



OFFERING MEMORANDUM

PASCO TOWNCENTER

SR 52 & I-75, PASCO, FL

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Eshenbaugh
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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 in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

Pasco Towncenter is an 876.1 acre parcel ideally situated to be the next master planned development located at the southeast corner of I-75 and SR 52 in Pasco County. The property is currently in the rezoning process with the hopes that it will become a true mixed use project with office, retail, industrial and residential mixed throughout the 876.1 acres. With approximately 2 miles of frontage on I-75 and a half mile on SR 52, this property could be the urban core of NE Pasco county. Site contains approximately 189 acres wetlands including wetland buffers.

LOCATION DESCRIPTION

The parcel is located at the south east corner of SR 52 and I-75 in Pasco County, FL.

MUNICIPALITY

Pasco County

PROPERTY SIZE

876.1 Acres

FUTURE LAND USE

Possible Employment Center

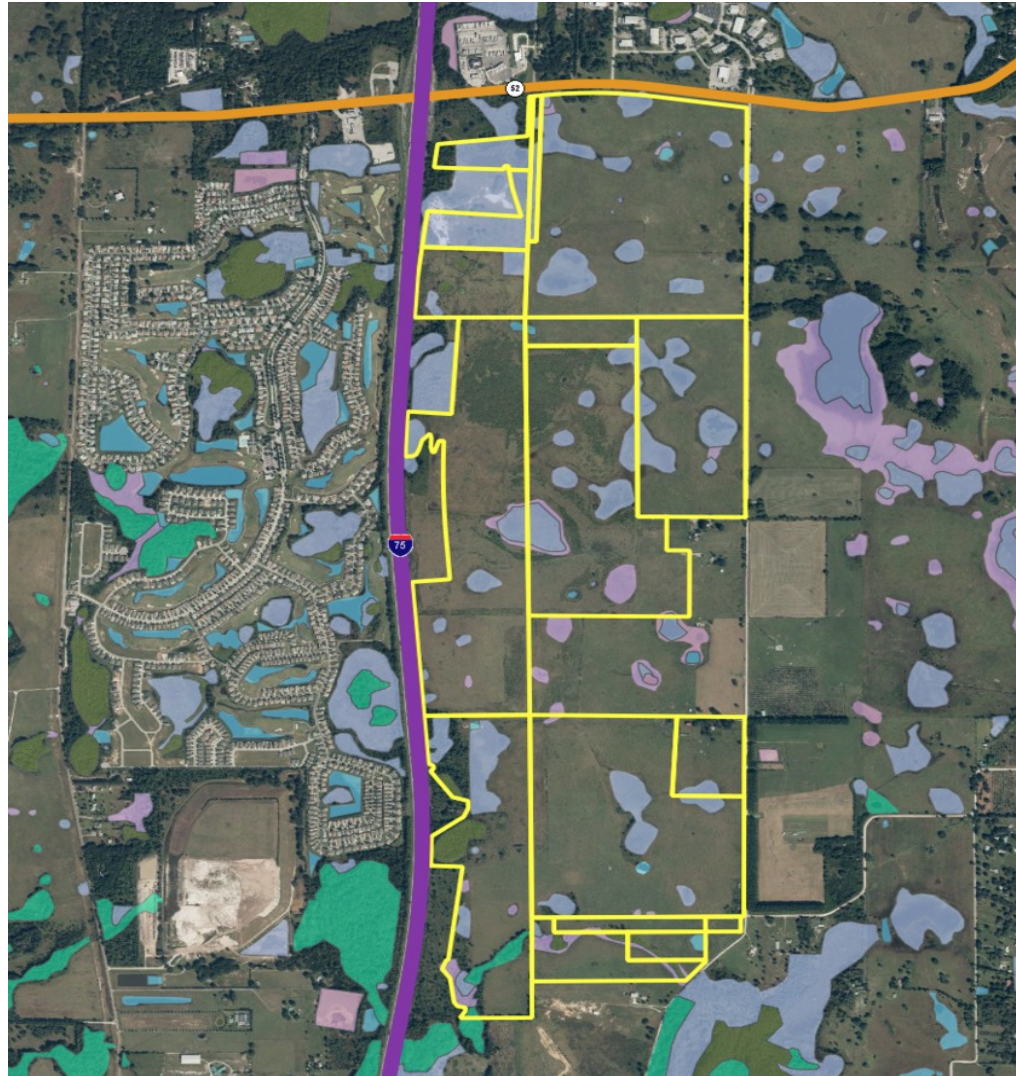
PRICE

The owner will consider build to suits and parcel sales. Call for details.

BROKER CONTACT INFO

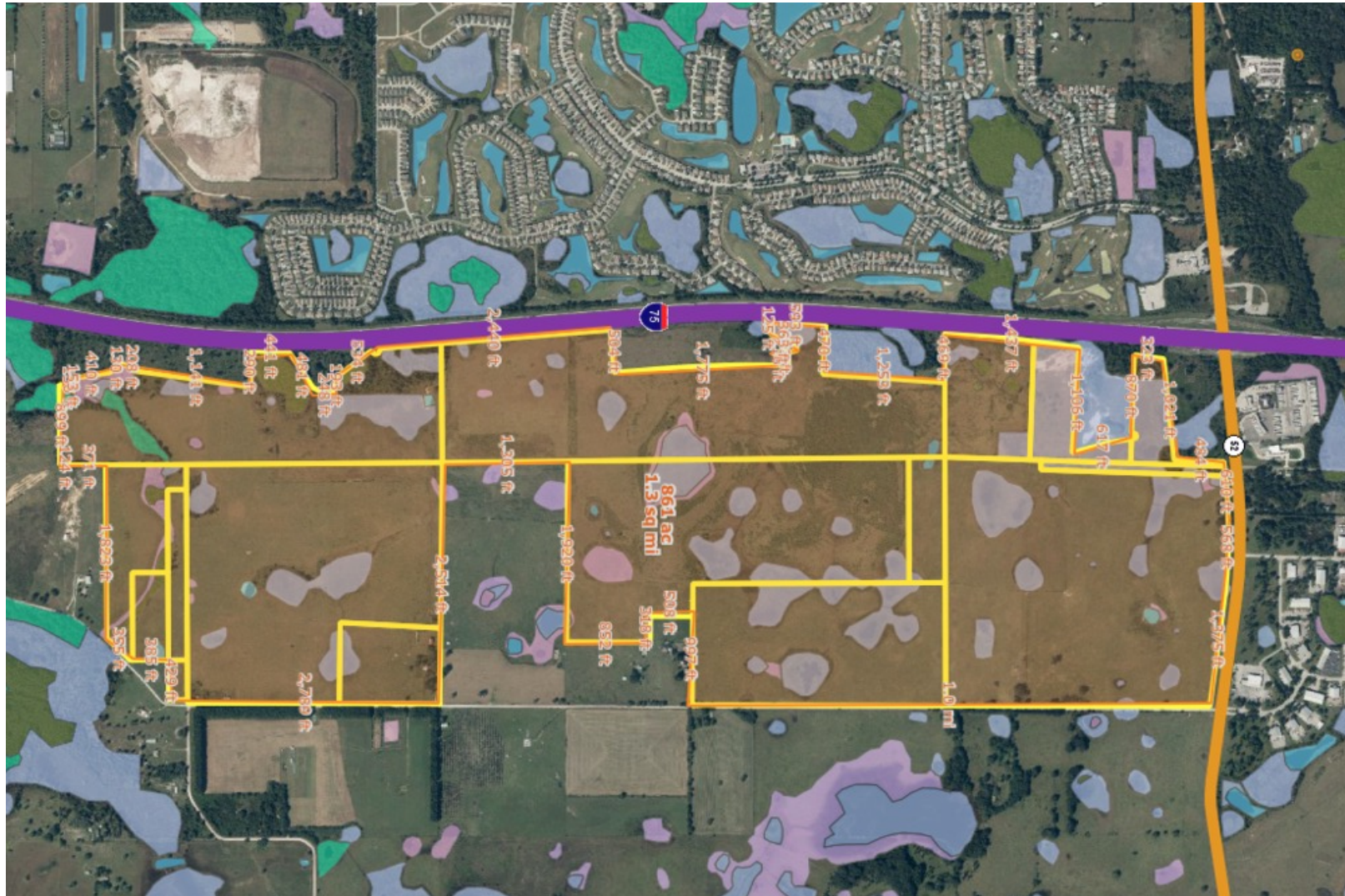
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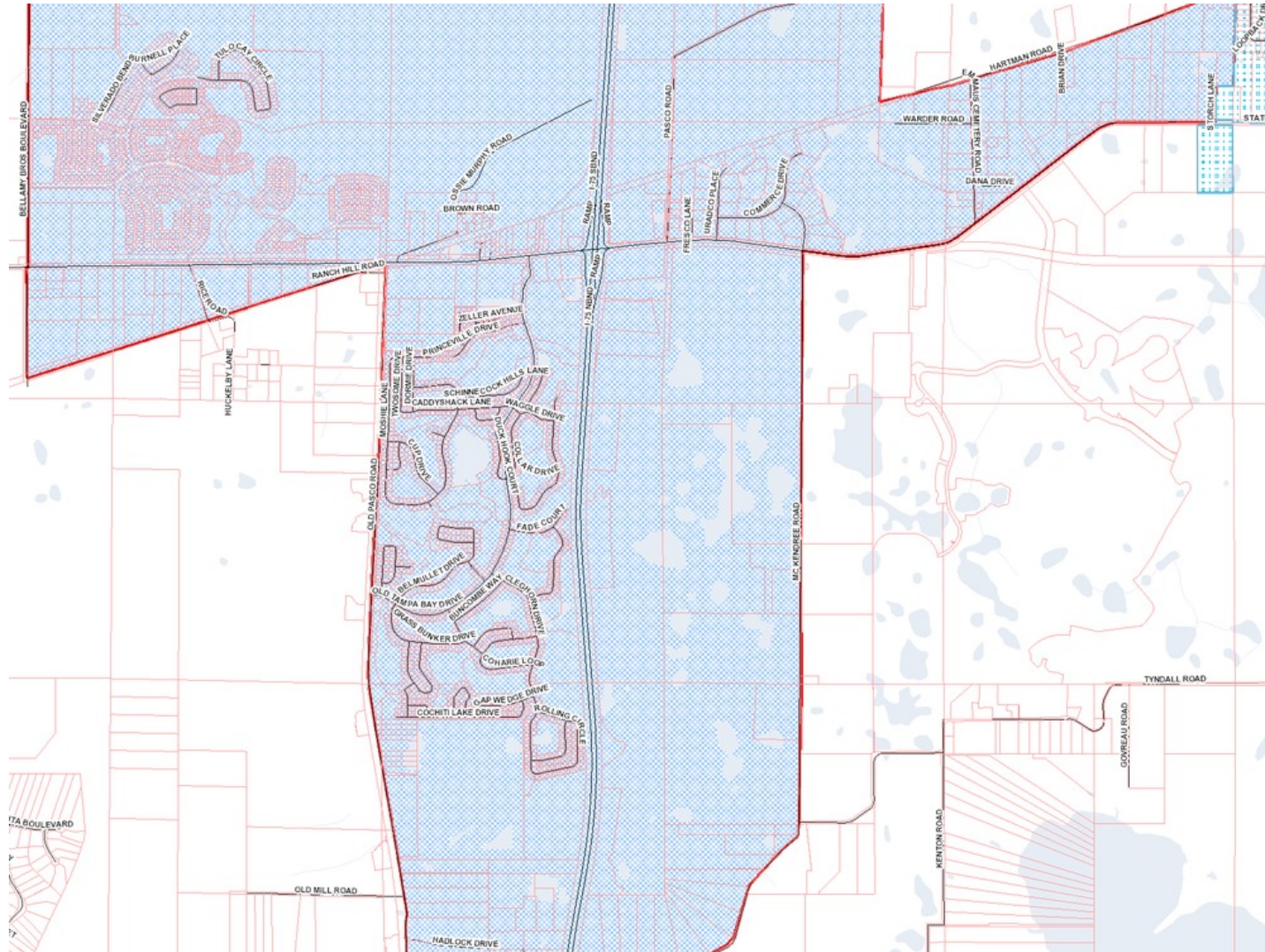




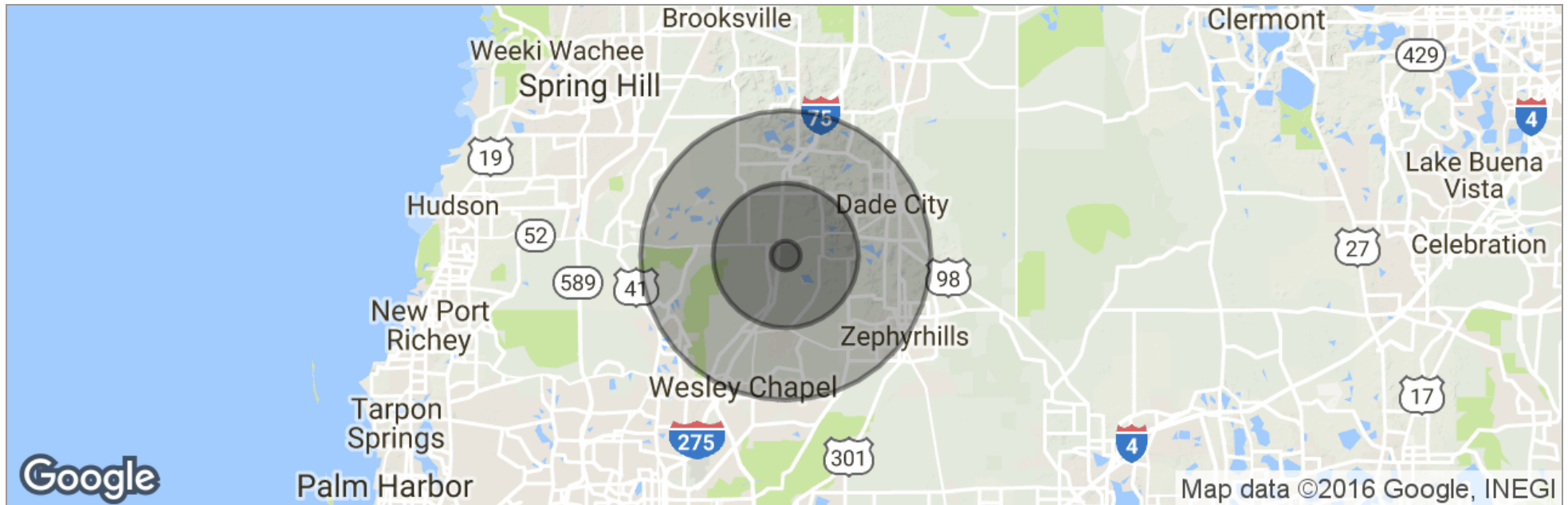












	1 Mile	5 Miles	10 Miles
Total Population	900	20,960	129,435
Population Density	286	267	412
Median Age	35.5	40.6	40.5
Median Age (Male)	35.4	40.2	39.8
Median Age (Female)	35.7	41.2	41.3
Total Households	302	7,706	48,101
# of Persons Per HH	3.0	2.7	2.7
Average HH Income	\$73,994	\$77,173	\$68,989
Average House Value	\$218,743	\$251,238	\$214,965

* Demographic data derived from 2010 US Census