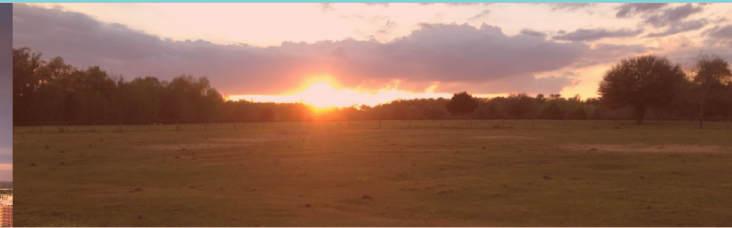
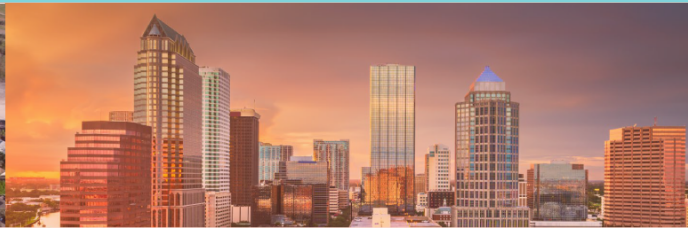


We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com



MIRADA
600-UNIT MULTIFAMILY

Property Description

PROPERTY DESCRIPTION

This 18 acre site within the Award Winning Mirada subdivision is mass graded and ideally located on the Crystal Lagoon amenity that is slated to open late 2022. The site is zoned for 600 multifamily units with utilities to the parcel and a 65' height restriction, however 460 units is more likely all that fits. There is no Co-broke offered on this listing to a Buyer's Broker.

LOCATION DESCRIPTION

The property is located within the Mirada master planned community in the SE quadrant of SR 52 and I-75 in Pasco County, FL.

PROPERTY SIZE

18.0 Acres

ZONING

PD- for 600 apartments units

PRICE

Call for details.

BROKER CONTACT INFO

Bill Eshenbaugh, CCIM, ALC
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Principal
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**THE NATION'S
LARGEST
METROLAGOON**

Mirada will soon be the site of a 15.5-acre lagoon, the largest in the country. Set to open in 2022, the newest MetroLagoon will provide hours of fun in clear blue waters made for swimming and sliding, playing and paddling, sipping and sunning perfection.

EASY ACCESS

Mirada residents have quick and easy access to I-75 and Tampa Bay via State Road 52, which will open new lanes in 2022. Mirada is located just 13 miles from key employment centers in north Tampa, and 30 miles to downtown. It's also less than 45 minutes to Tampa International Airport.

**PART OF THE
CONNECTED CITY**

Mirada and its sister community of Epperson are part of Pasco County's Connected City, which is linked by technology, growth, and endless possibilities. Area businesses and residents enjoy ULTRAFi super-fast internet and Wi-Fi, Streetleaf solar streetlights as well as physical connections such as multi-modal pathways and a network of trails.

**SCHOOLS MAKE
THE GRADE**

The Pasco County school system supports the Mirada community, but residents also have options. Innovation Preparatory Academy, a tuition-free K-8 public charter school, is only two miles from Mirada. The Kirkland Ranch Academy of Innovation opens to serve high school students in 2022.

**SERVICES ARE
NEARBY**

Residents of Mirada enjoy the 3-minute drive to the Market at Mirada, with a brand-new Publix supermarket and other shopping and dining conveniences. The Shops at Wiregrass and Tampa Premium Outlets can be reached in less than 20 minutes for additional shopping options.

**A BEST-SELLING
COMMUNITY**

Ranked in the top 10 of Tampa's top-selling communities, builders at Mirada sold nearly 400 homes in 2021. With over 1,000 homesites set for delivery in 2022, the community is in the enviable position of having amply new home supply. Many of those buyers are looking for temporary housing while their forever homes are under construction.



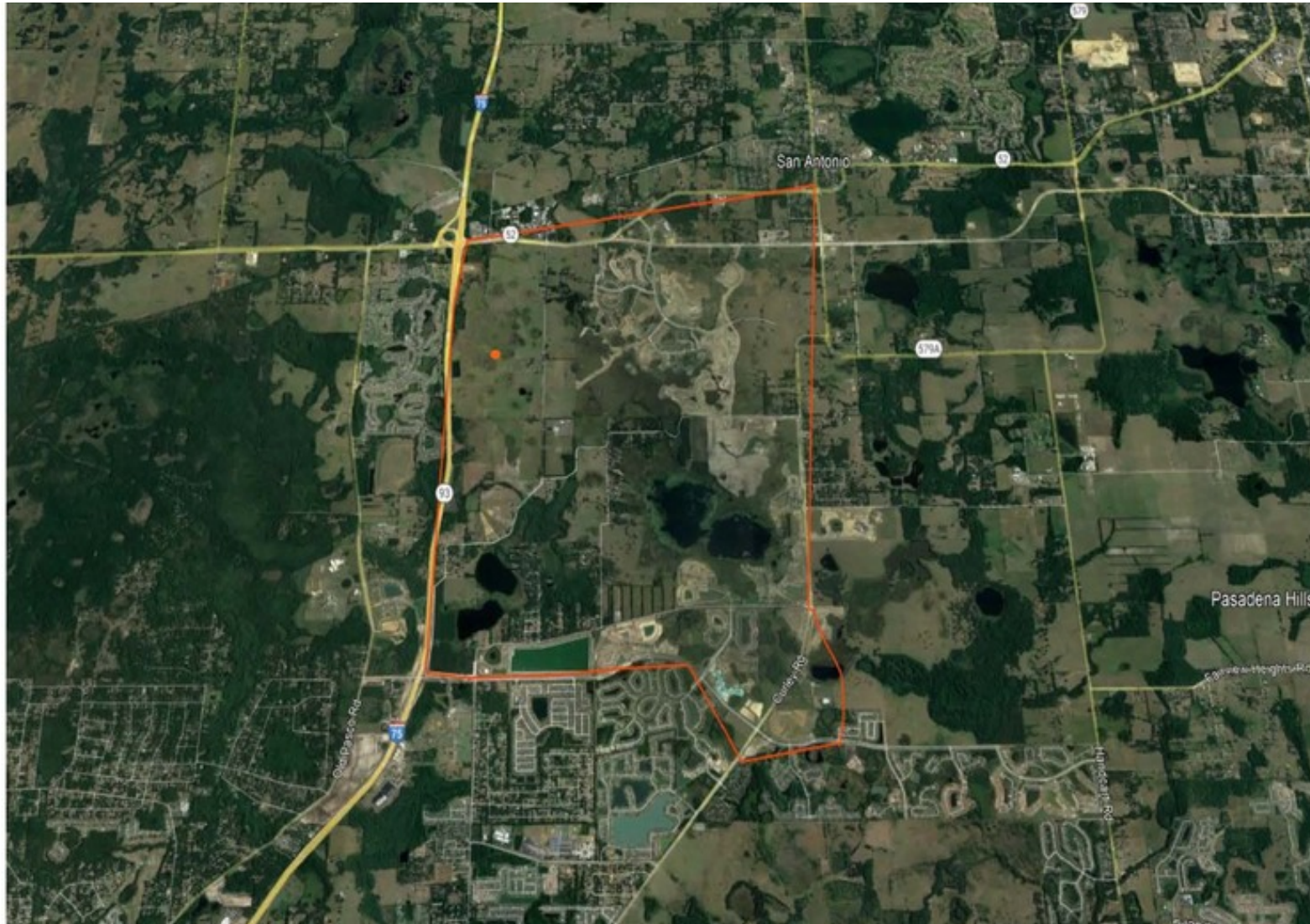
Aerial View 600-Unit Multifamily Site





Location

- **Planned for 5,000 homes spanning 2,000 acres**
- **Less than 3 miles to I-75 along the newly improved SR52**
- **Six active builders with homes ranging from the mid \$300s to over \$700k**
- **Lennar Active Adult neighborhood with separate amenities**



Opportunity

- 600 multifamily units
- Adjacent to the nation's largest MetroLagoon
- Easy access to Mirada Market with Publix shopping and other services
- Part of the Connected City with ULTRAFi, the nation's fastest internet, multi-modal trails and Streetleaf solar streetlights





METROLAGOON

Scheduled to open in late 2022, the MetroLagoon will be the heart of the Mirada community. Residents and guests can kayak, paddleboard, swim and sun to their hearts' content. Planned live music and community activities will start in 2023.





ULTRAFi by Metro Places is a unique internet and cable TV bundled experience that gives you all the speed you need, at a rate not found anywhere else. Residents will enjoy up to 2 Gig symmetrical speeds at home, and outdoor WiFi in all public areas. This means lightning-fast downloads and uploads allow you to play, watch, game, surf and stream with effortless streaming for the whole family.

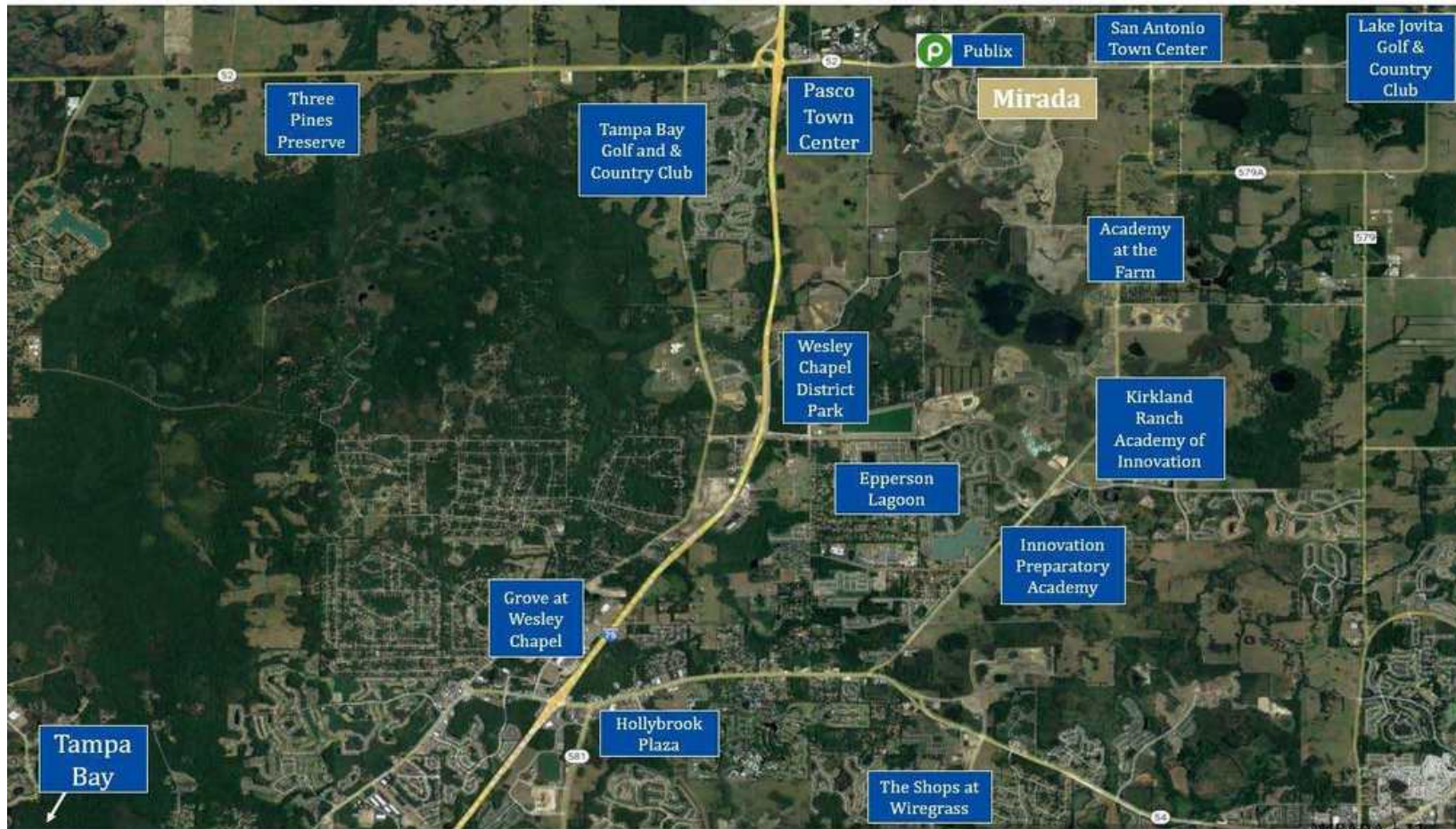


Angeline will include Streetleaf, the first-of-its-kind solar streetlight system in the nation. A blend of aesthetics and intelligence, it saves energy, and it is not reliant on a power grid which reduces dependence on conventional electricity. With more Americans than ever seeking to live greener, healthier and more affordable lifestyles, it's the perfect complement to this new, innovative community.



Points of Interest

Mirada residents enjoy access to I-75 and many options for shopping, dining and recreation as well as excellent nearby schools.



Demographics Map & Report

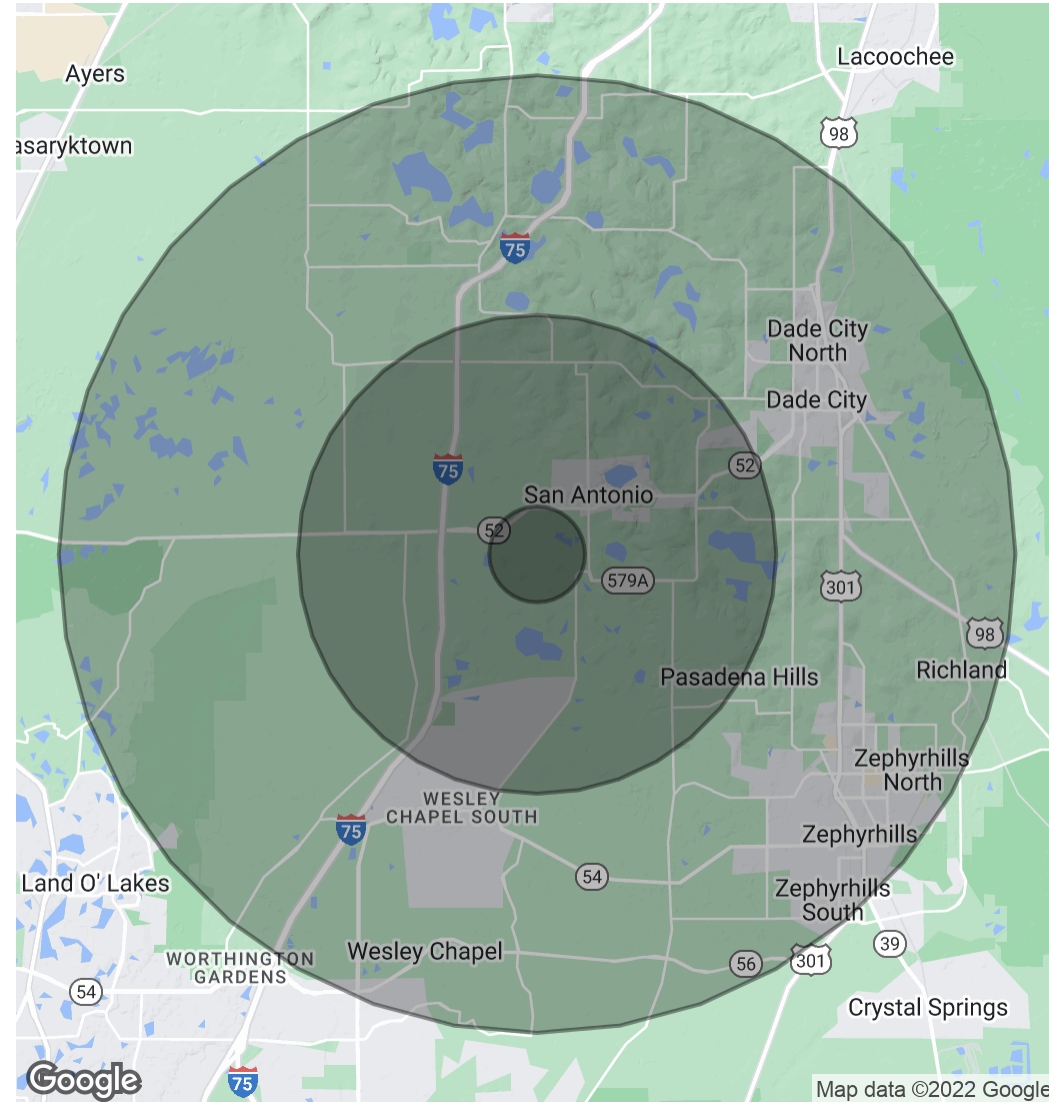
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	407	13,420	108,619
Average Age	46.3	42.4	39.5
Average Age (Male)	43.9	41.8	39.5
Average Age (Female)	50.9	43.8	39.8

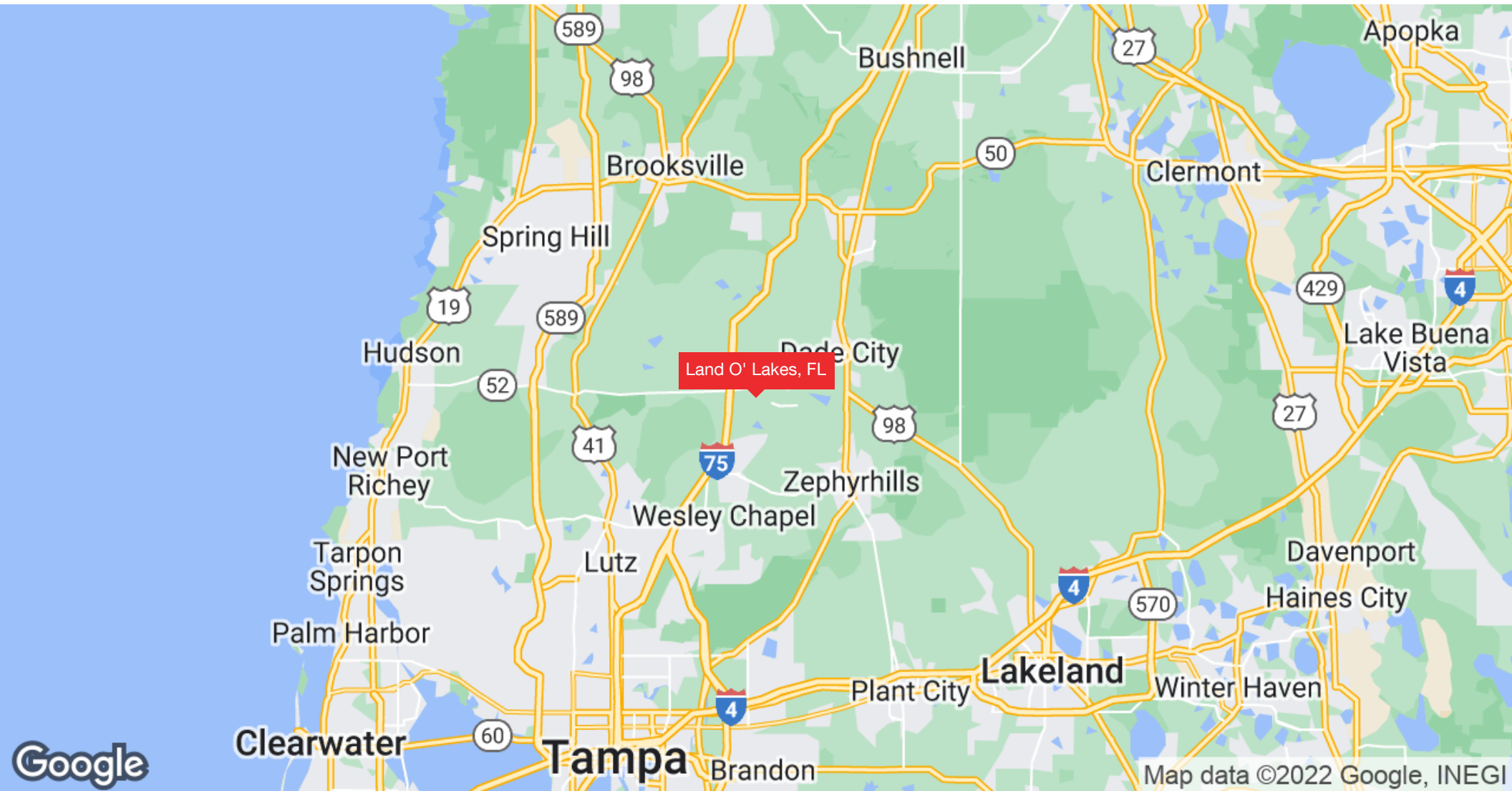
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	162	5,123	39,616
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$86,344	\$79,076	\$73,938
Average House Value	\$266,664	\$261,413	\$238,203

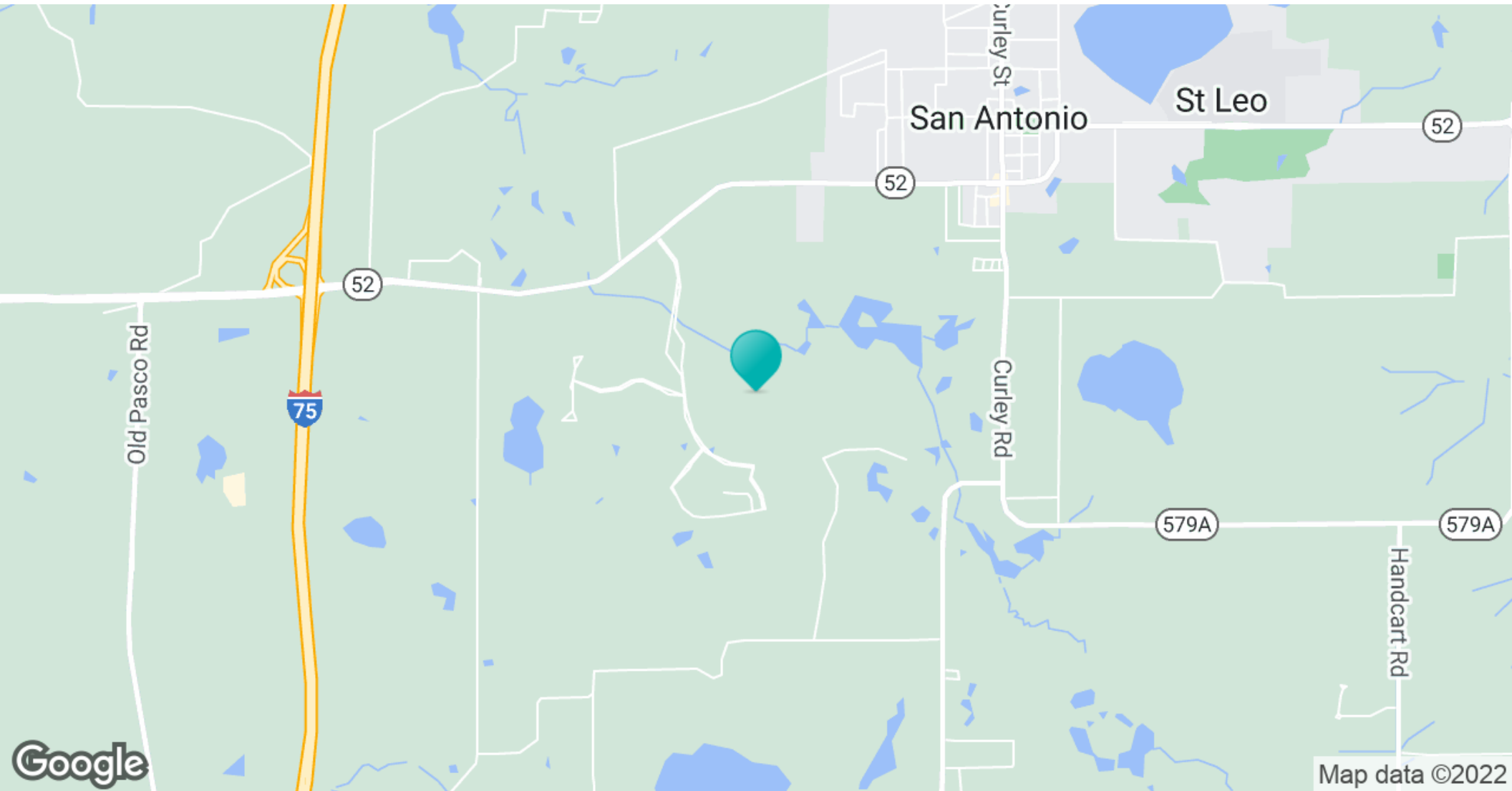
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Map



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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.

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