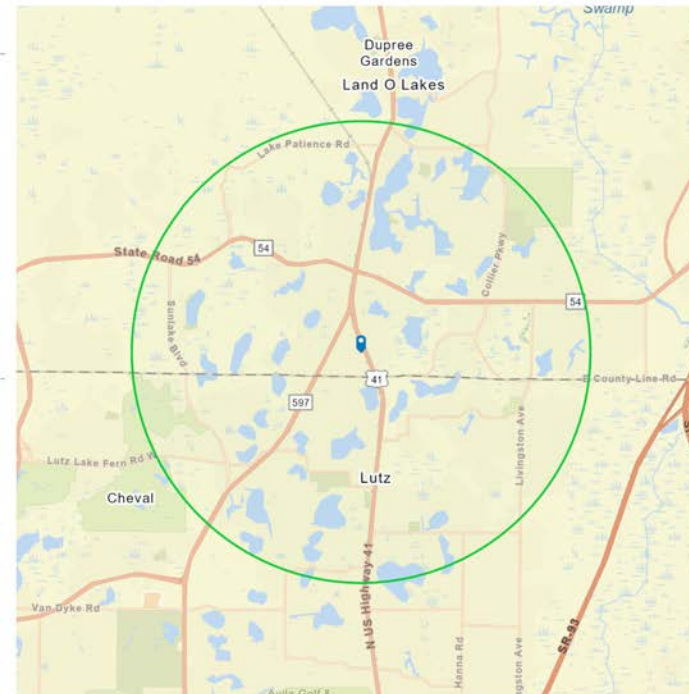


9%

Services

2.9%

Unemployment Rate



# 5 Mile Demographics

## KEY FACTS

102,485

Population



Average Household Size

41.5

Median Age

\$93,619

Median Household Income

## INCOME



\$93,619

Median Household Income



\$42,047

Per Capita Income



\$295,731

Median Net Worth

## BUSINESS



3,257

Total Businesses



25,017

Total Employees

## EMPLOYMENT



79%

White Collar



13%

Blue Collar

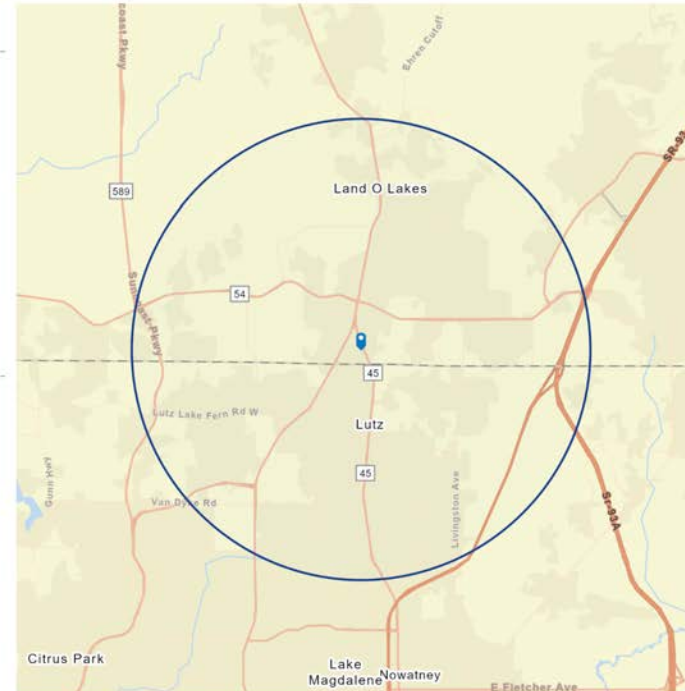


9%

Services

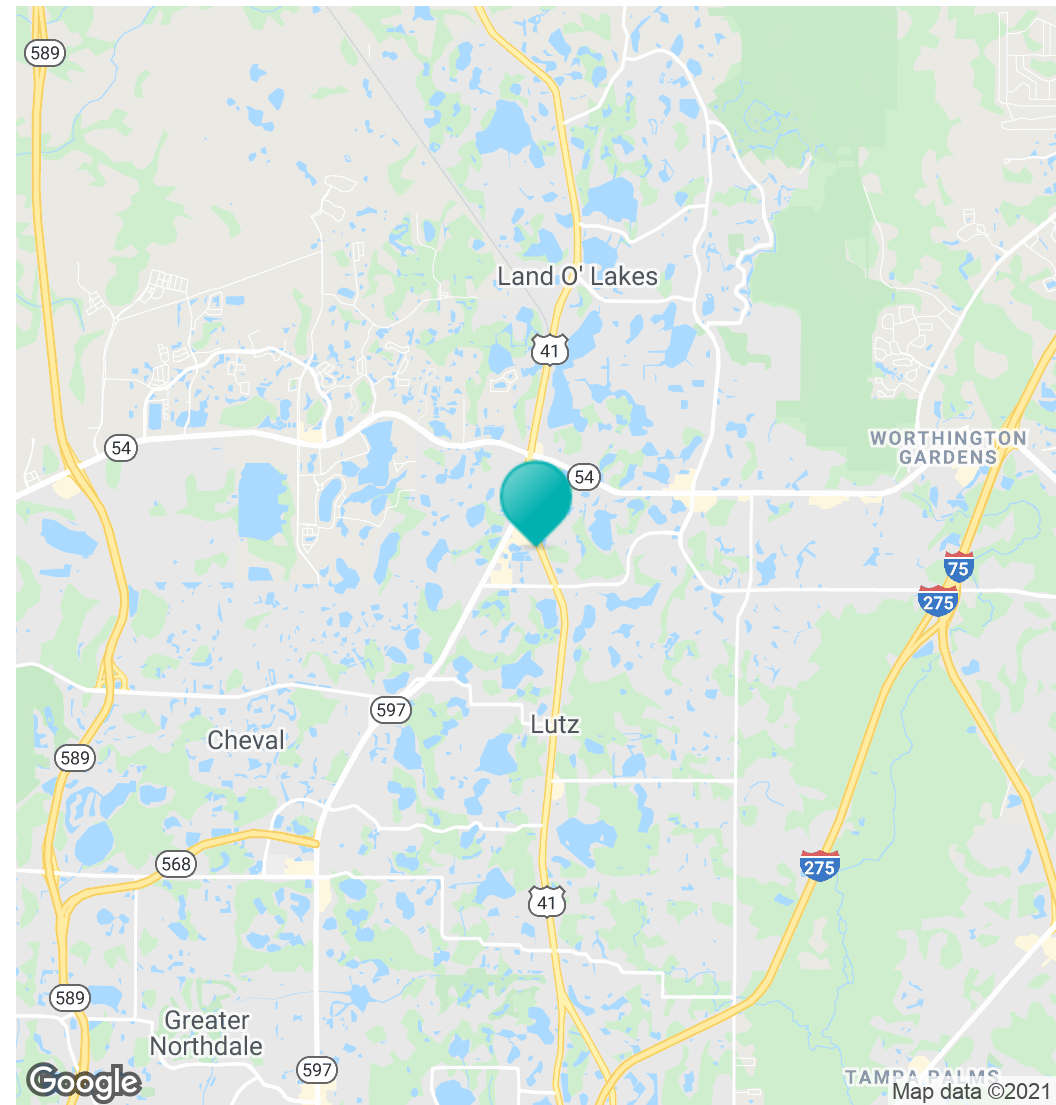
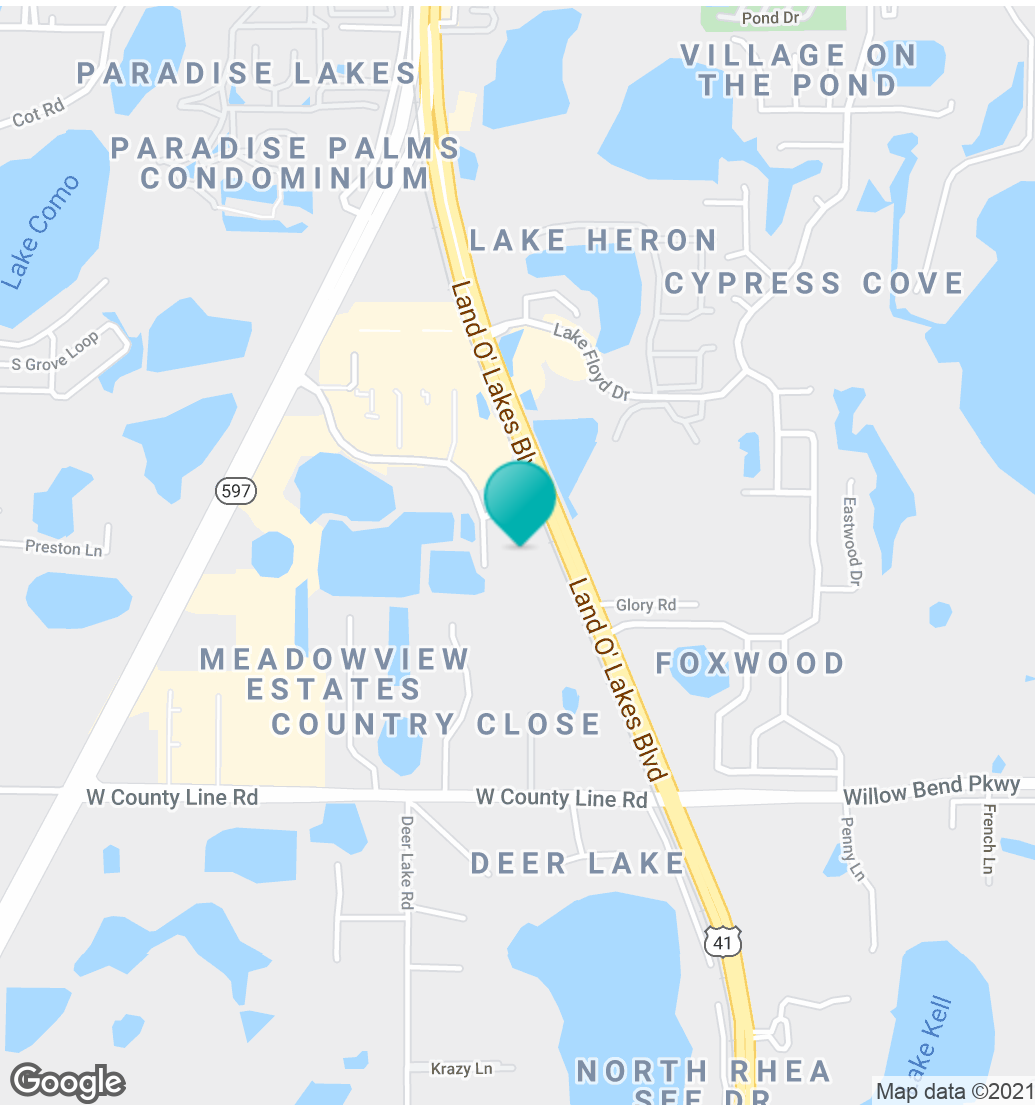
2.8%

Unemployment Rate





# 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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