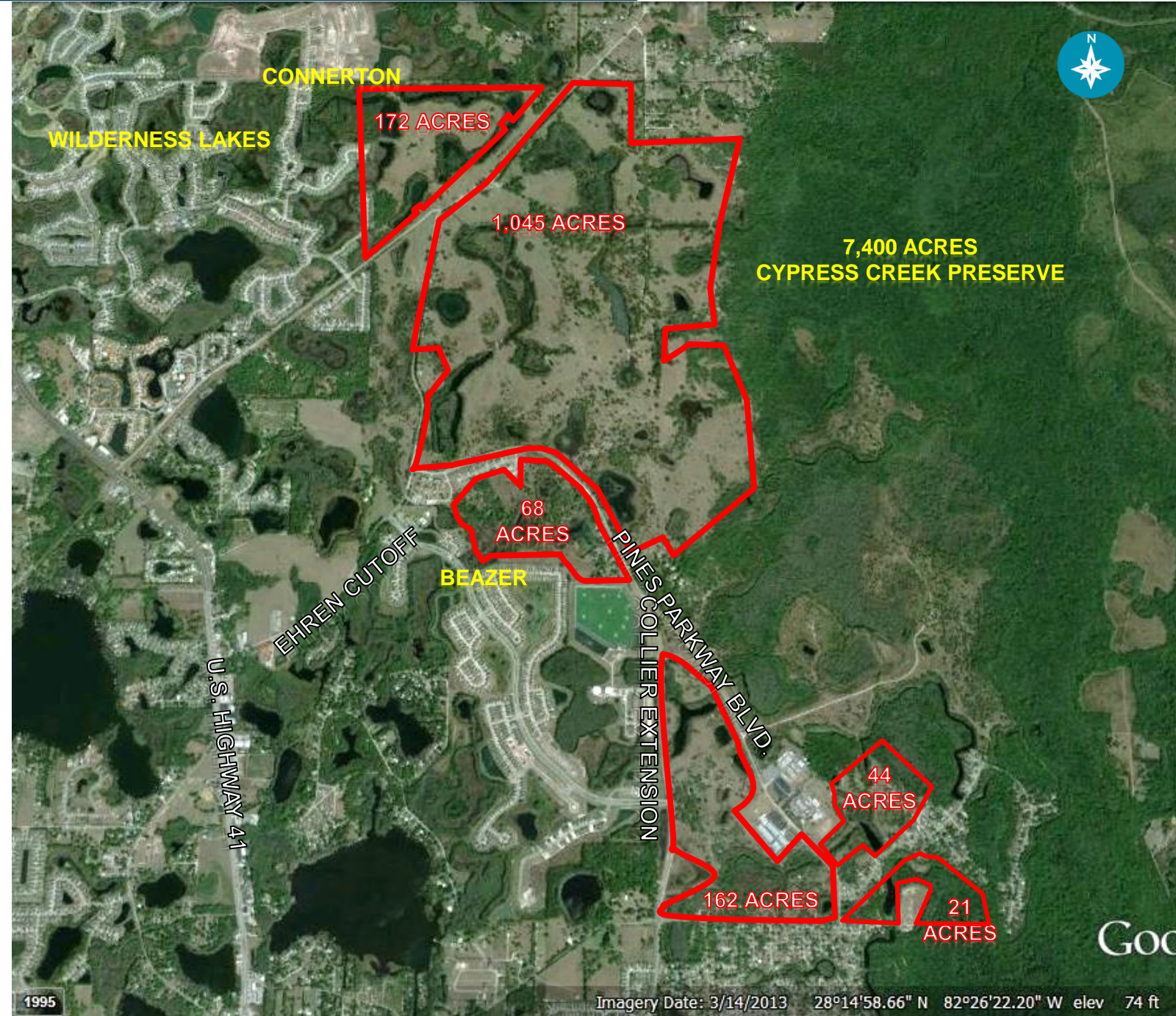


FOR SALE 1,498 ACRES
Residential Development Opportunity
Land O'Lakes, Pasco County, Florida



For more information, please contact:

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FOR SALE 1,498 ACRES

Residential Development Opportunity

Land O'Lakes, Pasco County, Florida

PROPERTY PROFILE

Location

Central Pasco County, east of U.S. Highway 41, mid-way between SR 54 and SR 52.

Distances

US Highway 41, via CR 583 – 1.2 miles

Publix – 3.0 miles south

SR 54 / K-Mart/Publix/Winn Dixie via Collier Parkway – 3.4 miles

SR 52 via CR 583 – 4.1 miles

Lowe's – 4.7 miles

Tampa Premium Outlet – 5.6 miles

Wal-Mart – 5.7 miles

Target – 6.2 miles

I-75/SR 56 Exit – 7.5 miles

Suncoast Expressway – 8.5 miles

Shoppes at Wesley Chapel – 8.5 miles

I-275 – 9.3 miles

Tampa CDB – 22 miles

Size

1,498 ± acres gross; 1,130 ± acres net. Most of the unusable is part of the existing drainage system.

Zoning

OPUD, Expired

Land Use

784.95 acres MOL RES-1

731.16 acres MOL RES-3

Utilities

Available in Pines Boulevard

Flood Zone

A and C.

The A zone is in the lakes.

COMMENTS

- VA 120 bed nursing home contiguous to site
- Adjacent to A rated middle and elementary schools
- 23 man-made lakes/drainage system providing 56,203 linear feet for lakefront lots
- Site is cleared and fenced
- Beautiful oak stands
- 3 miles of Collier Parkway proposed to extend through site to Connerton, and southern one mile is now complete
- 2.3 miles frontage on Pines Parkway and 1.6 miles frontage on CR 583
- Contiguous to 7,400 acre Water Management Cypress Creek Preserve
- Move up product site
- Opportunity for active adult

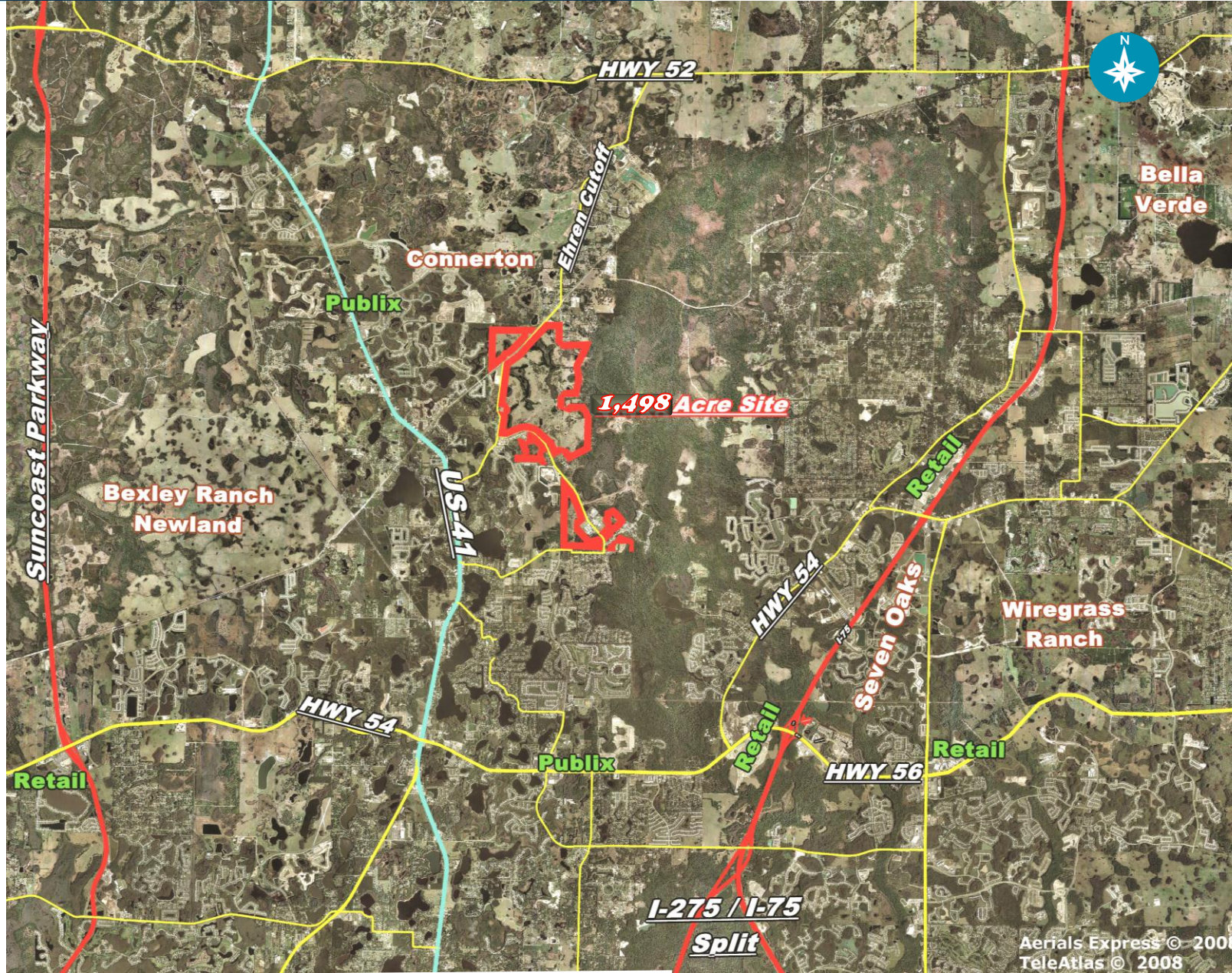
PRICE

- Call Broker

Earthwork for entire site completed in 1974, valued at over \$20,000,000



[Click for Website](#)



BROKERAGE NOTE
 Outside brokers representing Buyers must be compensated by the Buyer. Cushman & Wakefield of Florida, Inc. is not paying an outside broker.

