



# BACK ON THE MARKET

35-ACRE DEVELOPMENT OPPORTUNITY

within Villages of Pasadena Hills



LAND FOR SALE

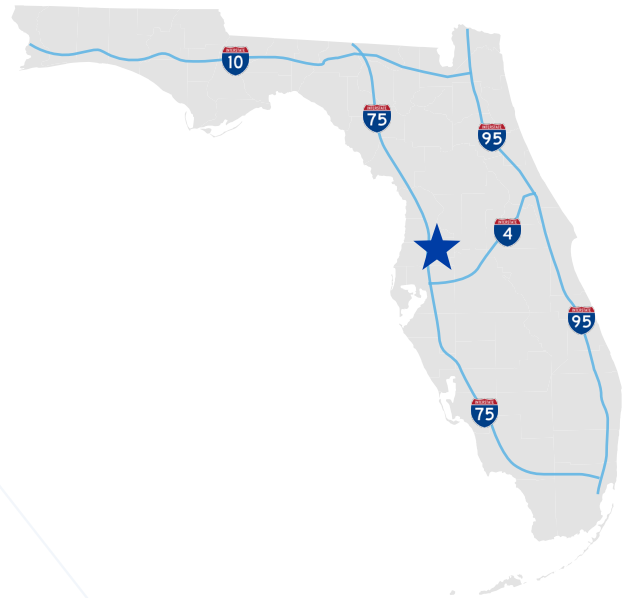
## Harvest Square

Pasco County, Florida

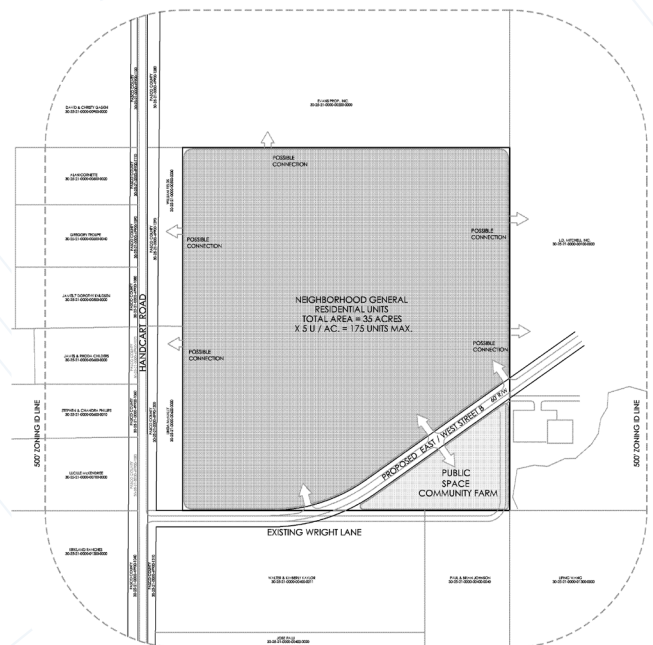
## Investment Summary

Northmarq is seeking a buyer for a 35-acre fully entitled development site in the Village (G) of Pasadena Hills, Pasco County. The site is MPUD approved at five units per acre density. Buildings may be 1, 2 and or 3-stories. Potential product types include duplex, triplex, townhomes, multifamily (build to rent), and single family. Maximum dwelling units shall not exceed 175 units.

Villages of Pasadena Hills District (VOPH) is located between State Road 54 to the south and State Road 52 to the north, with US Highway 301 as its eastern boundary, and proximate to I-75 on the western border. VOPH is located approximately 35 minutes from Downtown Tampa, and 45 minutes from Tampa International Airport.



<b>Parcel ID</b>	30-25-21-0000-00300-0000
<b>Location</b>	Just East of NE intersection of Handcart Road and Wright Lane in Pasco County
<b>Size</b>	35 acres developable
<b>Zoning</b>	MPUD; 5 units per acre; 175 DU allowable
<b>FLU</b>	Village Mixed Use Type I (VMU-1)
<b>Utilities</b>	Water / Sewer connection is available at Handcart Road and Fairview Heights Road
<b>Flood Zone</b>	X



MASTER PLAN



## Nearby Retail

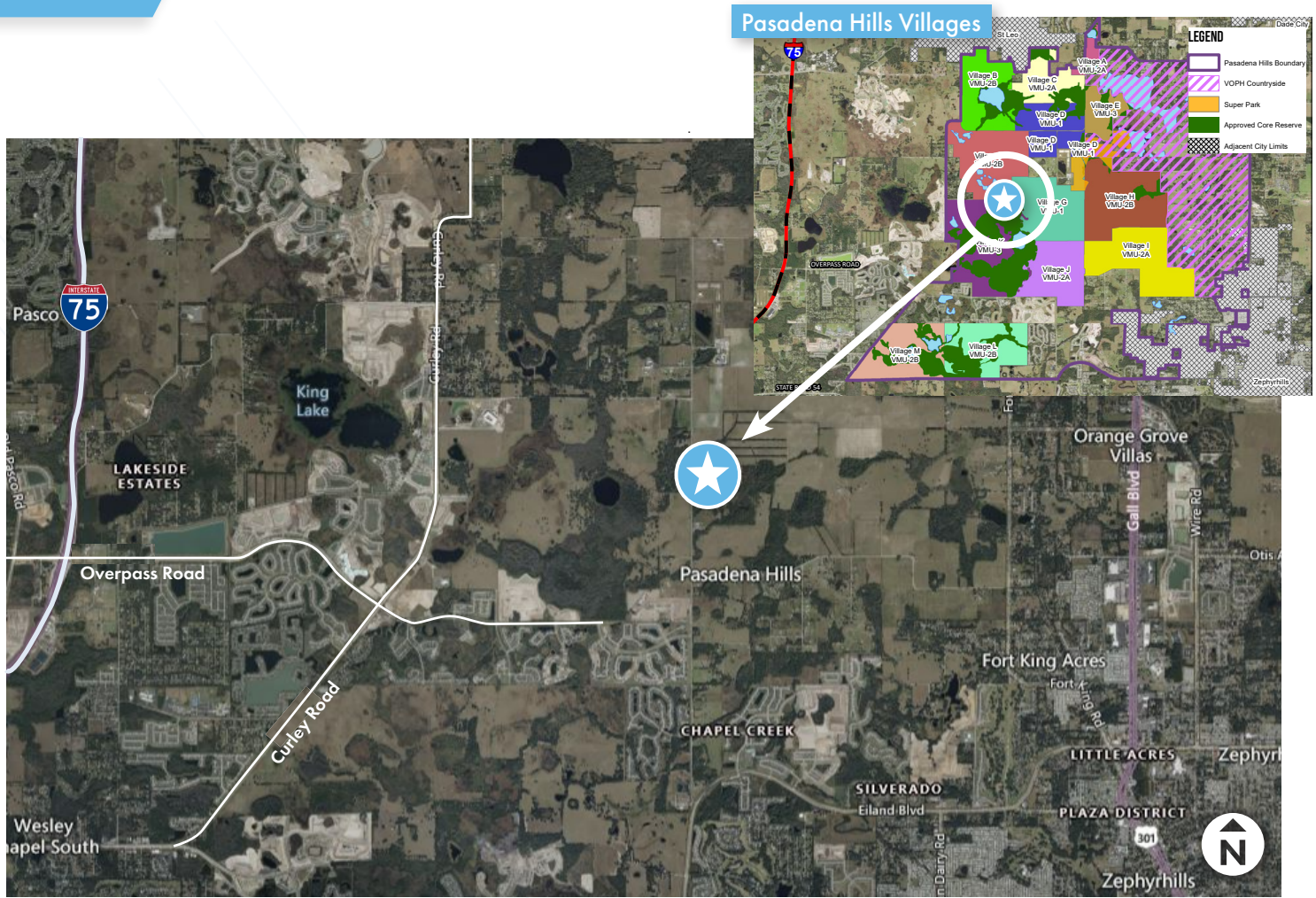


SCHOOLS AND UNIVERSITIES	Rating	Miles
St. Leo University	-	4.03
University of South Florida	-	19.32
New River Elementary School	B-	4.14
Centennial Middle School	B-	4.32
Zephyrhills High School	C+	4.41

CONNECTIVITY AND ACCESS	Miles
Publix at Zephyr Commons	3.72
AdventHealth Zephyrhills	3.92
1-75/Overpass Road exit	4.90
Tampa CBD	26.42
Tampa International Airport	27.11

CHARTER SCHOOLS	Miles
Academy at the Farm	1.07
Innovation Preparatory Academy	2.15
Pinecrest Academy Wesley Chapel	4.36





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