

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

Contact us:

Mark Eilers

Executive Vice President
Land Services
+1 813 871 8533
mark.eilers@colliers.com

John Ruscigno

Associate
Land Services
+1 813 228 9626
john.ruscigno@colliers.com

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

Medium Household Income



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

Businesses



118
431
1,290

Daytime Population

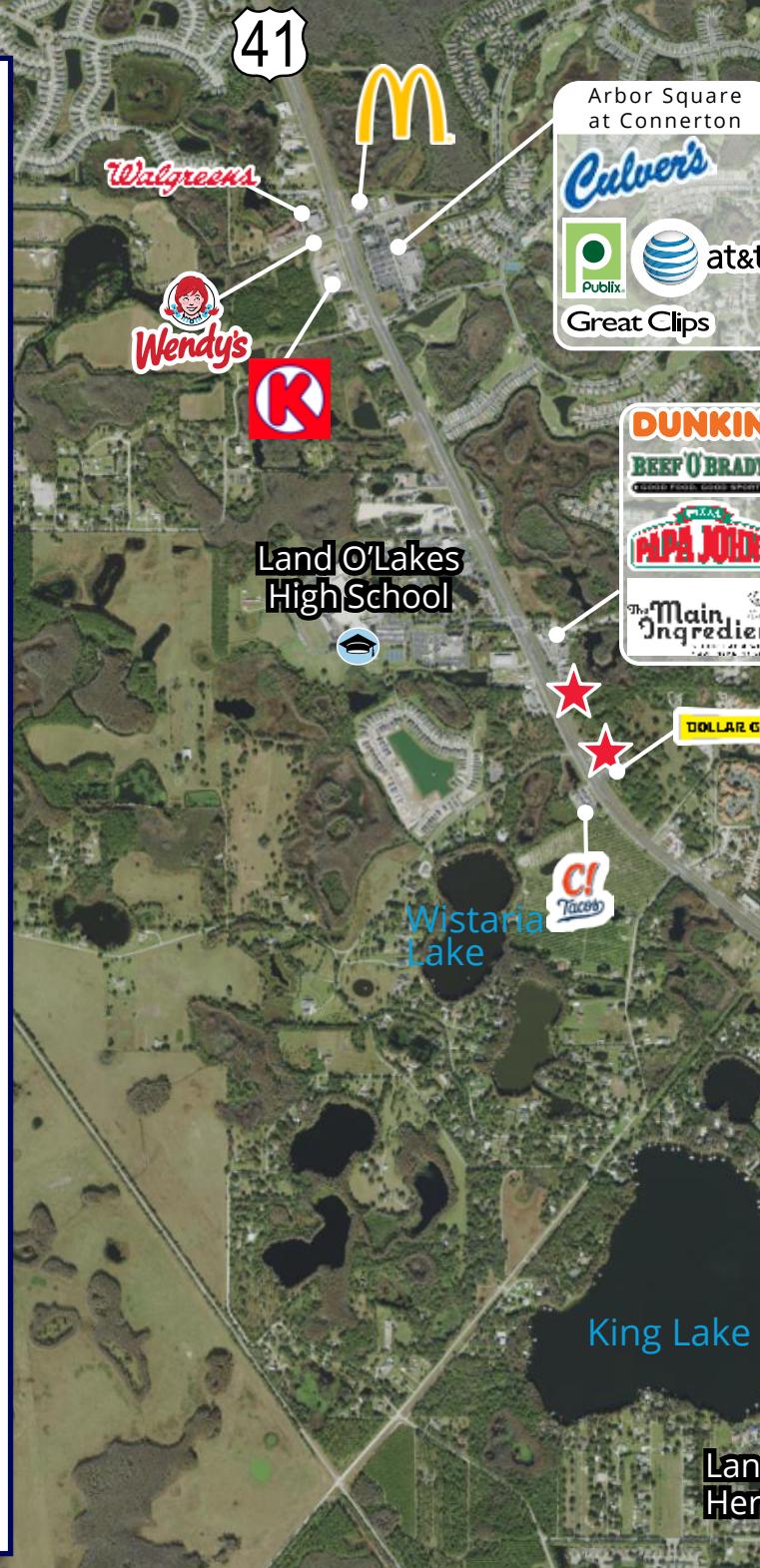


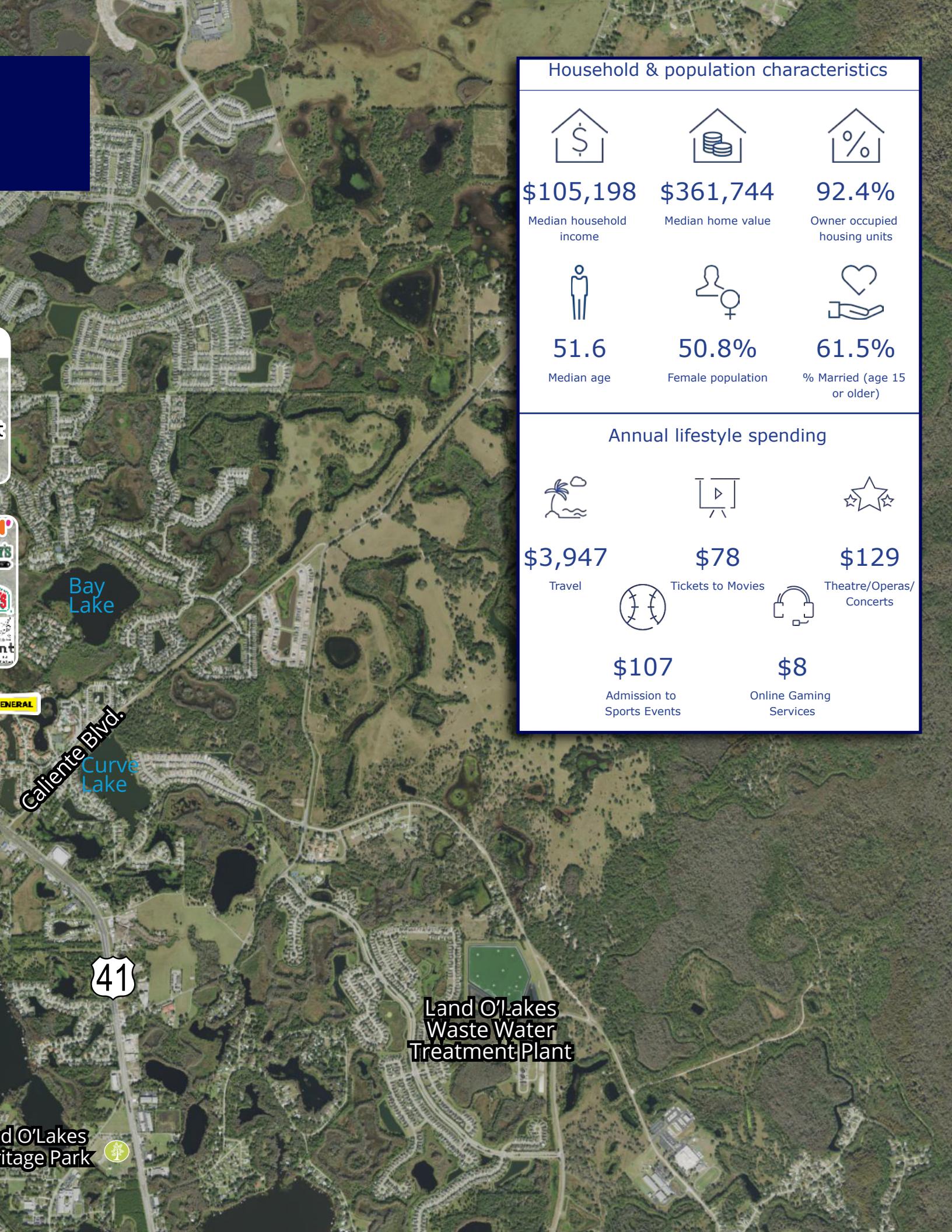
14,088
27,021
57,605

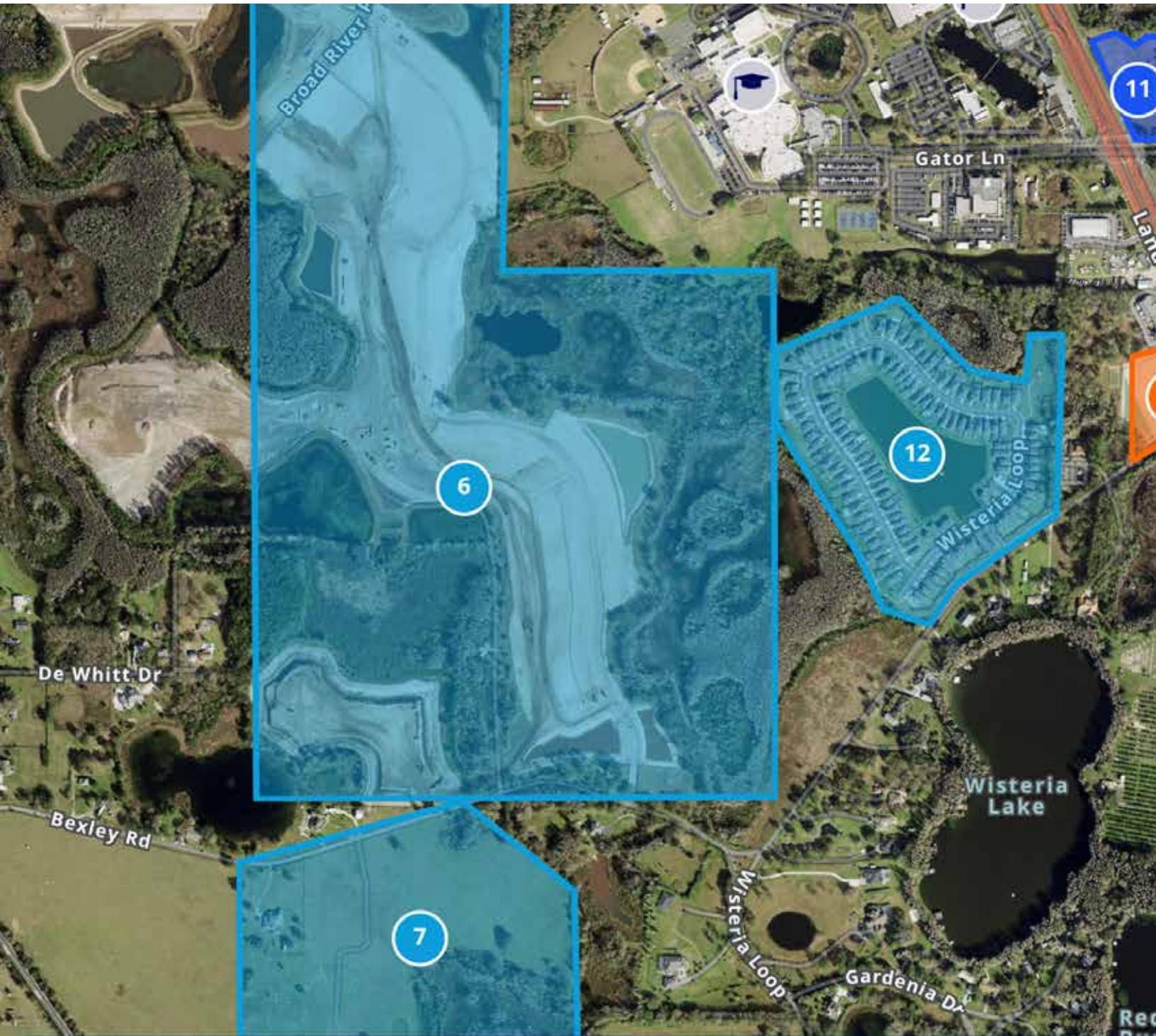
Population Change Since 2010



17.9%
53.9%
47.6%





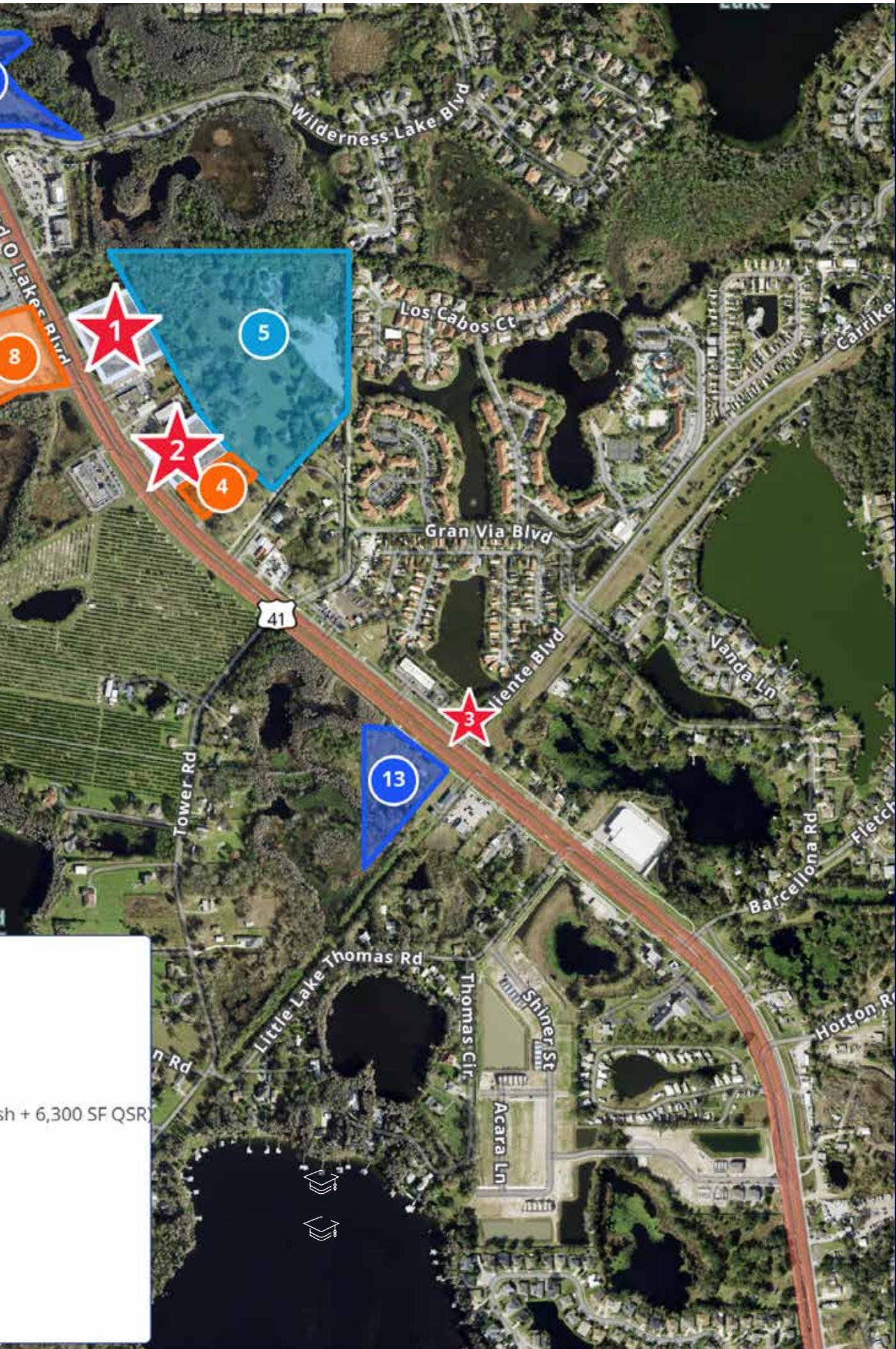


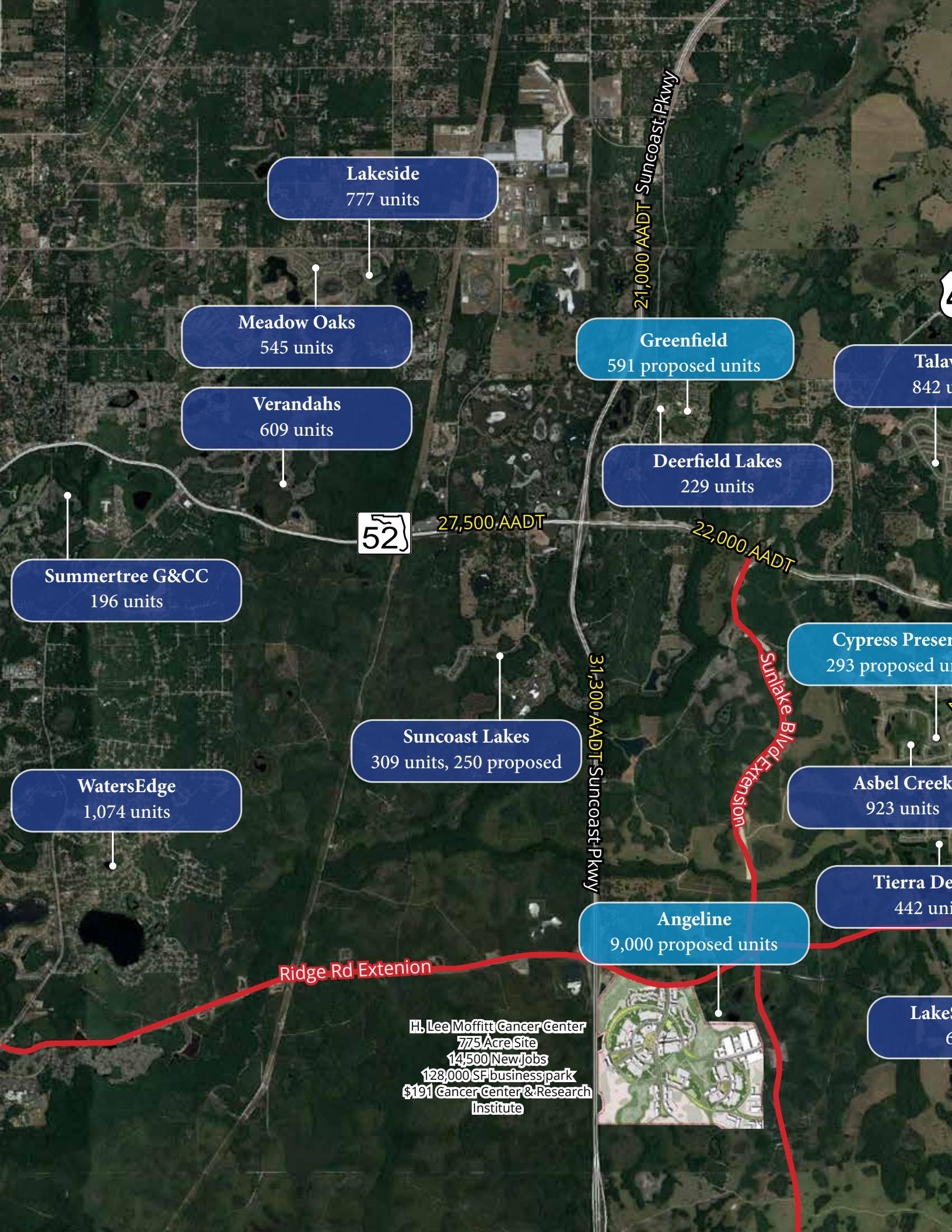
Current Permitting Activity

- 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





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



21
Commercial Airports



15
Deep-Water Seaports



1,498
Highway Miles



2
Active Spaceports



3,000
Freight Rail Tracks

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

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 by 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 era after 1946, Florida's percentage increase in population each year has fluctuated but has always been positive. Click [HERE](#) to read full article.