

LAND FOR SALE

49.3 ACRES

6028 Land O Lakes Blvd.
Land O' Lakes, FL 34638

HORTON RD

LAND O' LAKES BLVD | US 41

EHREN CUTOFF

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49 Acres in Land O Lakes

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PROPERTY DESCRIPTION

Positioned in the heart of rapidly expanding Land O' Lakes, this 49.30± acre offering presents a rare and highly strategic development opportunity directly off US-41. With exceptional visibility and seamless connectivity to SR-54, the Veteran's Expressway, Suncoast Parkway, and Dale Mabry Highway, the site is ideally situated within one of Pasco County's most active growth corridors. The property's future land use supports up to 6 units per acre. Surrounded by strong population growth, expanding infrastructure, and ongoing commercial development, this site is perfectly positioned for investors and developers seeking to capitalize on the continued momentum of the Land O' Lakes market.

PROPERTY HIGHLIGHTS

- 2 Parcels – 48.14 Acres and 1.16 Acres
- Future Land Use Res-6
- Utilities : Water and Sewer Available on US41

OFFERING SUMMARY

Sale Price:	\$6,000,000
Lot Size:	49.3 Acres
Parcel IDs	01-26-18-0000-03800-00A0, 01-26-18-0000-04100-0000
ADT:	44,000

DEMOGRAPHICS	1.5 MILES	5 MILES	7 MILES
Total Households	2,948	29,387	48,471
Total Population	8,313	83,637	137,537
Average HH Income	\$144,416	\$136,146	\$138,051

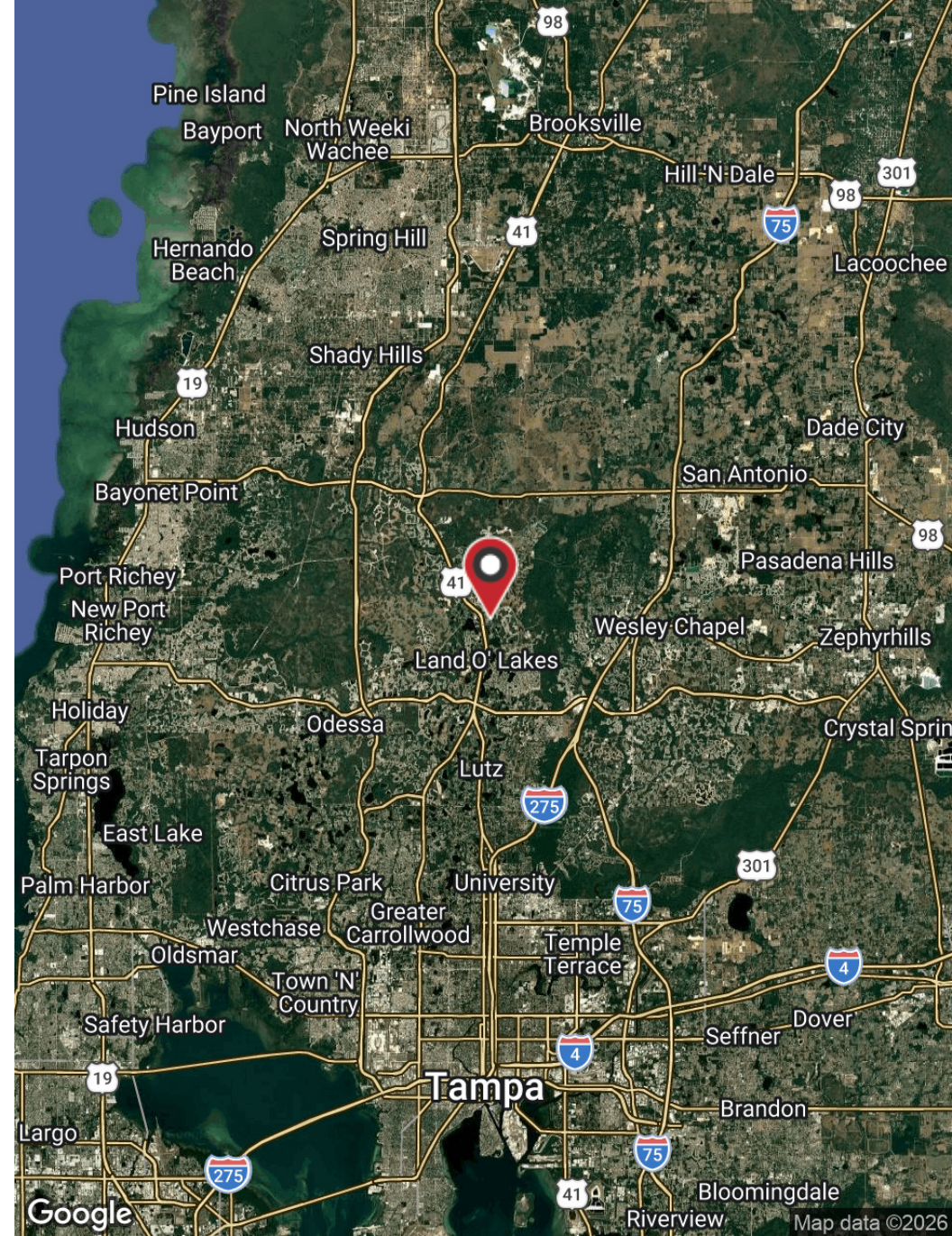
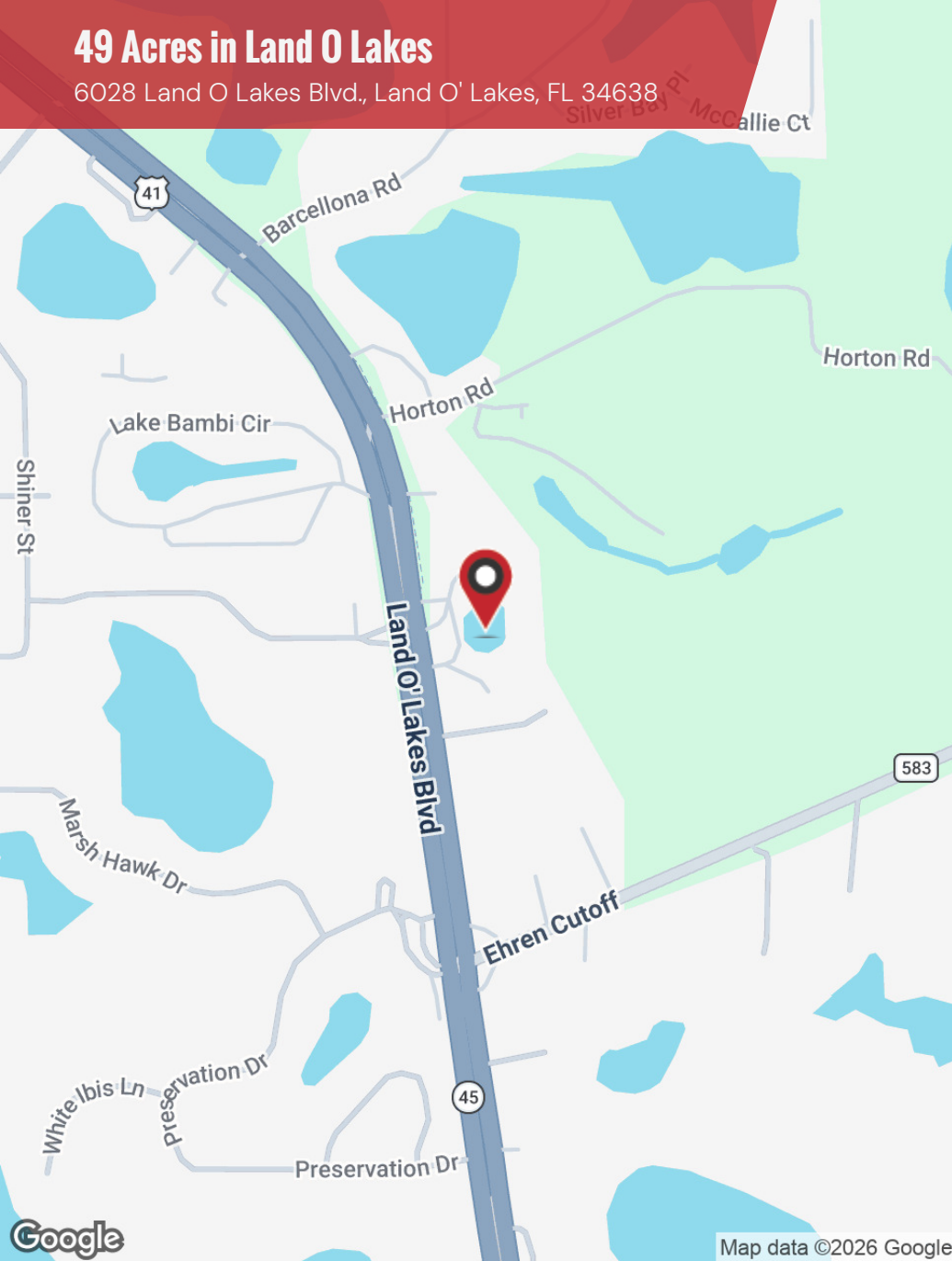
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Angeline Project at full buildout will consist of 10,000+ residential units

Ridge Road Extension

Approved plans to extend Ridge Road from US 41 to Suncoast Parkway as part of a larger project costing \$150M intended to improve traffic flows and further connect areas in Pasco County

Moffitt Cancer Center

775 acres
16 Million SF
14,500 New Jobs

Starkey Ranch in Pasco County

Spans over 2,500 acres and includes residential, commercial, and recreational spaces. Starkey Ranch features a 20+ mile trail system, 150 acres of parks, 3 amenity centers, multiple community pools, and a wide variety of playgrounds.

Connerton

1,800 acres (already entitled)
5,000+ residential units
730,000 SF of retail
\$1.4M of office space
77 bed hospital
765 student charter school

Subject

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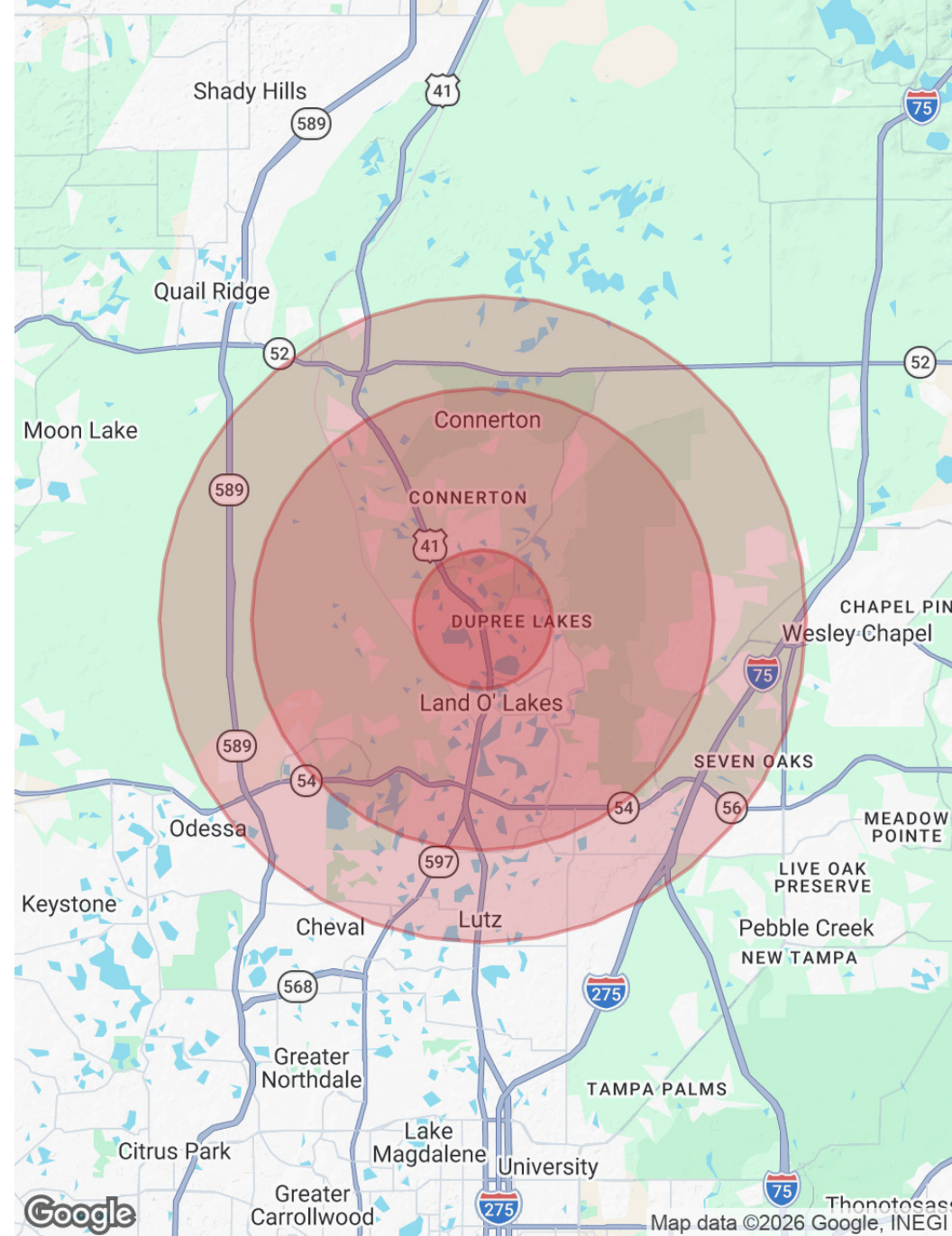


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POPULATION	1.5 MILES	5 MILES	7 MILES
Total Population	8,313	83,637	137,537
Average Age	43	40	40
Average Age (Male)	43	40	39
Average Age (Female)	43	41	41
HOUSEHOLDS & INCOME	1.5 MILES	5 MILES	7 MILES
Total Households	2,948	29,387	48,471
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$144,416	\$136,146	\$138,051
Average House Value	\$441,871	\$416,970	\$443,167
TRAFFIC COUNTS	1.5 MILES	5 MILES	7 MILES
	44,000/day		

Demographics data derived from AlphaMap



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