



41

41

Asbel
EstatesFlorida Hospital at
Connerton

Site

Future Ridge Road
Extension
(Approx. Location)

Connerton Blvd.

Connerton
VillageLakeshore
Ranch

41

The Groves

The Groves

FOR SALE

2.56± Acres Retail Development Opportunity
NWC US Highway 41 & Future Ridge Road Ext.
Land O'Lakes, FL 34638

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FOR SALE

2.56± Acres | Land O'Lakes, FL 34638

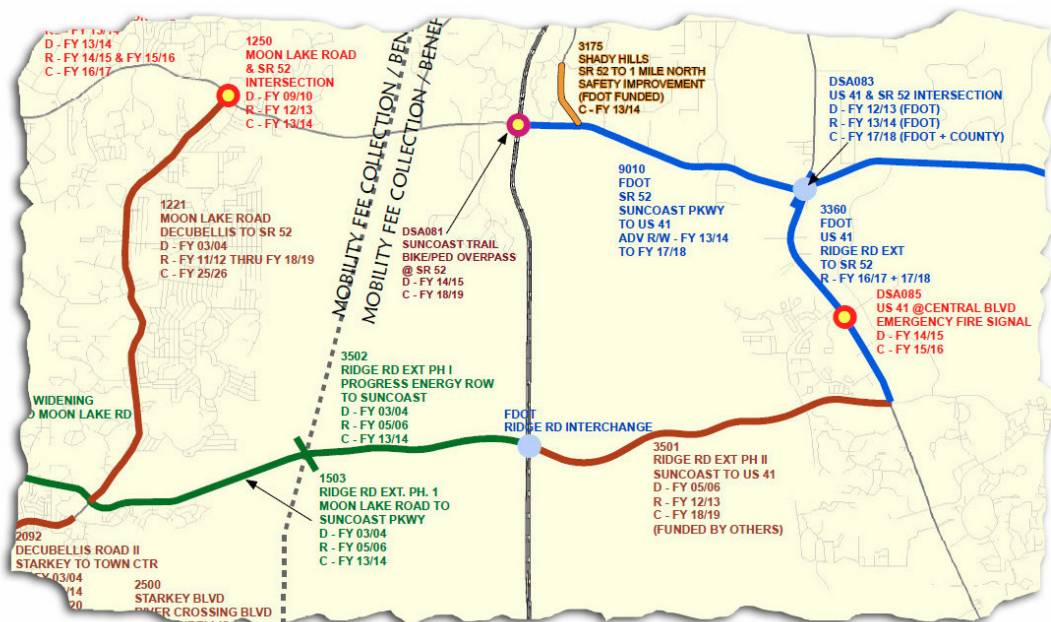
ABOUT

This highly visible 2.56± site faces the prominent 6,658± acre Connorton development which has 8,540 residential units planned and a large increase in building activity. The site is just north of Lakeshore Ranch, a 569± acre development with 770 planned units with over 400± currently occupied.

US Highway 41 currently has two northbound lanes from the site and four southbound lanes. Construction of an additional two lanes scheduled to begin in 2019. Pasco County is awaiting approval for Ridge Road to be built from the Suncoast Parkway to US Highway 41. Ridge Road is also planned to connect the north/south road going to State Road 52.

Once zoning has been changed this will be a great site for many retail uses, such as, drugstores, convenience store/gas station, and restaurants. There is ample land for both a sit-down and fast-food restaurant. Restaurants are a high demand asset in this area, as confirmed by many local residents, including one of Pasco County's commissioners, who lives in the area.

PASCO TRANSPORTATION CAPITAL IMPROVEMENTS



FEATURES

- 2.56± Acres
- Frontage: 298± feet on US Highway 41 & 430± feet on Future Ridge Road
- Pasco County Utilities: Water & Sewer. Water line located along US 41 in front of the site. Sewer line located on the east side of US 41.
- Land Use: Res-3
- Zoning: R-1
- Traffic Counts (FDOT 2016):
26,000 on US 41 at Connorton Blvd. &
38,500 US 41 S.
- Real Estate Taxes (2016): \$2,148.34 Ad Valorem
- Sale Price: \$1,050,000

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465± Acres
Future north/south
connector road
841 Residential units
Under construction
by Ryan Homes

Future site of new
Courthouse and possible
County Center

Asbel Creek
502 units
212± acres



Asbel Estates
516 units
207± acres



Pasco County
Utilities Building

Future
School Site



Florida Hospital

Future Road Extension

Tierra del Sol
703 units
383± acres

Site

Connerton Boulevard

Approximate location for
planned Ridge Road



Lakeshore Ranch
770 units
569± acres



Connerton
8,540 planned units
6,658± acres

Additional Residential Communities within a 6-Mile radius

Community	Units	Acres ±
Talavera	800	550
Ryan Homes	841 (planned)	159
Birren	20	18
Asbel Creek	502	212
Asbel Estates	516	207
Tierra del Sol	703	383
The Groves	750	445
Winderness Lake Preserve	987	664
Caliente Resorts	475	103



FOR SALE

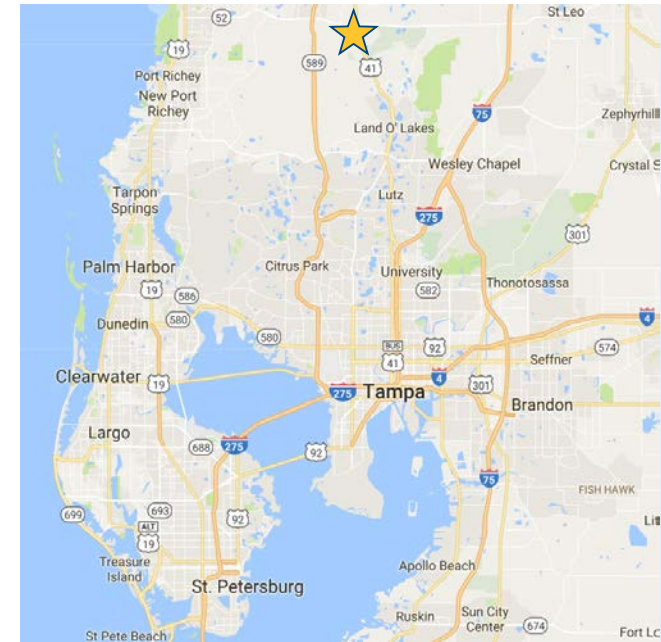
2.56± Acres | Land O'Lakes, FL 34638

DEMOGRAPHICS

Demographic Profile - Miles

	1 Mile	3 Miles	5 Miles
Total Population	2,750	12,857	20,900
Daytime Population	1,572	6,940	11,261
Ave. HH Income	\$79,458	\$83,267	\$84,333
Median Age	32.1	38	37.9
Total Households	831	4,131	6,866

SITE DIMENSIONS



CONTACT US

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