



Colliers

Land O'Lakes
High School

Parcel A
3.68± Acres

Parcel B
3.02± Acres

Wisteria
Lake

41

CALIENTE BLVD

For sale

Parcel A
\$2,725,100
or \$17.00 per square foot

Parcel B
\$2,236,370
or \$17.00 per square foot

PURCHASE PRICE

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Development Opportunity

Land O'Lakes Blvd.
Land O'Lakes, FL 34638

Retail and/or Commercial Uses

- 6800 block of Land O'Lakes Blvd. | Pasco County
- Parcel A: 3.68± Acres
 - » APN# 02-26-18-0050-00000-0100 & 02-26-18-0050-00000-0110
- Parcel B: 3.02± Acres
 - » APN# 02-16-18-0050-00000-0060

Two parcels on US Hwy 41 just south of Wilderness Lake Blvd. is a great opportunity for retail users, restaurants, and a variety of other commercial possibilities.

Immediately behind the parcels is a planned 210-unit luxury rental townhome community that is in the entitlement process. The remaining surround area is comprised of numerous residential neighborhoods and businesses. Land O'Lakes High School and Advent Health are less than a quarter mile north of the parcels on US 41. Arden Preserve housing development by Pulte Homes, Caliente Club & Resorts along with an array of restaurants and retail are directly neighboring this opportunity.

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Accelerating success.

Surrounding Retail & Demographics

Key Facts | 1-Mile; 3-Mile; 5-Mile

Total Population



2,793
20,953
63,633

Median Household Income



\$105,198
\$102,182
\$101,872

Businesses



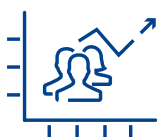
118
431
1,290

Daytime Population

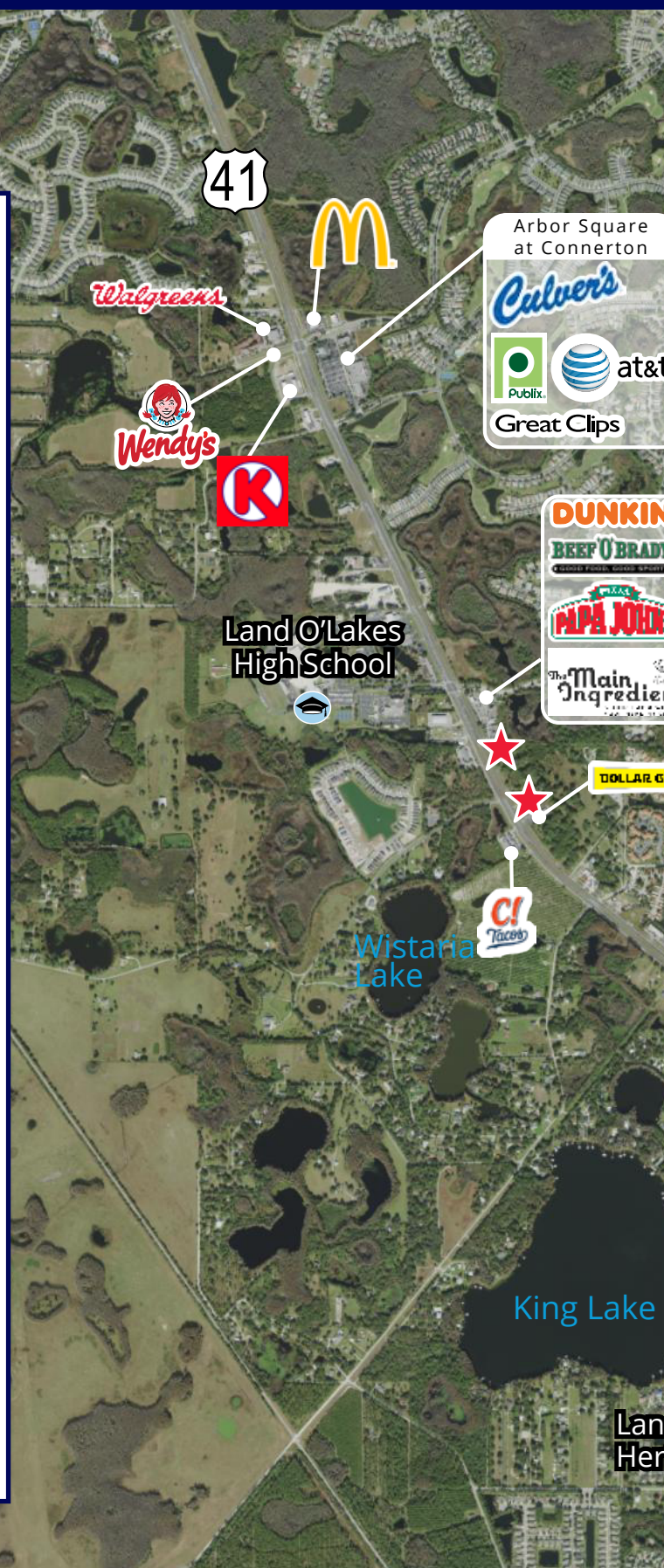


14,088
27,021
57,605

Population Change Since 2010



17.9%
53.9%
47.6%



Household & population characteristics



\$105,198

Median household income



\$361,744

Median home value



92.4%

Owner occupied housing units



51.6

Median age



50.8%

Female population



61.5%

% Married (age 15 or older)

Annual lifestyle spending



\$3,947

Travel



\$78

Tickets to Movies



\$129

Theatre/Operas/Concerts



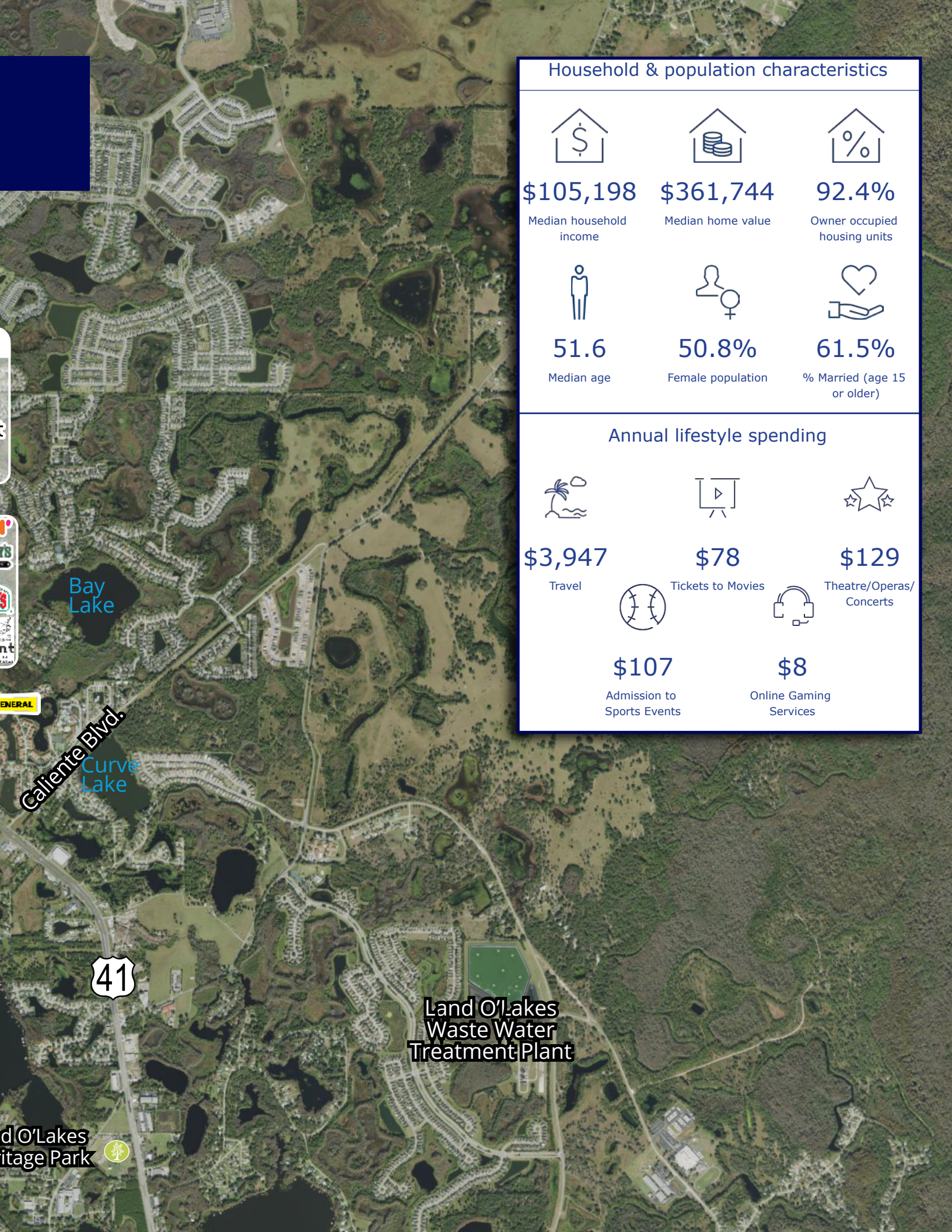
\$107

Admission to Sports Events



\$8

Online Gaming Services





Current Permitting Activity

1 Parcel A - 1.84 Acres (80,000 SF)

2 Parcel B - 3.02 Acres

3 Available Parcel - .5 Acres

4 Proposed Flex Development - Two 7,200 BSF Buildings

5 210 Luxury TH Rentals Planned

6 DR Horton - 323 Acres (Permitting Stage)

7 KB Homes - Riverstone - 50 Acres (107 Units)

8 Land O' Lakes Self Storage - (86,268 SF)

9 Land O' Lakes High School

10 Thomas E Weightman Middle School

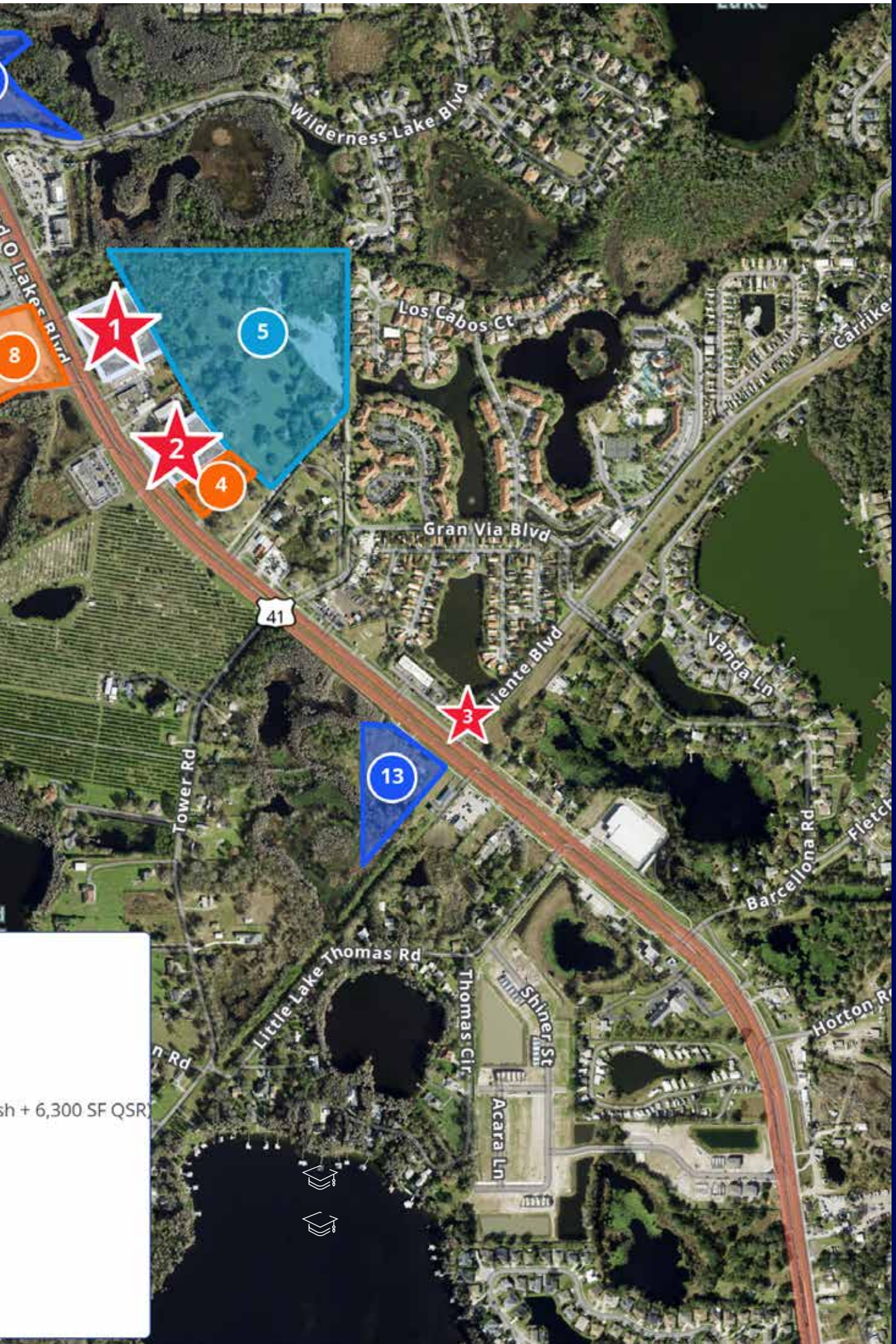
11 Wilderness Commons North (4,760 SF Carwash)

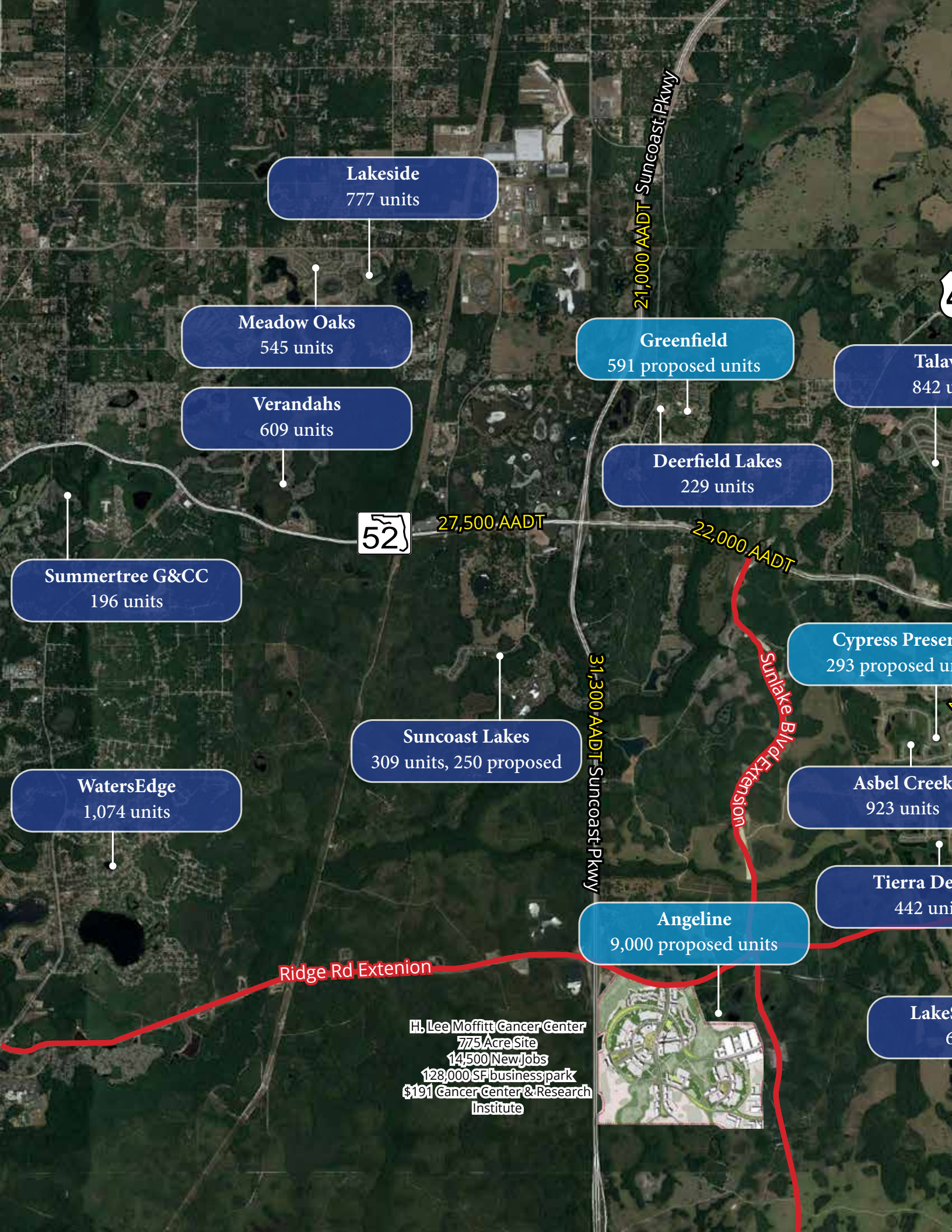
12 Arden Preserve - Pulte Homes - SF

13 Commercial Development - Early Permitting



Future Development





Lakeside
777 units

Meadow Oaks
545 units

Verandahs
609 units

Greenfield
591 proposed units

Deerfield Lakes
229 units

Talay
842 u

Summertree G&CC
196 units

52

27,500 AADT

22,000 AADT

Cypress Preser
293 proposed u

Asbel Creek
923 units

Tierra De
442 uni

WatersEdge
1,074 units

Suncoast Lakes
309 units, 250 proposed

Angeline
9,000 proposed units

Lake
6

Ridge Rd Extension

31,300 AADT Suncoast Pkwy

Sunlake Blvd Extension

H. Lee Moffitt Cancer Center
775 Acre Site
14,500 New Jobs
128,000 SF business park
\$191 Cancer Center & Research
Institute



Housing Developments



Why Florida

Our thriving economy continues to gain the attention of business leaders from all over the world. A large and talented workforce, 0% personal income tax and a streamlined regulatory environment provide a rich landscape for businesses to thrive.

21.8M

Total
Population

6.7%

Projected
Population Growth

1M

Net Domestic &
Int'l Migration

10.3M

Labor
Force

5.5%

State Corporate
Income Tax Rate

3%

Unemployment
Rate (April 2022)

Florida Welcomes:

More than **122 Million visitors** annually, greater than the population of Spain & France combined.

\$1.2T

Our \$1.2 trillion
economy is the 4th
largest in the US.



21

Commercial
Airports



15

Deep-Water
Seaports



1,498

Highway
Miles



2

Active
Spaceports



3,000

Freight
Rail Tracks

Proven record of success in many key industries

Corporate headquarters are naturally drawn to Florida for its highly favorable business climate, which includes a low corporate tax burden, no personal income tax and modern infrastructure. More than 300 international companies have established a presence here. Florida is rated number two for tech job growth.



Florida, the sunshine state, is the warmest of all American states

Average daily temp. **70.7° F**

Source: Esri, U.S. Census, U.S. Bureau Labor Statistics, Florida Trend, Enterprise Florida, Visit Florida, Weather Access

Florida Is The Fastest-Growing State For the First Time Since 1957

Forbes | Brenda Richardson | Senior Contributor

After decades of rapid population increase, Florida now is the nation's fastest-growing state for the first time since 1957.. That's according to a new report from the Census Bureau's Vintage 2022 population estimates released today. Florida's population increased y 1.9% to 22,244,823 between 2021 and 2022, surpassing Idaho, the previous year's fastest-growing state.

"While Florida has often been among the largest-gaining states, this was the first time since 1957 that Florida has been the state with the largest percent increase in population," said Kristie Wilder, a demographer in the population division of the Census Bureau.

For the third most-populous state to also be the fastest growing is notable because it requires significant population gains. In the post-World War II ear after 1946, Florida's percentage increase in population each year has fluctuated but has always been positive. Click [HERE](#) to read full article.