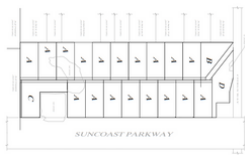




54-ACRE PDP DEVELOPMENT OPPORTUNITY

PRICE **\$4,725,000**

19-LOT ESTATE DEVELOPMENT



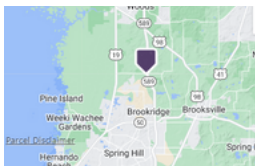
PLAT

PROPERTY HIGHLIGHTS

Discover a rare opportunity to own 54 pristine acres of prime real estate with direct access to the Suncoast Trail. Approved for 19 estate-sized lots, this property promises an exceptional investment potential in a rapidly growing area.

The land also boasts half a million yards of A-3 overburden, offering both immediate value and future development opportunities.

Seize this rare chance to own a piece of Florida's future growth. Schedule your private viewing today and unlock the potential of this extraordinary property.



LOCATION

CONTACT

- > ERIN STERN, REALTOR
- > 352-895-4028 CELL
- > ERIN@ERINSTERN.COM



SITE PLAN



PRICE **\$4,725,000**

19-LOT ESTATE DEVELOPMENT

HIGHLIGHTS

- **APPROVED FOR 19, 2.5-3 ACRE LOTS**
- **TURNKEY AND SHOVEL-READY**
- **POTENTIAL TO REZONE TO HIGHER DENSITY AND/OR COMMERCIAL**
- **IMMEDIATE VALUE IN SAND**
- **DIRECT ACCESS TO SUNCOAST TRAIL**
- **FUTURE HIGHWAY INTERCHANGE LOCATION**
- **ALL ENGINEERING, SURVEYING, AND SOIL REPORTS COMPLETE**
- **DEVELOP NOW OR LAND BANK FOR THE FUTURE**

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