



OFFERING MEMORANDUM

PASCO TOWNCENTER

SR 52 & I-75, PASCO, FL

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Eshenbaugh
LAND COMPANY

PROPERTY DESCRIPTION

Pasco Towncenter is an 875 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 zoned agricultural and an active sod farm that could be taken through the rezoning process for a true mixed use project with office, retail, industrial and multifamily throughout the 875 acres based on the Employment Center future land use. With approximately 2 miles of frontage on I-75 and a half mile on SR 52, this property is slated to be the urban core of NE Pasco County. The site contains approximately 189 acres wetlands including wetland buffers. This listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

The parcel is located at the southeast corner of SR 52 and I-75 in Pasco County, FL. The property has over 2 miles of frontage on I-75 and McKendree Rd with over 2,500 feet of frontage on SR 52. At SR 52 and I-75, work is close to completion to vastly improve the intersection as well as a widening of SR 52 into divided 4 lanes west to Bellamy Brothers Road and east to McKendree Road, and the paving of McKendree Road south about 2 miles to the southern tip of Pasco Town Center. The property is within the Connected City overlay, but the owner has not opted into the Connected City district. A buyer has the option to either remain outside or opt-in. All utilities and roadways have been extended or enlarged surrounding the property for the benefit of Connected City which this parcel is slated to be the main employment center.

The Agency for Health Care Administration has just announced the approval of BayCare Hospital's application to build a new 60-bed hospital along the I-75 corridor in Pasco County, just south of Pasco Towncenter, due to the growing community in the surrounding area. This will be located just south of Pasco Towncenter, where a new interchange is added at Overpass Road. The new diamond interchange will include a flyover ramp for westbound Overpass Road access to south I-75.

MUNICIPALITY

Pasco County

PROPERTY SIZE

875.88 Acres

FUTURE LAND USE

EC- Employment Center

PROPERTY OWNER

Kingsley Asset Management

PRICE

\$35,000,000

BROKER CONTACT INFO

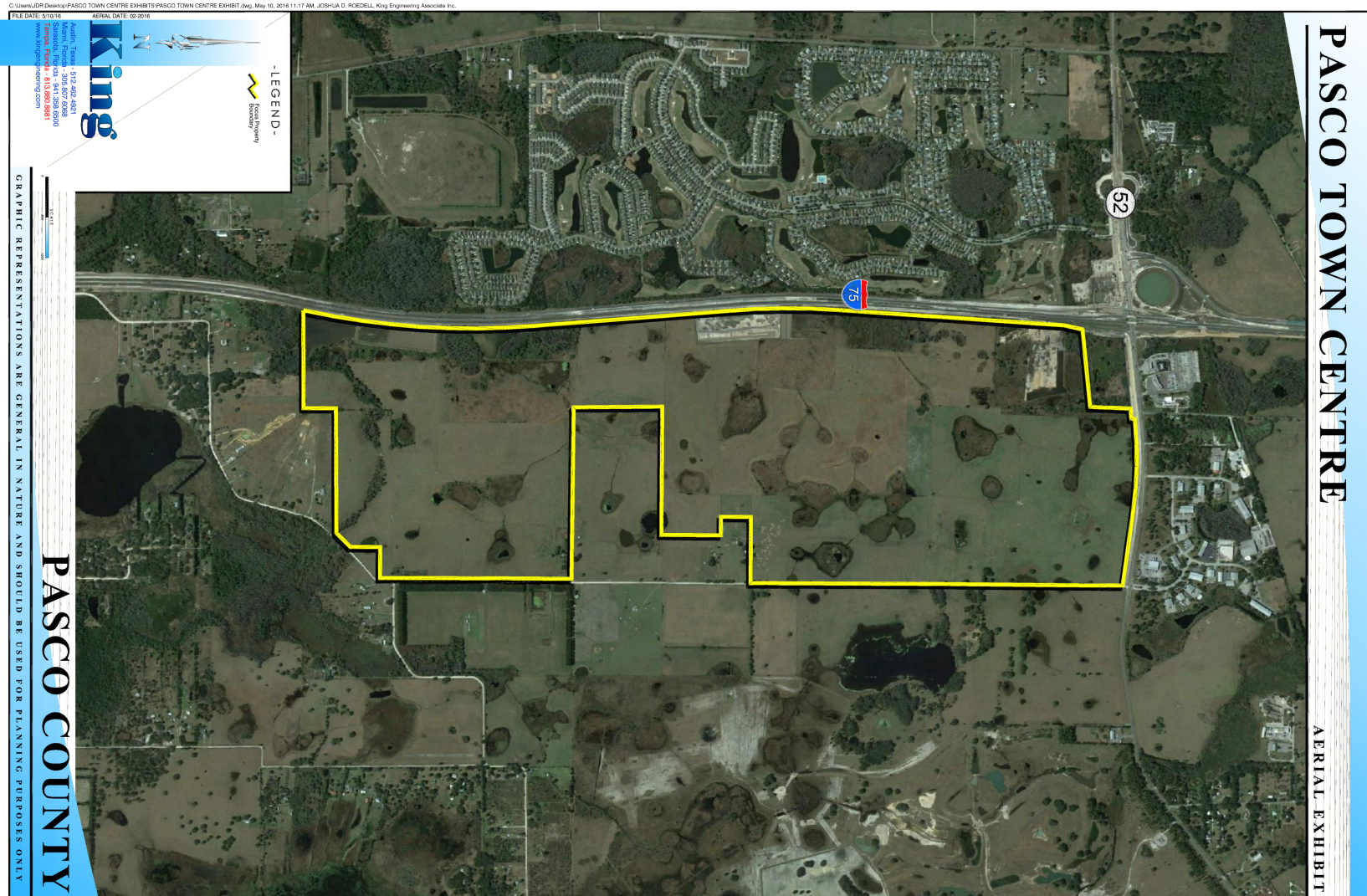
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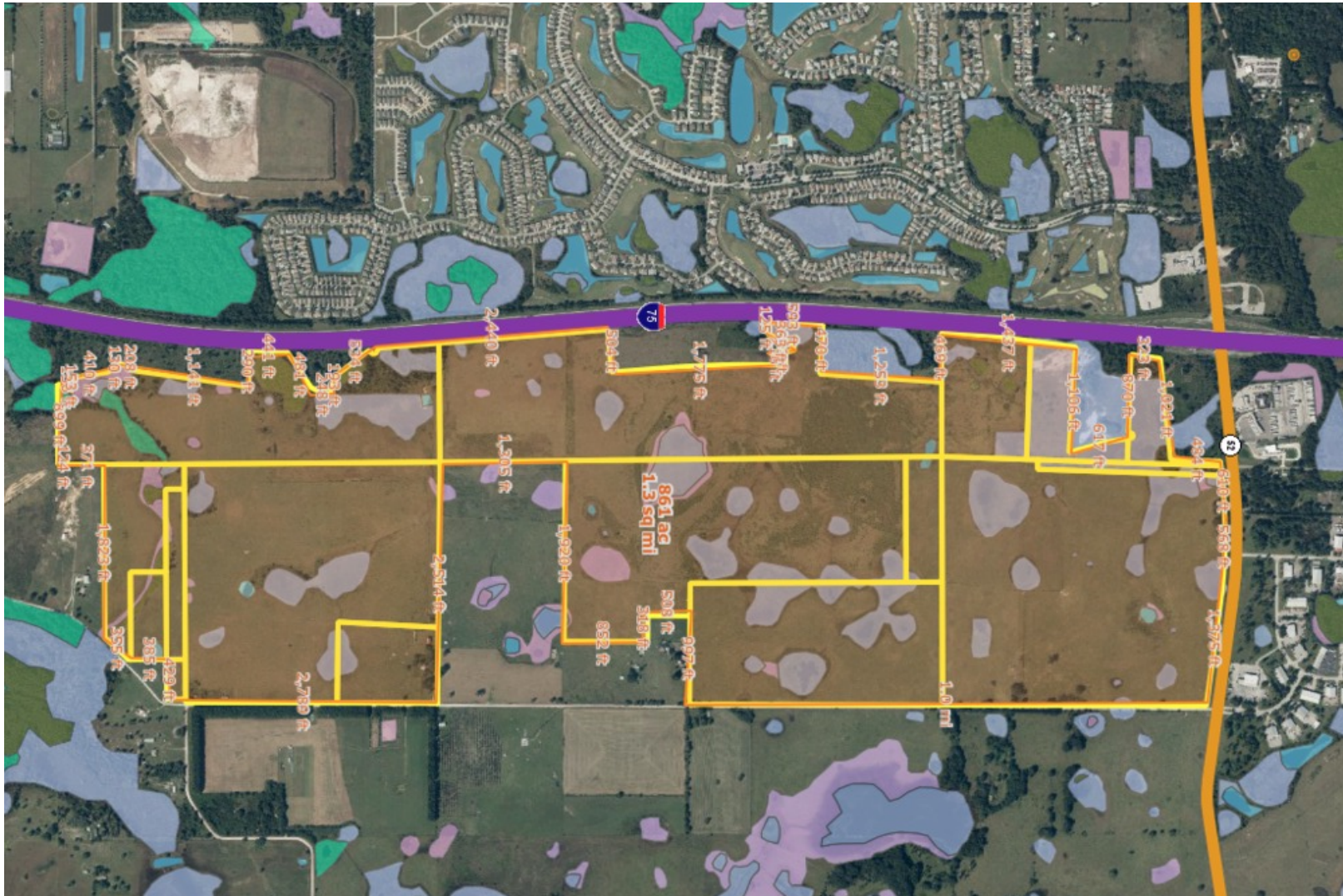
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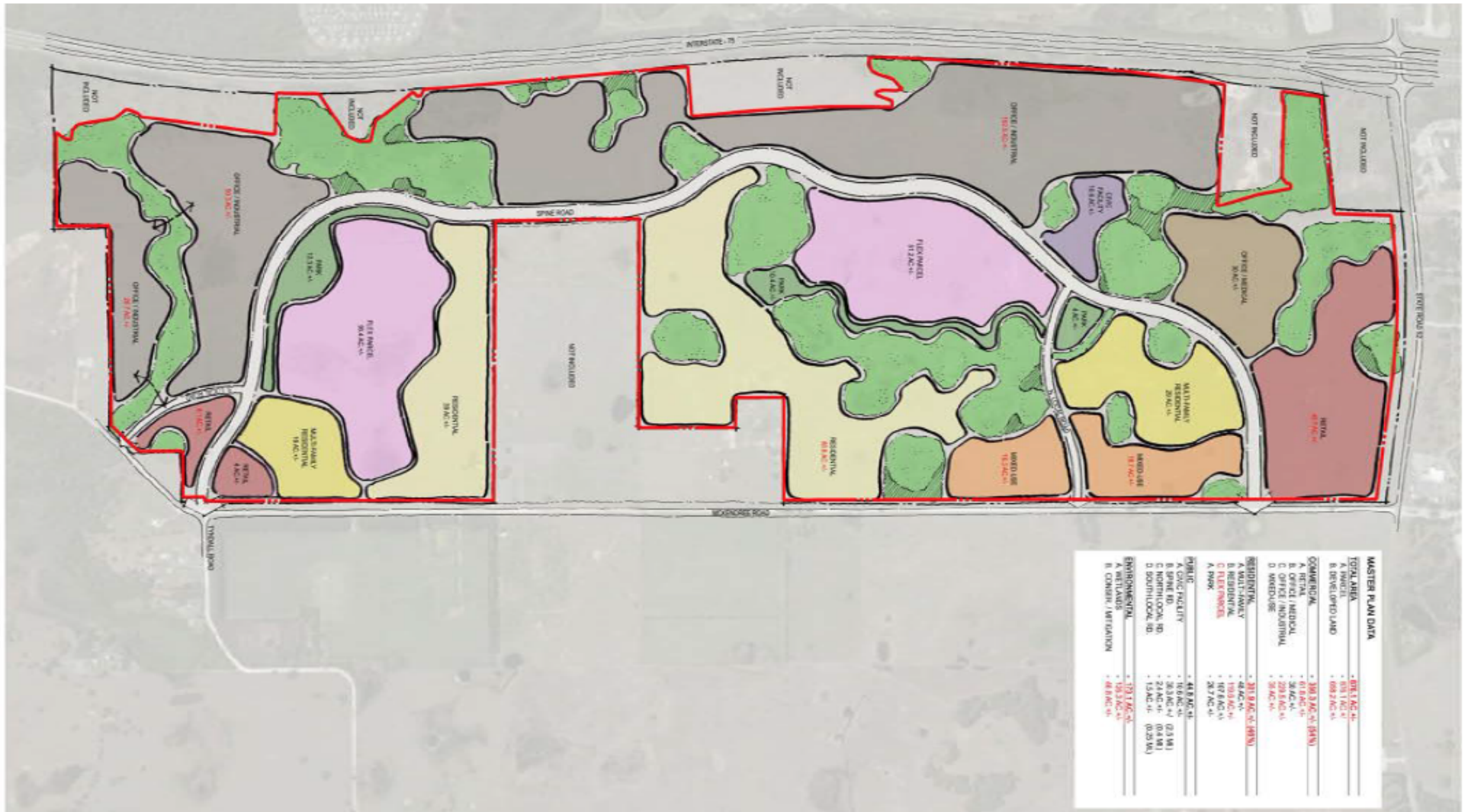


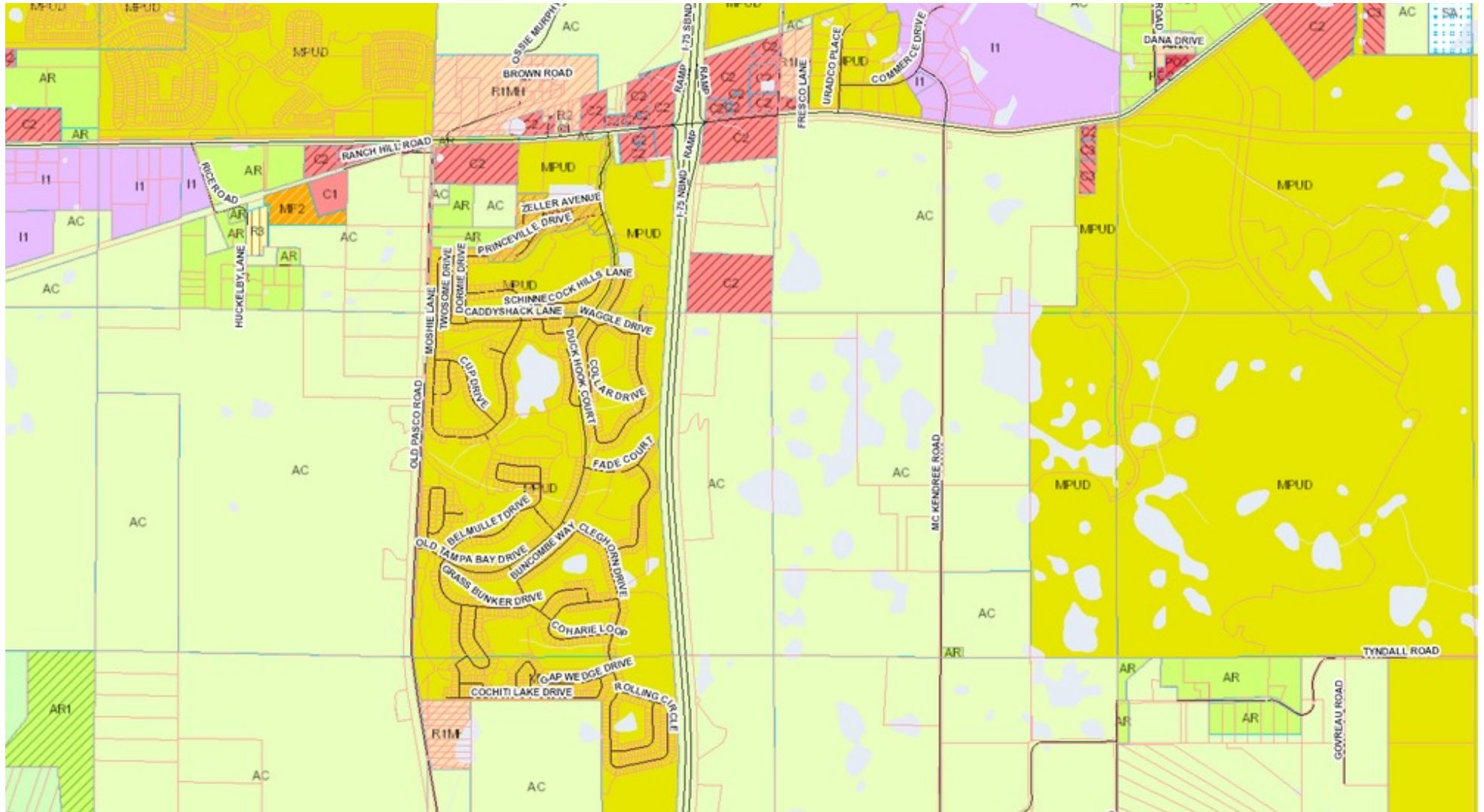


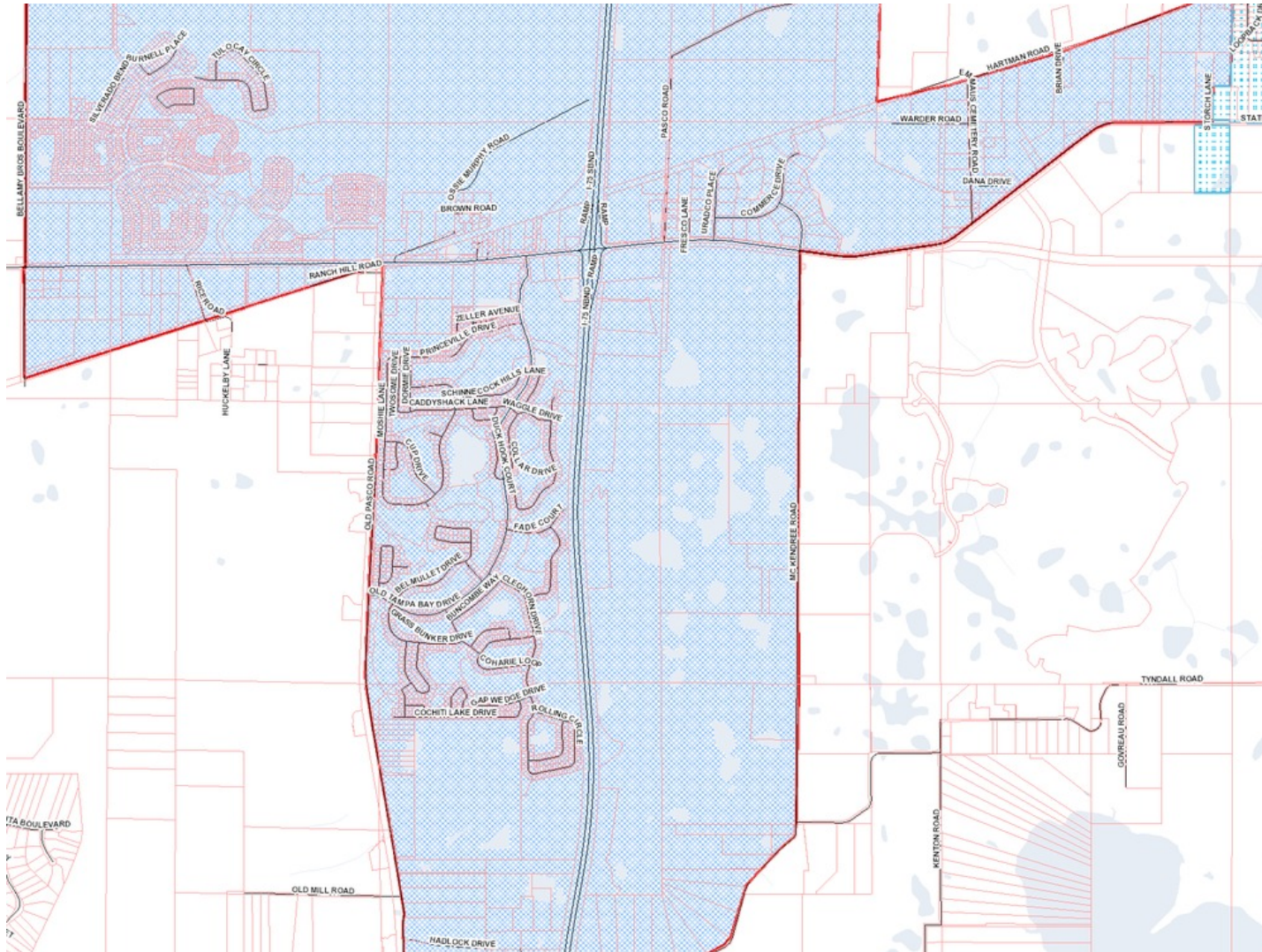


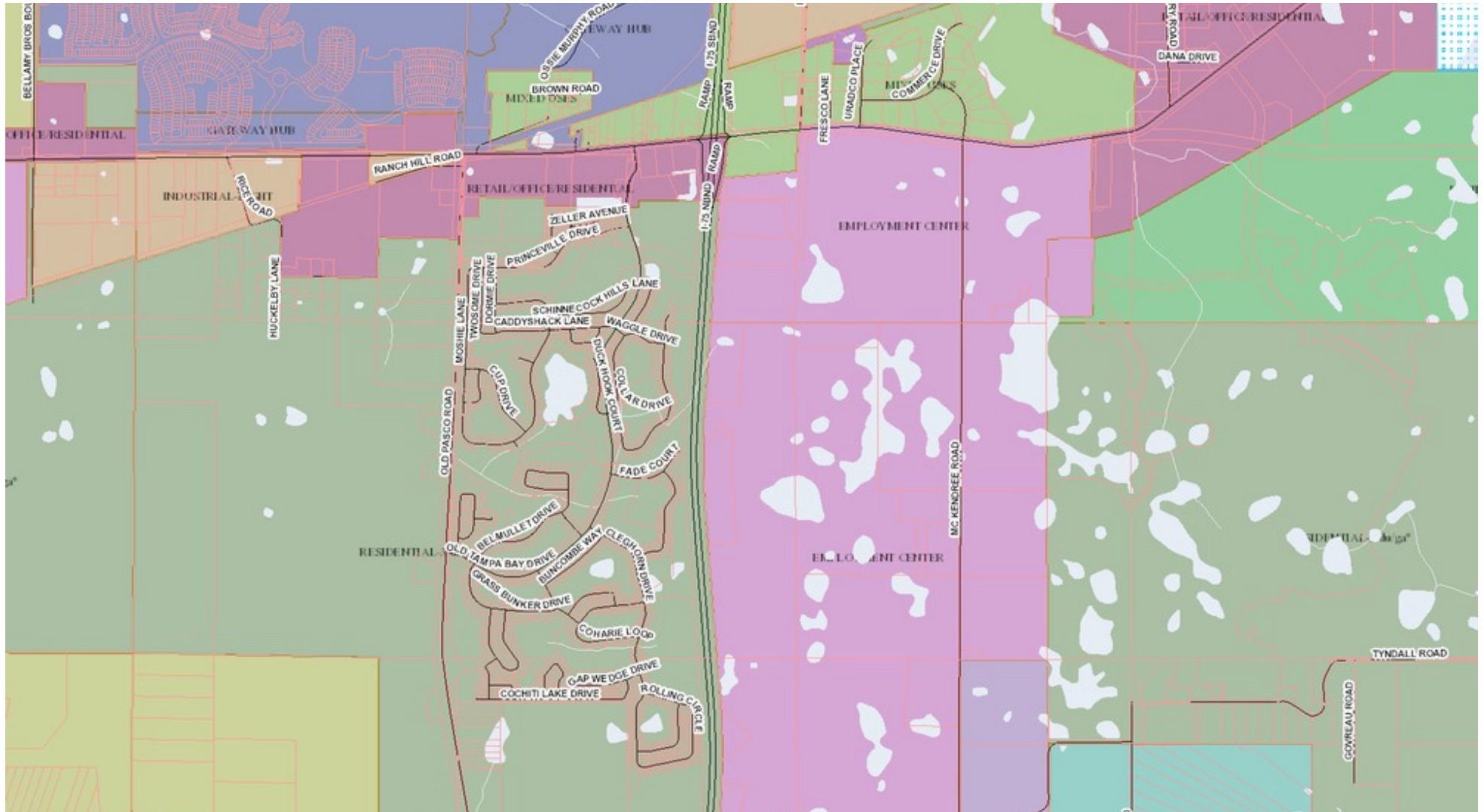




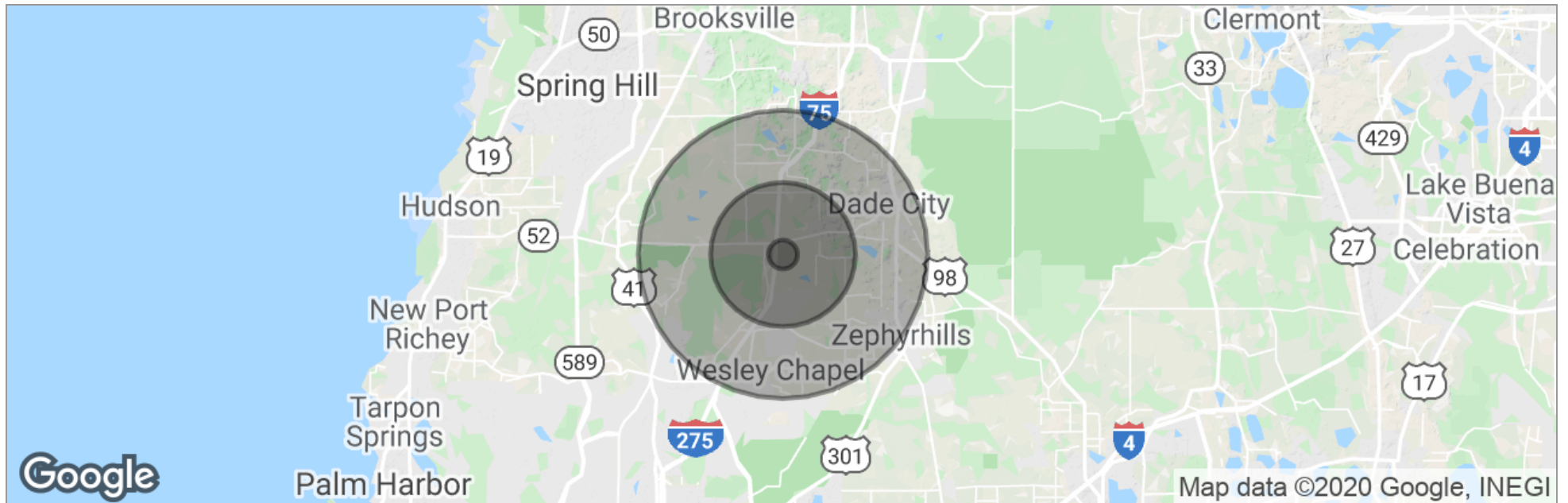












	1 Mile	5 Miles	10 Miles
Total Population	900	20,960	129,435
Population Density	286	267	412
Median Age	35.5	40.6	40.5
Median Age (Male)	35.4	40.2	39.8
Median Age (Female)	35.7	41.2	41.3
Total Households	302	7,706	48,101
# of Persons Per HH	3.0	2.7	2.7
Average HH Income	\$73,994	\$77,173	\$68,989
Average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

** Demographic data derived from 2010 US Census*

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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.

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