

# We know this land.



# Eshenbaugh LAND COMPANY



## The Dirt Dog.

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[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description



## PROPERTY DESCRIPTION

Outlaw Ridge offers six spacious residential lots ranging from 1.03 to 1.88 acres, nestled within a private, gated community designed for custom-built homes. Located in a quiet and scenic setting, the community offers a peaceful atmosphere surrounded by nature and is ideal for those seeking a quiet lifestyle.

The available lots include a mix of wetlands and floodplain areas. Many of the sites back up to wooded areas or designated conservation land, offering serene views and privacy. Utilities are well and septic.

Lot 7 is currently under contract.

## LOCATION DESCRIPTION

The lots are located within Outlaw Ridge, a gated community, on Outlaw Way and Hideout Trail in Land O' Lakes in Pasco County. Outlaw Ridge is situated on Ehren Cutoff. Ehren Cutoff connects US 41 to State Road 52.

The site is approximately 10 minutes from US Highway 41, where nearby medical shopping, and schools are located. Additionally, it's 1.6 miles from State Road 52, 5.9 miles from I-75, and 7.6 miles from the Suncoast Parkway. The area offers a mix of rural and urban surroundings. Due to its proximity to major thoroughfares, it's just a short commute from Wesley Chapel (20 minutes), Dade City (25 minutes), Brooksville (30 minutes), New Port Richey (40 minutes), Tampa International Airport (40 minutes), downtown Tampa (40 minutes), and downtown St. Petersburg (50 minutes).

## LOT PRICING

- Lot 2: \$200,000
- Lot 3: \$225,000
- Lot 4: \$210,000
- Lot 7: \$250,000 (under contract)
- Lot 8: \$250,000
- Lot 9: \$250,000

# Aerial



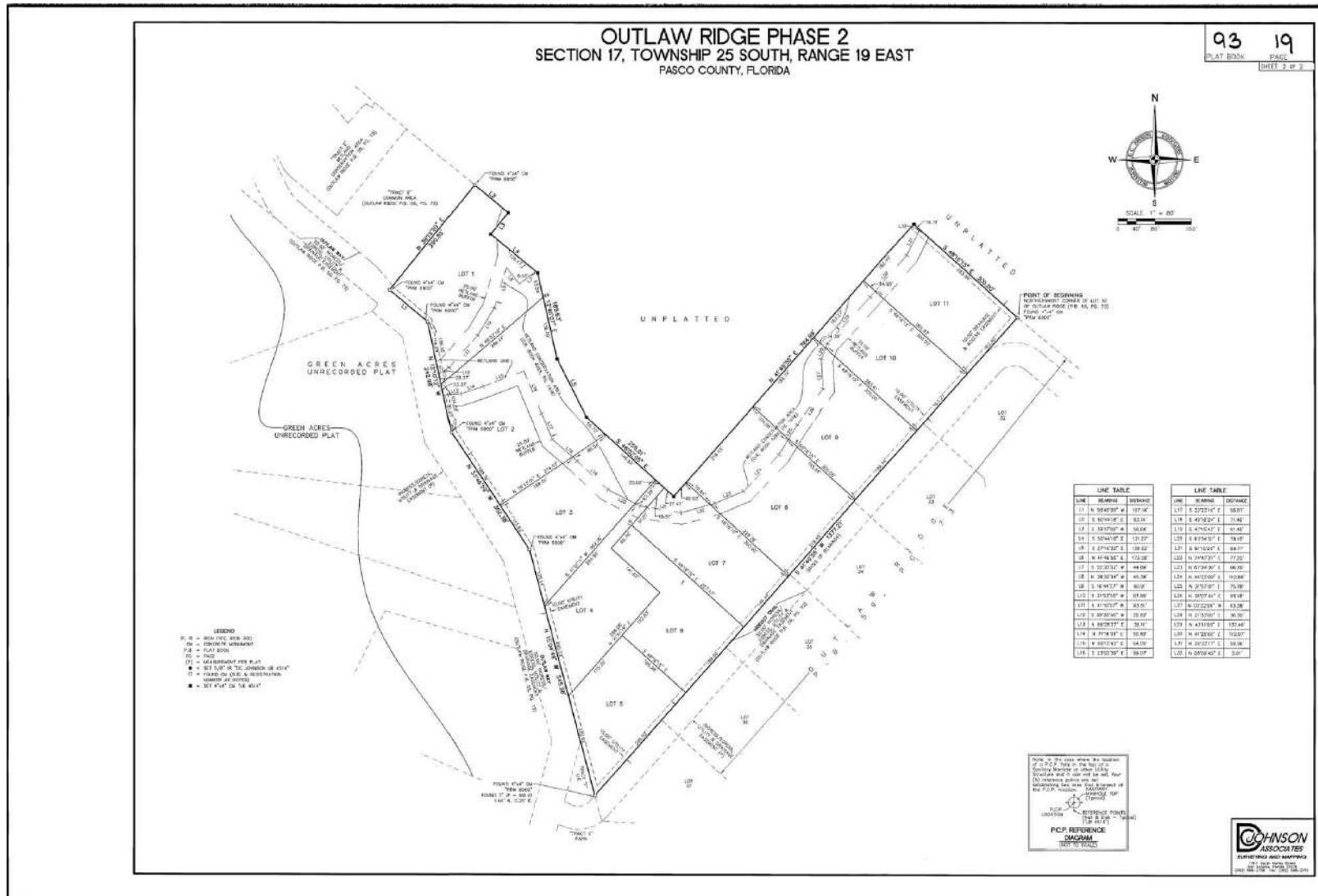
# Lot Aerials



# Lot Aerials



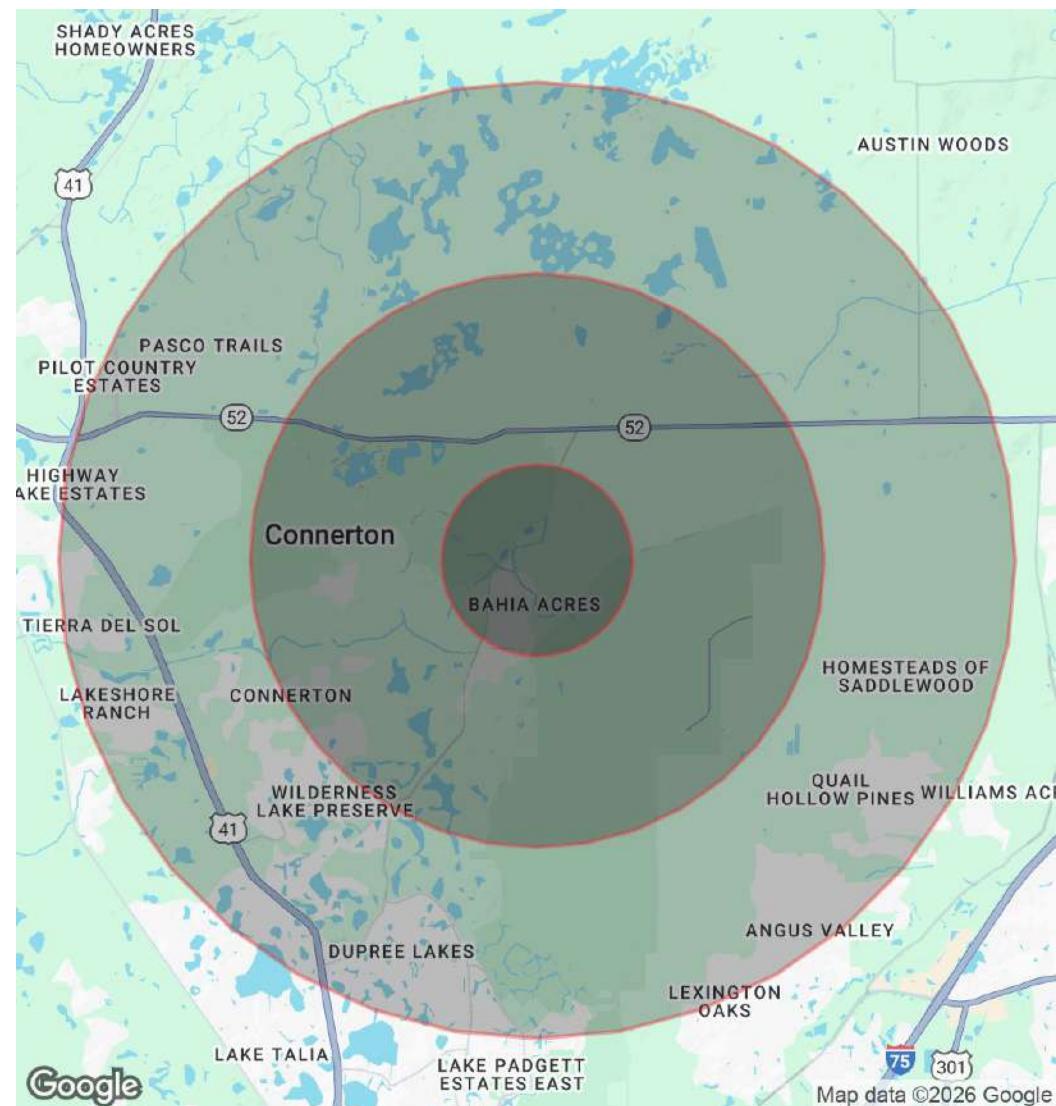
# Site Plans



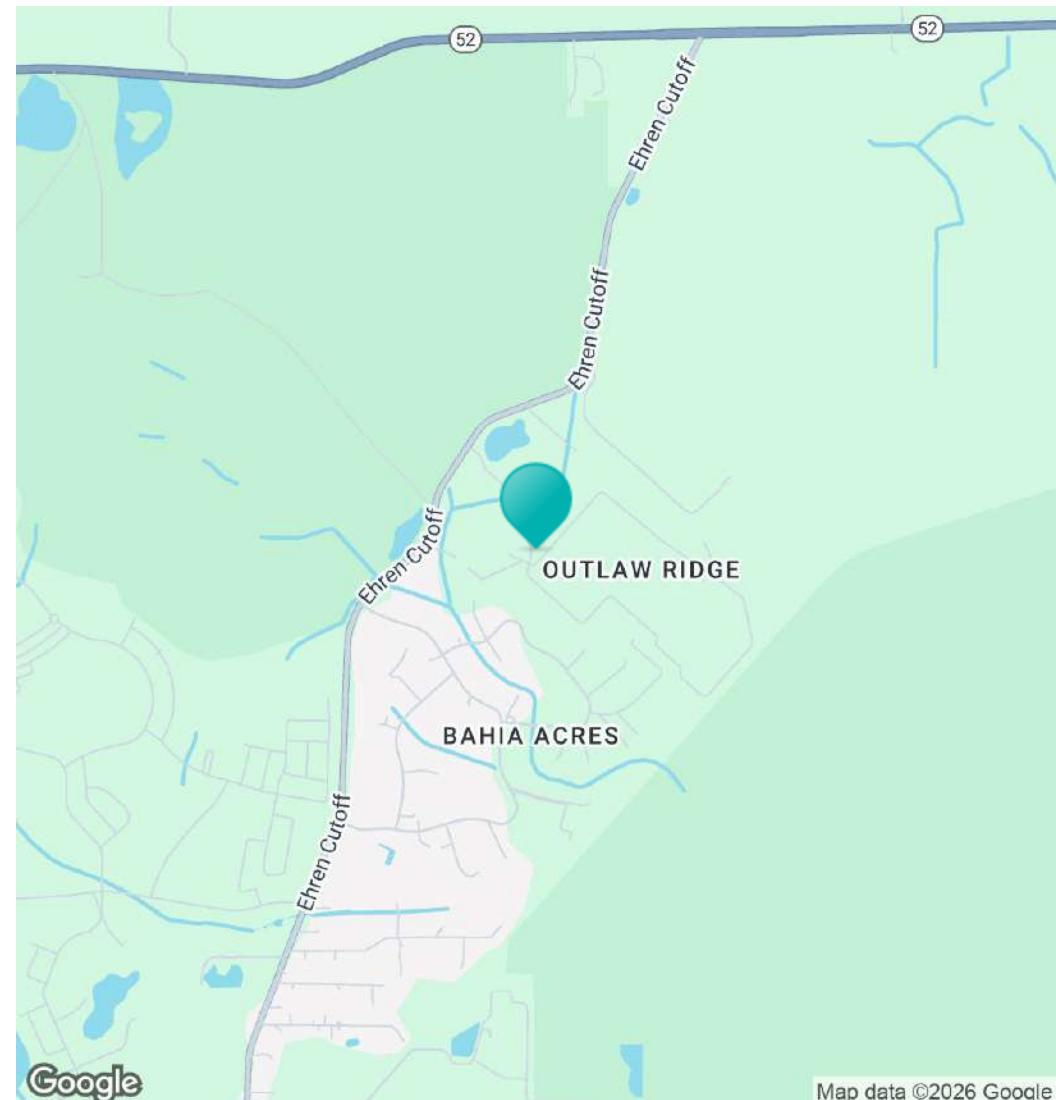
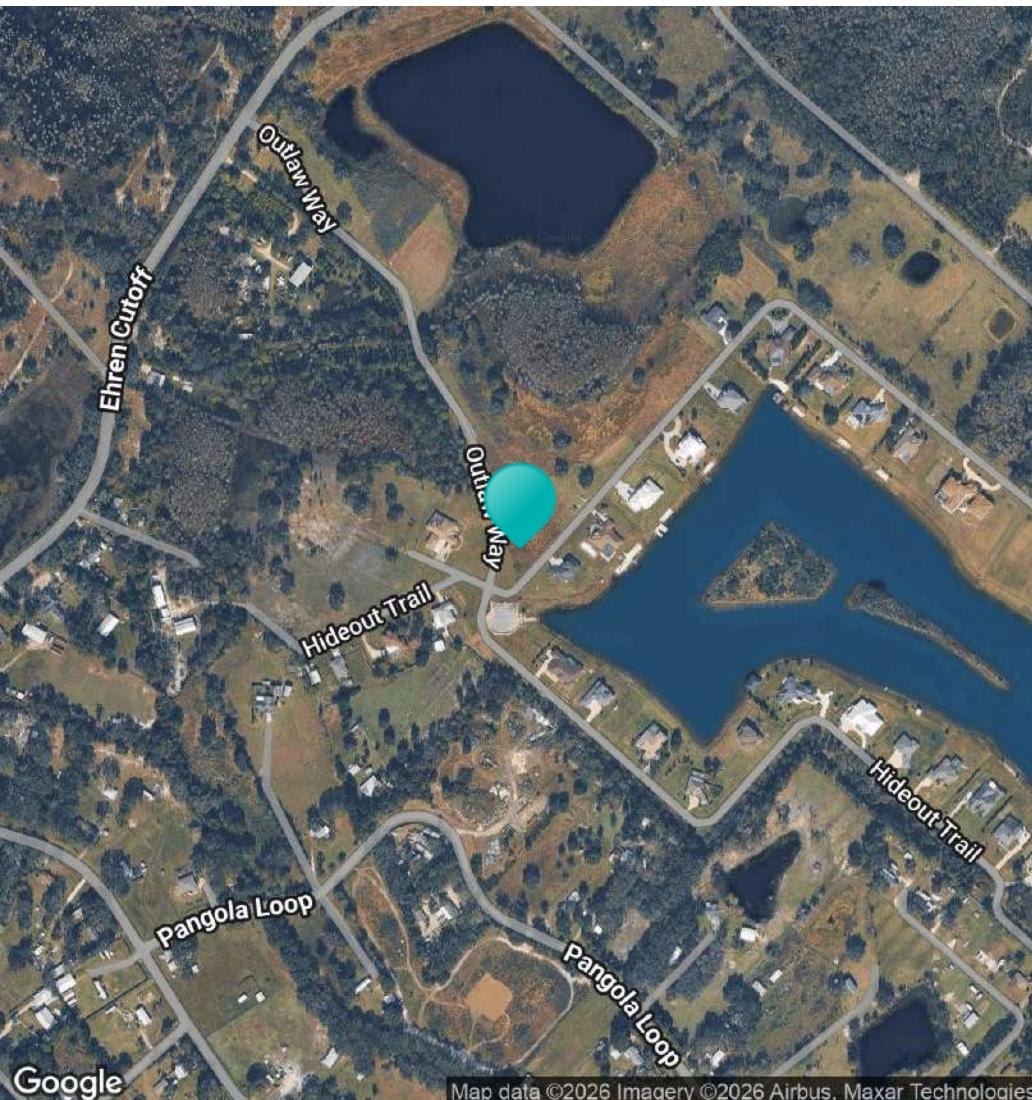
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	668	6,150	29,352
Average Age	37	40	41
Average Age (Male)	37	40	40
Average Age (Female)	37	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	126	1,848	9,762
# of Persons per HH	5.3	3.3	3
Average HH Income	\$141,205	\$132,735	\$134,396
Average House Value	\$455,919	\$428,544	\$421,991

Demographics data derived from AlphaMap



# Location Map



# Confidentiality & Disclaimer

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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.