



OFFERING MEMORANDUM

SANCTUARY FARMS

14833 STATE ROAD 52, HUDSON, FL 34669

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Eshenbaugh
LAND COMPANY

PROPERTY DESCRIPTION

The property is 515± acres on State Road 52 in Hudson in Pasco County. Current zoning consists of R4, C2, C3, & AC. It's just over one mile west of the Suncoast Parkway and is very close to the Publix anchored Hays Road Town Center.

It has 2,800± feet of frontage on State Road 52. The Sellers are open to selling the commercial portion (38 acres) separately.

The property consists of approximately 132 acres of uplands and 383 acres of wetlands.

LOCATION DESCRIPTION

The property is located on the north side of State Road 52, just west of Hays Road. It's less than 5 minutes to the Suncoast Parkway, 30 minutes to Tampa International Airport, and 35+ minutes to downtown Tampa.

PROPERTY SIZE

515.0 Acres

ZONING

R4, C2, C3, & AC

FUTURE LAND USE

RES-3

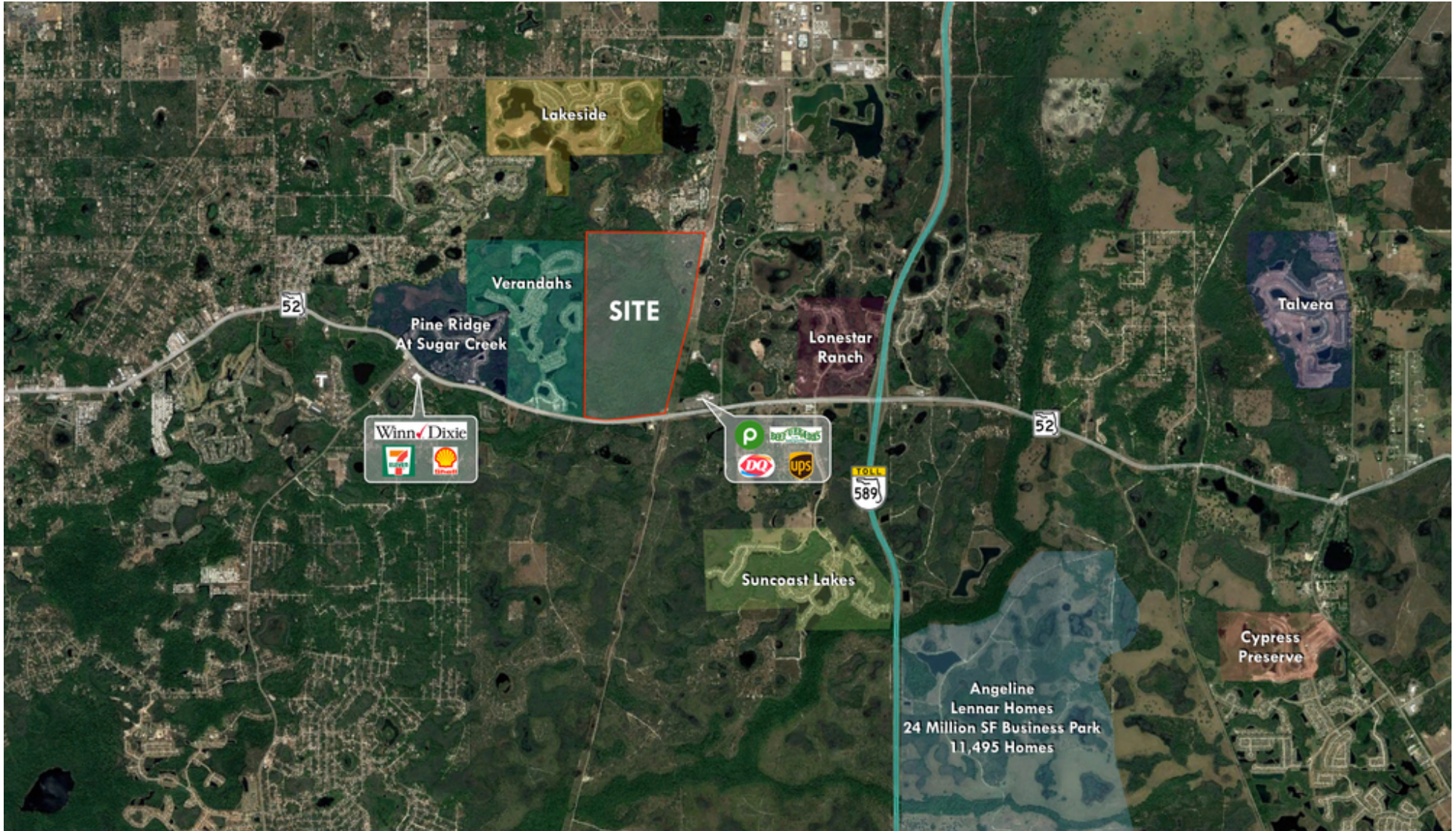
PARCEL ID

11-25-17-0000-00100-0020 & 02-25-17-0000-00100-0020

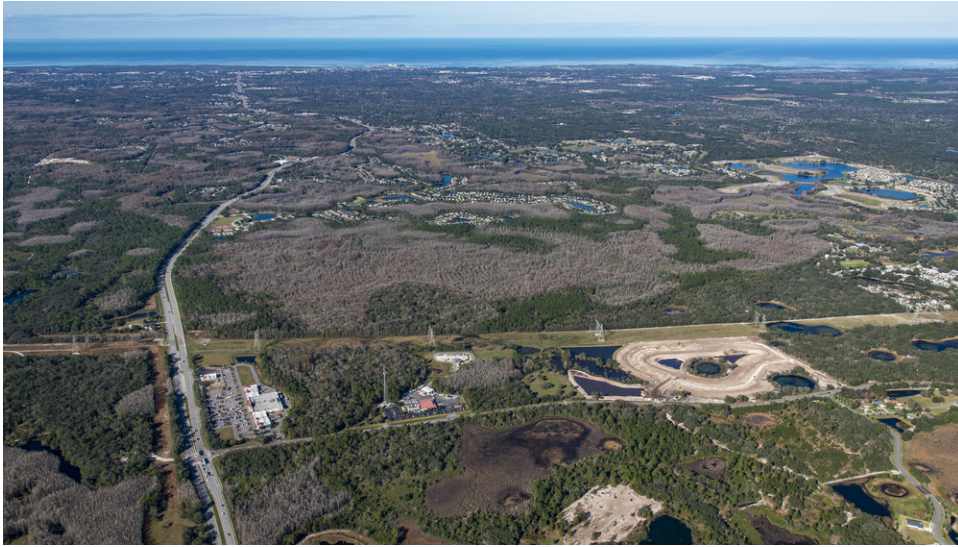
PRICE

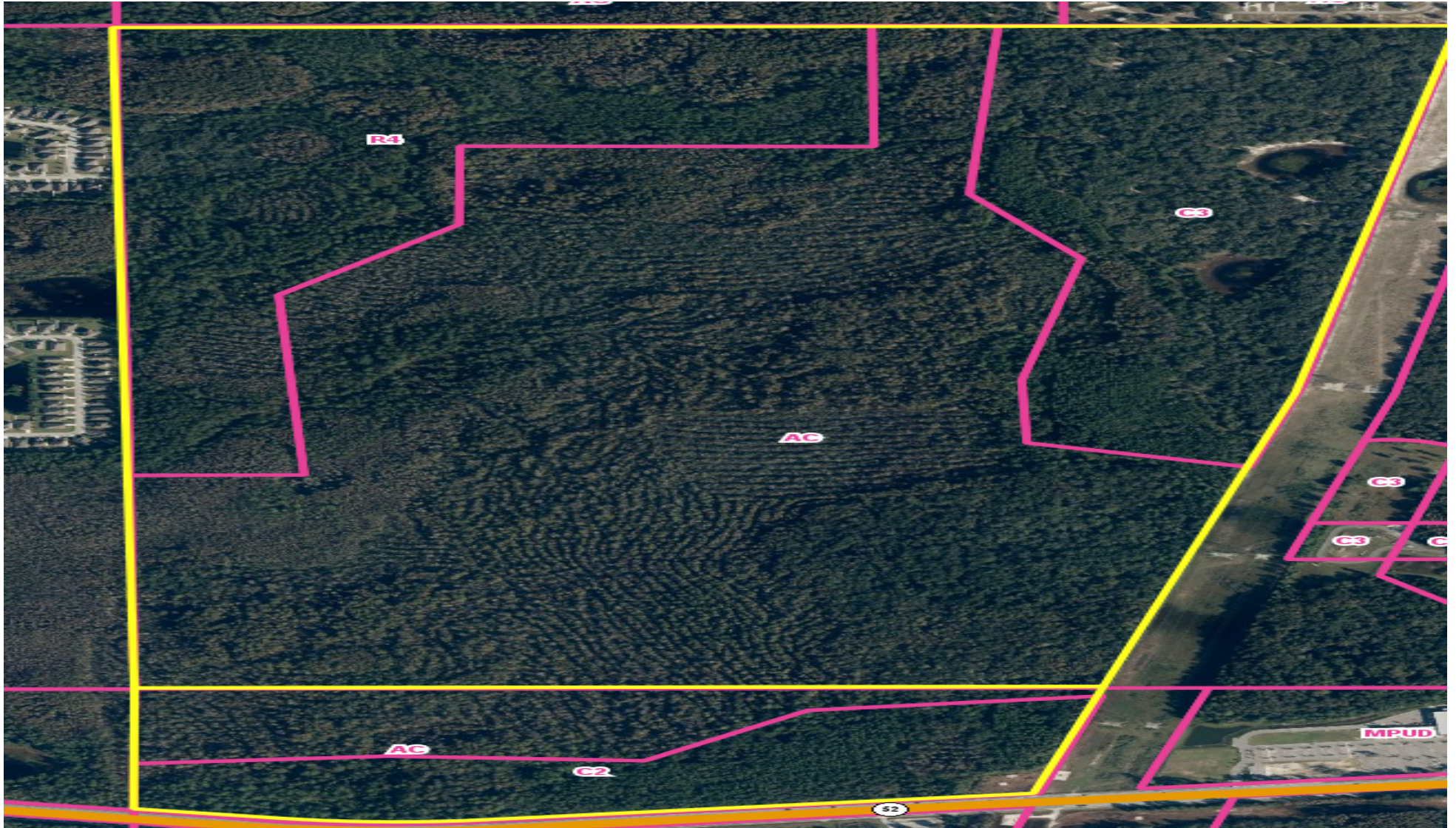
\$10,000,000







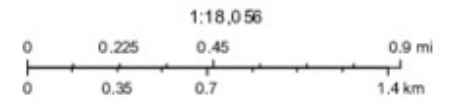






November 1, 2016

- | | |
|---|--|
|  Estuarine and Marine Deepwater |  Other |
|  Estuarine and Marine Wetland |  Riverine |
|  Freshwater Emergent Wetland | |
|  Freshwater Forested/Shrub Wetland | |



FDEP

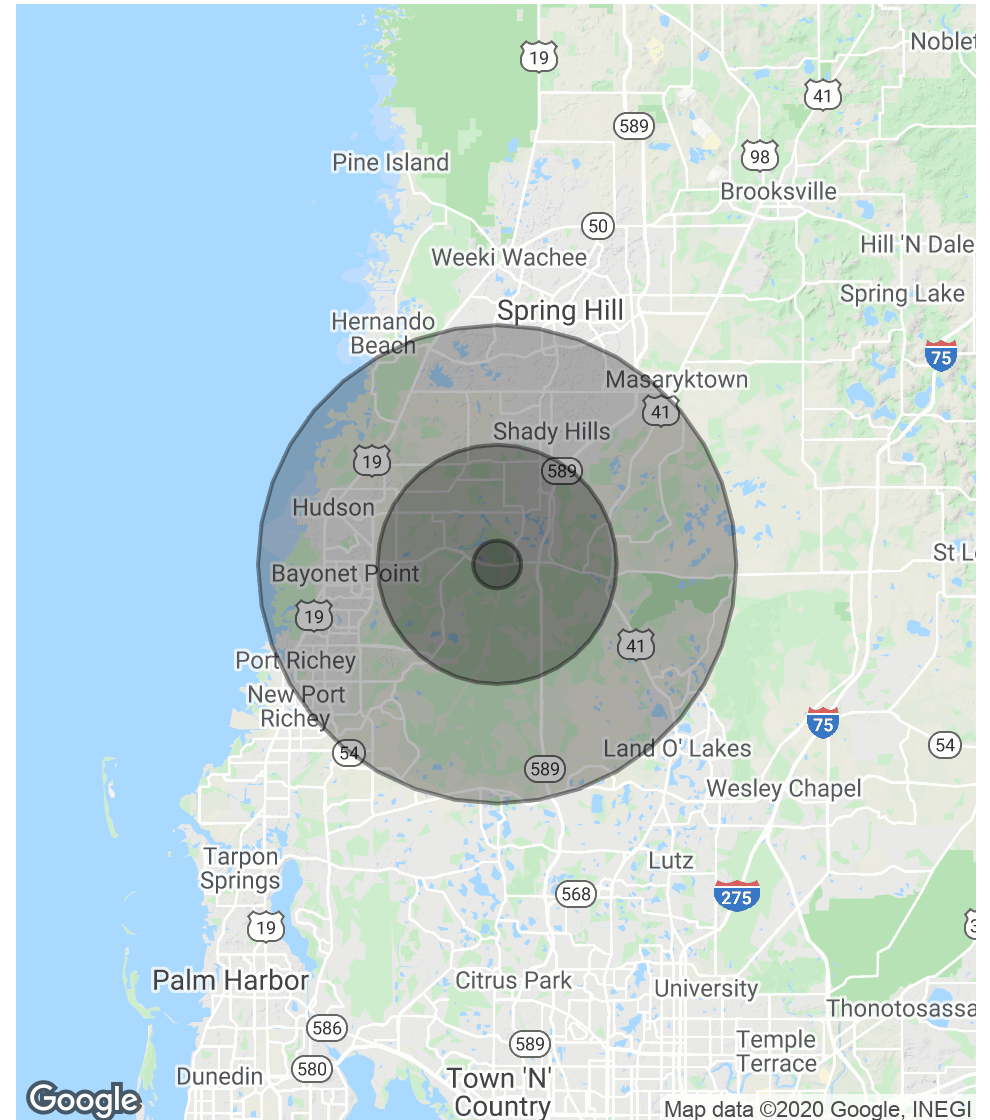
POPULATION

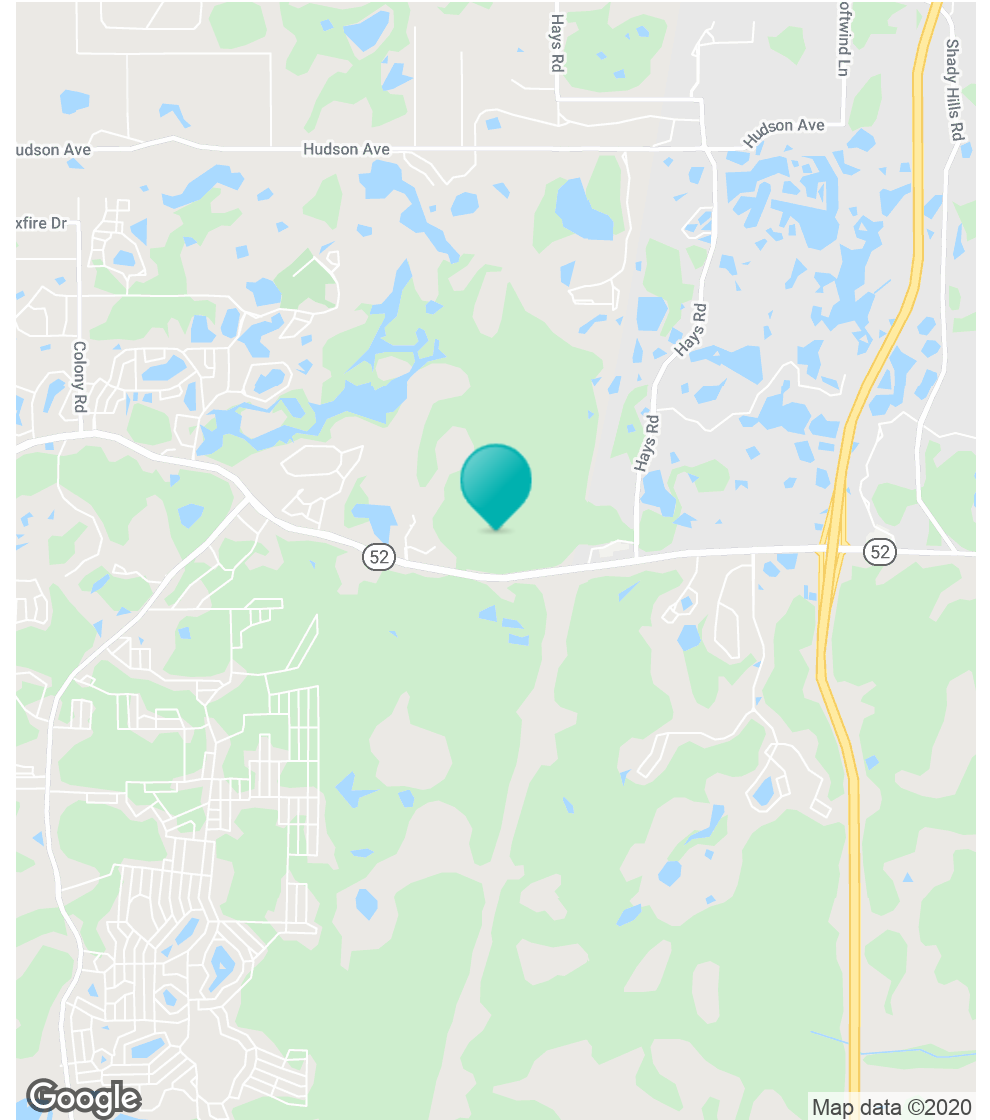
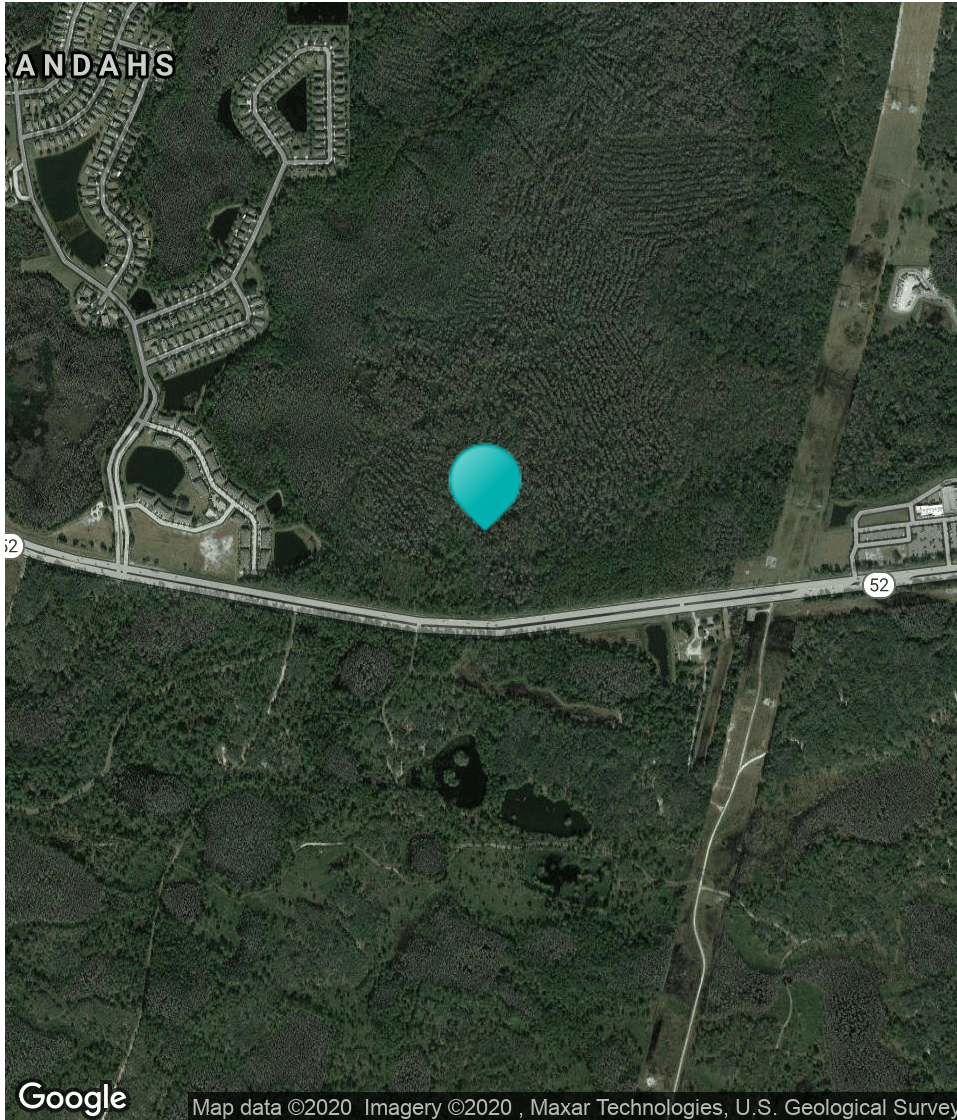
	1 MILE	5 MILES	10 MILES
Total Population	1,306	29,584	229,317
Median age	42.6	44.5	46.9
Median age (Male)	42.3	44.8	46.4
Median age (Female)	43.7	44.4	47.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	505	11,395	96,142
# of persons per HH	2.6	2.6	2.4
Average HH income	\$49,841	\$54,256	\$52,661
Average house value	\$164,643	\$179,601	\$180,139

* Demographic data derived from 2010 US Census







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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.

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