



OFFERING MEMORANDUM

# COMPARK 75

LOT 9 SCARBOROUGH DRIVE, LUTZ, FL 33559

**RYAN SAMPSON, CCIM, ALC**

Principal

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**Eshenbaugh**  
**LAND COMPANY**

Celebrating 25 Years

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



## PROPERTY DESCRIPTION

This 6.07± acre parcel is ideally situated within the COMPARK 75 Industrial Park in Pasco County, FL along I-75. The parcel is zoned for industrial uses and could adequately support up to a 132,204 sq. ft. building. It is a secluded parcel, surrounded on 3 sides by wetlands, offering privacy and reduced noise. Additionally, Pasco County Economic Development is offering numerous incentives for targeted industries and job creation in this part of the county. The site benefits from a retention pond in place on site and access via an easement through the neighboring land owner.

## LOCATION DESCRIPTION

The parcel is located within COMPARK 75 which is a Class A park of commerce abutting I-75 and is strategically located equidistant between the State Road 54 and State Road 56 interchanges and only 12 miles east of the Suncoast Parkway. COMPARK 75 has the distinction of being the only park of its type in the north Tampa Bay area and offers zoning flexible enough to accommodate almost every use. Multiple housing communities surround it as well as retail centers that include three planned shopping malls totaling over three million square feet within a two-mile radius of the park. Whether you are looking to lease or own, ComPark 75 is the smart solution for your business move.

## MUNICIPALITY

Pasco County

## PROPERTY SIZE

6.07 Acres

## ZONING

I-1

## PARCEL ID

14-26-19-0100-00A00-0010

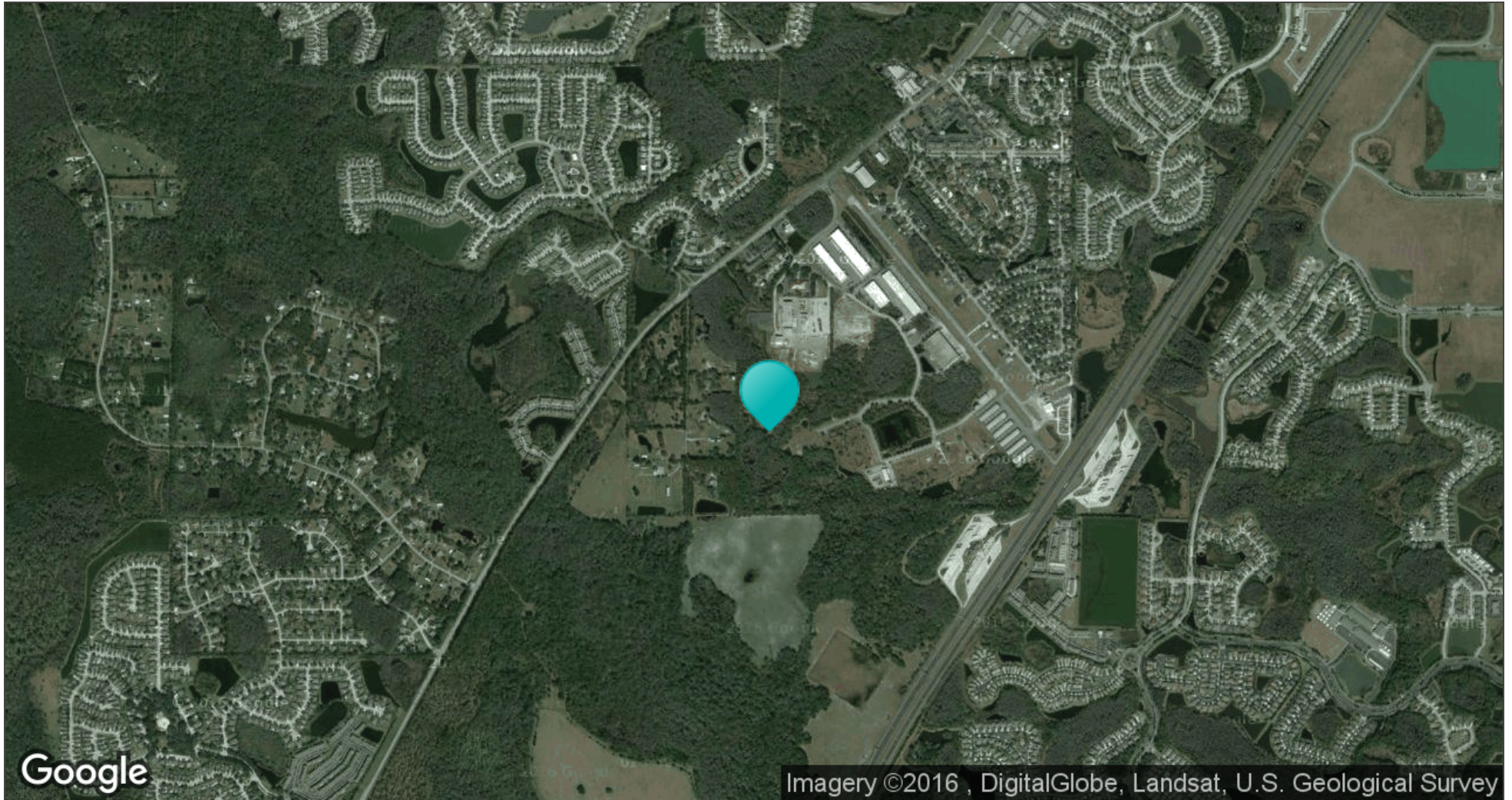
## PRICE

\$744,999

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**  
Principal  
813.287.8787 x4  
[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)







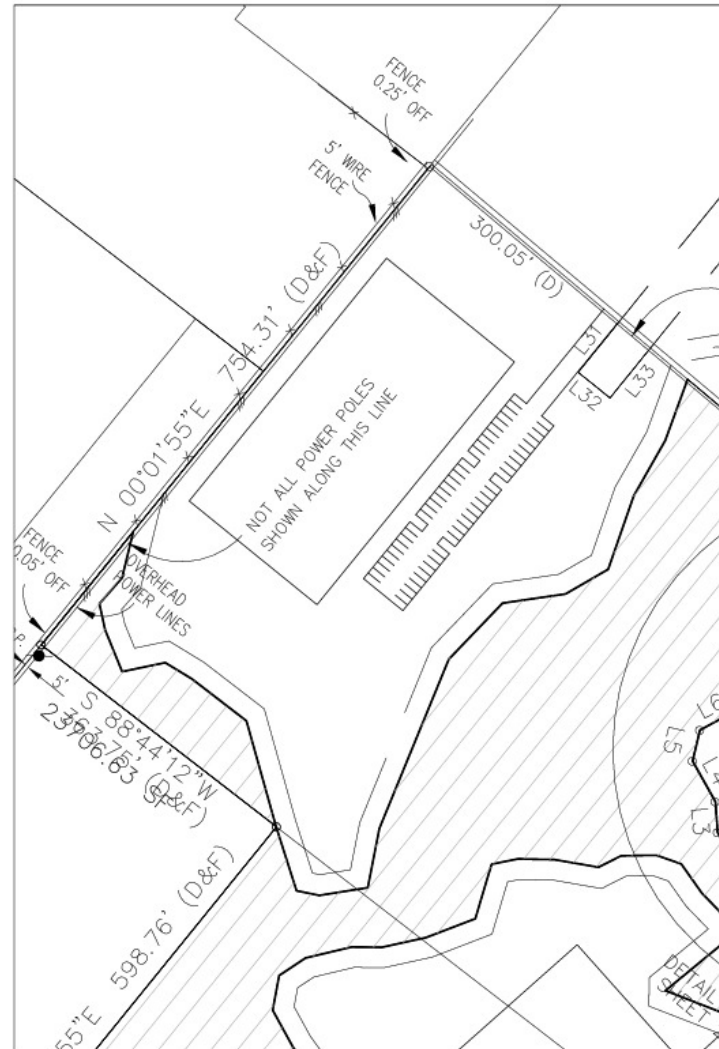


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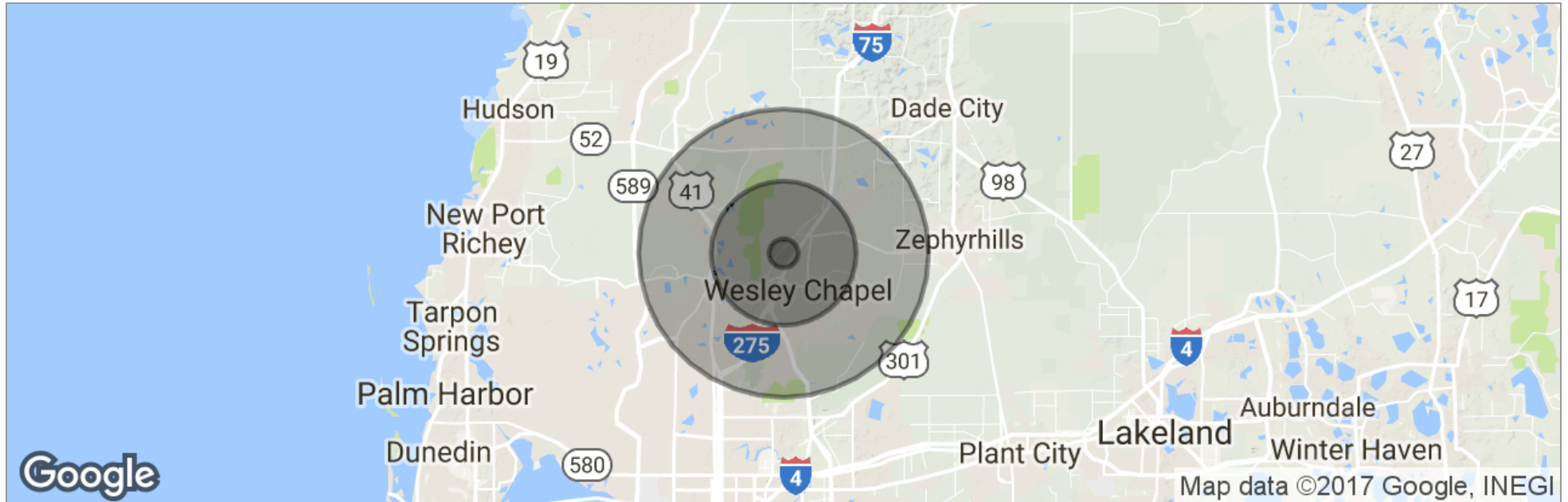










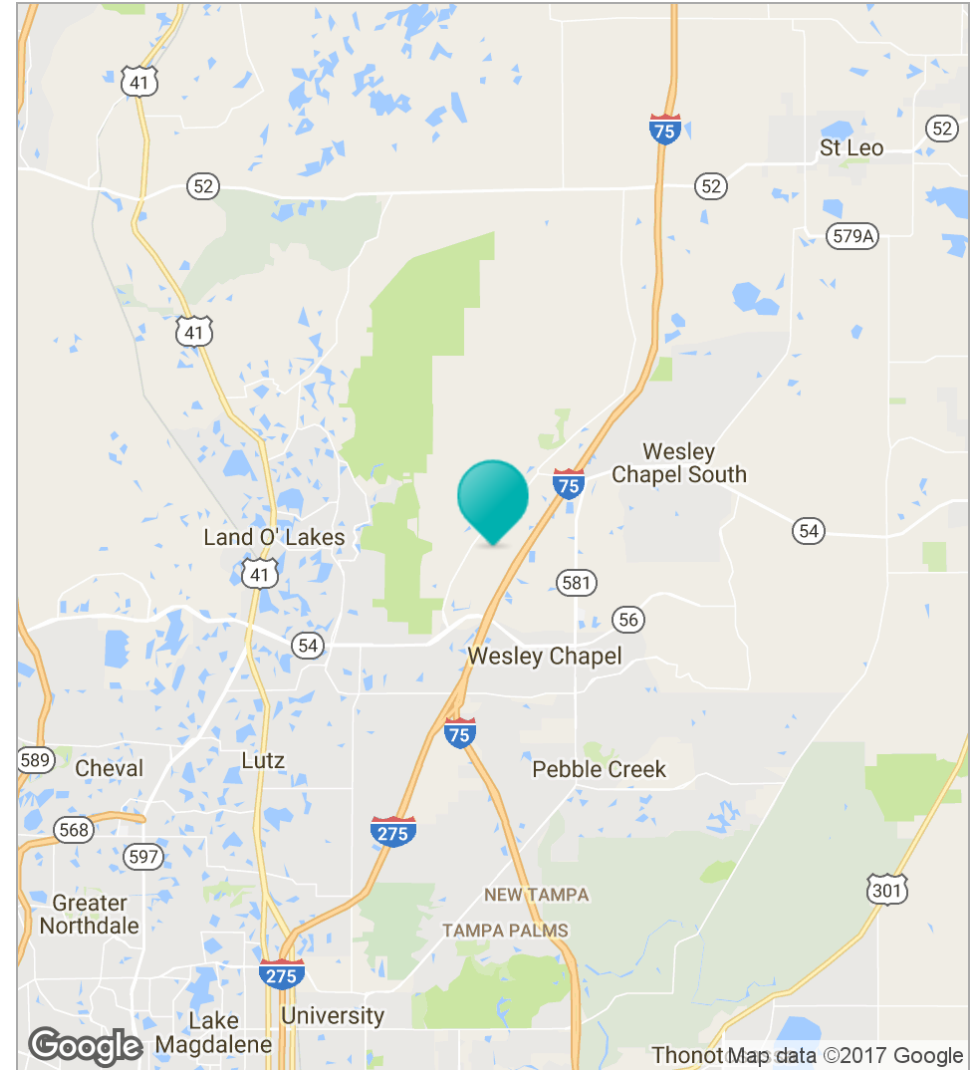
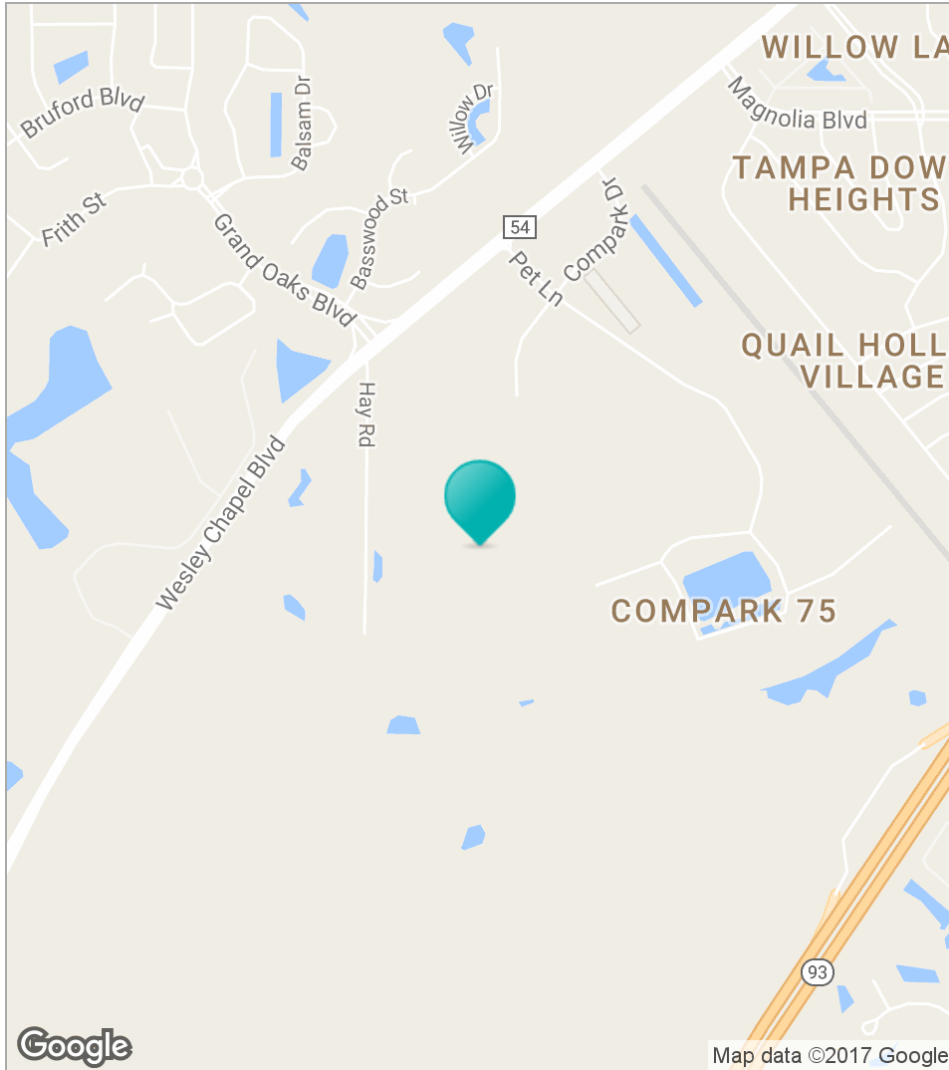


	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	3,982	83,949	230,792
Population Density	1,268	1,069	735
Median Age	31.2	36.2	36.1
Median Age (Male)	32.7	35.8	35.8
Median Age (Female)	30.5	36.3	36.4
Total Households	1,260	29,795	84,723
# of Persons Per HH	3.2	2.8	2.7
Average HH Income	\$80,200	\$82,401	\$83,391
Average House Value	\$271,437	\$258,510	\$272,725

\* Demographic data derived from 2010 US Census







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