



OFFERING MEMORANDUM

THE DISTRICT AT ABBOTT'S SQUARE

6941 SIMONS ROAD, ZEPHYRHILLS, FL 33541

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Eshenbaugh
LAND COMPANY

Celebrating 25 Years

PROPERTY DESCRIPTION

The District at Abbott's Square is a planned and approved master planned community within the city limits of Zephyrhills. The current plan is approved for 124 single family homes, 44 duplex units, 152 townhome units and 768 multifamily units. There will also be approximately 21,000 square-feet of downtown retail space, ball fields, pools, and club houses which will all be designed around additional active and passive recreation. In exchange for traffic impact fee credits, both Simons Road and Dean Dairy Road will be improved to city standards. Additionally, in exchange for a waiver of recreational impact fees, the site will be the future location of a city owned Tennis Center to be designed by the USTA. There will be 14-16 courts and related tennis facilities to accommodate regional and national tournaments.

Zephyrhills has experienced a significant amount growth and development over the past 5-10 years and is a very pro-growth, developer friendly city. The City of Zephyrhills has spent over 18 months working hand-in-hand with the owner to create this Traditional Neighborhood Development. This municipality will be supportive throughout the final design, permitting and construction phases. The doors of City Hall are open to builders and developers.

Owner will consider a JV structure and/or seller financing for qualified buyers.

LOCATION DESCRIPTION

The property is centrally located in an area considered by the City as it's "town center". Located at the north end of Dean Dairy Road and west of Simons Road between the Silverado community and the Silver Oaks Golf Course, this site is only 12 miles from I-75 and offers close proximity to shopping, schools and medical centers. Distance to Shopping: Walmart - 2.6 miles, Publix - 2.9 miles, Lowes - 2.9 miles. Distance to Schools: West Zephyrhills Elementary - 1.4 miles, Woodland Elementary - 1.5 miles, RB Stewart Middle School - 1.6 miles, Zephyrhills High School - 1.6 miles. Distance to Medical - Florida Medical Clinic - 1.5 miles, Florida Hospital - 2 miles.

PRICING

Apartments

- Market Rate \$9,900 x 568 units = \$5,623,200

- Affordable \$9,900 x 200 units = \$1,980,000

Townhouses \$10,000 x 152 = \$1,520,000

Duplexes: \$12,000x 44 units = \$528,000

Single Lots: \$17,500 X 124 lots = \$2,170,000

Commercial: \$100,000

Total Price: \$11,921,200

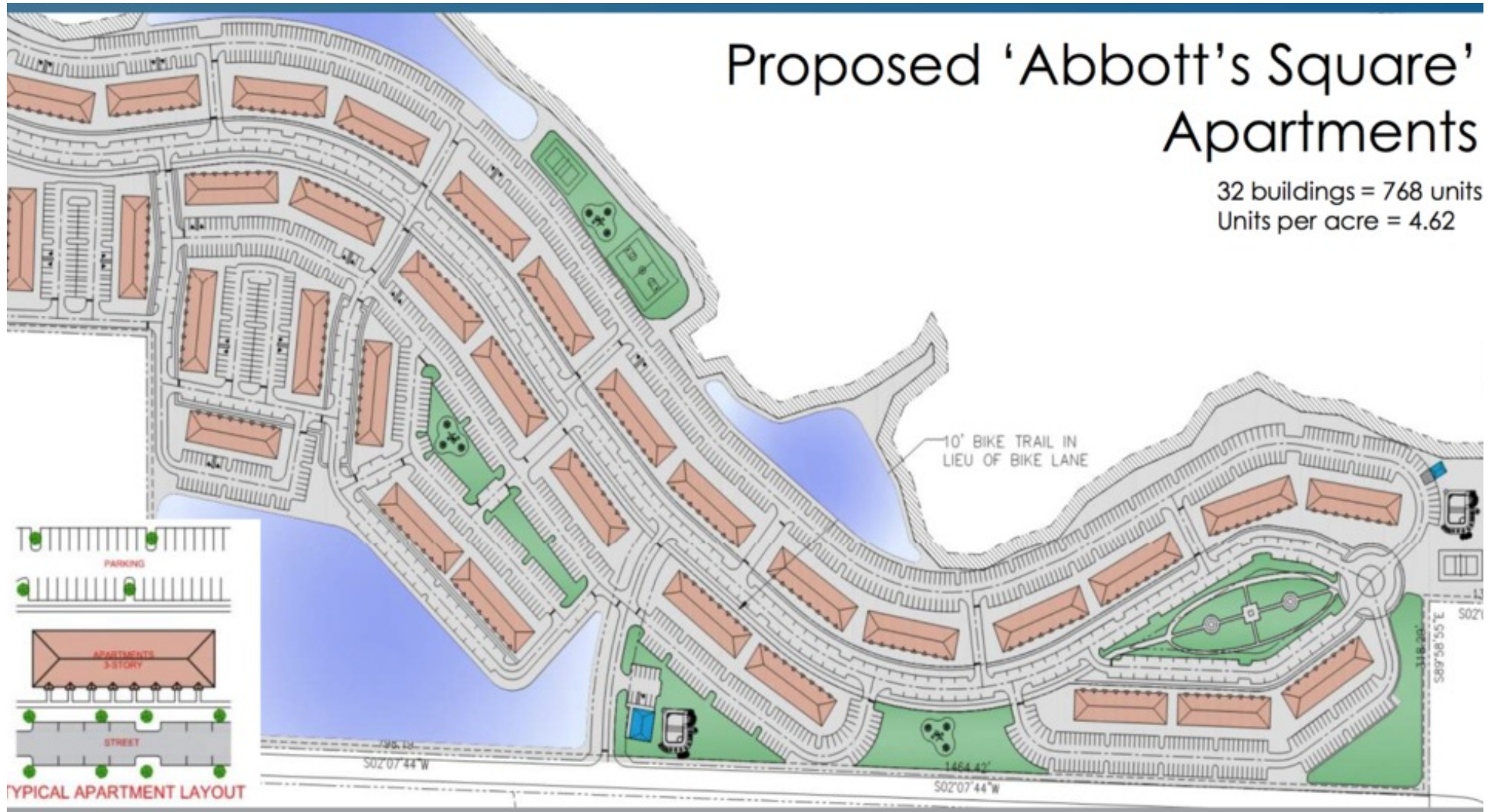
BROKER CONTACT INFO

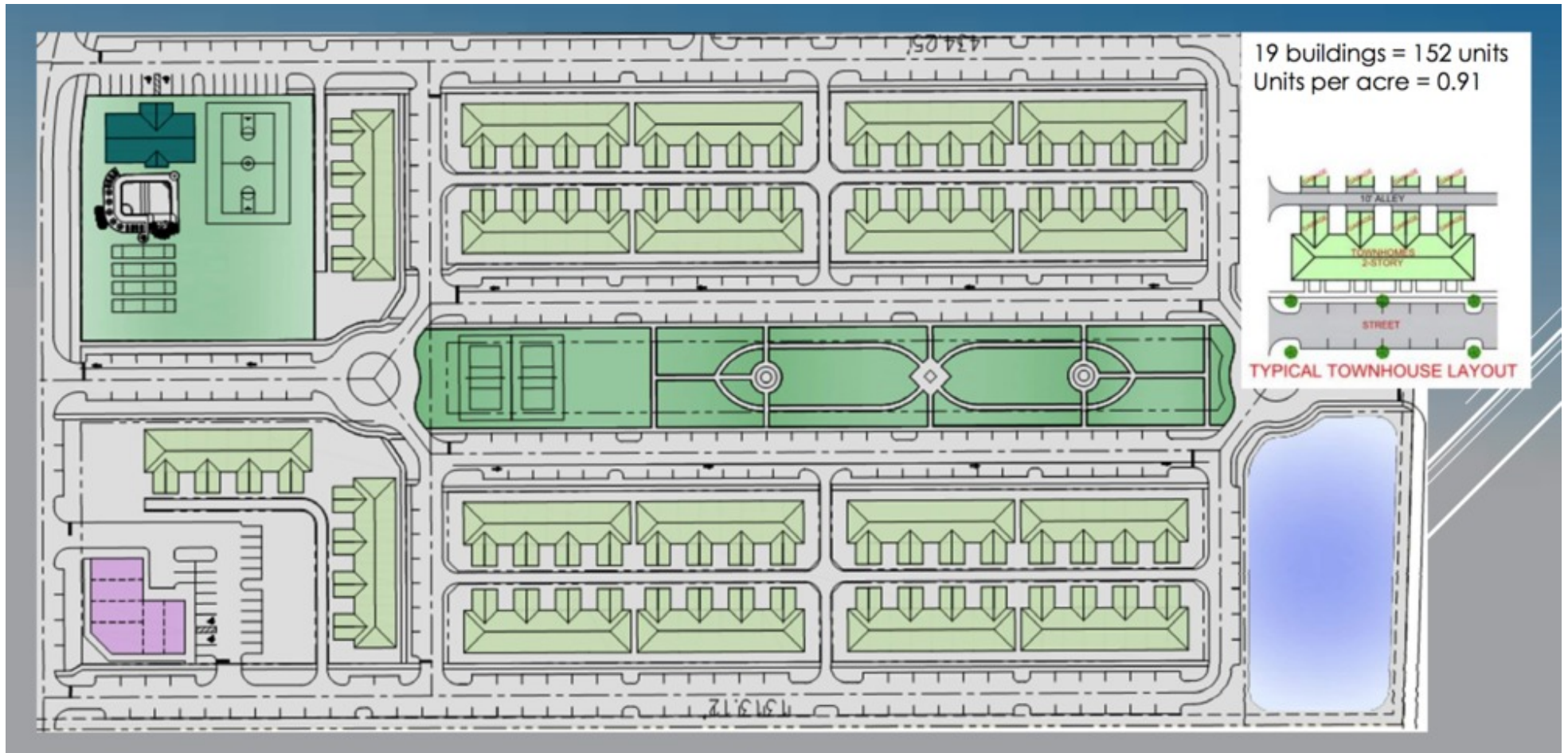
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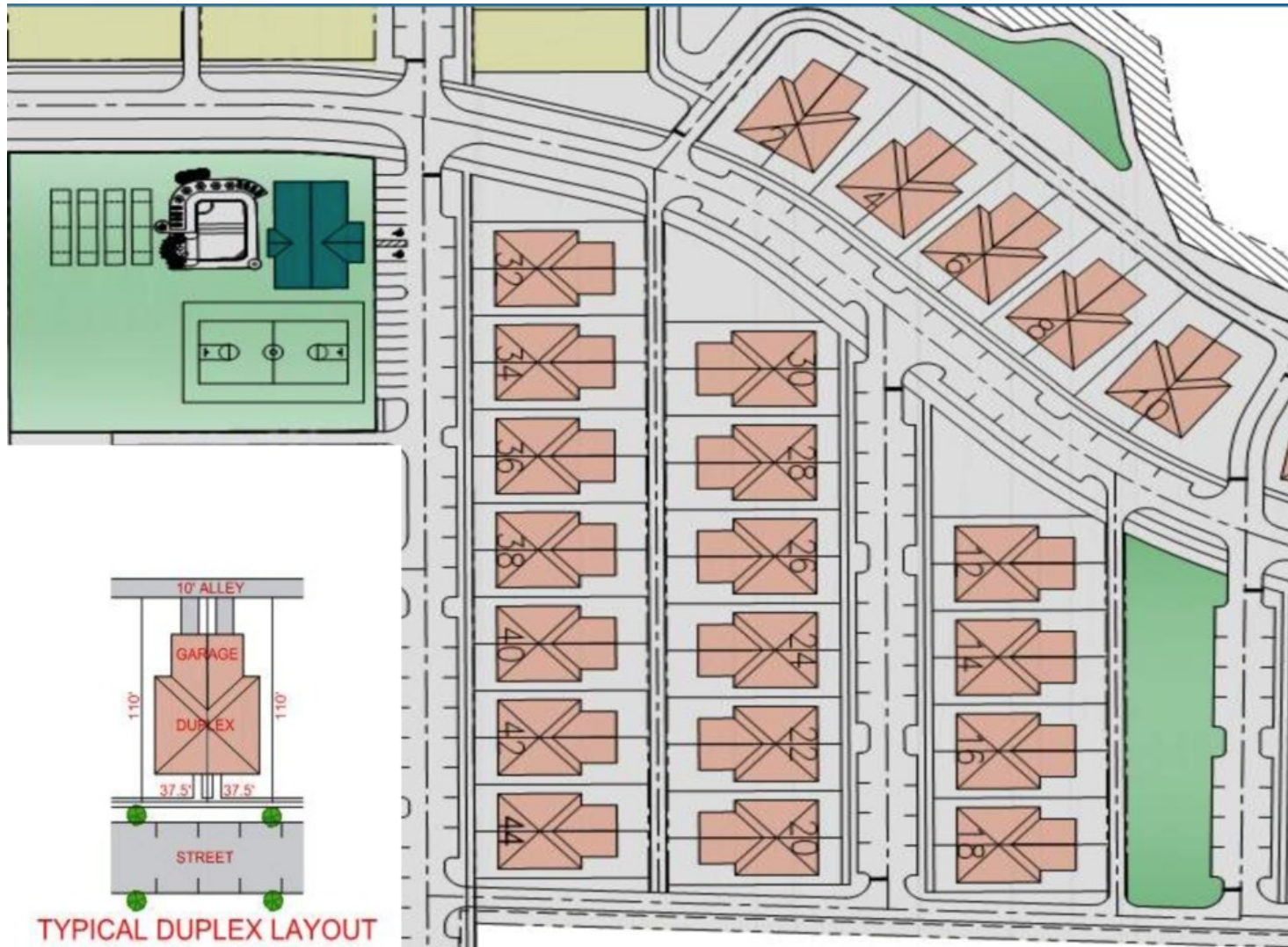
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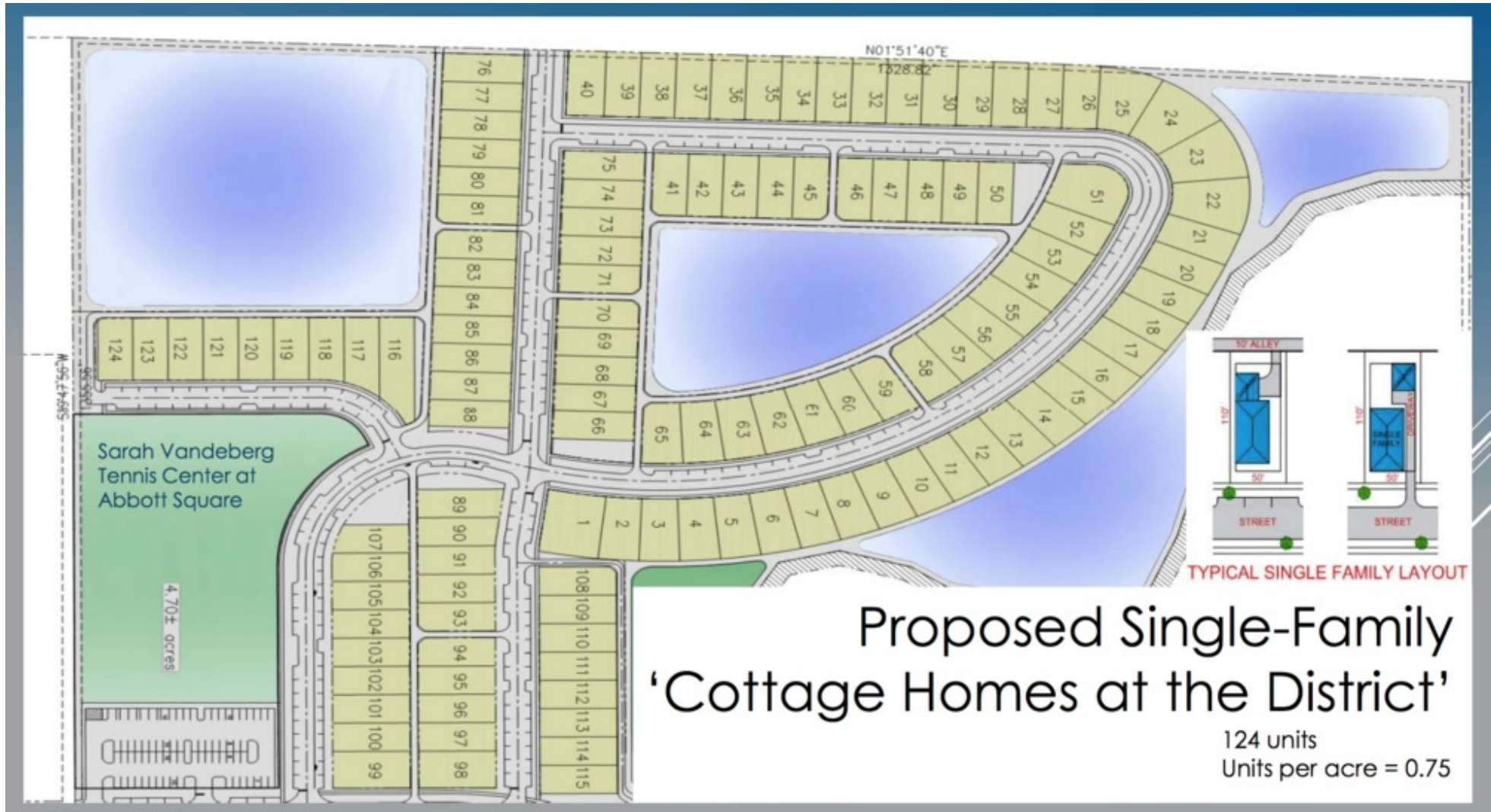


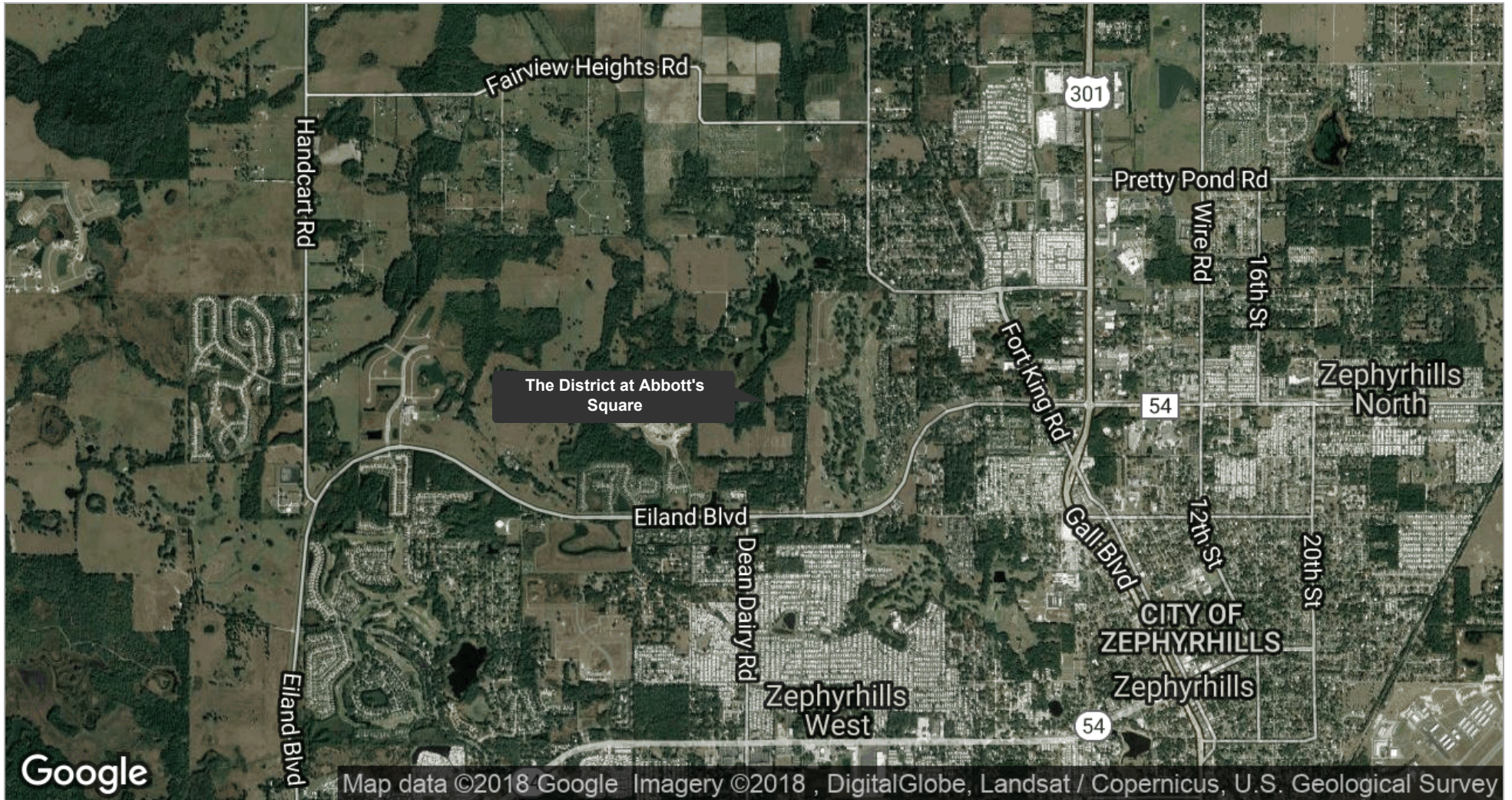
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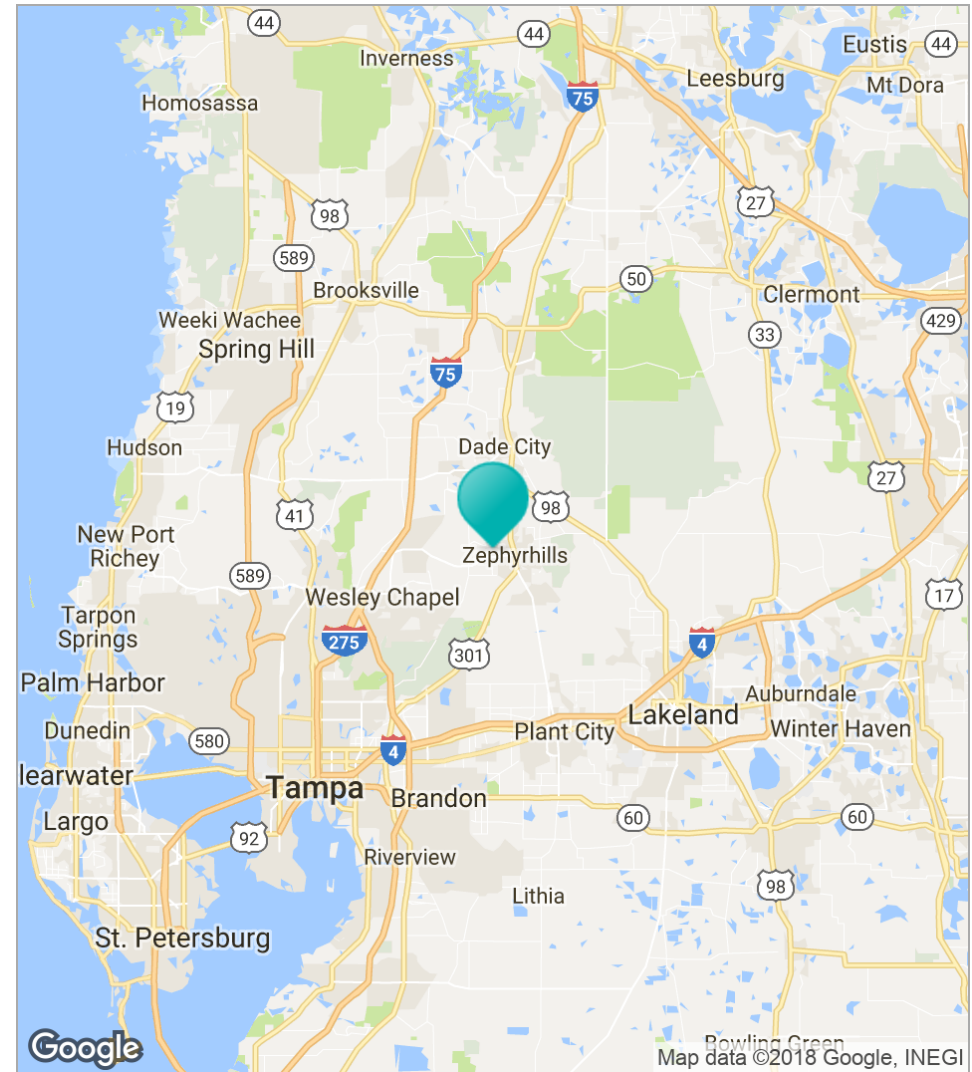
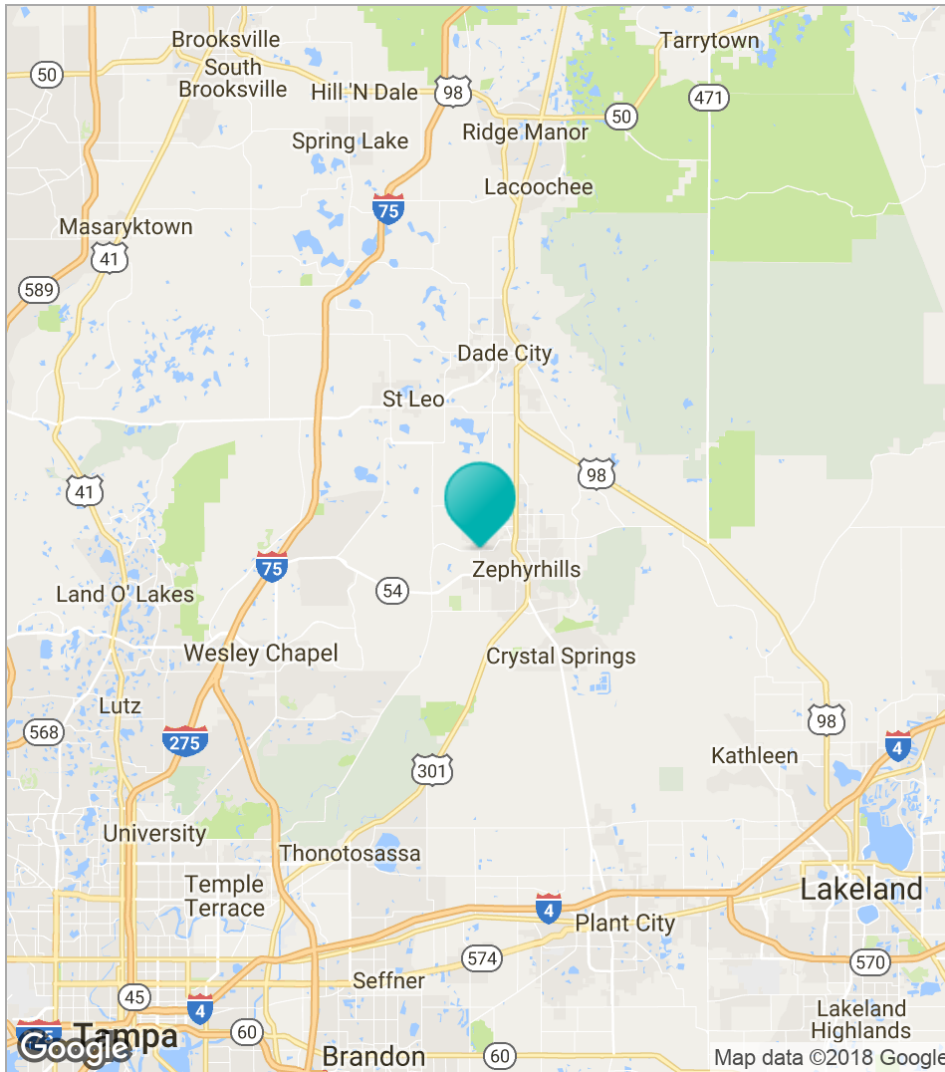


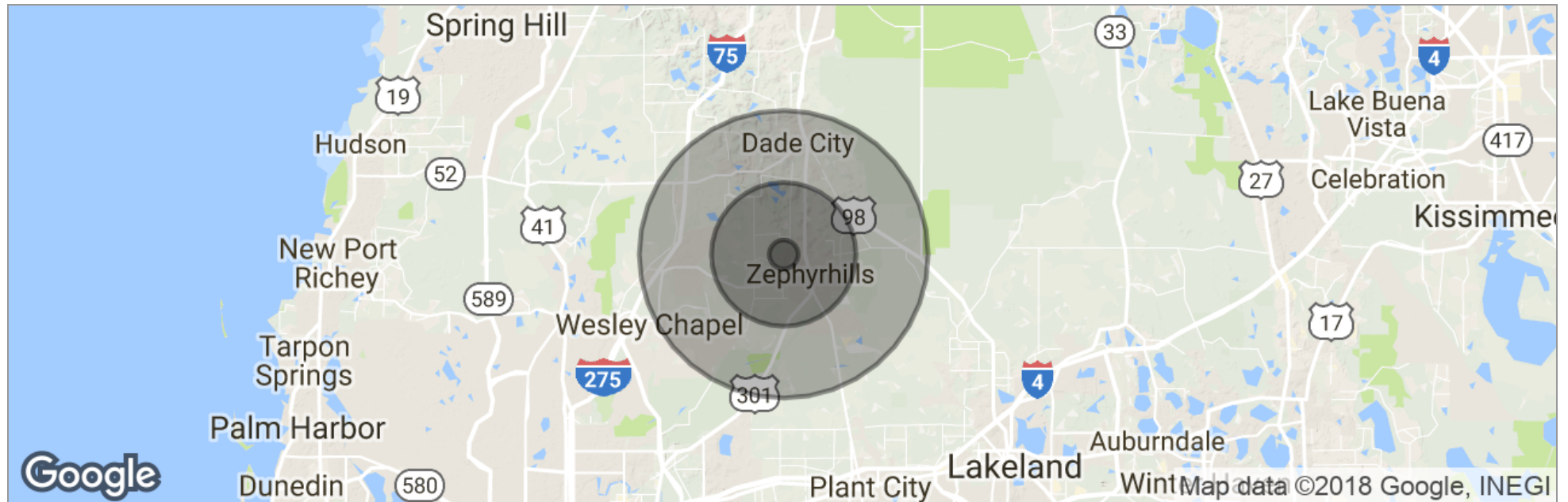




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ESHENBAUGH LAND COMPANY // 304 S. WILLOW AVENUE, TAMPA, FL 33606 // THEDIRTDOG.COM





	1 Mile	5 Miles	10 Miles
Total Population	3,697	58,597	141,185
Population Density	1,177	746	449
Median Age	56.1	51.6	43.9
Median Age (Male)	54.2	49.9	42.7
Median Age (Female)	57.8	52.6	44.8
Total Households	1,696	25,539	55,147
# of Persons Per HH	2.2	2.3	2.6
Average HH Income	\$48,788	\$46,777	\$59,311
Average House Value	\$127,425	\$123,391	\$189,844

* 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 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.