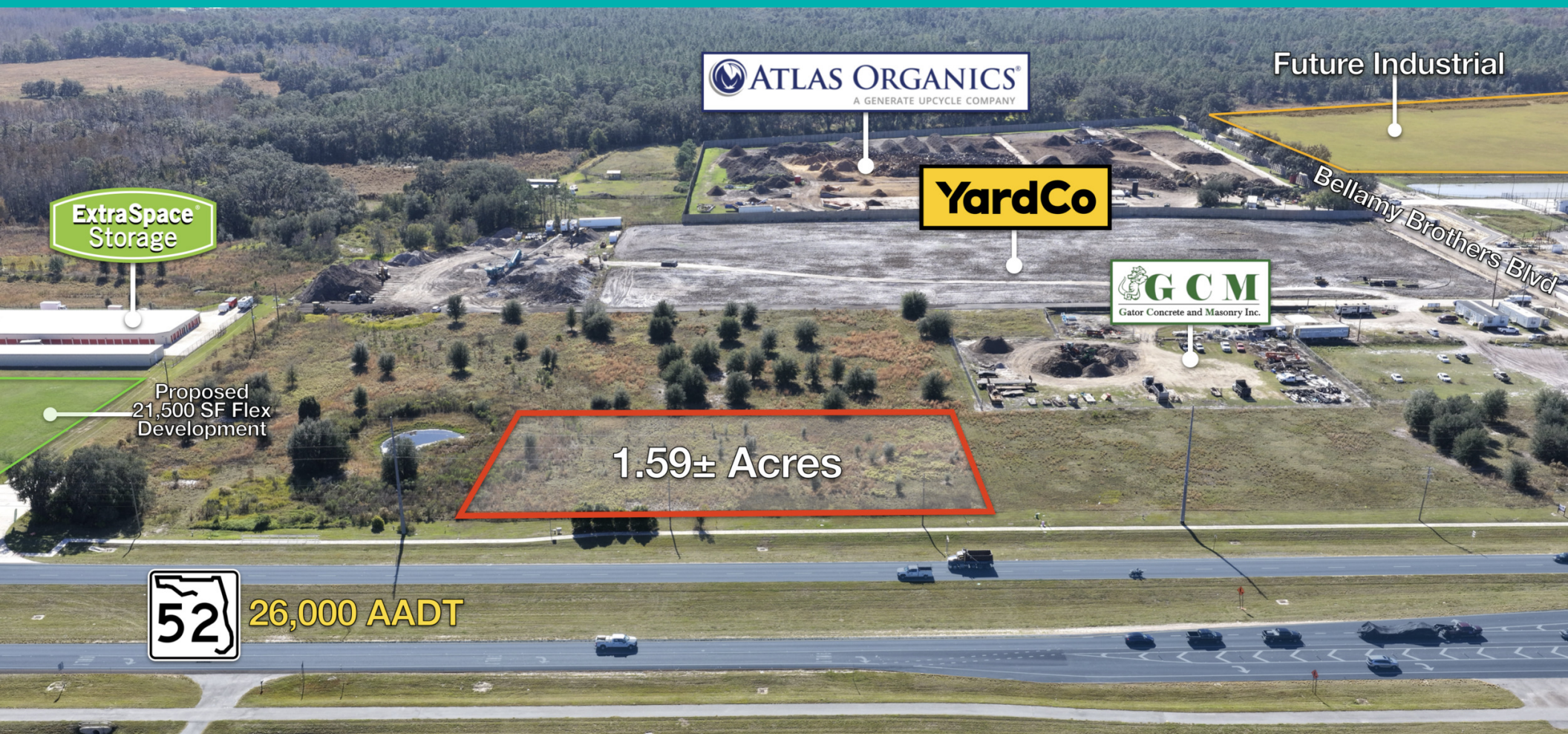


Offering Memorandum



BELLAMY & 52

STATE ROAD 52, SAN ANTONIO, FL 33576

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire 1.59± acres of industrial-zoned land along State Road 52 in unincorporated Pasco County, Florida. The property is zoned I-1 (Industrial) with a Light Industrial (IL) future land use designation and offers direct frontage along SR 52 with approximately 26,000 vehicles per day.

LOCATION DESCRIPTION

The property is located at the signalized intersection of State Road 52 and Bellamy Brothers Boulevard, west of Interstate 75, and directly across from a new Amazon Robotic Sortation Center. The area is rapidly emerging as both a major industrial and residential growth corridor, with expanding industrial users, planned commercial development, and multiple large-scale residential communities underway nearby. The site has strong regional access via I-75 and a growing employment and population base along the SR 52 corridor.

MUNICIPALITY

Pasco County

PROPERTY SIZE

1.59± Acres

ZONING

I1 (Industrial)

FUTURE LAND USE

IL (Industrial-Light)

PARCEL ID

12-25-19-0000-00900-0CC0

PRICE

\$1,150,000

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Advisor/Partner

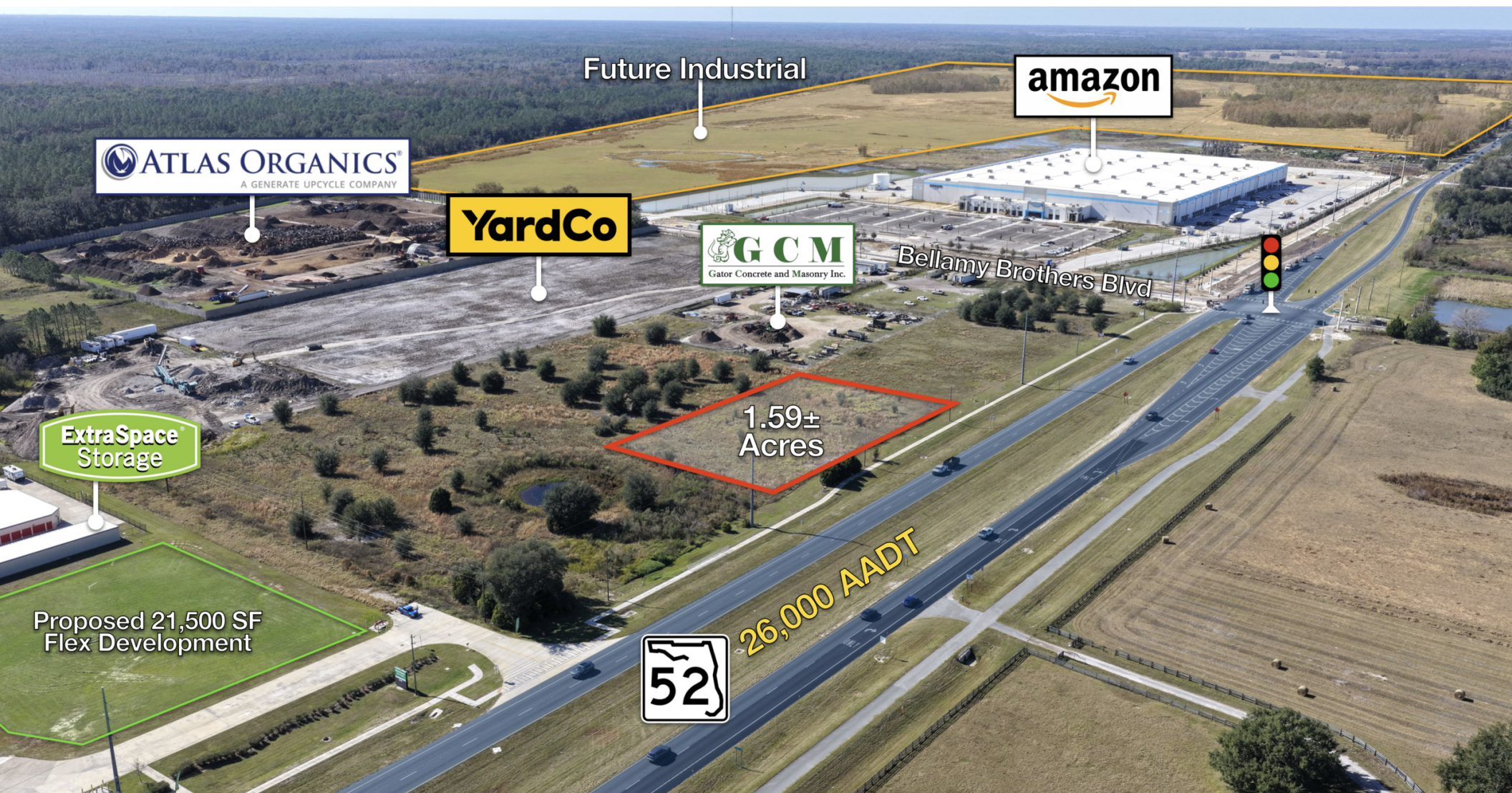
813.287.8787 x108

chris@thedirt dog.com

Aerial



Aerial



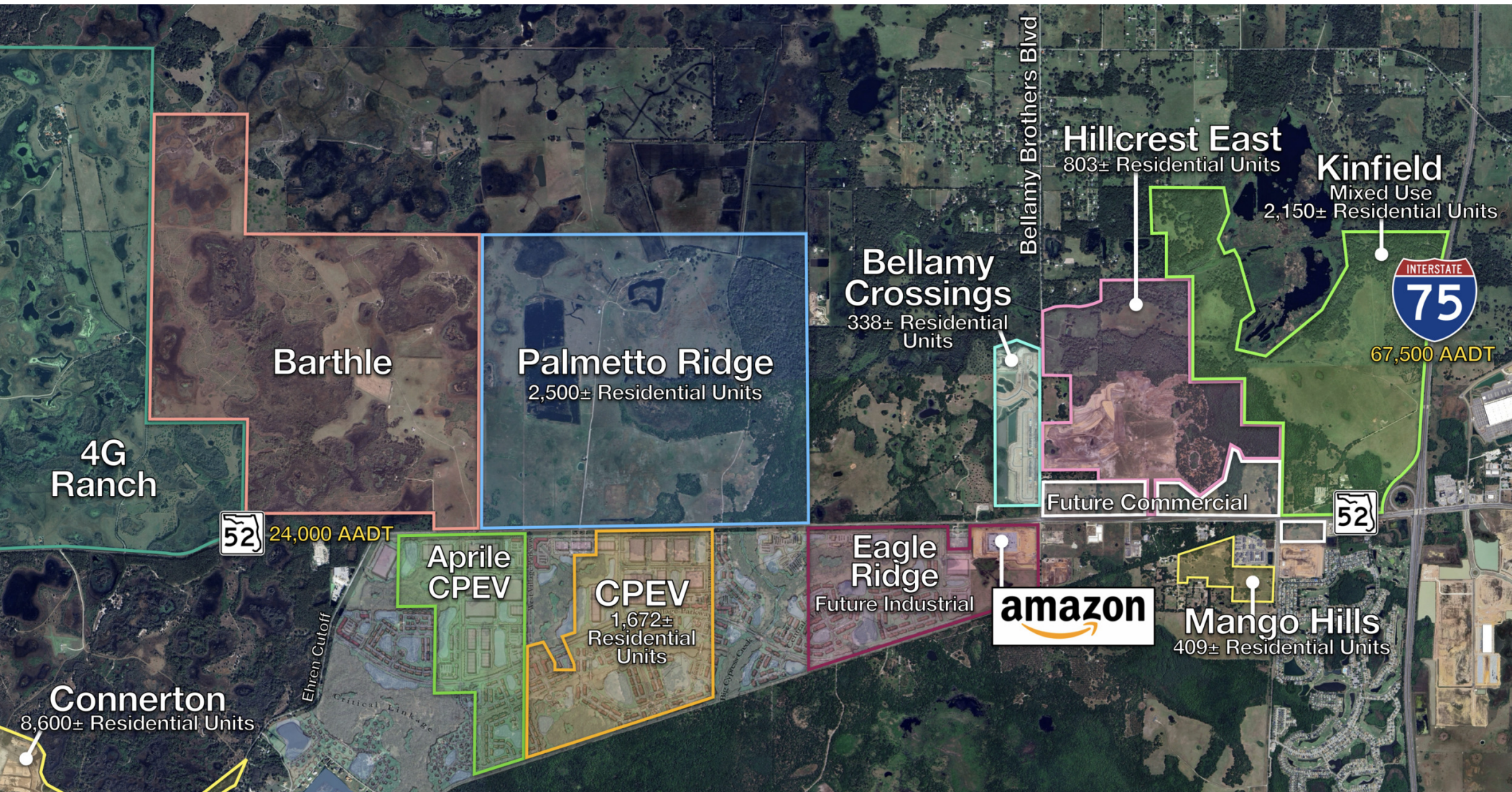
Aerial



Drone Video



Area Map



Demographics Map & Report

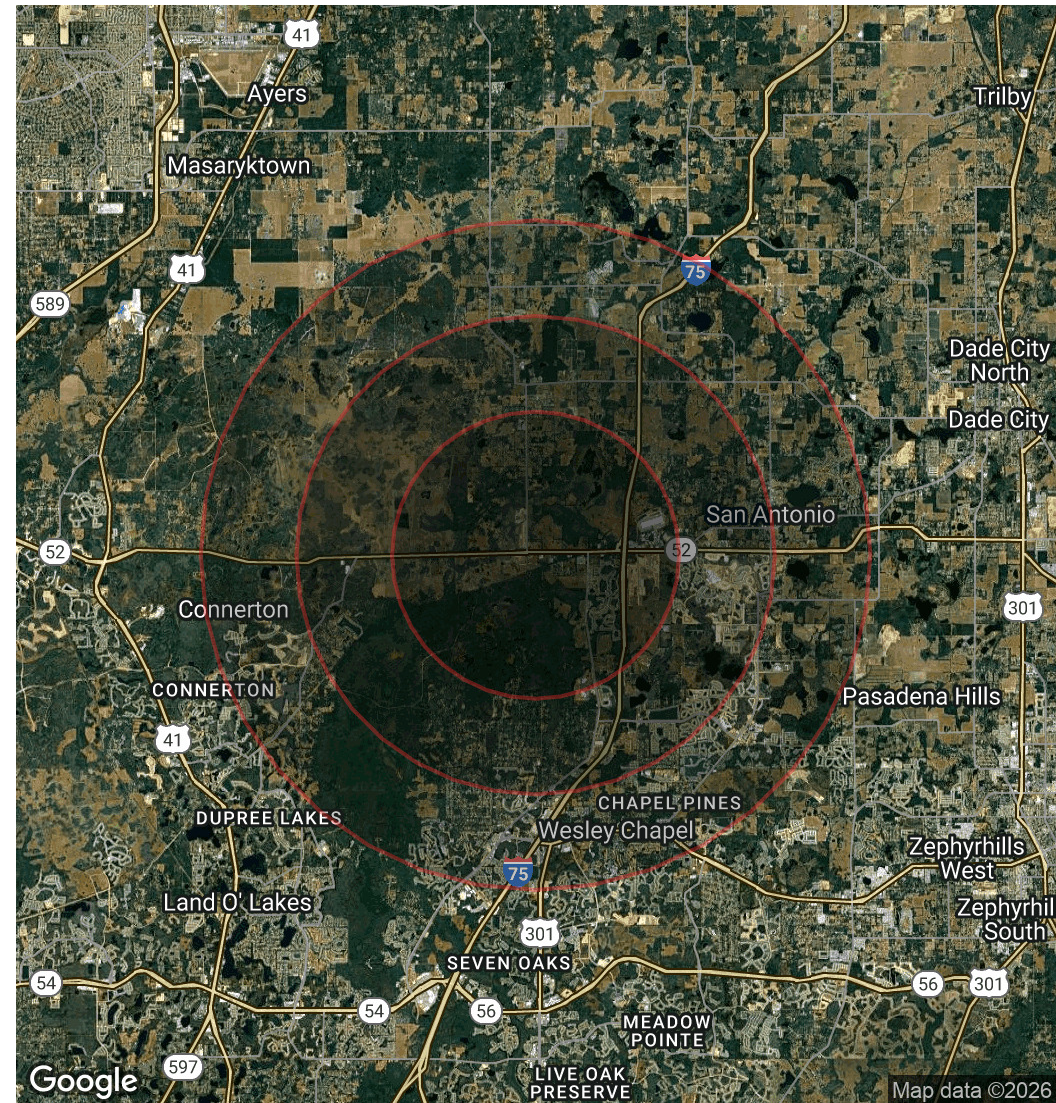
POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	4,836	19,205	55,837
Average Age	61	46	42
Average Age (Male)	61	45	41
Average Age (Female)	61	46	42

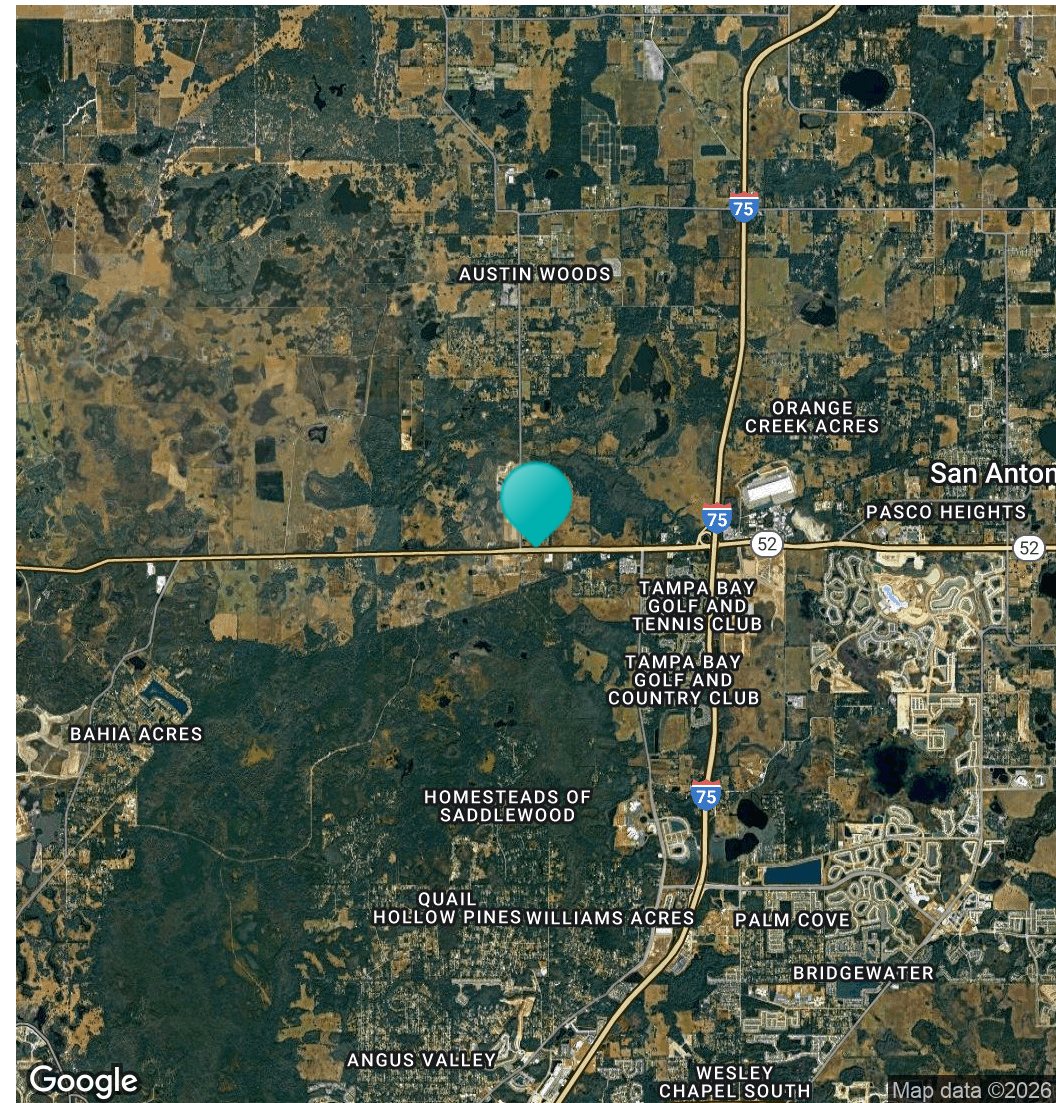
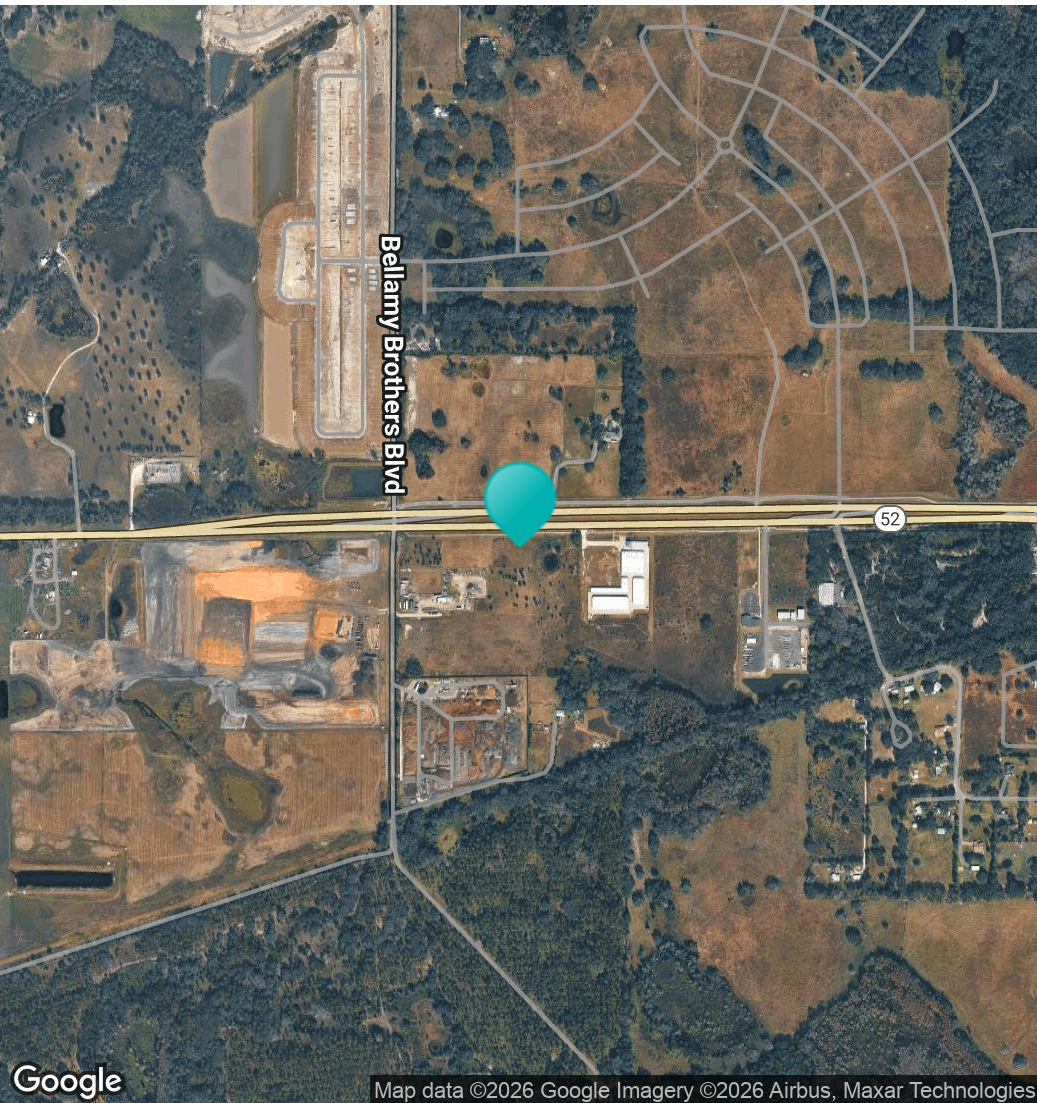
HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	2,371	7,330	19,549
# of Persons per HH	2	2.6	2.9
Average HH Income	\$113,413	\$119,540	\$129,429
Average House Value	\$392,785	\$412,731	\$424,276

Demographics data derived from AlphaMap



Location Maps



Confidentiality & Disclaimer

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.

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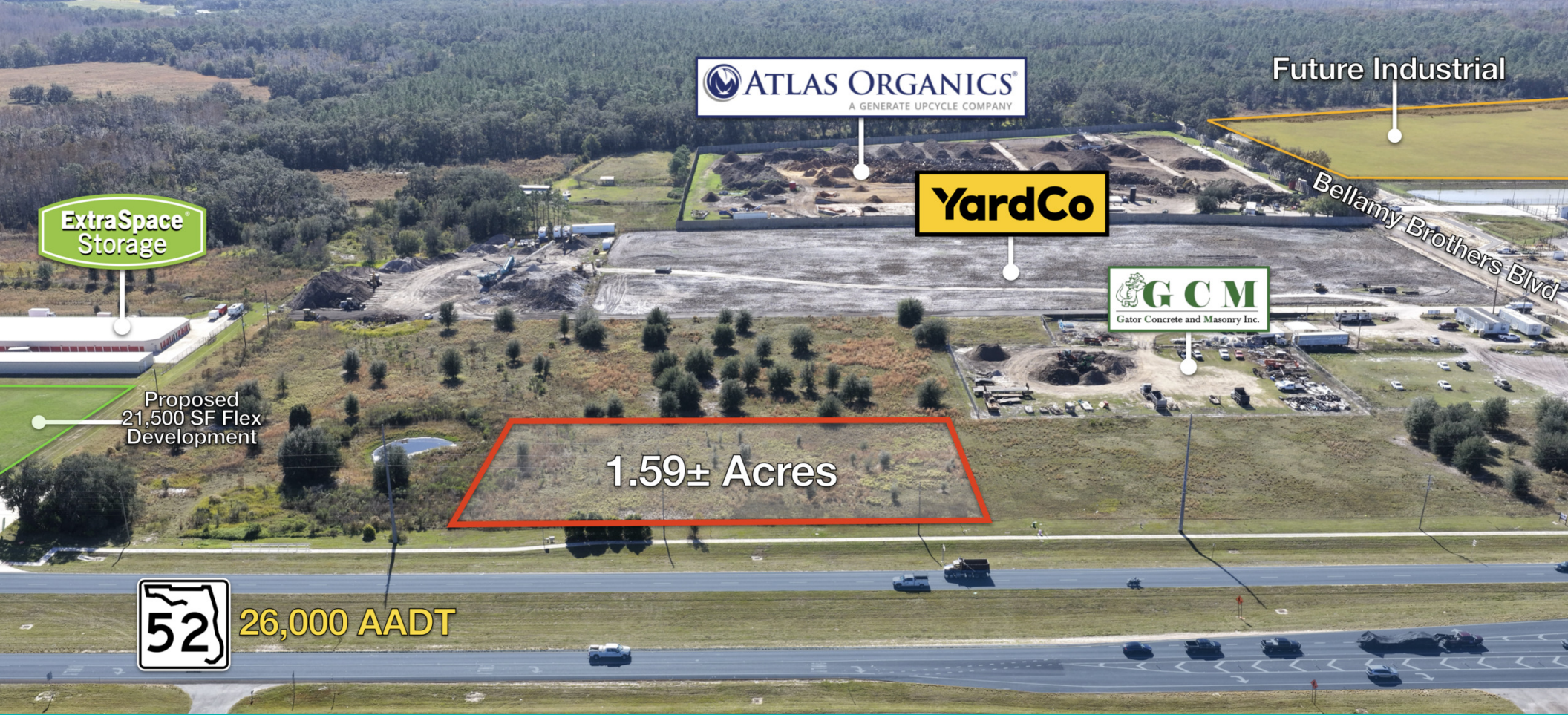
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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.



Your Advisor



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Questions | Give us a call or drop us an email

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