



OFFERING MEMORANDUM

*OUTLINE BOUNDARIES ARE APPROXIMATE.
ACTUAL DIMENSIONS ARE SUBJECT TO SURVEY
LOOKING SOUTH

SR 54 MIXED USE RESIDENTIAL PARCELS

SR 54, LUTZ, FL 33558

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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

Ferber as the master developer/contract holder for the entire 164 acre parcel is looking for residential partners to purchase up to 2 separate parcels for residential development. As currently planned, the eastern parcel is 24.76 acres and the western parcel is 12.19 acres, however both are subject to change. Both parcels will benefit from master offsite stormwater as well as utilities and the major spine road being constructed by the Seller. The Buyer will be responsible for importing any required fill, clearing, grading and extending utilities and roads from the master spine road to the subject parcel (approximately 800 feet). The pods will have access to SR 54 through the proposed retail and office development with access to a lighted intersection. Traditional apartments are not allowed to be built on either of these parcels. Townhomes and single family homes would be the ideal fit.

LOCATION DESCRIPTION

The property is located on the south side of SR 54 across from the main entrance to Ballantrae, between the Suncoast Parkway and Sunlake Blvd. in Pasco County, FL. The property will be the residential component of a mixed-use project with shared access to SR 54.

PROPERTY SIZE

24.76 Acres & 12.19 Acres

ZONING

MPUD

PARCEL ID

A portion of Pasco County Parcel ID 29-26-18-0000-00400-0000

PRICE

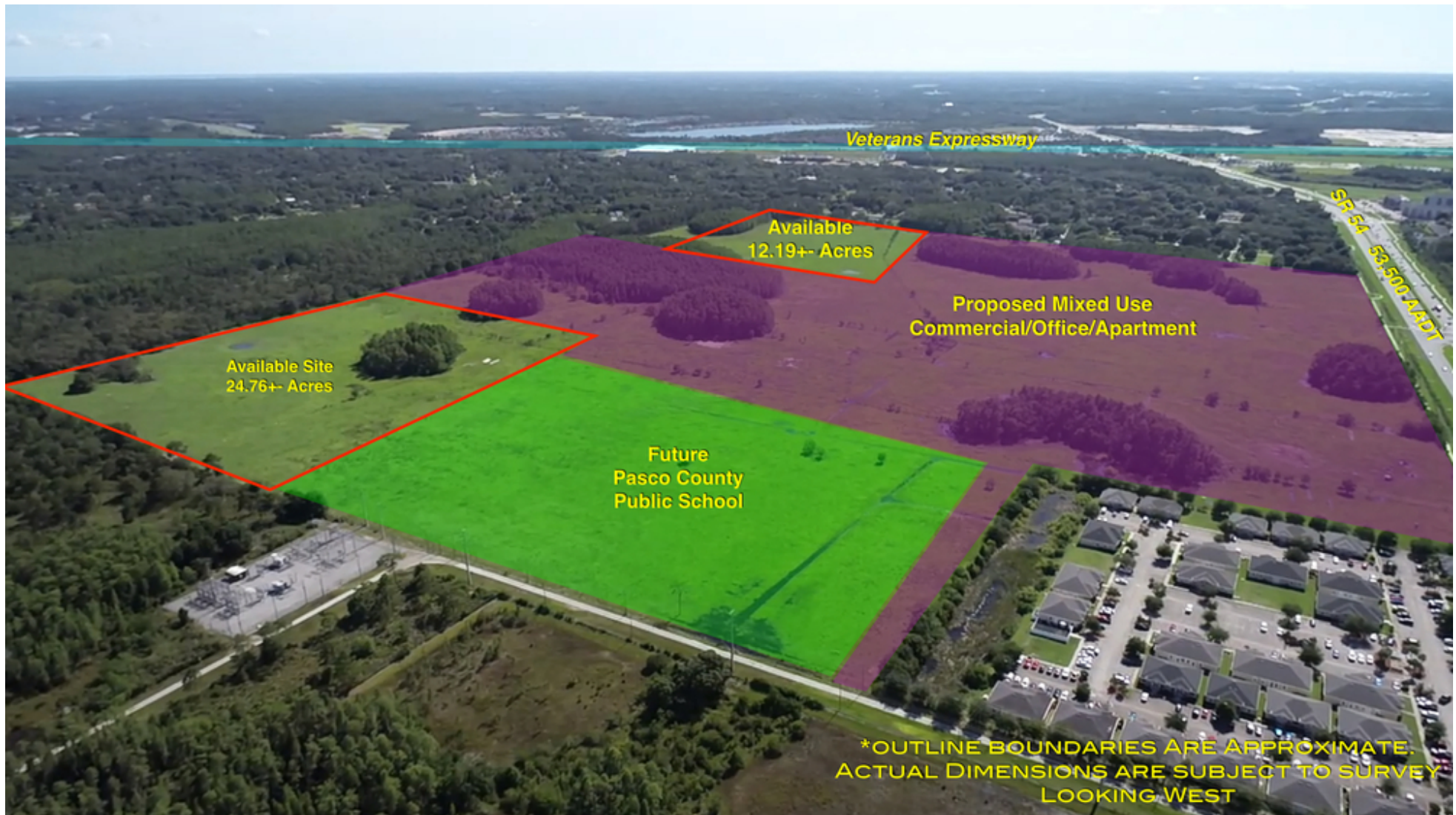
24.76 Acres- \$5,000,000

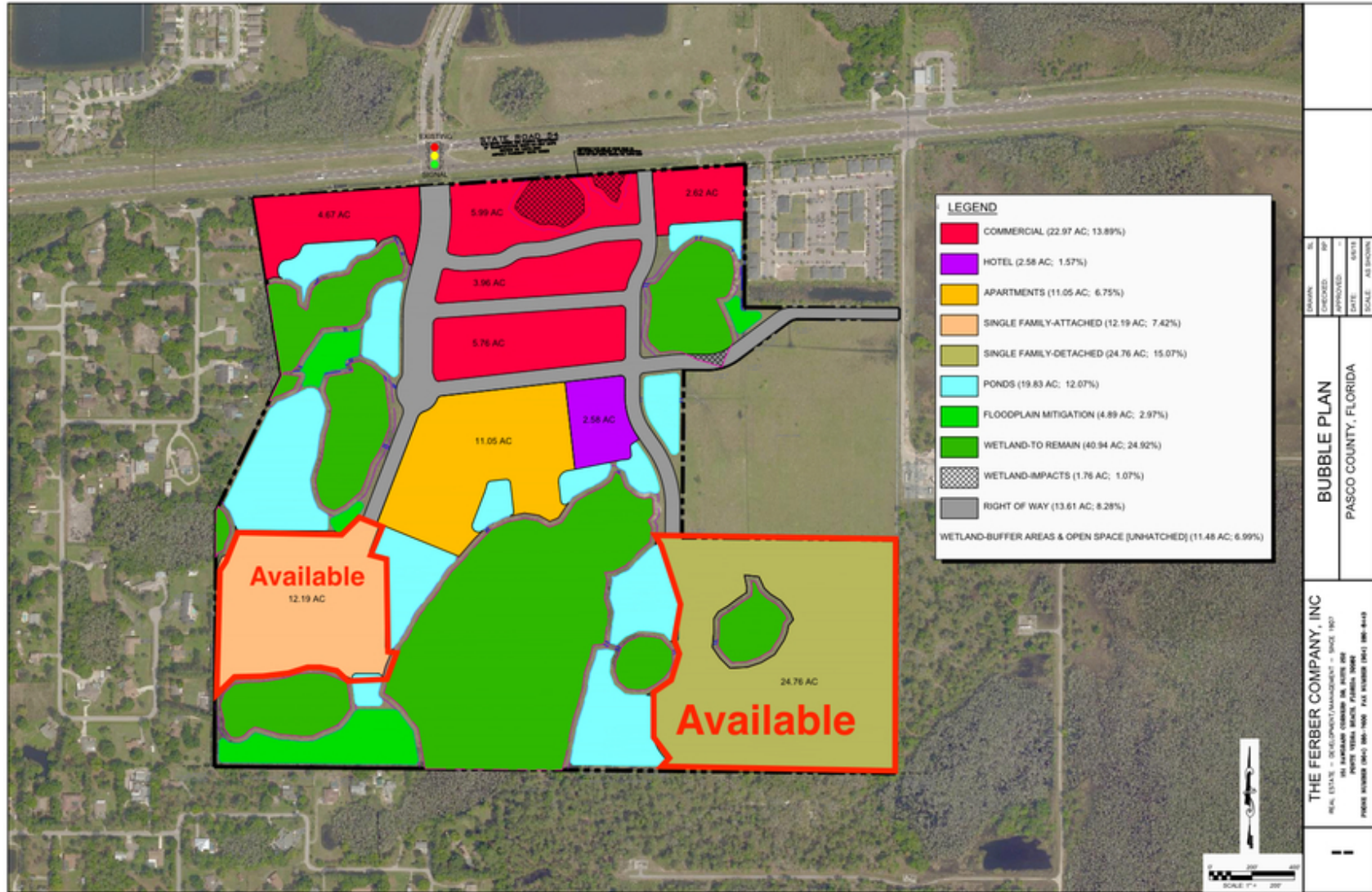
12.19 Acres- \$3,000,000

BROKER CONTACT INFO

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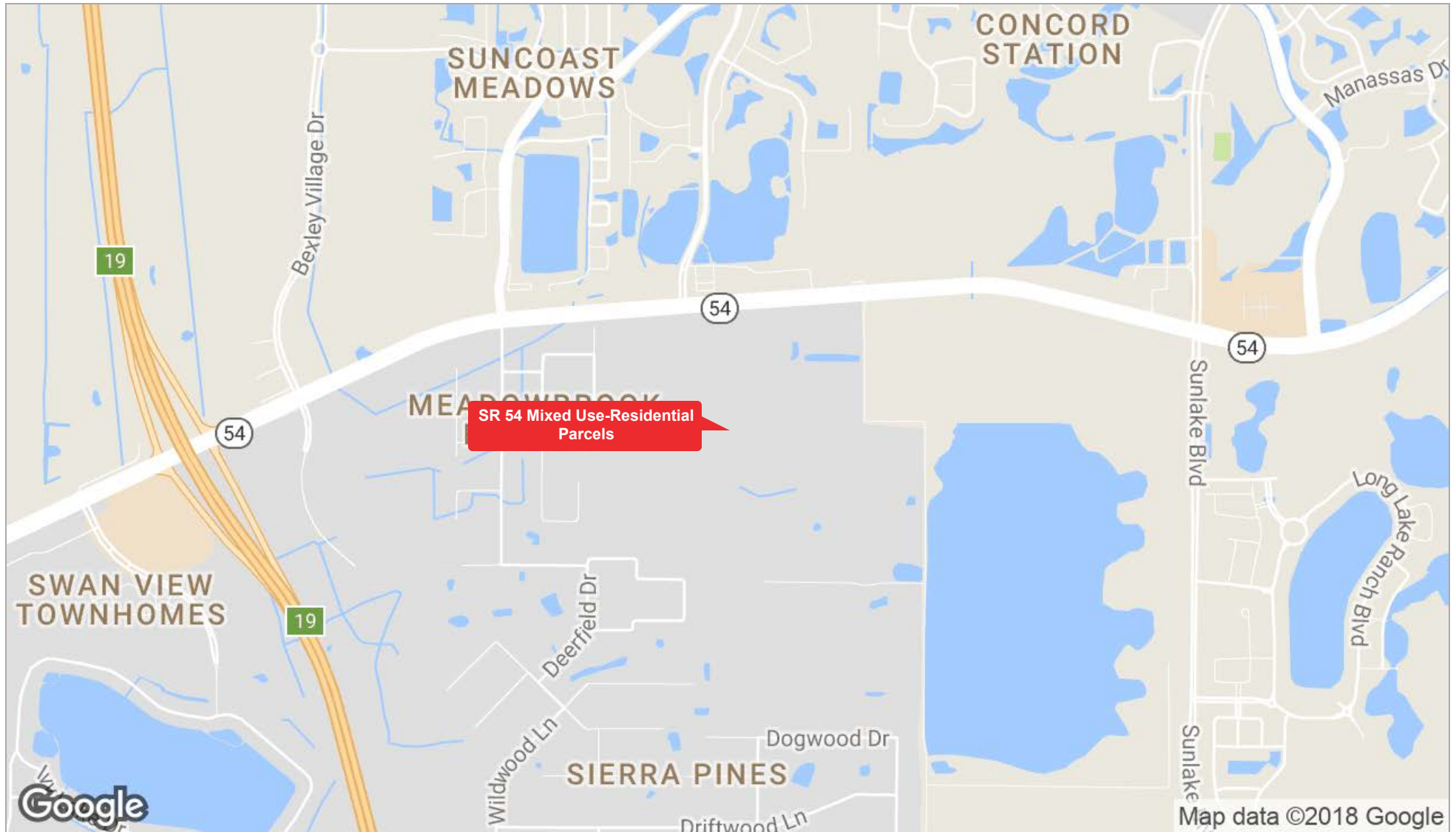


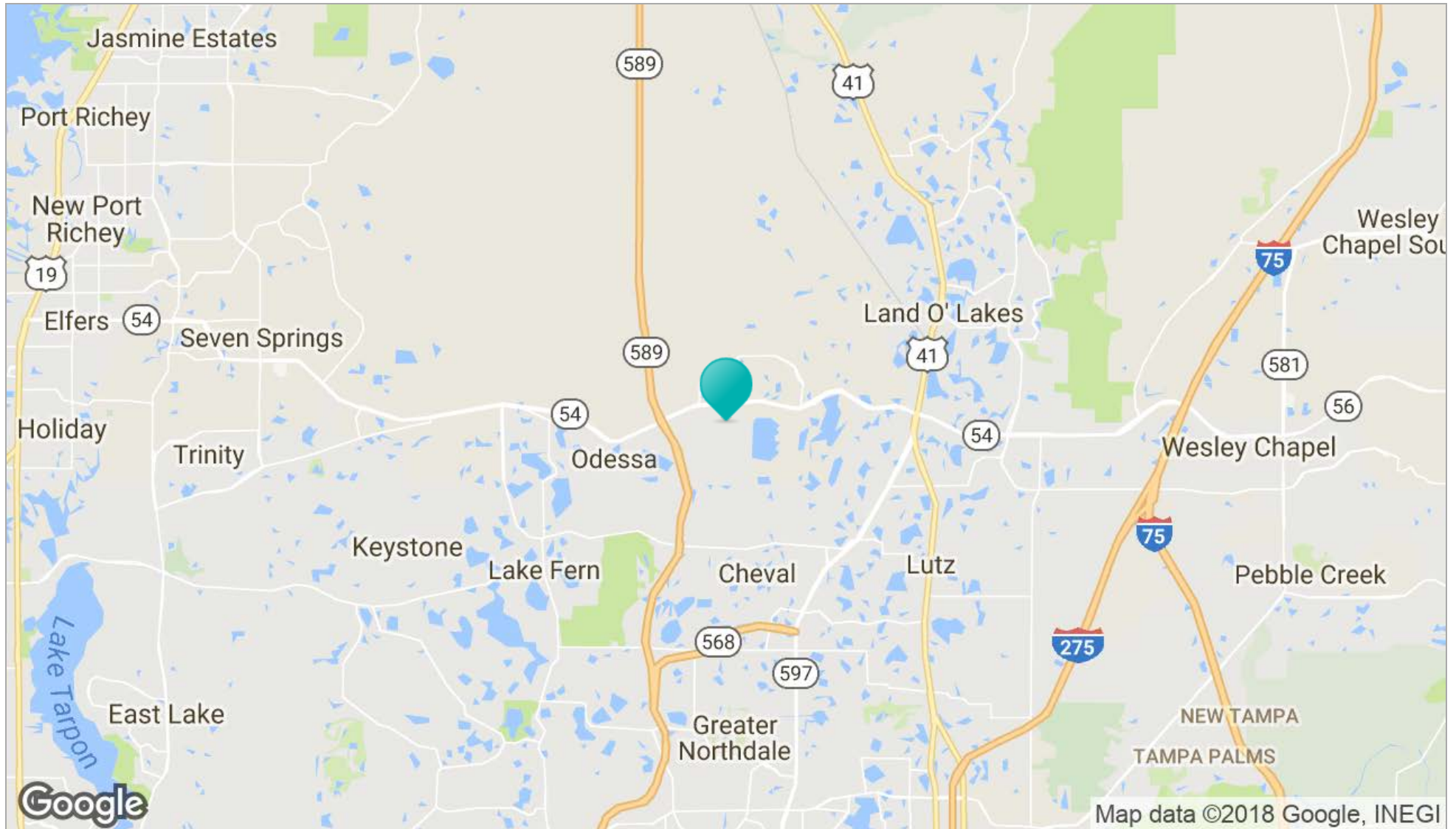


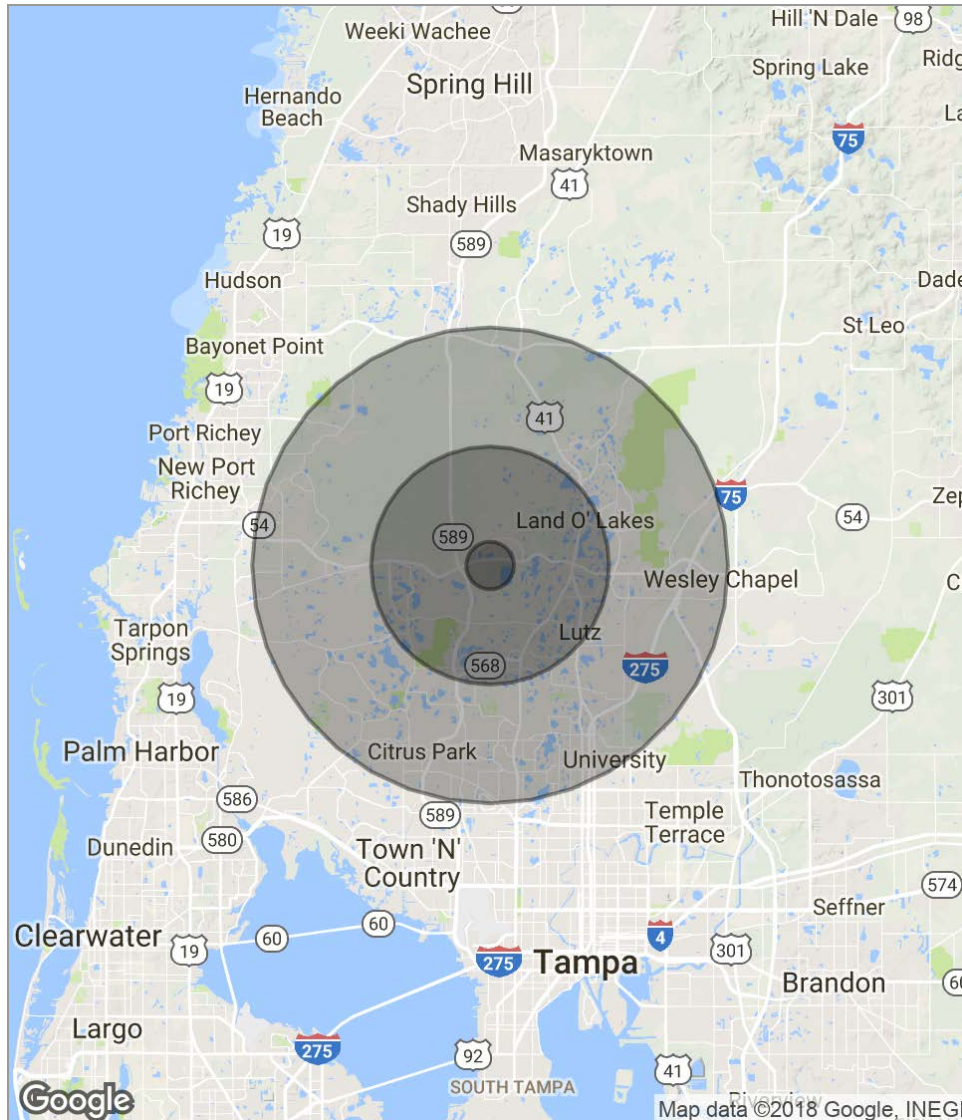
Tampa - Base Price vs. QMI Price vs Closing Price

Default Data Shown Reflects: 13 Months QMI - Quick Move In / Inventory Home and 13 Month's Base Price ..









POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,358	53,762	297,670
Median age	38.3	39.2	39.4
Median age (Male)	37.2	38.8	38.6
Median age (Female)	39.5	39.9	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	832	19,755	114,057
# of persons per HH	2.8	2.7	2.6
Average HH income	\$73,120	\$91,036	\$80,572
Average house value	\$264,409	\$330,155	\$286,215

* Demographic data derived from 2010 US Census