

For Sale | Commercial Development Opportunity-Land

COLLIER PARKWAY AND WEEKS BLVD, LAND O' LAKES, FL 34639



Sale Price

\$3,500,000

OFFERING SUMMARY

Lot Size: 6.08 Acres

Price / Acre: \$575,658

Zoning: MPUD-C-1 Neighborhood Commercial

PROPERTY OVERVIEW

Introducing an exceptional commercial property located at Collier Parkway and Weeks Blvd near State Road 54, in Land O' Lakes, FL. This 6.08 acre parcel boasts a prime location near the high traffic State Road 54 area.

The parcel has 865' of frontage on Collier Parkway and 299' of frontage on Weeks Boulevard at a lighted corner.

The property is zoned MPUD with this parcel designated as C-1 neighborhood commercial, capable of building size in excess of 60k sf,

This unique property presents a prime commercial development opportunity, strategically positioned as the first commercial site accessible to the extensive residential neighborhoods to the north and west. This location offers an exclusive chance to capitalize on the untapped market potential, serving as a convenient and pivotal service hub for the numerous households in the surrounding areas and schools within a few feet. With its ideal placement, the property stands as the gateway for developers looking to introduce retail, Medical, Adult living, dining, or other services to meet the everyday needs of a substantial and growing residential community.



Eric Odum

813.514.1070
eodum@floridatriplenet.com



John Lochner

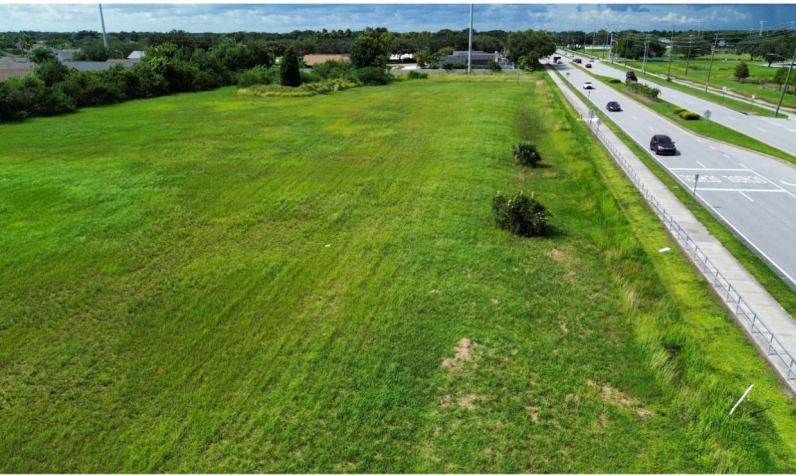
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Member of:

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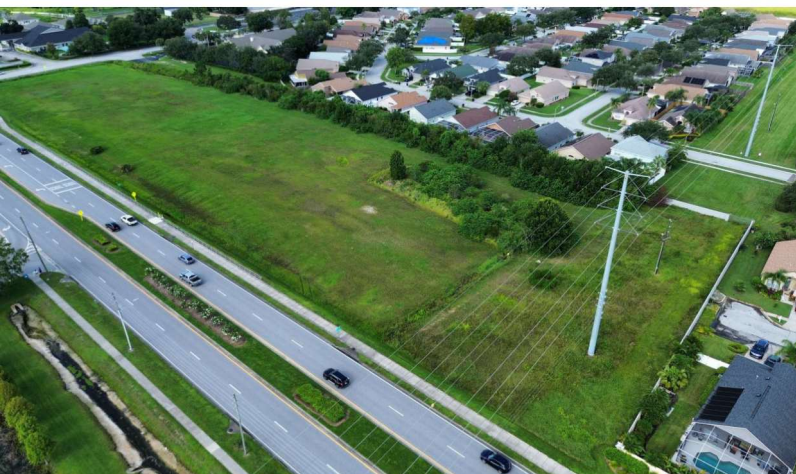
LOCATION DESCRIPTION

Discover the unlimited potential of this parcel that is less than a mile North of the high traffic State Road 54. It fronts Collier Parkway and Weeks Boulevard at a lighted corner and is directly across the street from the Land O' Lakes Library and Recreation Complex. Collier Parkway is the main access to a significant residential population.

Take advantage of this growing area and the strategic positioning of this Tampa market property.

SITE DESCRIPTION

6.08 acres zoned MPUD (C-1 Commercial Neighborhood)



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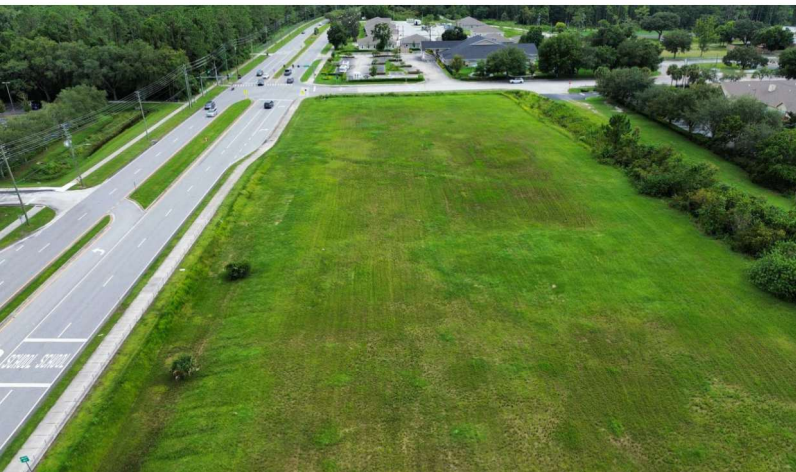
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LOCATION INFORMATION

Building Name	Commercial Development Opportunity-Land
Street Address	Collier Parkway and Weeks Blvd
City, State, Zip	Land O' Lakes, FL 34639
County	Pasco

PROPERTY HIGHLIGHTS

- Excellent proximity-Closest commercial property to large residential development
- Near State Road 54 and Highway 41
- Zoned C-1 Commercial Neighborhood, offering versatile usage
- 865' frontage on Collier Parkway, 299' on Weeks Boulevard providing very high visibility
- 23,000 Average Daily Traffic with expected growth
- Ideal for retail, grocery concept, restaurant, quick serve restaurant, assisted living facility, medical facility or mixed use.



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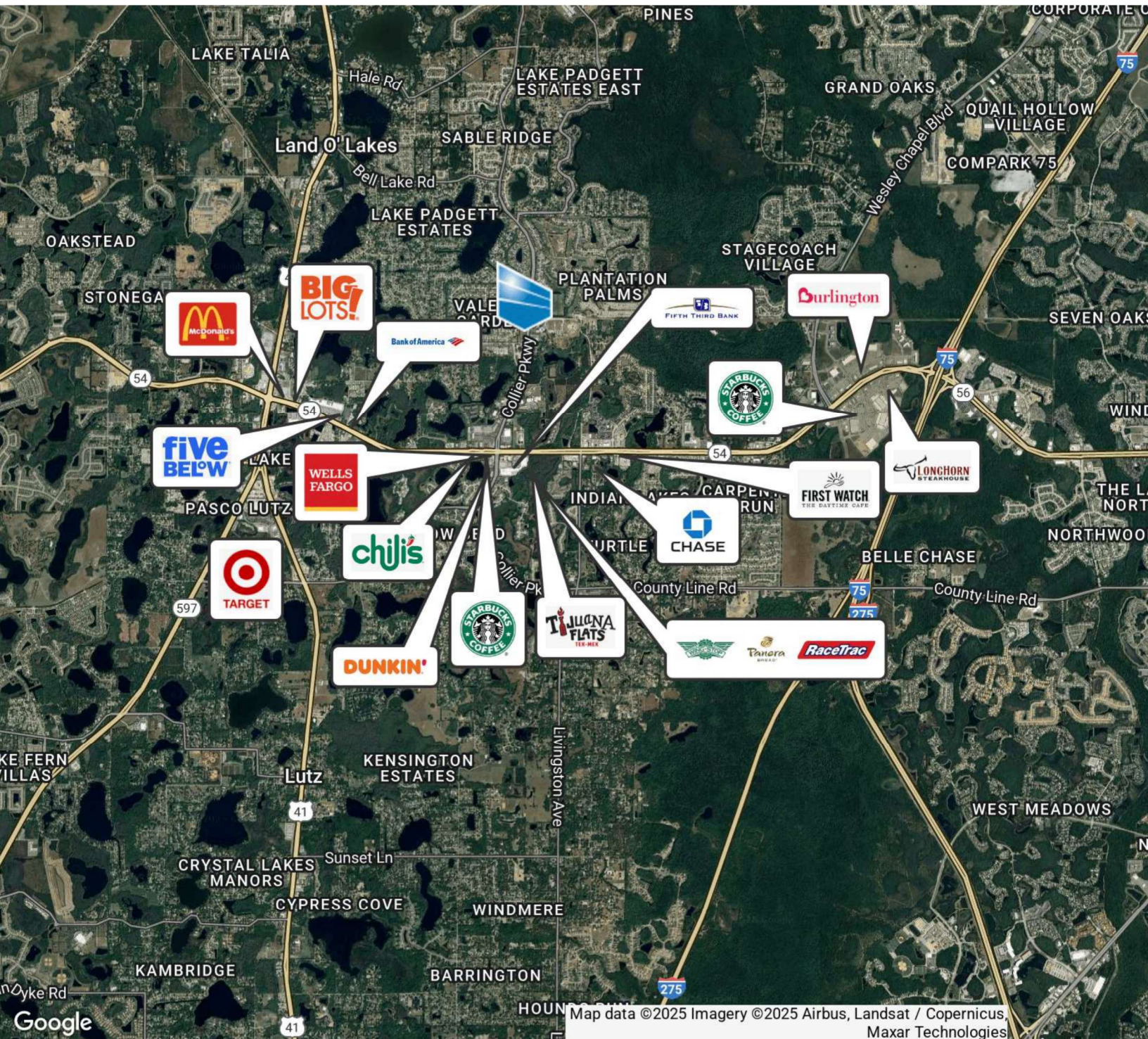
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FLORIDA DEPARTMENT OF TRANSPORTATION
2023 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 14 PASCO

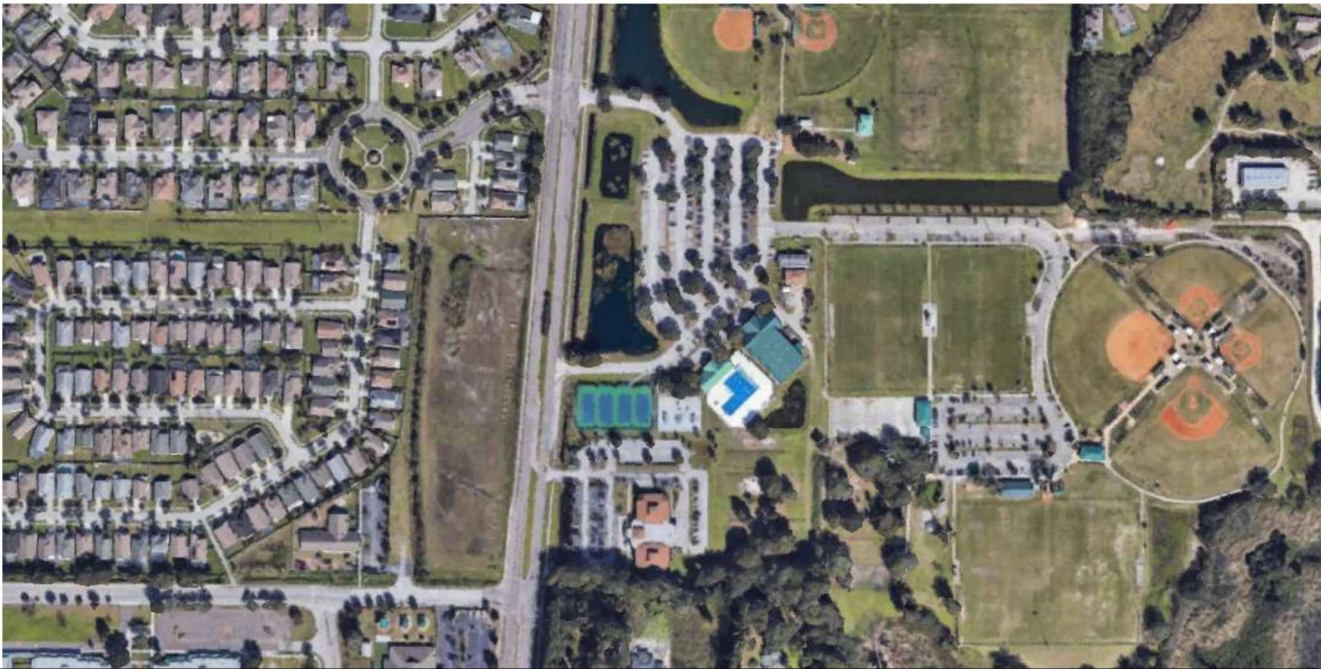
SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
9605	HANDCART RD, PROSPECT RD TO EILAND BLVD	N 600E	S 600E	1200	9.5	55.8F	7.6F
9606	ST JOE RD, 1-75 TO LAKE IOLA RD	E 3900E	W 4000E	7900	9.5	55.8F	7.6F
9607	CURLEY RD, PASCO RD TO ST JOE RD	N 150E	S 400E	550	9.0	55.8F	5.4F
9608	LAKE PATIENCE RD, OAKSTEAD BLVD TO US 41	E 2800E	W 2800E	5600	9.0	55.8F	14.1F
9609	OSCEOLA DR, SR 52 TO JASMINE BLVD	N 1700E	S 1700E	3400	9.0	55.8F	5.5F
9610	DEAN DAIRY RD, EILAND BLVD TO SR 54	N 2200E	S 2400E	4600	9.0	55.8F	5.5F
9611	COLLIER PKWY, BELL LAKE RD TO SR 54	N 1200E	S 1100E	2300	9.0	55.8F	5.5F
9612	ROWAN RD, RIDGE RD TO MASSACHUSETTS AVE	N 8200	S 7500	15700	9.0	55.8F	5.5F
9613	DE CUBELLIS RD, RIDGE RD TO MASSACHUSETTS AVE	E 8900	W 8700	17600	9.0	55.8F	5.5F
9614	HUDSON AVE, LITTLE RD TO HICKS RD	E 5600	W 5300	10900	9.0	55.8F	5.5F
9615	HUDSON AVE, HICKS RD TO HAYS RD	E 3300E	W 3600E	6900	9.0	55.8F	5.5F
9616	PERRINE RANCH RD, GRAND BLVD TO SEVEN SPRINGS BL	E 3500E	W 3300E	6800	9.0	55.8F	5.5F
9617	PARKWAY BLVD, EHREN CUTOFF TO COLLIER PKWY	N 1600E	S 1600E	3200	9.0	55.8F	5.5F
9618	SHADY HILLS RD, SOFTWIND LN / CREWS LAKE DR TO SR	N 4900	S 4700	9600	9.5	55.8F	5.5F
9619	COPELAND DR, C AVE TO CHANCEY RD	N 2200E	S 2100E	4300	9.0	55.8F	5.5F
9620	ALICO PASS, RIVER CROSSING BLVD TO STARKEY BLVD	E 1700E	W 1600E	3300	9.0	55.8F	5.5F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINNING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF
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Soil Type

Traffic Counts



Aerial



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OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	6.08 Acres

DEMOGRAPHICS	3 MILES	5 MILES	15 MILES
Total Households	17,091	40,299	373,842
Total Population	45,264	110,902	976,499
Average HH Income	\$124,911	\$139,349	\$104,876



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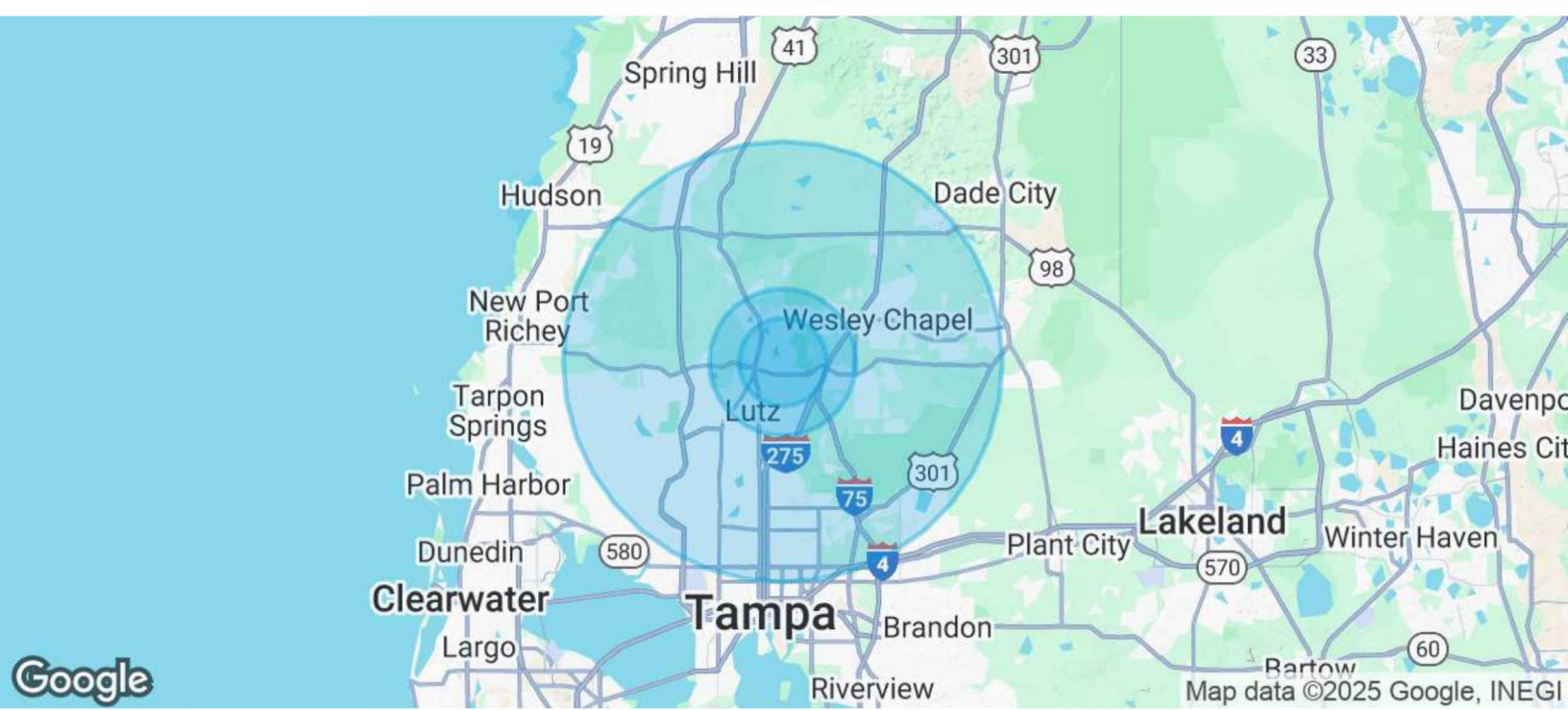
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POPULATION	3 MILES	5 MILES	15 MILES
Total Population	45,264	110,902	976,499
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	15 MILES
Total Households	17,091	40,299	373,842
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$124,911	\$139,349	\$104,876
Average House Value	\$419,747	\$462,797	\$391,283

TRAFFIC COUNTS	
23,000	/day

Demographics data derived from AlphaMap



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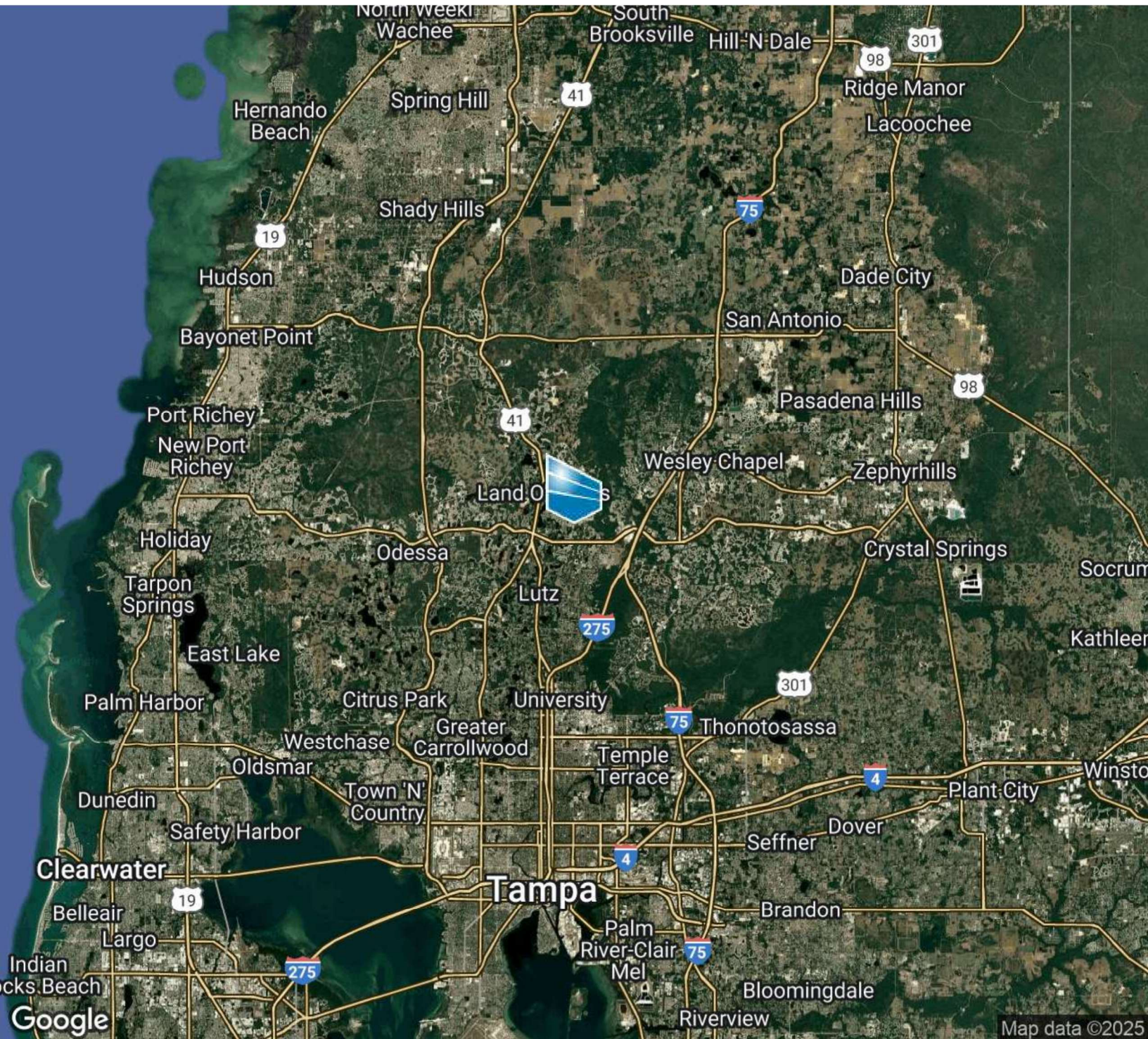
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