



OFFERING MEMORANDUM

SUNLAKE MULTIFAMILY

SUNLAKE BOULEVARD, LAND O LAKES, FL 34638 CO-LISTED NANCY SURAK, ALC ADVANCED, CCIM

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Eshenbaugh
LAND COMPANY
 Celebrating 25 Years

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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

Multifamily land parcels remaining at Sunlake which can accommodate up to 600 residential units. The parcels are located immediately north of State Road 54 at Mentmore Blvd. and immediately north of the Sunlake Publix, wrapping Imagine K-8 Charter School on Sunlake Blvd.

LOCATION DESCRIPTION

Sunlake Centre is located on S.R. 54 in Land O'Lakes, Central Pasco County, FL halfway between the Suncoast Pkwy. and U.S. Hwy. 41. The Sunlake development includes Imagine K-8 Charter School, Charles S. Rushe Middle, Sunlake High Schools and Rasmunssen College. Retailers include but are not limited to Publix, Wells Fargo, Verizon Wireless, Beef O'Brady's, Wendy's and Tire Choice. New residential communities surround this area and include Concord Station a Lennar Community to the east and north and Long Lake Ranch a MI Homes and Beazer Homes Community to the south. There are numerous existing communities including Ballantrae to the west and Oakstead to the east.

PROPERTY SIZE

43.79 Acres

ZONING

MPUD

PRICE

\$8,000,000

Co-Broker

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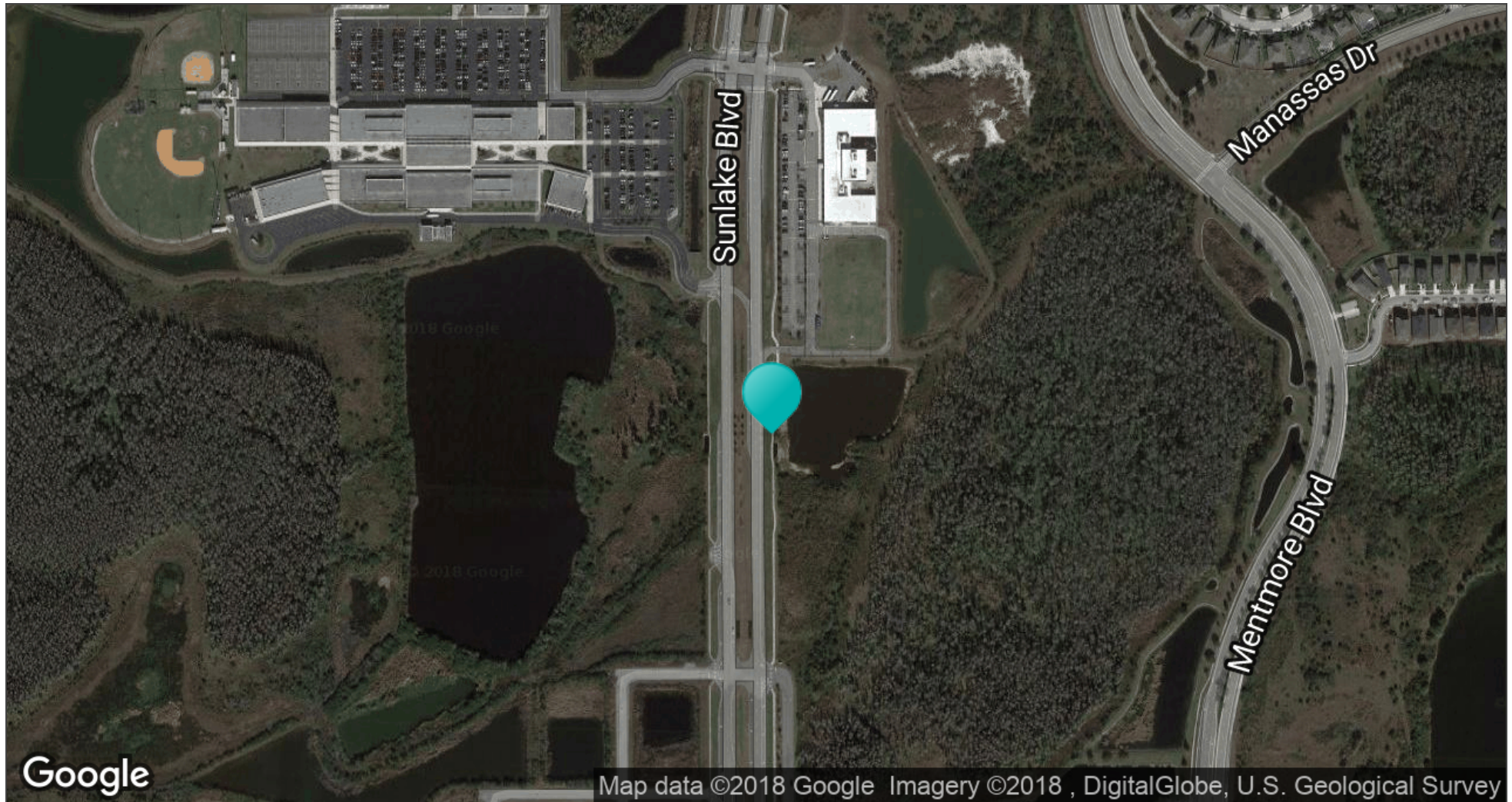
BROKER CONTACT INFO

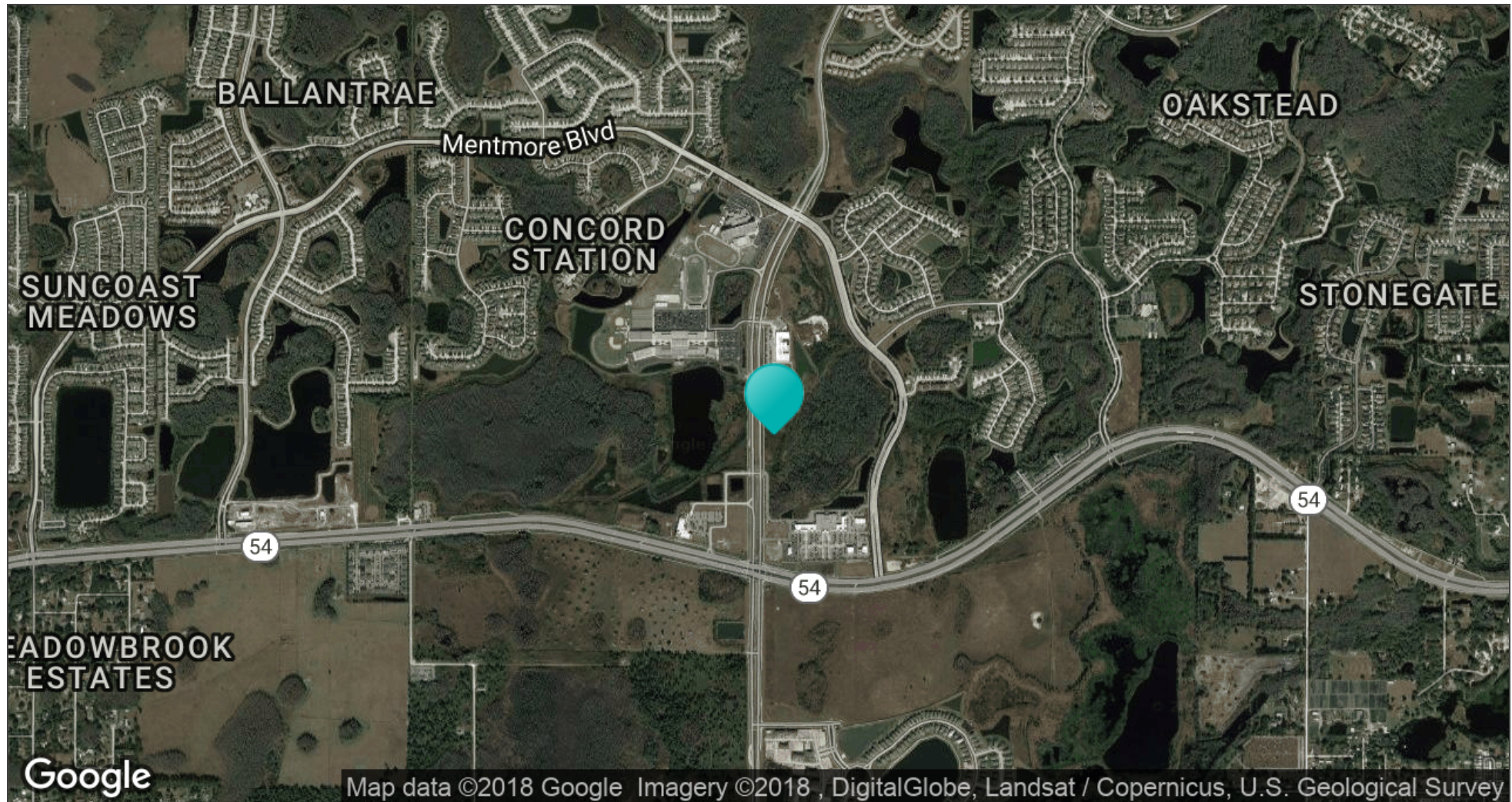
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Photographs of Surrounding Area



Imagine K-8 Charter School on Sunlake Blvd.



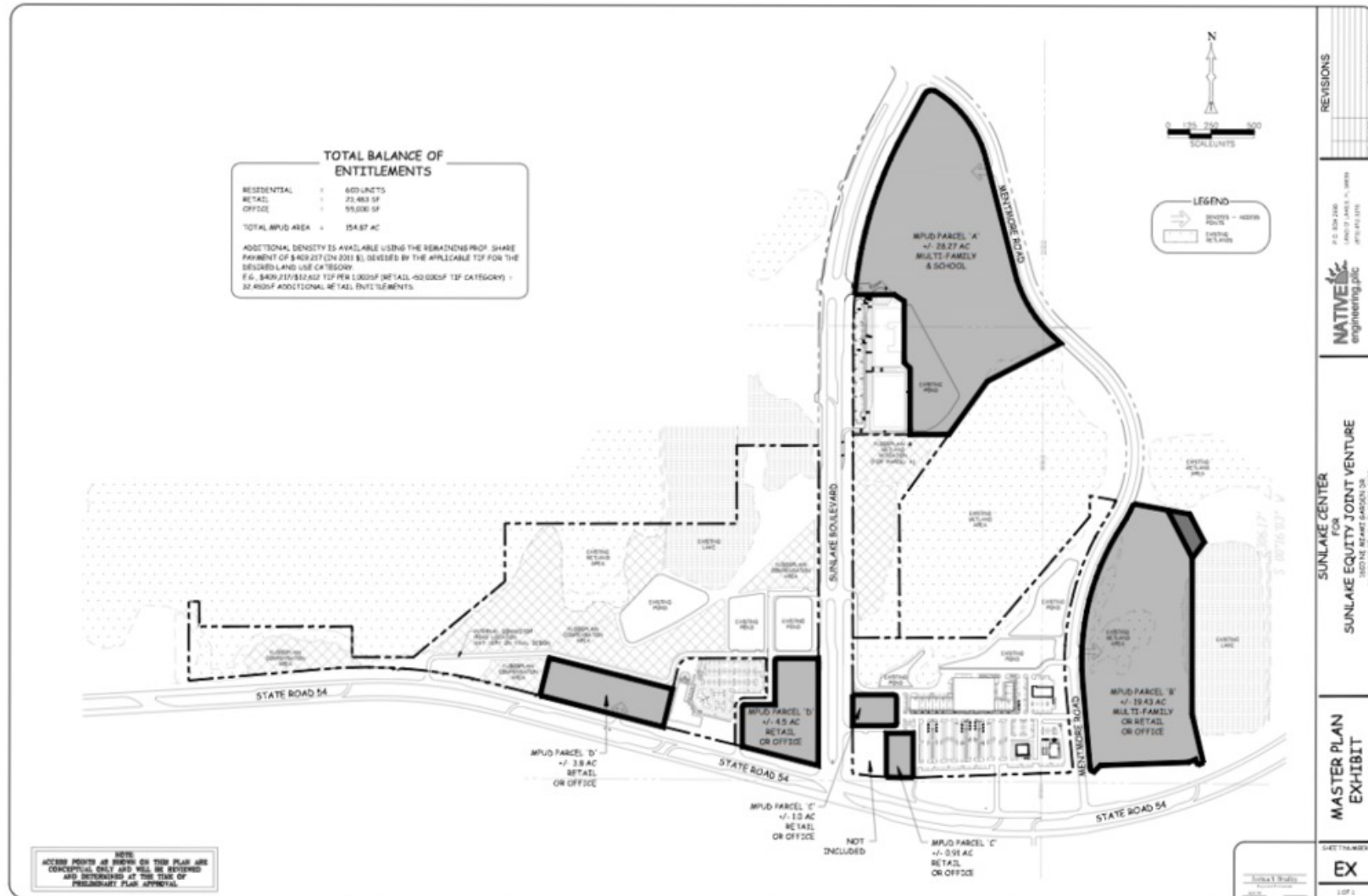
Publix at Sunlake Centre on S.R. 54

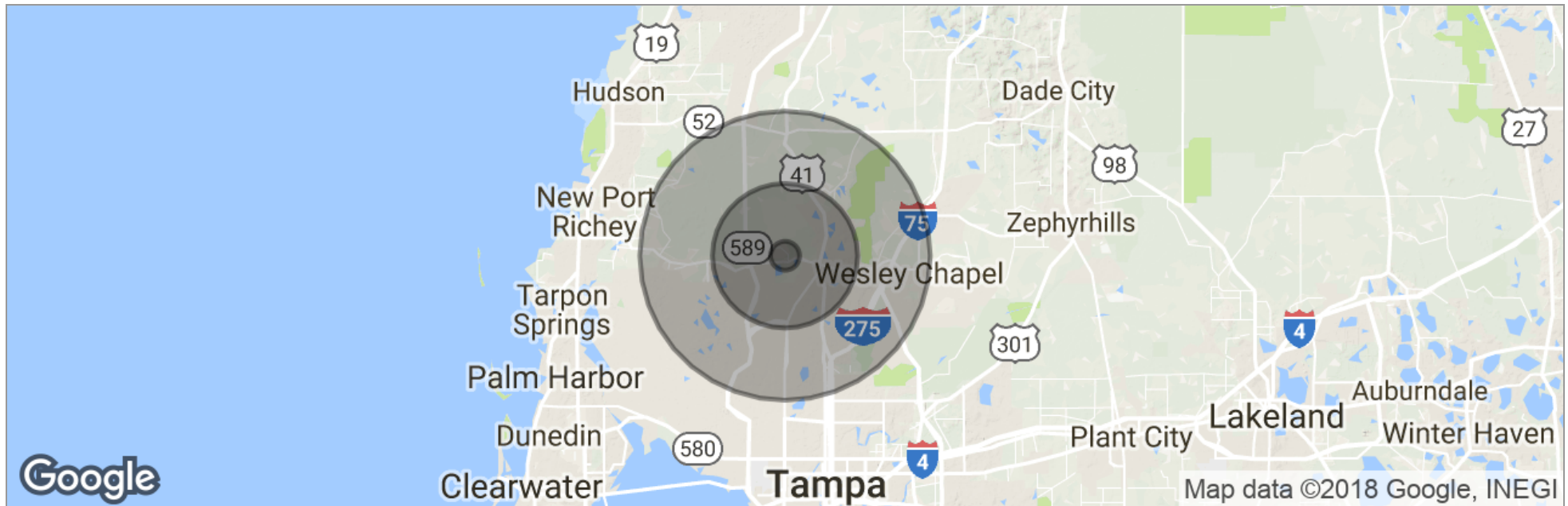


Rushe Middle School on Sunlake Blvd.



Long Lake Ranch Development across
Sunlake Centre on S.R. 54





	1 Mile	5 Miles	10 Miles
Total Population	2,849	59,199	282,622
Population Density	907	754	900
Median Age	36.3	39.4	38.7
Median Age (Male)	36.6	38.6	37.9
Median Age (Female)	35.8	40.1	39.5
Total Households	980	21,575	108,121
# of Persons Per HH	2.9	2.7	2.6
Average HH Income	\$76,701	\$87,881	\$80,251
Average House Value	\$285,115	\$330,806	\$284,963

* Demographic data derived from 2010 US Census

