



OFFERING MEMORANDUM

Aerial Facing Southeast

ARBOR WOODS COMMERCIAL

27186 SR 56 , WESLEY CHAPEL, FL 33544

CHRIS BOWERS, CCIM
Senior Broker
D. 813.287.8787 x8
M. 813.468.9292
chris@thedirt dog.com

RYAN SAMPSON, CCIM, ALC
Principal
D. 813.287.8787 x4
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Ryan@TheDirtDog.com

Eshenbaugh
LAND COMPANY

PROPERTY DESCRIPTION

This Arbor Woods Commercial parcel is zoned for commercial use and is 3.14+/- acres directly off State Road 56, with around 680' of frontage.

LOCATION DESCRIPTION

Arbor Woods Commercial is located directly off State Road 56 and under 1 mile East of I-75. The site is also located just half a mile from The Shops at Wiregrass, and a mile away from Tampa Premium Outlets.

PROPERTY SIZE

3.14 Acres

ZONING

MPUD for up to 20,000 SF of Commercial

PROPERTY OWNER

TAYLOR MORRISON OF FLORIDA INC

PRICE

\$1,000,000

BROKER CONTACT INFO

Chris Bowers, CCIM
Senior Broker
813.287.8787 x8
chris@thedirtdog.com

Ryan Sampson, CCIM, ALC
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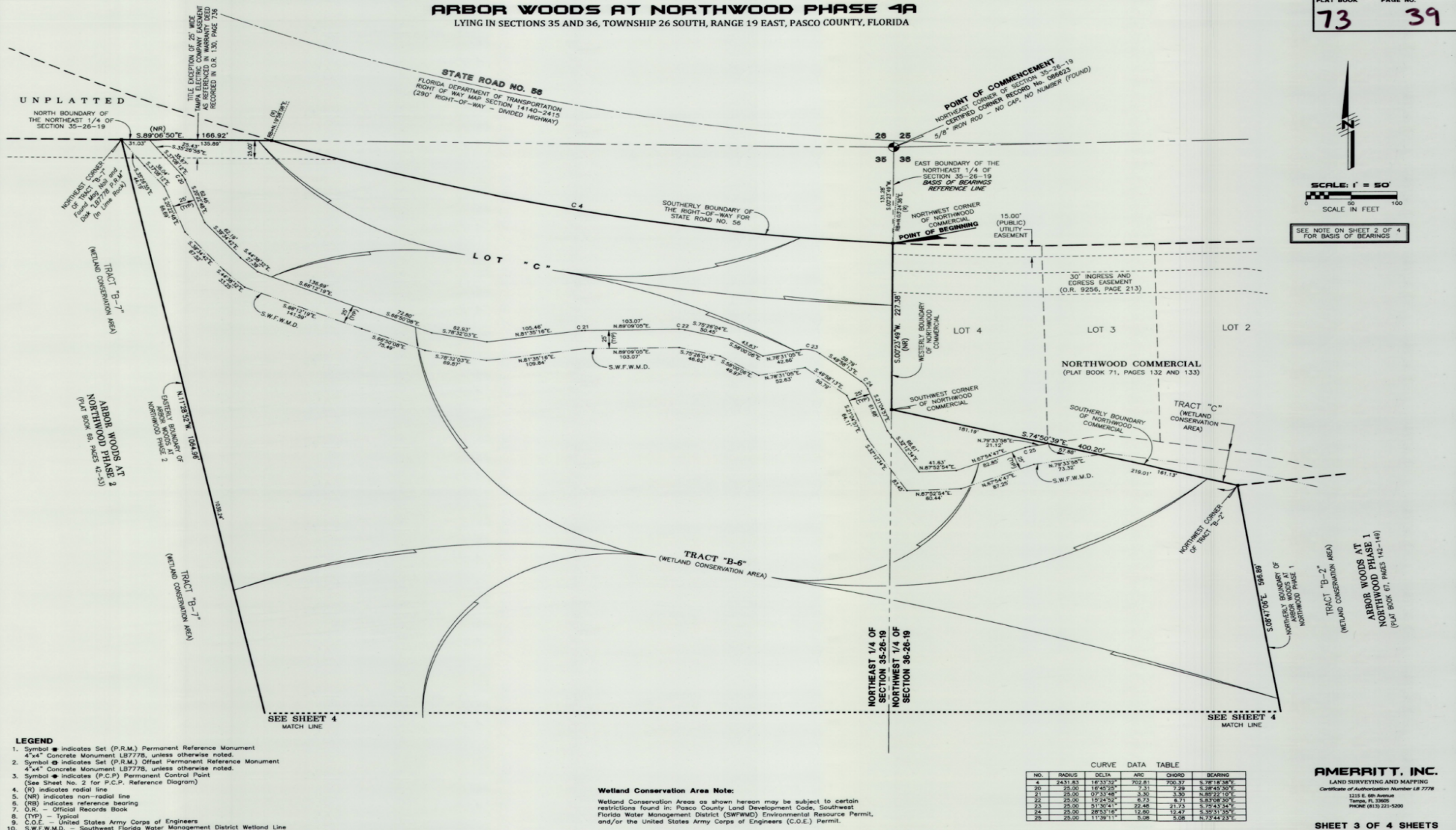






ARBOR WOODS AT NORTHWOOD PHASE 1A
LYING IN SECTIONS 35 AND 36, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

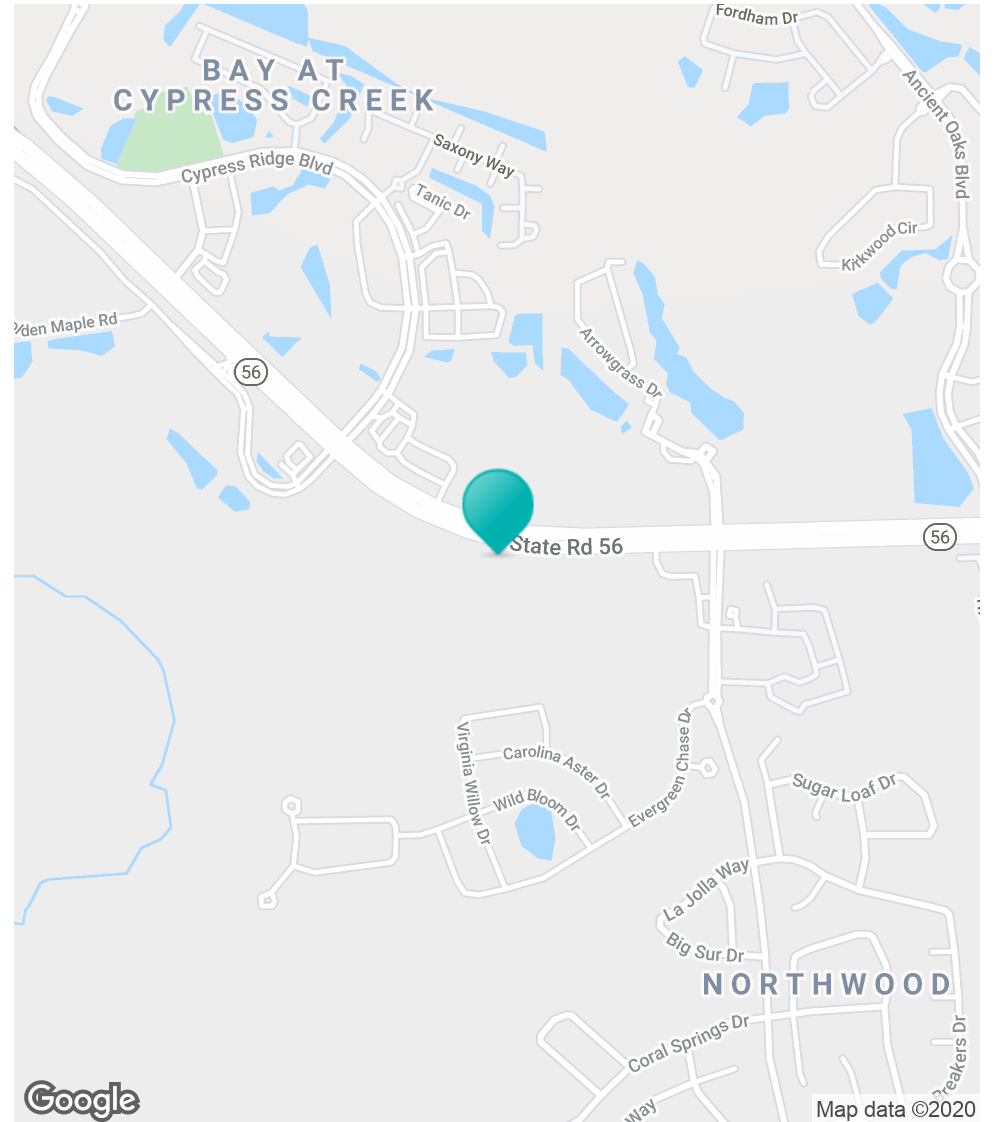
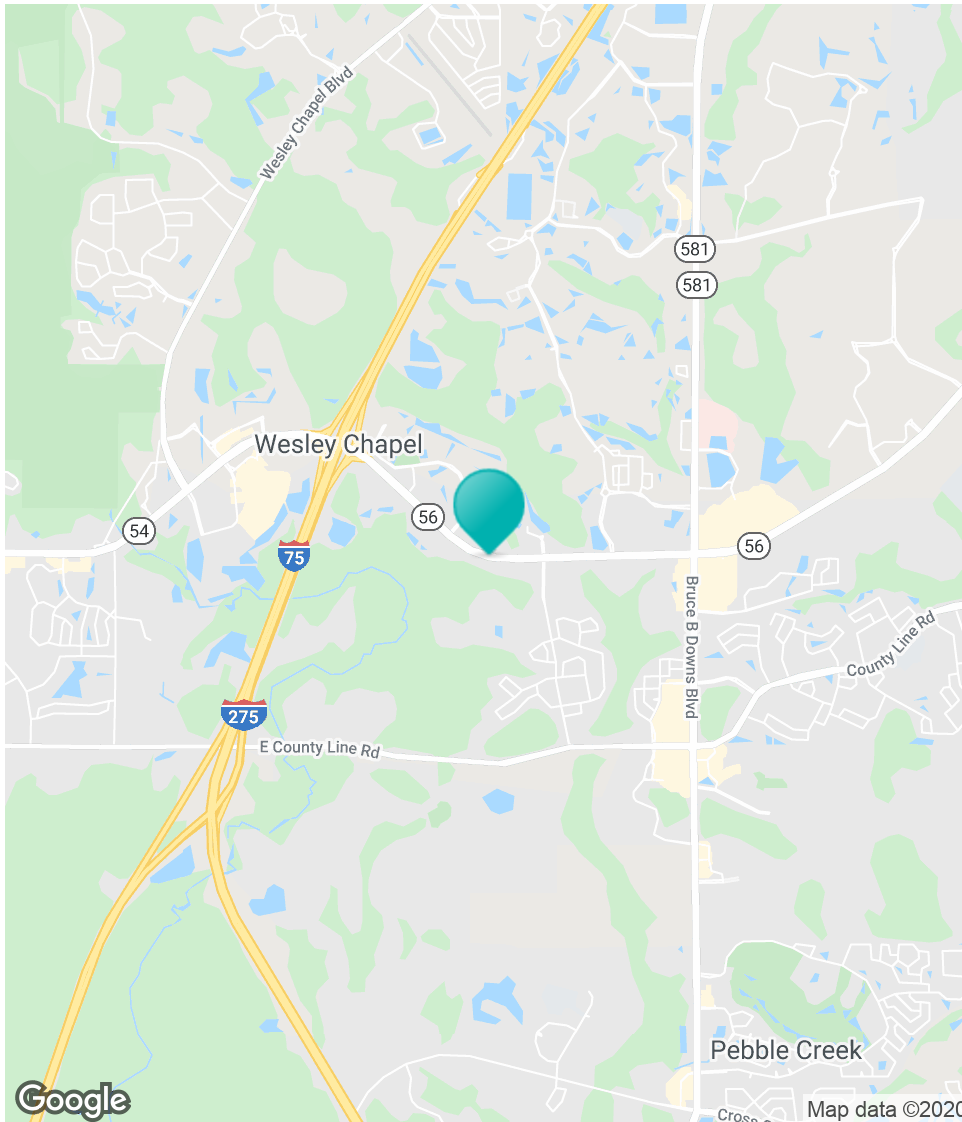
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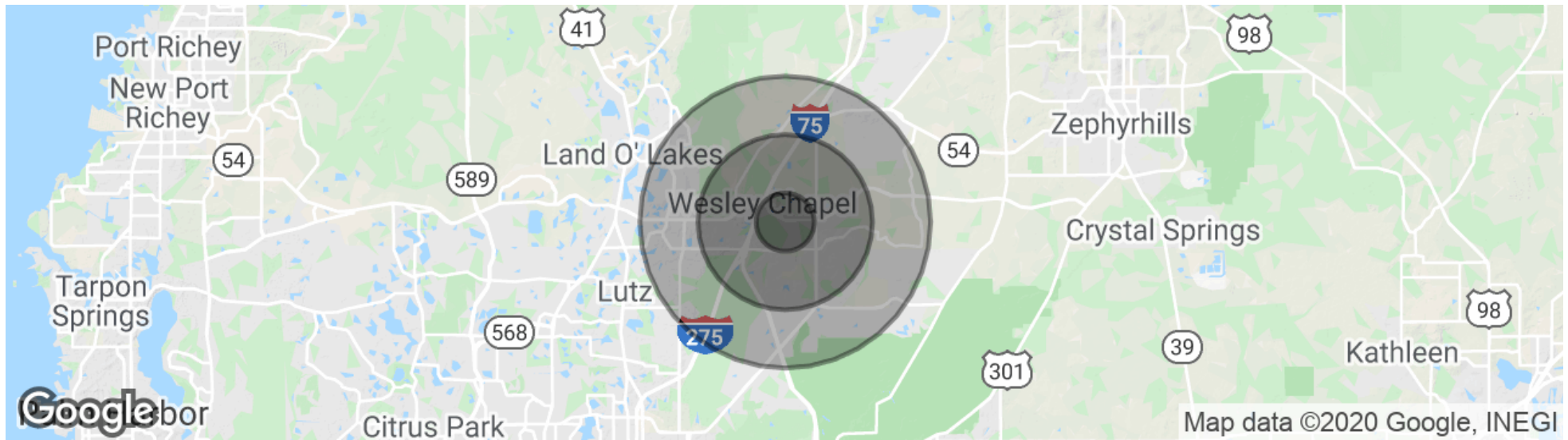


- LEGEND**
- Symbol \bullet indicates Set (P.R.M.) Permanent Reference Monument
 - Symbol \odot indicates Set (P.R.M.) Offset Permanent Reference Monument
 - Symbol \oplus indicates Set (P.R.M.) Offset Permanent Reference Monument
 - Symbol \oplus indicates (P.C.P.) Permanent Control Point
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
 - D.S. - Official Records Book
 - (TYP) - Typical
 - C.O.E. - United States Army Corps of Engineers
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

Wetland Conservation Area Note:
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

AMERRITT, INC.
LAND SURVEYING AND MAPPING
Certificate of Authorization Number LB 2778
1215 S. 8th Avenue
Tampa, FL 33605
PHONE (813) 221-5000
SHEET 3 OF 4 SHEETS





POPULATION

Total population
Median age
Median age (Male)
Median age (Female)

1 MILE

3,600
33.3
29.1
36.0

3 MILES

37,415
33.8
33.7
33.7

5 MILES

102,844
34.3
34.1
34.3

HOUSEHOLDS & INCOME

Total households
of persons per HH
Average HH income
Average house value

1 MILE

1,321
2.7
\$77,157
\$428,703

3 MILES

13,209
2.8
\$85,113
\$272,871

5 MILES

36,436
2.8
\$87,844
\$260,311

* 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.