



OFFERING MEMORANDUM

L & G LEGACY 78

15604 HIGHTOWER DR., DADE CITY, FL 33523

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Eshenbaugh
LAND COMPANY

Celebrating 25 Years

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PROPERTY DESCRIPTION

The opportunity is to purchase 78 acres located just east of U.S. 301/98 on Hightower Road in Dade City. The property is currently being used for cattle grazing. It features five homes and two wells (1-10" and 1-3"). Three of the homes are currently rented and provide income of \$40,000/year. Also, it's fenced and cross fenced.

A turning lane is being put in on US 301 at Pioneer Museum Road. Also, Pioneer Museum Road is going to be widened. Once completed, all traffic for the Dade City Business Center will enter and exit there.

It could be said that the future of this property would be best served as residential or industrial, though that is not the future land use. The Seller has had discussions with Dade City about possible annexation. The sites proximity to Dade City Business Center opens it up the opportunity for a rail spur (if desired by user). There's also potential to contract with Dade City Business Center for water and waste treatment.

LOCATION DESCRIPTION

The property is located at 15604 Hightower Drive, just east of U.S. 301/98 in Dade City in unincorporated Pasco County. It's adjacent to Dade City Business Center and is in close proximity to I-75 (10+ minutes) and I-4 (30+ minutes).

PROPERTY SIZE

78.0 Acres

ZONING

AC - Agricultural District

FUTURE LAND USE

AGR

PRICE

\$1,716,000

BROKER CONTACT INFO

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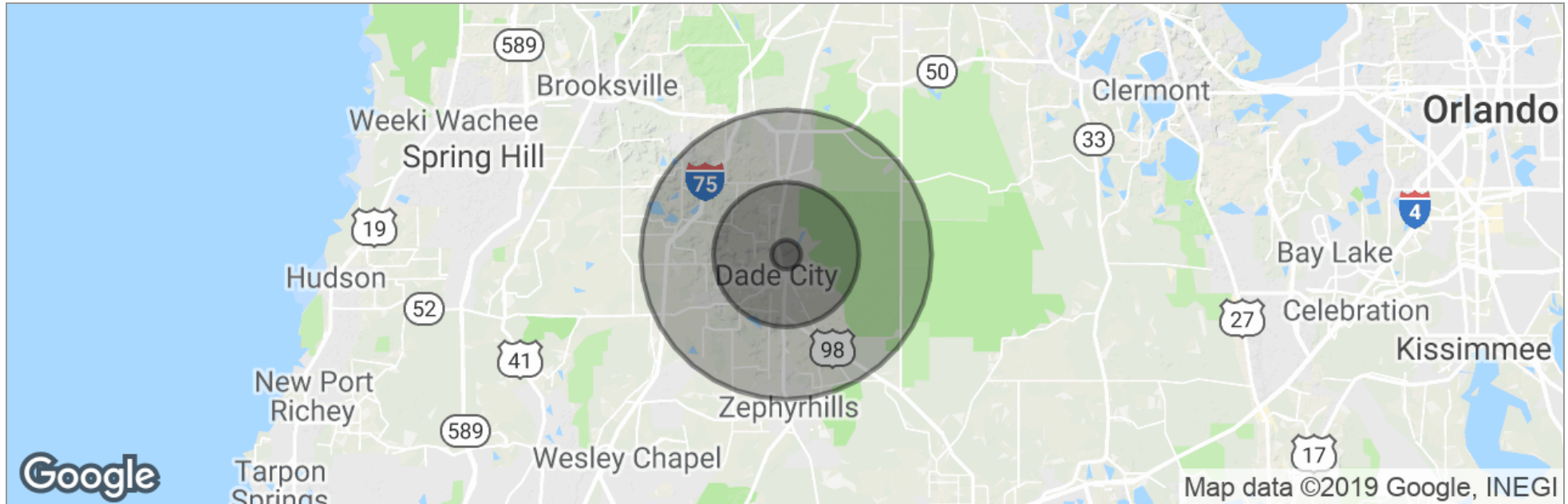












	1 Mile	5 Miles	10 Miles
Total Population	1,163	22,627	73,049
Population Density	370	288	233
Median Age	28.9	34.8	42.6
Median Age (Male)	26.1	33.0	41.4
Median Age (Female)	31.1	37.1	43.8
Total Households	334	7,221	27,128
# of Persons Per HH	3.5	3.1	2.7
Average HH Income	\$42,445	\$51,411	\$56,006
Average House Value	\$111,504	\$215,852	\$181,038

* Demographic data derived from 2010 US Census

