

Offering Memorandum



ASHLEY LAKES COMMERCIAL

13622 STATE ROAD 54, ODESSA, FL 33556

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

This .79-acre pad-ready parcel is fully prepared for development, with site work and utilities already in place to support a streamlined construction timeline. The property is ideally suited for a single tenant retail or end user, offering the opportunity to deliver a standalone building tailored to an operator's specific needs. With entitlements and infrastructure in place, the site allows an end user to move quickly from planning to vertical construction, reducing upfront costs and accelerating time to market. Property is available for sale, lease, or build-to-suit.

LOCATION DESCRIPTION

13622 State Road 54 is positioned along one of Pasco County's busiest east-west corridors, connecting directly to the Suncoast Parkway, US 41, and I-75. The site sits within a growing retail hub surrounded by national and regional tenants, benefiting from strong daily traffic counts and established retail synergy along the State Road 54 corridor. Its location offers excellent visibility, easy access to major highways, and proximity to dense residential communities that continue to drive demand for commercial services.

PROPERTY SIZE

0.79 Acres

ZONING

MPUD

PARCEL ID

27-26-17-0170-00000-0020

PRICE

\$1,695,000

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Advisor/Partner

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Alex Ward

Junior Advisor

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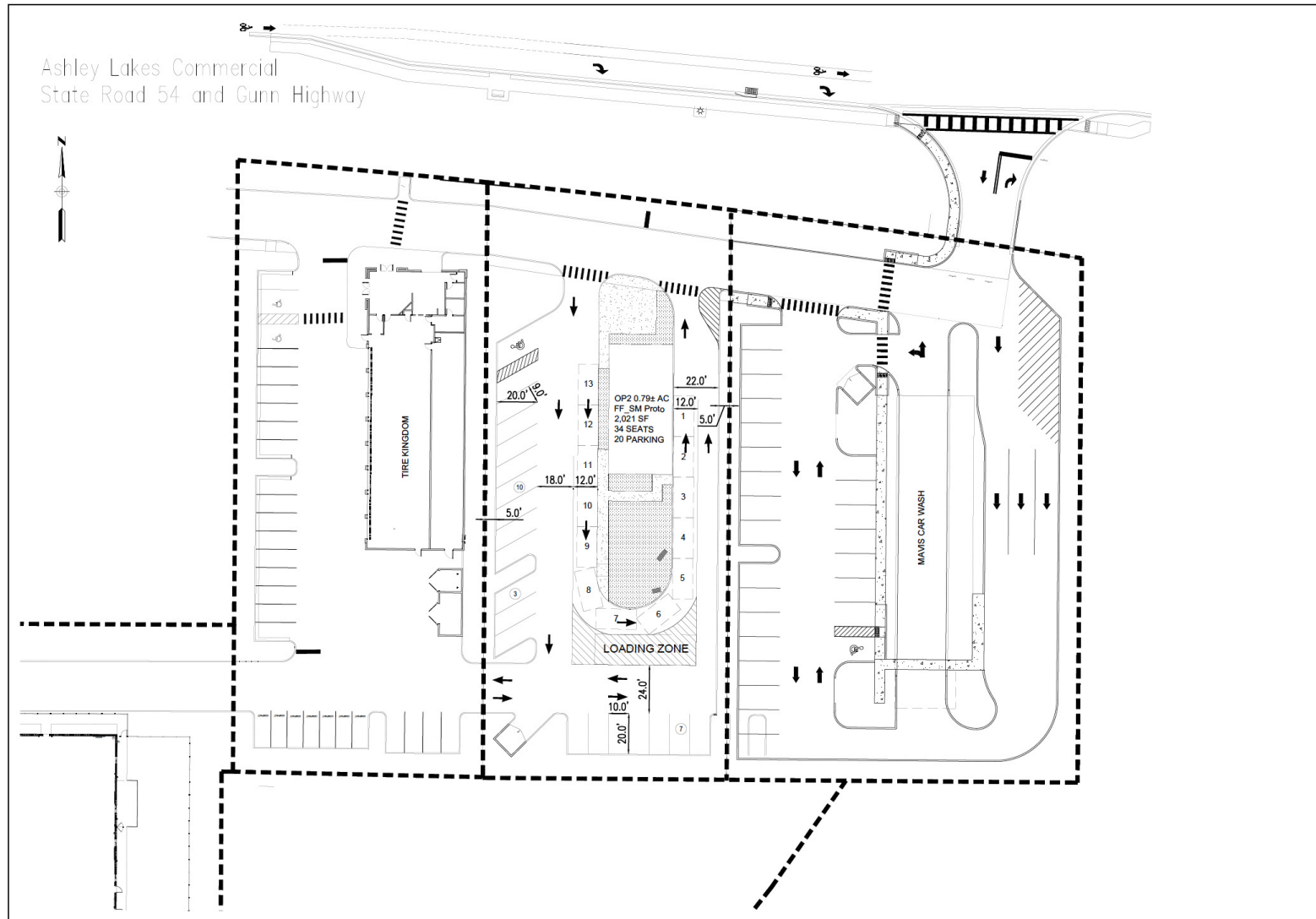
Aerial



Aerial



Site Plan



Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,091	28,066	71,611
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	40	42	43

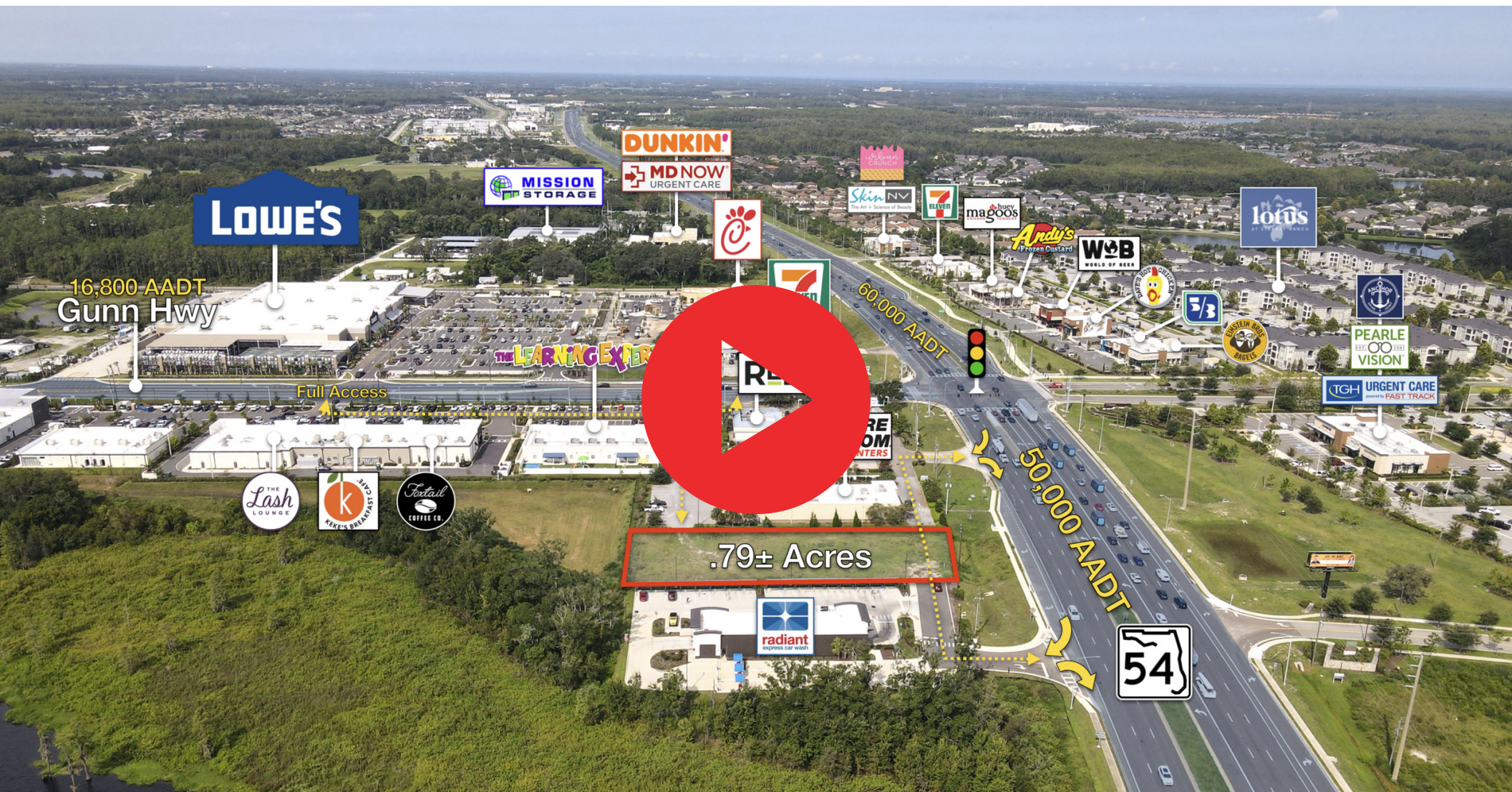
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,871	10,603	27,080
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$141,029	\$143,513	\$139,304
Average House Value	\$501,137	\$543,147	\$495,687

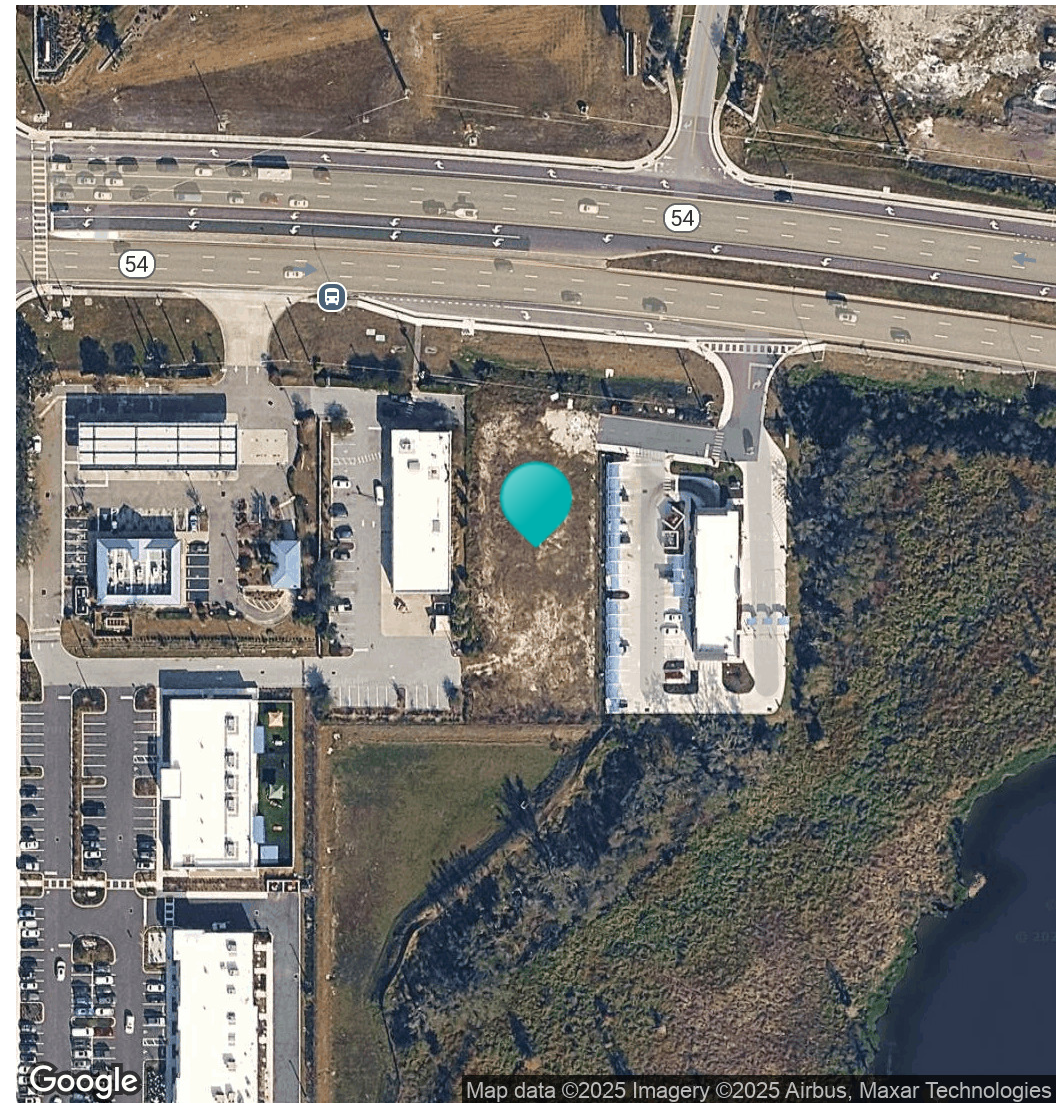
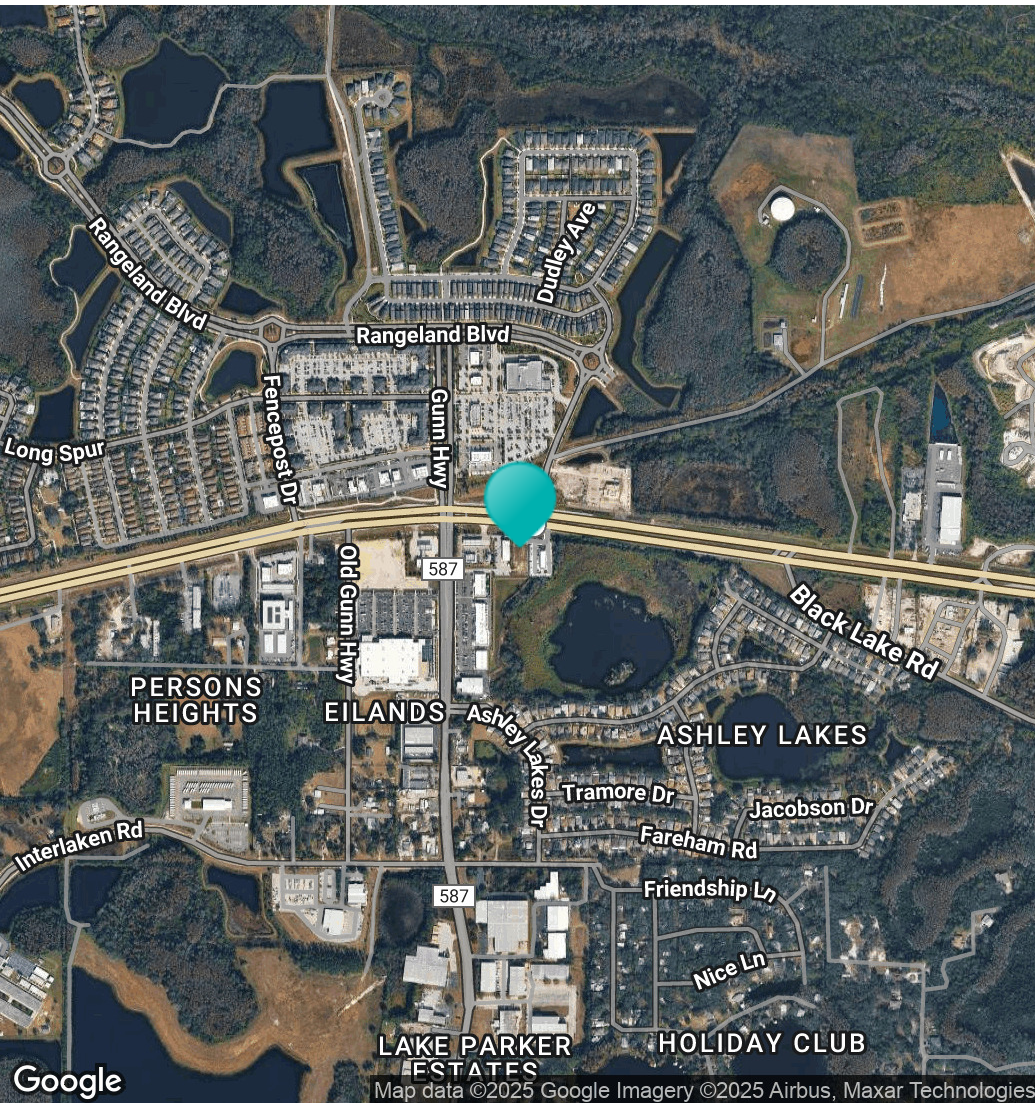
Demographics data derived from AlphaMap



Drone Video



Location Maps



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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 Advisors



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