



FOR SALE

North Tampa Developable Land

55± Acres with Prominent Location and Visibility

16543 State Rod 54, Lutz, Florida 33558

Northeast Corner of the Suncoast Pkwy. & State Road 54



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**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

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Executive Summary

Site Address:	16543 State Road 54, Lutz, FL 33558
Parcel No. (APN):	30-26-18-0000-00300-0010
Jurisdiction:	Pasco County
Property Use:	Vacant land
Zoning:	AC - Agricultural District
Future Land Use:	EC - Employment Center
Easements:	35' east-west utility easement, declared 10/05/2020
Land Size (total):	54.97± acres (2,395,493± SF)
Parcel Dimensions±:	.098± mi x .03± mi x .73± mi x .12± mi x .70± mi
Frontage:	520.56± on SR-54
Traffic Count:	52,500 AADT SR-54; 31,300 AADT Suncoast Pkwy. (FDOT)
Total Assessed Value:	\$252,047
Taxes & Assessments:	\$4,116
FEMA Zone:	X minimal annual chance of flood hazard
Utilities and Services:	
Water	Pasco County
Sewer	Pasco County
Electric	Duke Energy
Police and Fire	Pasco County
Legal Description:	THAT POR LYING IN SEC 30 DESC AS FROM THE INTERSECTION OF EAST BDY OF SEC 30 WITH THE CENTERLINE OF STATE RD 54 TH S71DEG29'00"W 883.80 FT ALG CENTERLINE TH S68DEG29'00"W 647.38 FT ALG CENTERLINE TH S65DEG14'00"W 768.78 FT TH N05DEG47'00"W 52.90 FT FOR POB TH N05DEG47'00"W 6867.10 FT TO POINT ON SLY R/W OF ATLANTIC CVOAST LINE RR TH S72DEG50'00"W 642.77 FT TH S05DEG47'00"E 6957.63 FT TO PT ON NLY R/W OF STATE RD 54 TH RUN NELY ALG NLY R/W OF STATE RD 54 666.55 FT MOL TO POB EXC R/W PARCEL 103 DESC AS: COM AT NE COR OF SEC 36 TWP 26 SOUTH RGE 17EAST TH S00DG 11' 53"W ALG WEST LINE OF SW1/4 OF SEC 30 155.32 FT TO NLY R/W LINE OF STATE RD 54 TH ALG SAID R/W N65DG 13' 37"E 2847.09 FT FOR POB TH N05DG 40' 21"W 131.95 FT TH S64DG 16' 05"E 161.58 FT TO SAID NLY R/W OF STATE RD 54 TH S65DG 13' 37"W ALG SAID R/W 145.94 FT TO POB SUBJ TO DRNG ESMNT PER OR 9226 PG 3313

Offering Description

North Tampa - Central Pasco Employment Center

Nearly 55 acres developable land on the northeast corner of State Road 54 and Suncoast Parkway in Lutz, Pasco County, Florida available for purchase. The property features over 500 feet of frontage on State Road 54, a high traffic volume roadway, in a rapidly growing area of Pasco County.

The site is only 13 miles east to Interstate 75/275 junction, 20 miles/25 minutes to Tampa International Airport, and 23 miles/28 minutes to Port Tampa Bay. The property is one of the last remaining parcels, of its size with such excellent access to ground, air, and water transportation modes, available for development in the Greater Tampa Bay region.

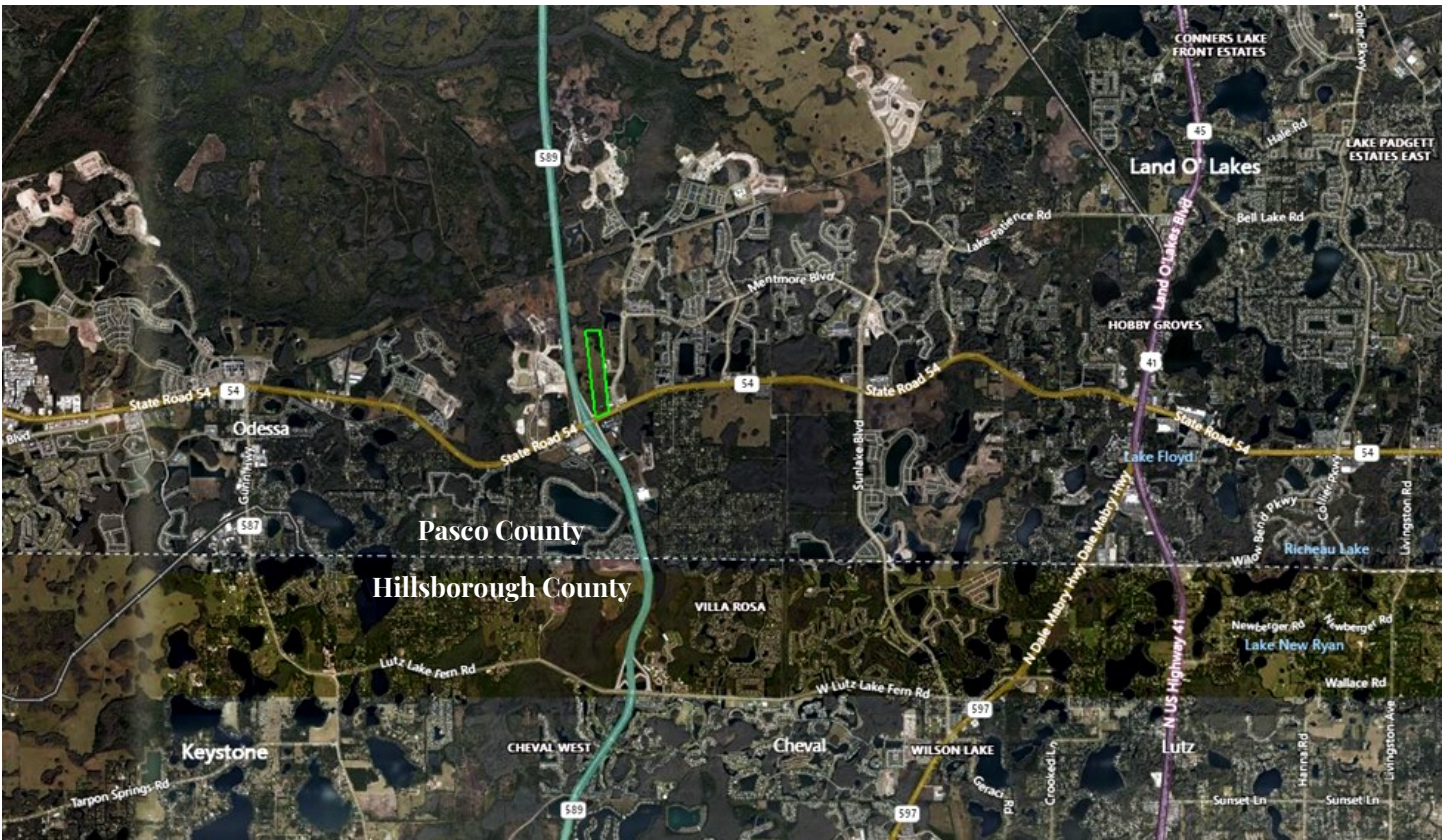
Dense residential development locally, make this an ideal location for a regional corporate headquarters, major employment center, medical campus, or other central destination.

The property is mostly cleared, with utilities nearby. Adjacent property uses include medical, retail, office, multi- and single-family residential, and preserve.

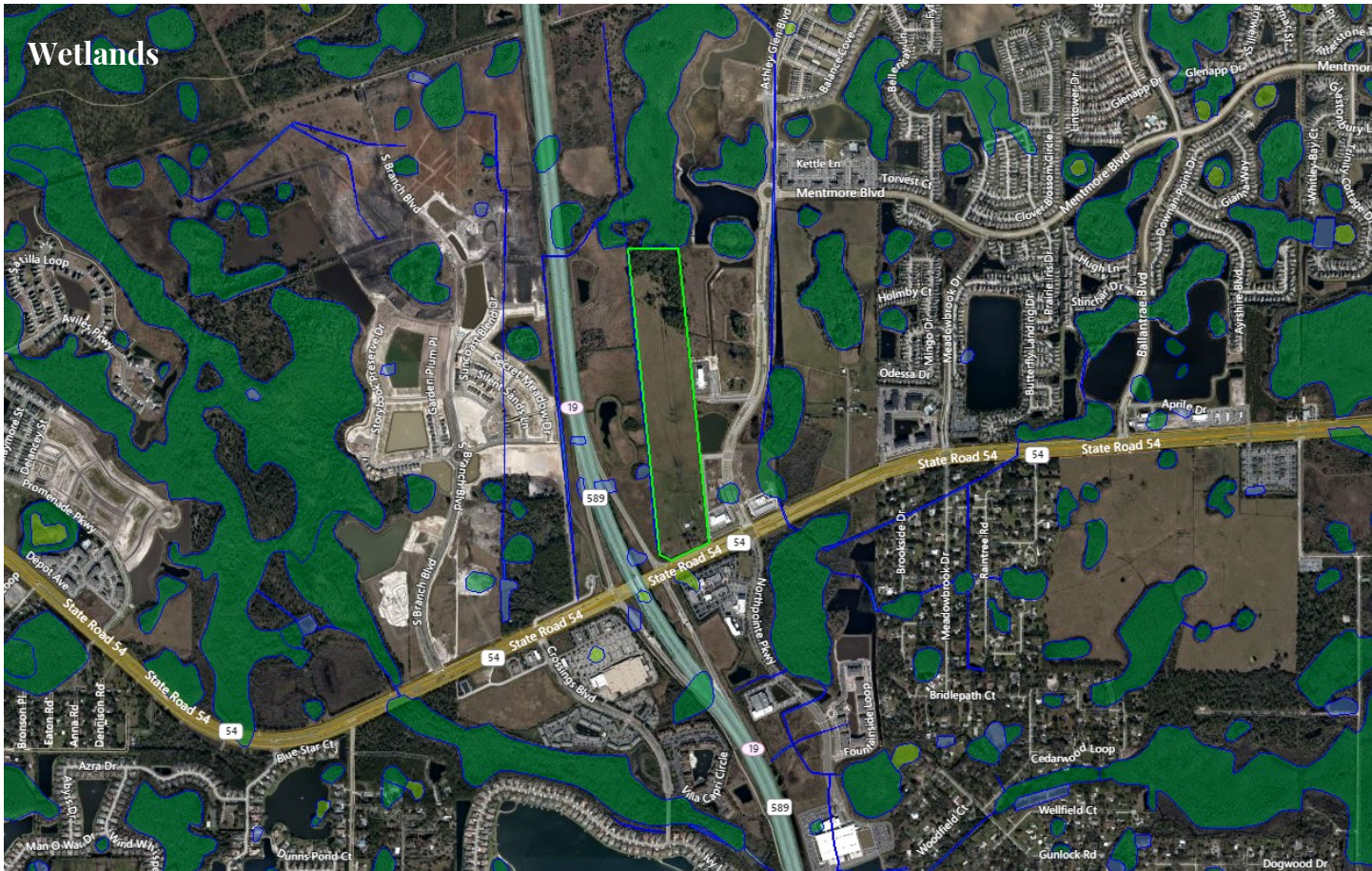
Pasco County and the State of Florida offer significant incentives for new development and businesses that create jobs and investments in a number of industry sectors.

- ⊕ 55± acres parcel at SR 54 & Suncoast Pkwy
- ⊕ Over 500' frontage on SR 54
- ⊕ Rapidly growing area of Pasco County
- ⊕ AC Zoned; EC Future Land Use
- ⊕ Ideal site for a regional employer campus, multi-use complex

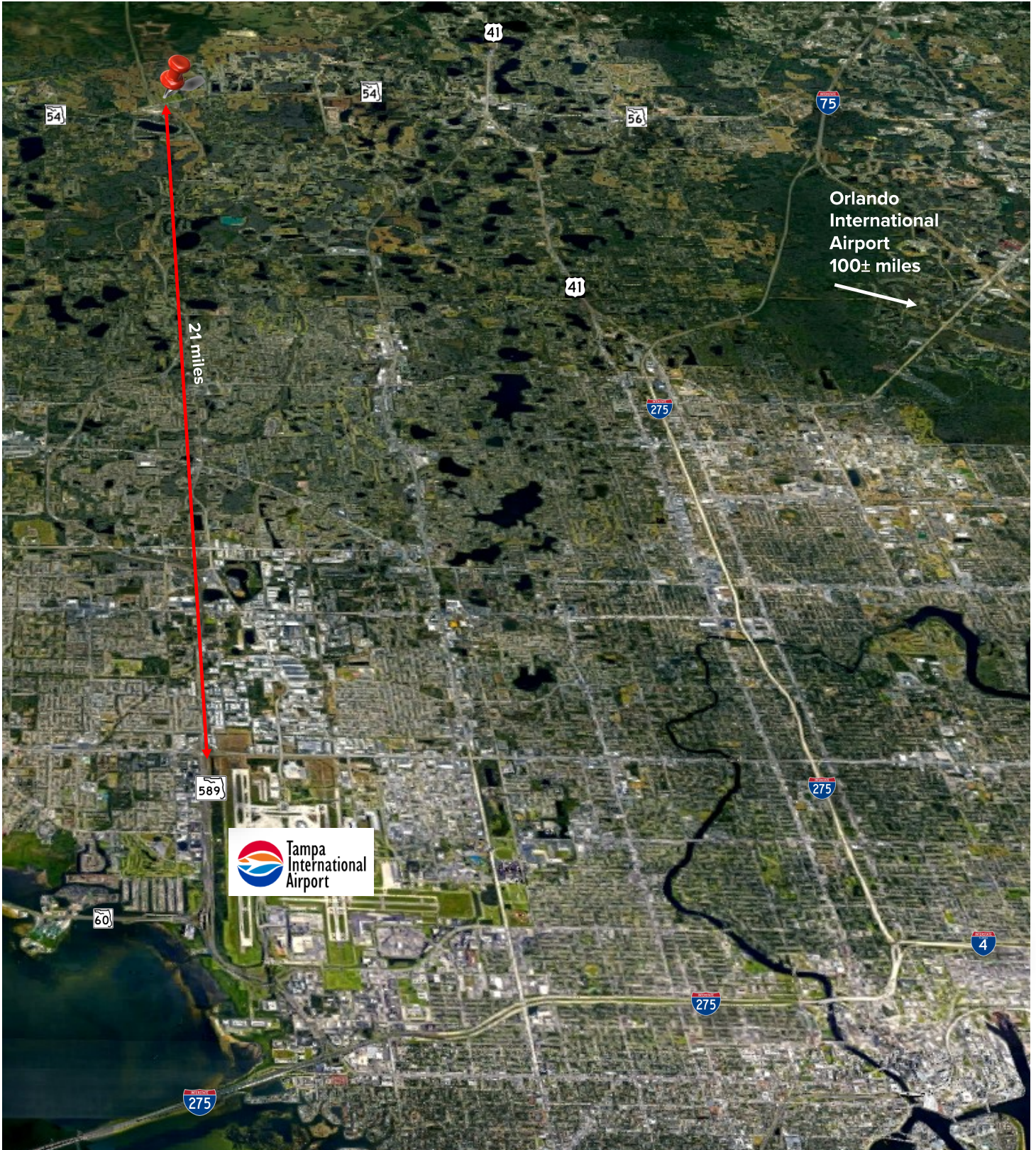
Parcel Map



Flood Zone & Wetlands



Location



Transportation



Tampa International Airport (TPA) is once again No. 2 among the nation's large airports, according to the J.D. Power 2021 North America Airport Satisfaction Study released September 22, 2021. TPA maintained the second-best status after being named No. 2 in 2020, up from No. 3 in 2019 and holding a top-five ranking since 2015. TPA is located 25 minutes from Pasco County.

TOP 10 Markets for Tampa
1. New York
2. Chicago
3. Atlanta
4. Boston
5. Philadelphia
6. Detroit
7. Washington DC
8. Denver
9. Dallas
10. Baltimore

Annual Passengers
10,238,151 <small>(+54.49% over CY 2019)</small>

Cargo
486,303,673 lbs. <small>(+10.10 over CY2019)</small>

Mail
511,353,589 lbs. <small>(+9.32 over 2019)</small>

St. Pete-Clearwater International Airport (PIE) is a full service airport with commercial passenger service, military, and general aviation operations. PIE accommodates virtually any size aircraft, from jumbo jets to charter planes to private aircraft with an FAA-operated Air Traffic Control on site. St. Pete-Clearwater International Airport. It is a 2,000-acre fully certified facility with 2 runways. It is home to the busiest Coast Guard Air Station in the world. U.S. Customs and the FAA-operated control tower are also important federal government services at the airport, along with the Airport Industrial Park. The entire 2000-acre tract of the airport is designated as a Foreign Trade Zone. PIE is located 35 minutes from Pasco County.



Zephyrhills Municipal Airport (ZPH) is owned and operated by the City of Zephyrhills, has two runways over 5,000 feet and an adjacent industrial park for those businesses looking to lease land and construct their own building at an airport site.

Brooksville - Tampa Bay Regional Airport (BKV) is a public-use aviation facility covering 2,400-acres only 15 minutes from Pasco County. The airport does not yet serve the public through commercial airlines, but it does have two active runways, including a 7,000-foot Instrument Landing System (ILS) runway that can accommodate large corporate and narrow-body commercial aircraft.



The Port of Tampa, located 25 minutes from Pasco County, is Florida's largest (5,000 acres) and most diverse seaport handling 37.5 million tons of cargo—nearly one-third of all cargo moving in and out of the State. The Port offers expertise in three areas of cargo activity: bulk cargo, containerized cargo, and other general cargo including project cargo, roll on/roll off and breakbulk. This deep-water port (up to 47 feet deep) features a container terminal with two container berths serviced by three (3) gantry cranes, two (2) Post Panamax Cranes, one (1) 100-ton Mobile Harbor Crane.



CSX Corporation, together with its subsidiaries based in Jacksonville, Fla., is one of the nation's leading transportation suppliers. CSX operates three rail lines within Pasco County. The cities of Zephyrhills and Dade City are served with a line from Plant City. CSX serves 12 ports in Florida, including Port Tampa Bay and Port Manatee as well as the Everglades, Fernandina Beach, Fort Myers, Jacksonville, Miami, Palm Beach, Fort Pierce, Panama City, Pensacola, Port St. Joe.

Highways & Interstates



Interstate 75, a major north-south artery leading from Miami through Atlanta and the Midwest up to the Canadian border, is easily accessible via Pasco County's main east-west corridors: State Road 52, State Road 54, and State Road 56. Interstate 75 also provides a link to the Gulf Coast and American Southwest where it meets with Interstate 10 in Florida's panhandle.

Connect with the Orlando metro area via Interstate 4 and on to Daytona Beach and up the United States Atlantic Coast where Interstate 4 connects with I-95 to reach the entire US Atlantic coast.

September, 13, 2021 - Governor Ron DeSantis Announces Three Major Transportation Projects to Improve and Modernize Tampa's Interstate System

"...The project advancements announced today are critical to enhancing safety and connectivity within the Tampa region and across Florida's overall transportation system," said Florida Department of Transportation Secretary Kevin J. Thibault, P.E. ..."

June 2, 2021 - Florida's Transportation Funding Provides Safe, Reliable Infrastructure and Keeps State's Economy Thriving

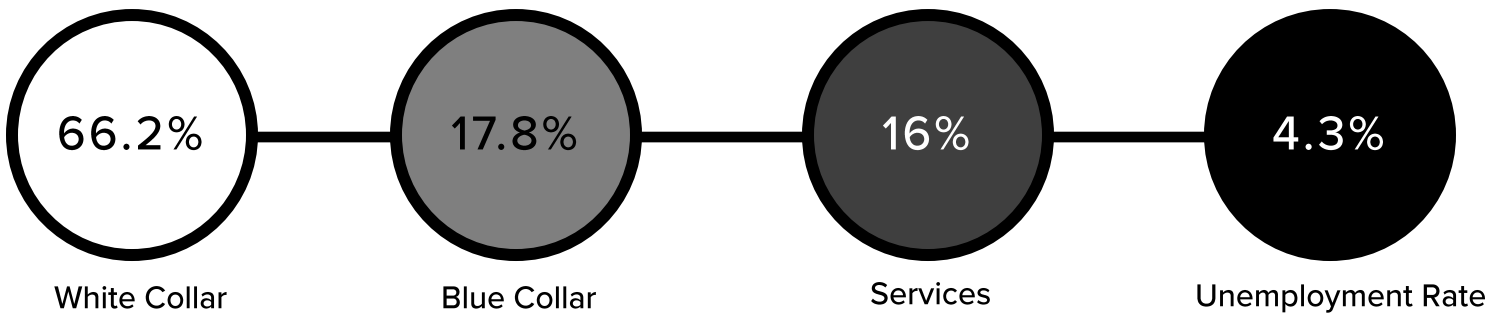
"...Florida is continuing to fund key transportation initiatives that enhance safety across the transportation system and embrace innovative solutions to increase mobility as Florida continues to grow. In addition, the (\$9.44 billion) budget includes Governor DeSantis' recommendation to use stimulus funding to support FDOT's Work Program and Florida's seaports."



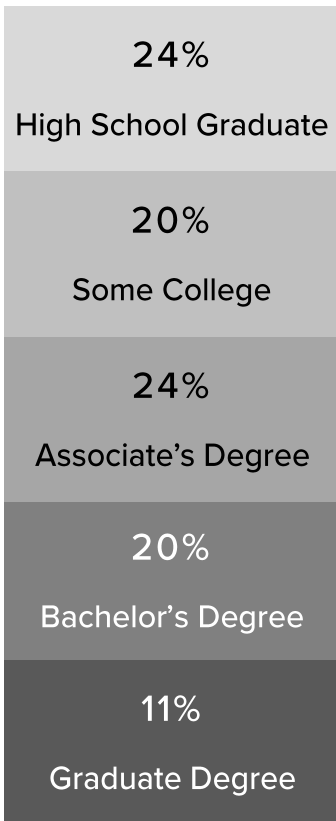
Workforce

Demographics are based on a 45-minute drive time to the subject property.

EMPLOYMENT



EDUCATION



**Daytime
Population**
2,608,024



**Daytime
Population
Residents**
1,338,726



**Population
Density**
1,464.1



**Population
Age 22-65
Years**
1,438,685






	Zip Code 33558	Pasco County	Pinellas County	Hillsborough County
2020 Total Population	26,697	561,138	974,374	1,496,221
2025 Total Population	28,906	604,327	1,006,114	1,620,179
2020-2025 Population: Annual Growth Rate	1.60%	1.49%	0.64%	1.60%
2020 Median Age	43.3	46.3	49.8	37.6
2020 Total Households	11,165	224,927	439,636	569,851
2020 Total Daytime Population	23,596	510,113	983,224	1,539,564
2020 Daytime Population: Residents	13,174	331,035	493,767	754,492
2020 Population Density: Population /Square Mile	11,108.8	751.3	3,591.0	1,509.1
2020 Unemployment Rate	4.3%	3.9%	3.8%	4.6%

Area Demographics

Demographics are based on a 45-minute drive time to the subject property.

2,544,839 Population	42.7 Median Age	2.40 Average Household Size	1.16% Annual Growth Rate
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ANNUAL HOUSEHOLD SPENDING

-  **\$1,856**
Apparel & Services
-  **\$4,826**
Groceries
-  **\$3,334**
Dining Out
-  **\$148**
Computers
-  **\$5,602**
Health Care

BUSINESS & INCOME

108,886 Total Businesses	1,146,215 Total Employees
4.3% Unemployment Rate	\$32,941 Per Capita Income
\$56,243 Median Household Income	\$119,759 Median Net Worth

HOUSING

-  **\$174,518**
Median Home Value
-  **64%**
Owner Occupied
-  **36%**
Renter Occupied
-  **1.32%**
Owner Occupied Growth Rate
-  **128**
Affordability Index

North of Tampa Bay



Lifestyle - Pasco County is the perfect location for expanding business and a high quality lifestyle. Located just 30 miles north of Tampa and about 50 miles west of Orlando, it is easy to enjoy all that West Central Florida has to offer. One of the fastest growing areas in the Tampa Bay region, Pasco County features a unique blend of undeveloped, open spaces in close proximity to modern, vibrant communities with ready access to major interstate highways, rail lines, air transportation, and a deep sea port.

Recreation - One of the more unique parts of Florida, Pasco County covers a total of 868 square miles, of which 100 square miles are parks, artificial reefs, golf courses, and canoe trails. The Pasco County Parks Department manages and maintains a total 22 active parks, 13 passive parks, 3 recreation complexes, 5 community centers, 2 swimming pools, 117 athletic fields, 2 public boat ramps, 4,600 acres of environmentally sensitive land, and 15,000 acres of park land, trails and open space. It also provides 121 recreational programs and 49 events per year including special events, instructional classes, summer and winter programming.



Health Care - Tampa Bay is rich with quality health care options that include award-winning hospitals, the newest procedures performed by top-notch health care professionals, and access to groundbreaking technological advances.



Education - Pasco County is home to many workforce training institutions from some of the State's top high schools to award-winning post-secondary institutions. Pasco County is home to many workforce training institutions from some of the State's top high schools to award-winning post-secondary institutions.



University of South Florida
Saint Leo University
University of Tampa
Eckerd College
St. Petersburg College

Hillsborough Community College
Pasco-Hernando State College
Rasmussen College
F.K. Marchman Technical College

AMskills (American Manufacturing Skills Initiative)
Pasco County Schools Career Academies
Florida Polytechnic University

Zoning & Future Land Use

Zoning: A-C Agricultural District

The purpose of the A-C Agricultural District is to preserve the rural and open character of various lands within the County. These lands are agricultural lands; sites of vital, natural water resource functions; areas with highly productive, natural plant and animal communities; and areas with valuable topographic and/or subsurface features, all of which are necessary to sustain and enhance the quality of life in the County.

Future Land Use: EC - Employment Center

The EC (Employment Center) Land Use Designation is designed to implement the County's aggressive strategy to attract specific "target businesses," minimize urban sprawl, provide employment opportunities in close proximity to affordable housing, and to support alternative transportation strategies. This land use is specifically designed and located to:

- a. Ensure that higher-density, residential development and affordable housing is within close proximity to employment centers;
- b. Maintain compatibility by providing a transition of land use types, densities, intensities, and heights to buffer existing neighborhoods from nonresidential areas;
- c. Discourage urban sprawl by clustering targeted employment generating uses within employment centers along major transportation corridors;
- d. Promote the development of target businesses that will provide jobs in close proximity to the County's existing residential areas, support future mass transit systems, and make the most efficient use of the County's substantial investment in infrastructure and services;
- e. Promote target business development in close proximity to the regional road network, providing high visibility and convenient access; and
- f. Ensure sufficient availability of land to realize the economic development goals of the County set forth in the Economic Element of this Comprehensive Plan.

