



For Sale | 34.59± Acres

SR 52 & US 41 (Land O'Lakes Blvd.), Land O'Lakes, FL
 SR 52 Expansion to six lanes within one year;
 1,300 Feet Outparcel frontage for C-Store/Gas, Fast Food, Etc.

FEATURES

- Land Size: 34.59± acres gross with 18± usable acres for commercial
- **Four-lane expansion of US 41 in 2019**
- Excellent visibility on "the going home side" of State Road 52 at the most significant intersection in the Central Pasco growth corridor
- Approved for 100,000 SF of retail/office
- Additional square footage possible if development is a mixed use with a retail and office mix
- Traffic Count, 2016: 23,500 AADT FDOT
- Zoning: MPUD (Master Plan Unit Development)

34.59± Gross Acres

18± Acres Usable Commercial

Contact us:

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EXECUTIVE SUMMARY

Prime development site includes several outparcels suitable for convenience store, gas, fast food, and similar uses. Site is suitable for shopping centers, self-storage, churches and located at a key intersection (Gowers Corner) in Pasco County. **Six-lane expansion of SR 52 scheduled for 2018/2019, and US 41 widening to four lanes in 2019.** There is a void of retail/office and commercial sites in this market. MI Homes, 1.4 miles north on US 41, is now developing multiple phases in Talavera, a 543± acre development approved for 758 residential units. Also, Connerton, (8,540 units), and Lakeshore Ranch (770 units) are actively building houses, which will increase the demand for retail and office dramatically. In addition, Ryan Homes has begun construction of Cypress Preserve, an 841-residential home development on 465± acres directly behind subject. Lennar Homes recently purchased 3,000± acres in the Bexley Ranch/Angeline property west of the site, which will leave Angeline with 3,400± acres.

Six-lane expansion of SR 52 planned for the end of 2018 or beginning of 2019 from the Suncoast Expressway to US 41, and US 41 widening to 4 lanes from SR 52 south to Connerton Blvd. This project is of the highest priority to the county. Right of way acquisition is proceeding for this expansion. The adjacent corner property received MPUD zoning approval and will give subject site direct access to US 41.

A north/south (ultimately 4 lanes) connector road (a/k/a Vision Rd. & Bulloch Rd. with 142' ROW) is located on the west side of the property. The 6-lane expansion of SR 52 will accommodate a full cut intersection for this N/S connector road & the FDOT had previously approved a traffic signal at this intersection on a previously approved development plan. This road will ultimately connect SR 52 to Ridge Road & further for relief of US 41 traffic. Pasco County has already acquired right of way & part of it has been constructed in Asbel Creek. The MPUD also allows for a right in & out on the east side of SR 52 for excellent access. There is a new two-story, 50,000 square foot county utilities building just South of SR 52 at US 41 and Central Blvd.

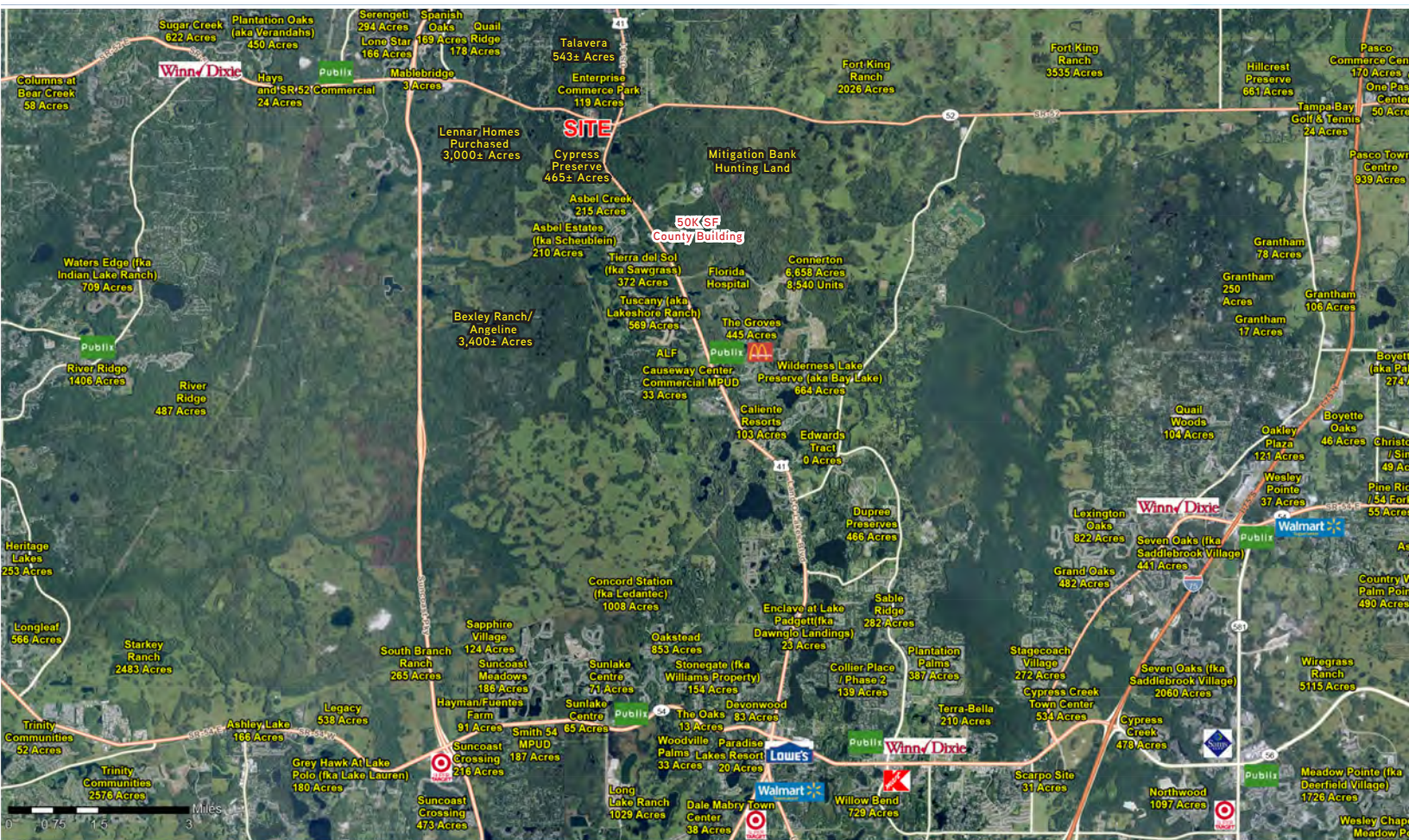
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RETAIL & RESIDENTIAL DETAIL



Demographic Profile - Miles

| | 3 Mile | 5 Miles | 7 Miles |
|--------------------|----------|----------|----------|
| Total Population | 7,188 | 17,271 | 38,142 |
| Daytime Population | 1,148 | 3,129 | 6,463 |
| Ave. HH Income | \$75,986 | \$69,069 | \$63,396 |
| Median Age | 32.7 | 37.5 | 39.3 |
| Total Households | 1,899 | 5,712 | 13,401 |

Demographics - Drive Time

| | 5 Minutes | 10 Minutes | 15 Minutes |
|--------------------|-----------|------------|------------|
| Total Population | 3,155 | 11,902 | 61,226 |
| Daytime Population | 196 | 2,260 | 10,415 |
| Ave. HH Income | \$72,467 | \$69,549 | \$69,259 |
| Median Age | 31.6 | 37.9 | 41.8 |
| Total Households | 1,000 | 4,425 | 22,555 |

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VIEW OF TRAFFIC



View of SR 52 Traffic westbound, west of US 41



Looking East at westbound SR 52 traffic



South view of northbound traffic on US 41 turning west onto SR 52



North view of northbound traffic on US 41 turning west onto SR 52



Westbound on SR 52 in front of site



Westbound on SR 52 in front of site

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