

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

PROPERTY DESCRIPTION

6.06 Acres located on the north side of SR 54 between I-75 & US 301 in Wesley Chapel, FL. It is an outparcel to the Avalon Park West development that includes entitlement for over 4,400 residential units, over 500,000 SF of commercial space and over 100,000 SF of office space. Property has access off of SR 54 & a secondary access point on the back part of the parcel off of Riverside Crossings Blvd. Excellent opportunity to join the growing area of Wesley Chapel, FL.

LOCATION DESCRIPTION

Conveniently located just under 5 miles east of I-75 and under 7 miles to US 301 on the north side of SR 54 in Wesley Chapel, FL.

MUNICIPALITY

Pasco County

PROPERTY SIZE

6.06 Acres

ZONING

MPUD for commercial uses

PARCEL ID

14-26-20-0000-00100-0120

PRICE

\$1,800,000

BROKER CONTACT INFO

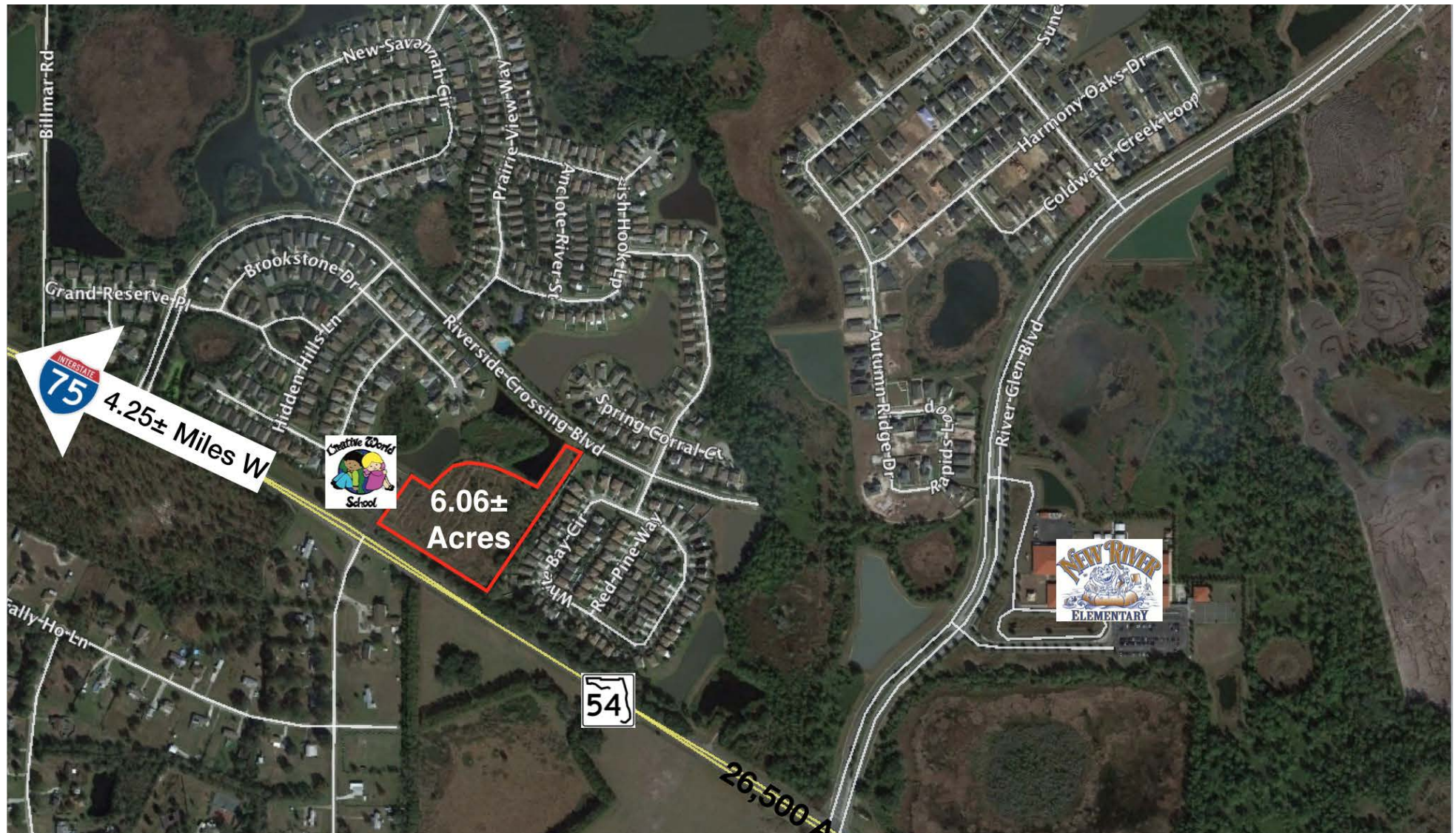
Chris Bowers, CCIM

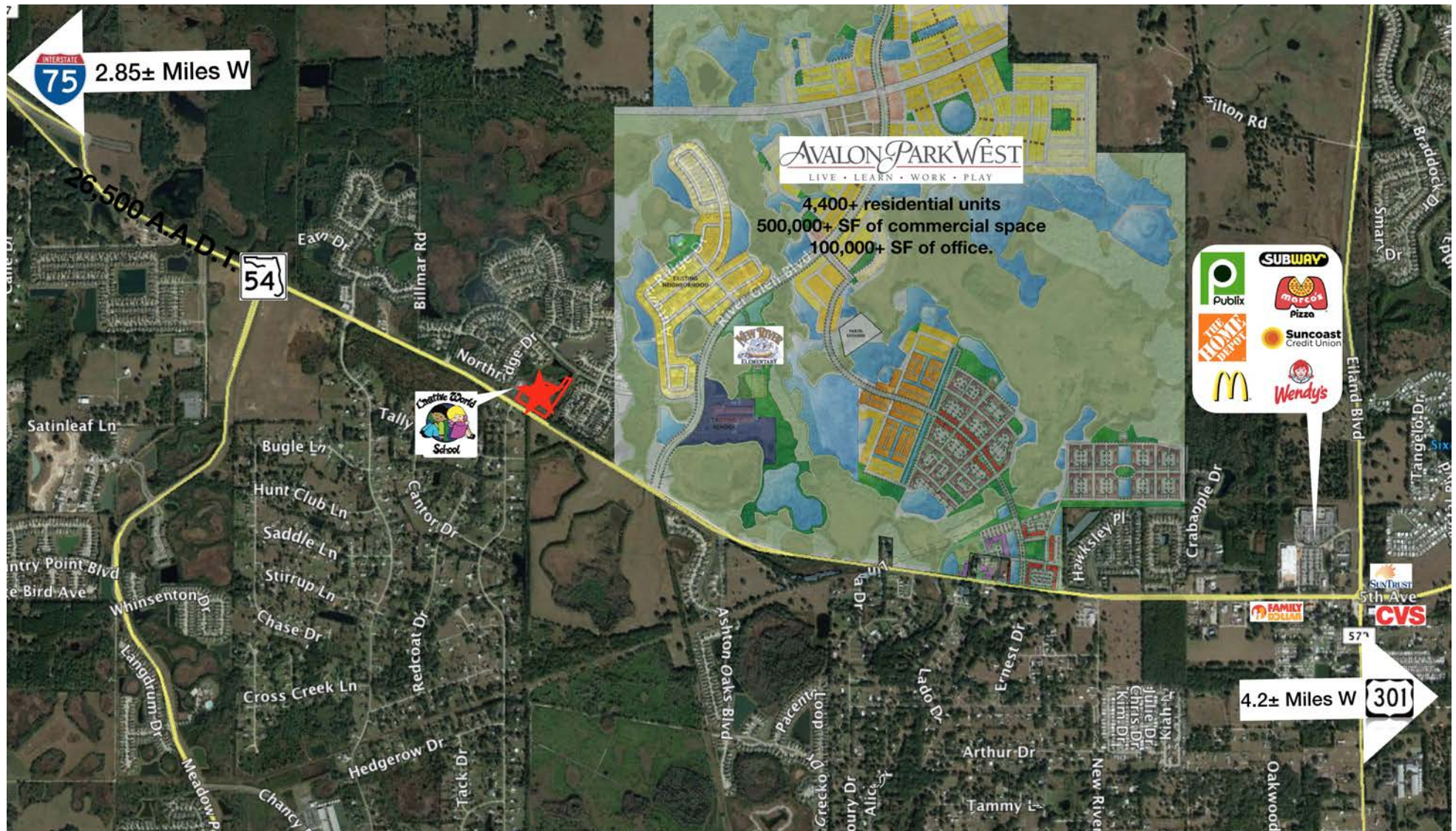
Senior Broker

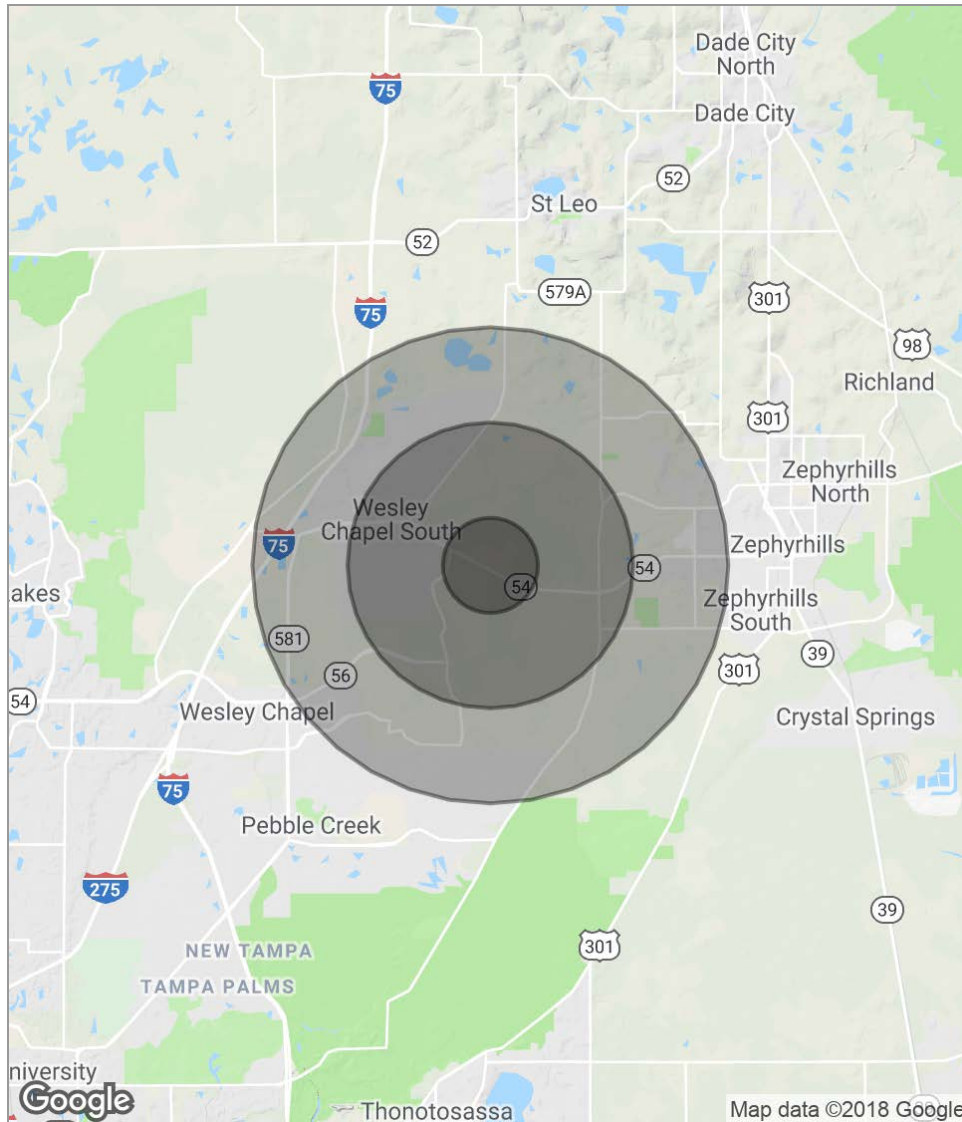
813.287.8787 x8

chris@thedirt dog.com









POPULATION	1 MILE	3 MILES	5 MILES
Total population	930	11,972	50,399
Median age	36.1	39.8	40.3
Median age (Male)	35.2	39.3	39.8
Median age (Female)	36.8	40.4	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	353	4,642	19,317
# of persons per HH	2.6	2.6	2.6
Average HH income	\$66,064	\$70,347	\$70,455
Average house value	\$247,838	\$233,806	\$196,332

** Demographic data derived from 2010 US Census*

