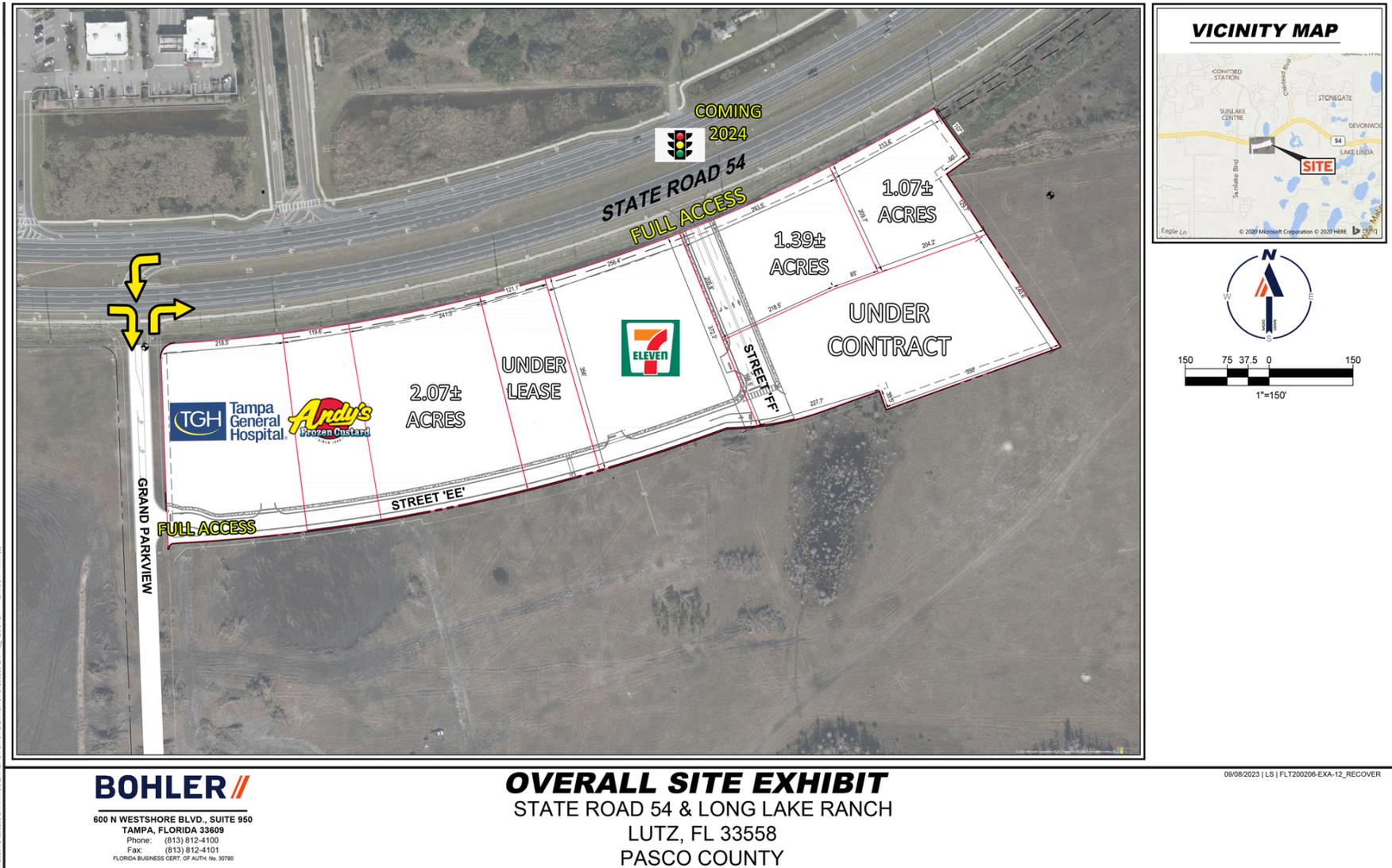


Aerial



Site Plan



BOHLER //

600 N WESTSHORE BLVD, SUITE 950
 TAMPA, FLORIDA 33609
 Phone: (813) 812-4100
 Fax: (813) 812-4101
 FLORIDA BUSINESS CERT. OF AUTH. NO. 30780

OVERALL SITE EXHIBIT
 STATE ROAD 54 & LONG LAKE RANCH
 LUTZ, FL 33558
 PASCO COUNTY

Property Description

PROPERTY DESCRIPTION

This offering includes the opportunity to ground lease within Long Lake Ranch at the southeast corner of SR 54 & Sunlake Blvd. Long Lake Ranch is a 163± acre development located in Pasco County South of SR 54 consisting of residential, medical, office, hotel, and commercial entitlements. Mattamy Homes is currently finishing construction on the residential subdivision that consists of over 350 single family homes and town houses. There is a traffic signal that has been approved and will be operational in Q1 2024. Tenants in the development include Tampa General Hospital, HCA, Andy's Frozen Custards, & 7-11.

LOCATION DESCRIPTION

Southeast corner of Sunlake Blvd and SR 54 in Pasco County

MUNICIPALITY

Pasco County

PROPERTY SIZE

1.07 Acres, 1.39 Acres & 2.07 Acre (Parcel can be subdivided) Currently Available

ZONING

PD - Allows for commercial, retail, office, and hotel

PARCEL ID

27-26-18-0000-00700-0010

GROUND LEASE ASKING PRICES

Contact Broker

BROKER CONTACT INFO

Chris Bowers, CCIM Senior Broker Associate 813.287.8787 x8 chris@thedirtdog.com	Bill Eshenbaugh, ALC, CCIM President, Lic. Real Estate Broker 813.287.8787 x1 Bill@TheDirtDog.com
---	--

Aerial



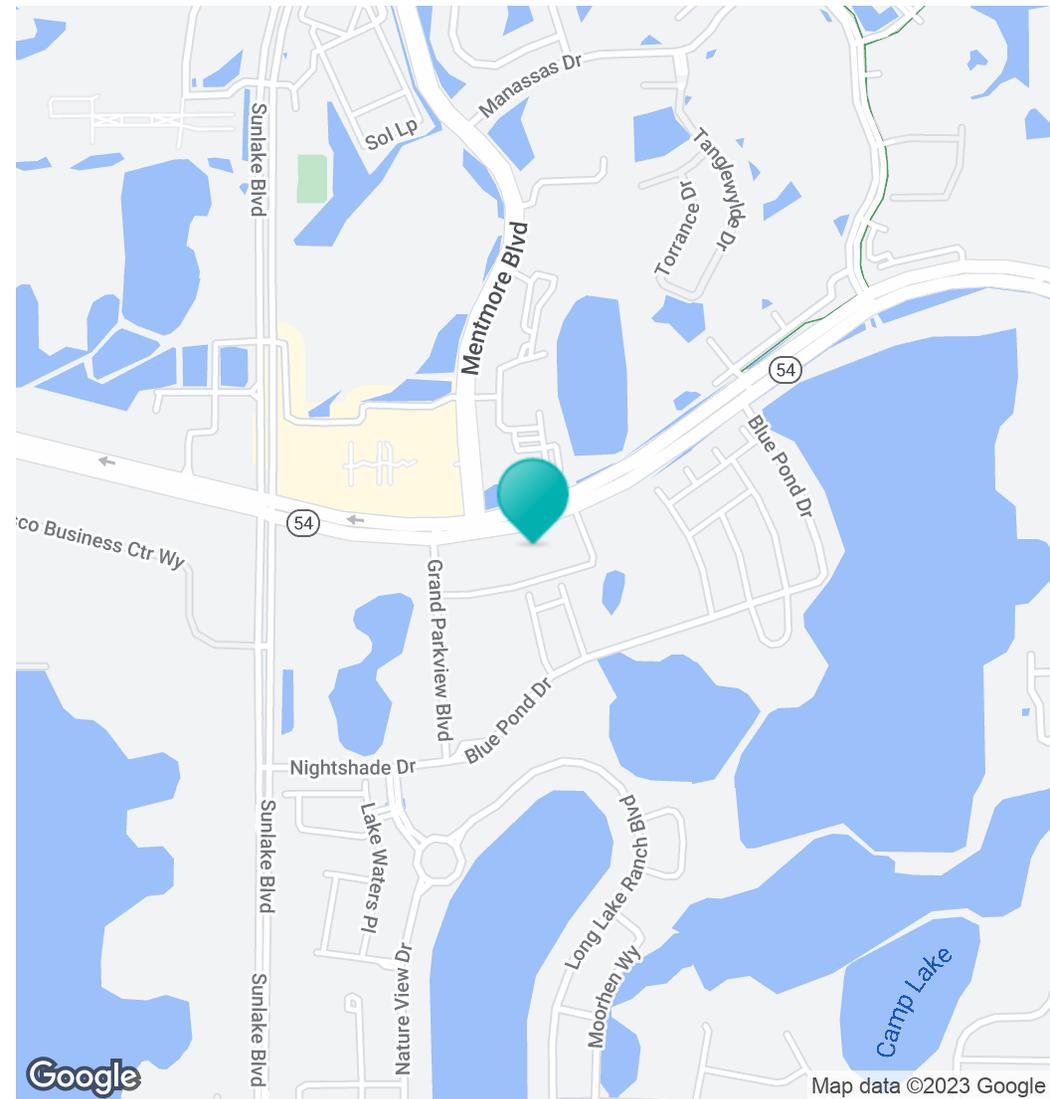
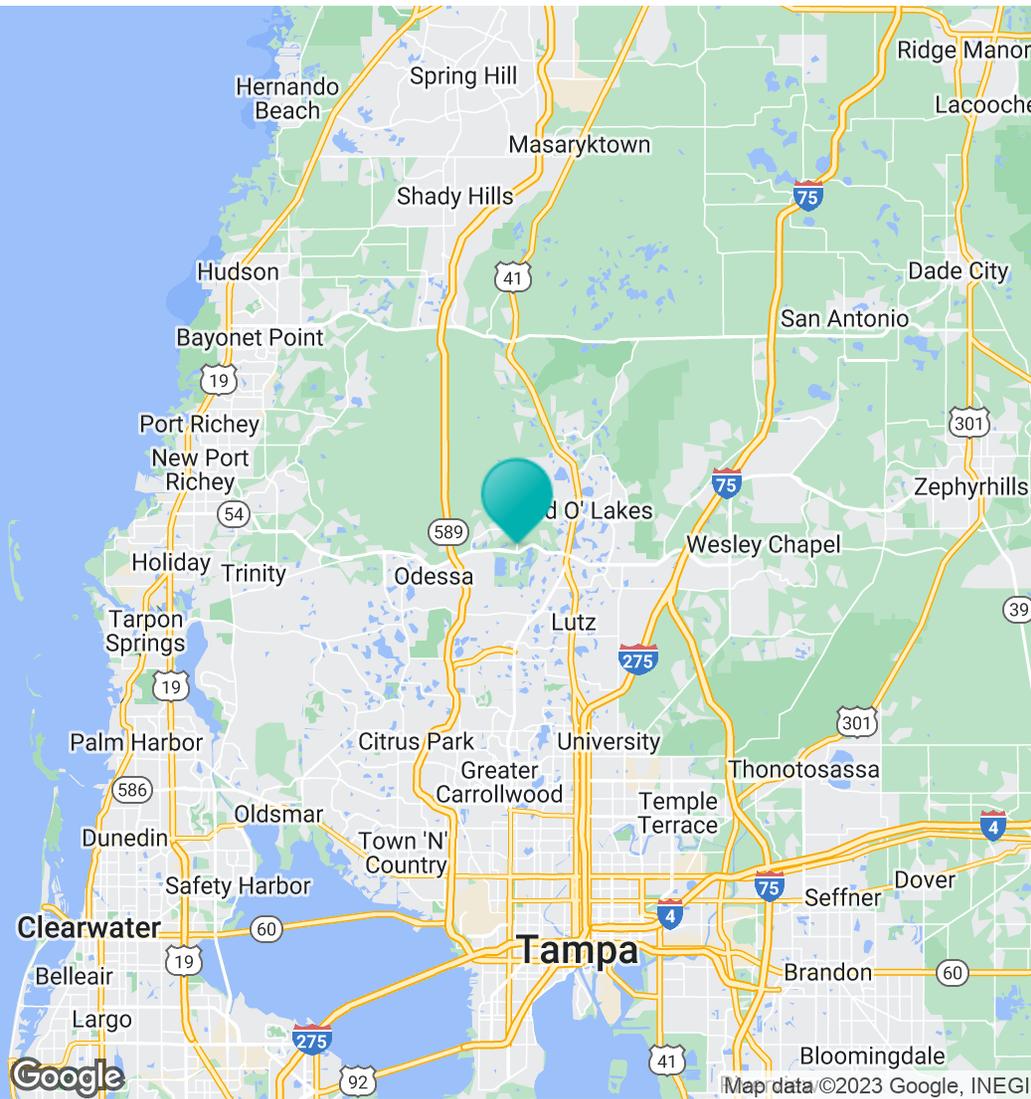
Aerial



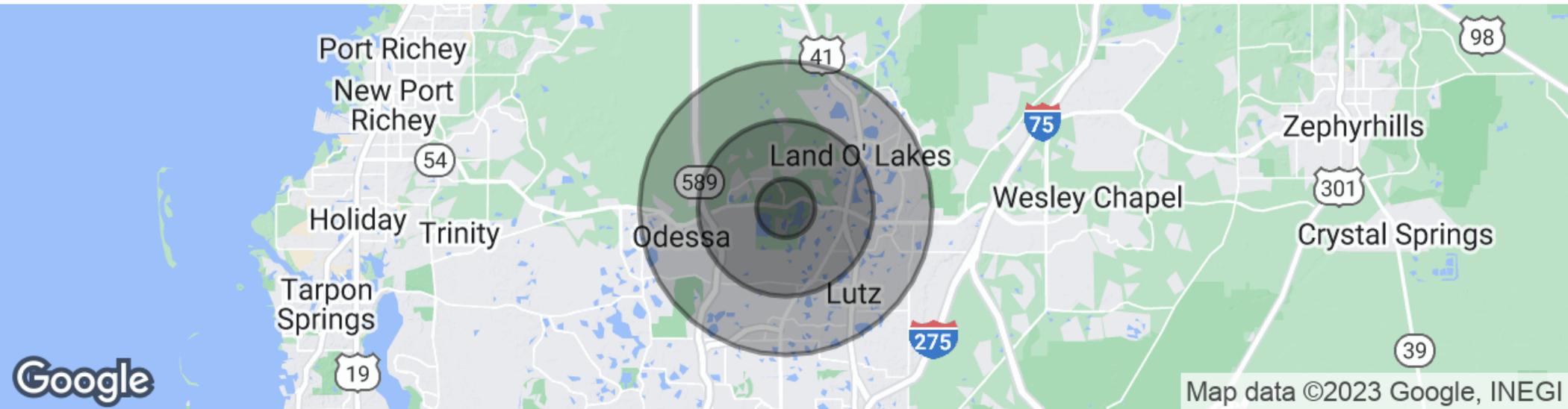
Aerial



Location Maps



Demographics Map & Report



POPULATION

Total population
Median age
Median age (Male)
Median age (Female)

1 MILE

4,092
42.6
43.4
42.6

3 MILES

40,237
38.9
39.1
39.3

5 MILES

88,355
41.0
40.7
41.4

HOUSEHOLDS & INCOME

Total households
of persons per HH
Average HH income
Average house value

1 MILE

1,688
2.4
\$101,748
\$282,157

3 MILES

13,909
2.9
\$113,325
\$302,601

5 MILES

32,332
2.7
\$110,662
\$312,316

* Demographic data derived from 2020 ACS - US Census

Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.