

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial Overview



30.7± Acres

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 30.7± acres in an Opportunity Zone within unincorporated Pasco County. The site is situated conveniently along the six-lane major thoroughfare of US 19, boasting 890 feet of frontage to traffic counts of 39,500 AADT.

The site is currently zoned C-2, which allows for a variety of general commercial uses. The property is located within the Future Land Use designation of ROR (Retail/Office/Residential).

LOCATION DESCRIPTION

The property is located at the northwest corner of US 19 & Sea Pines Drive in Hudson, FL. The property is situated between two major east/west thoroughfares of County Line (5 miles to the north) and State Road 52 (4.5 miles to the south) allowing easy accessibility.

PROPERTY SIZE

30.7± Acres

ZONING

C-2

FUTURE LAND USE

ROR (Residential/Office/Retail)

PRICE

\$3,900,000

BROKER CONTACT INFO

Bill Eshenbaugh, ALC,CCIM

Senior Advisor/President

813.287.8787 x101

Bill@TheDirtDog.com

Overview Facing South



30.7± Acres

Overview Facing North



Site Plan



Site Data Table	
SITE LOCATION:	501 CORNH US 19 AND SEA PRIDES DRIVE HUNTER, FLORIDA
PROPERTY AREA:	30.42 ACRES
APPROXIMATE PROJECT AREA:	22.00 ACRES
STREET CROWNED PER AREA:	22.00 ACRES
COMMERCIAL OUTPACE AREA:	4.00 ACRES
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY APARTMENTS & COMMERCIAL
PROPOSED UNITS:	264 UNITS (2 BEDROOM X
REQUIRED PARKING:	
APARTMENTS:	528 SPACES (2 SPACES/UNIT)
VISITORS:	66 SPACES (2 SPACES/SCUM)
TOTAL:	594 SPACES
15% ALLOWABLE REDUCTION IN PARKING FOR TRANSIT STOP	
TOTAL REQUIRED PARKING:	505 SPACES
PROPOSED PARKING:	505 SPACES

BELLEW INVESTMENT PROPERTIES
LLC
17816 WILLOW LAKE DR
ODESSA FL 33556-4724

COM AT SW COR OF LOT 1 OF SEA PI
NES UNIT ONE PG 8 PG 149 FOR POB
TH S89DEG26' 01"E 131.10 FT TH
S00DEG15' 40"W 32.84 FT TH ALG A
See Additional Legal on Tax Roll

Taxing Authority		Ad Valorem Taxes		Exemption		Taxable Value		Taxes Levied	
Telephone		Millage		Assessed Value		Exemption		Taxes Levied	
COUNTY COMMISSION - OPERATING		727-847-8980		7.4202		1,630,821		1,630,821	
SCHOOL OPERATING STATE LAW		727-774-2268		3.0830		1,630,821		1,630,821	
SCHOOL - CAPITAL OUTLAY		727-774-2268		1.5000		1,630,821		1,630,821	
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING		727-774-2268		1.0000		1,630,821		1,630,821	
SCHOOL - LOCAL DISCRETIONARY		727-774-2268		0.7490		1,630,821		1,630,821	
COUNTY MUNICIPAL SERVICE FIRE DIST		727-847-8980		2.1225		1,630,821		1,630,821	
COUNTY PARKS MSTU		727-847-8980		0.0000		1,630,821		1,630,821	
COUNTY ROADS MSTU		727-847-8980		0.4052		1,630,821		1,630,821	
SW FLA WATER MANAGEMENT DISTRICT		800-423-1476		0.1909		1,630,821		1,630,821	
VOTER APPROVED - COUNTY MOSQUITO CONTROL		727-378-4568		0.2242		1,630,821		1,630,821	
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019		727-847-8980		0.0304		1,630,821		1,630,821	
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020		727-847-8980		0.0416		1,630,821		1,630,821	
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024		727-847-8980		0.0444		1,630,821		1,630,821	
VOTER APPROVED - COUNTY JAIL BOND 2019		727-847-8980		0.0256		1,630,821		1,630,821	
VOTER APPROVED - COUNTY JAIL BOND 2021		727-847-8980		0.1073		1,630,821		1,630,821	
VOTER APPROVED - COUNTY PARKS & REC BOND 2019		727-847-8980		0.0096		1,630,821		1,630,821	
VOTER APPROVED - COUNTY PARKS & REC BOND 2022		727-847-8980		0.0131		1,630,821		1,630,821	
VOTER APPROVED - COUNTY LIBRARIES BOND 2019		727-847-8980		0.0094		1,630,821		1,630,821	
VOTER APPROVED - COUNTY LIBRARIES BOND 2021		727-847-8980		0.0067		1,630,821		1,630,821	
Total Millage		16.9431		Total Ad Valorem Taxes		\$27,631.17		\$27,631.17	

Leveraging Authority

Non-Ad Valorem Taxes
Telephone

Amount

If Paid By Please Pay		Nov 30, 2024 \$26,525.92		Dec 31, 2024 \$26,802.23		Jan 31, 2025 \$27,078.55		Feb 28, 2025 \$27,354.86		Mar 31, 2025 \$27,631.17	
Total Non-Ad Valorem Taxes		\$26,525.92		\$26,802.23		\$27,078.55		\$27,354.86		\$27,631.17	

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.
PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT

Mike Fasano

Pasco County Tax Collector

"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
23-24-16-0000-00300-0000		UF

2024 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay your current taxes online at www.pascotaxes.com

If Paid By Please Pay		Nov 30, 2024 \$26,525.92		Dec 31, 2024 \$26,802.23		Jan 31, 2025 \$27,078.55		Feb 28, 2025 \$27,354.86		Mar 31, 2025 \$27,631.17	
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PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276
All Key: 1432502

RE7021622 1-2 *****5-DIGIT 33556
BELLEW INVESTMENT PROPERTIES
LLC
17816 WILLOW LAKE DR
ODESSA FL 33556-4724

COM AT SW COR OF LOT 1 OF SEA PI
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1 01432502 2024 4

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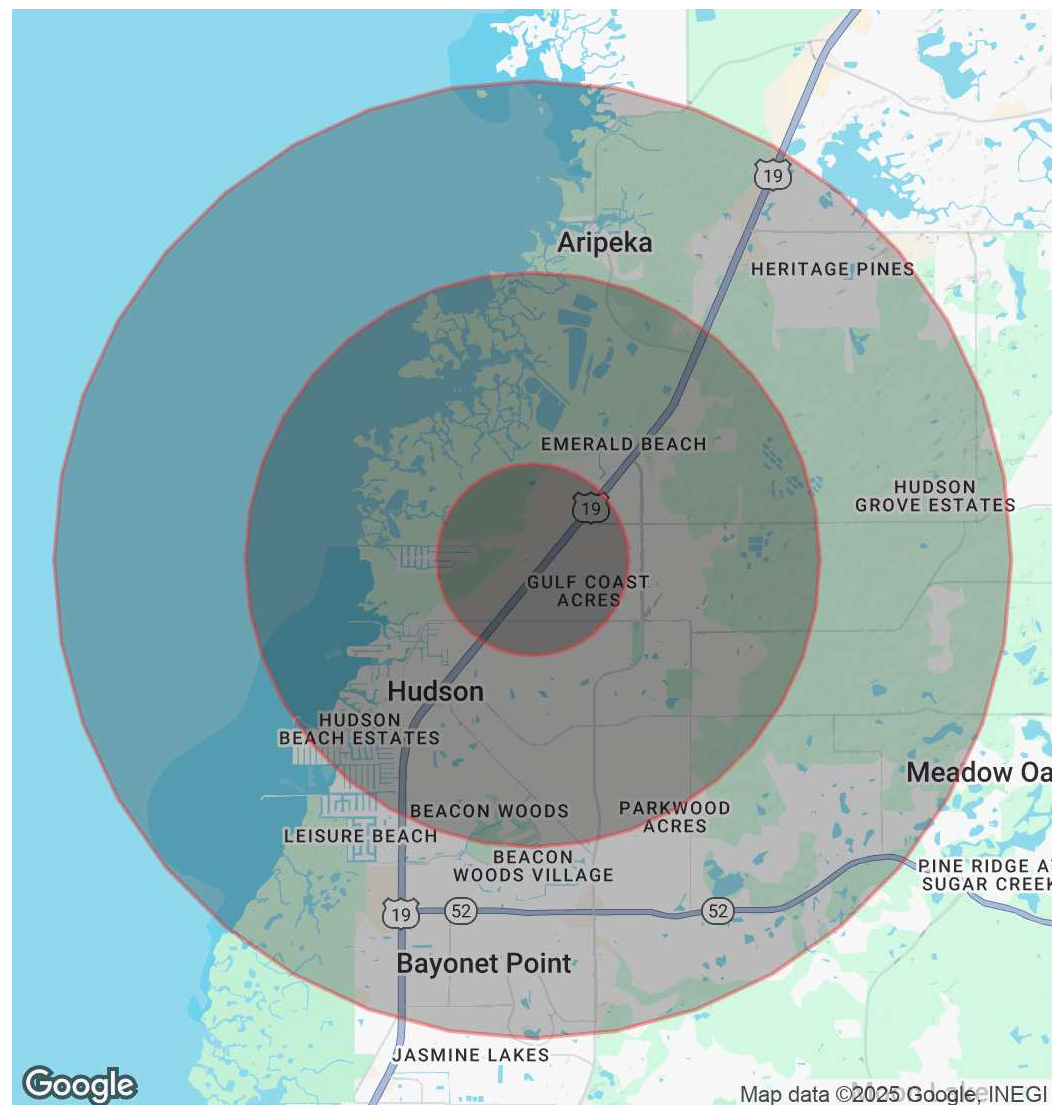
Demographics Map & Report

POPULATION

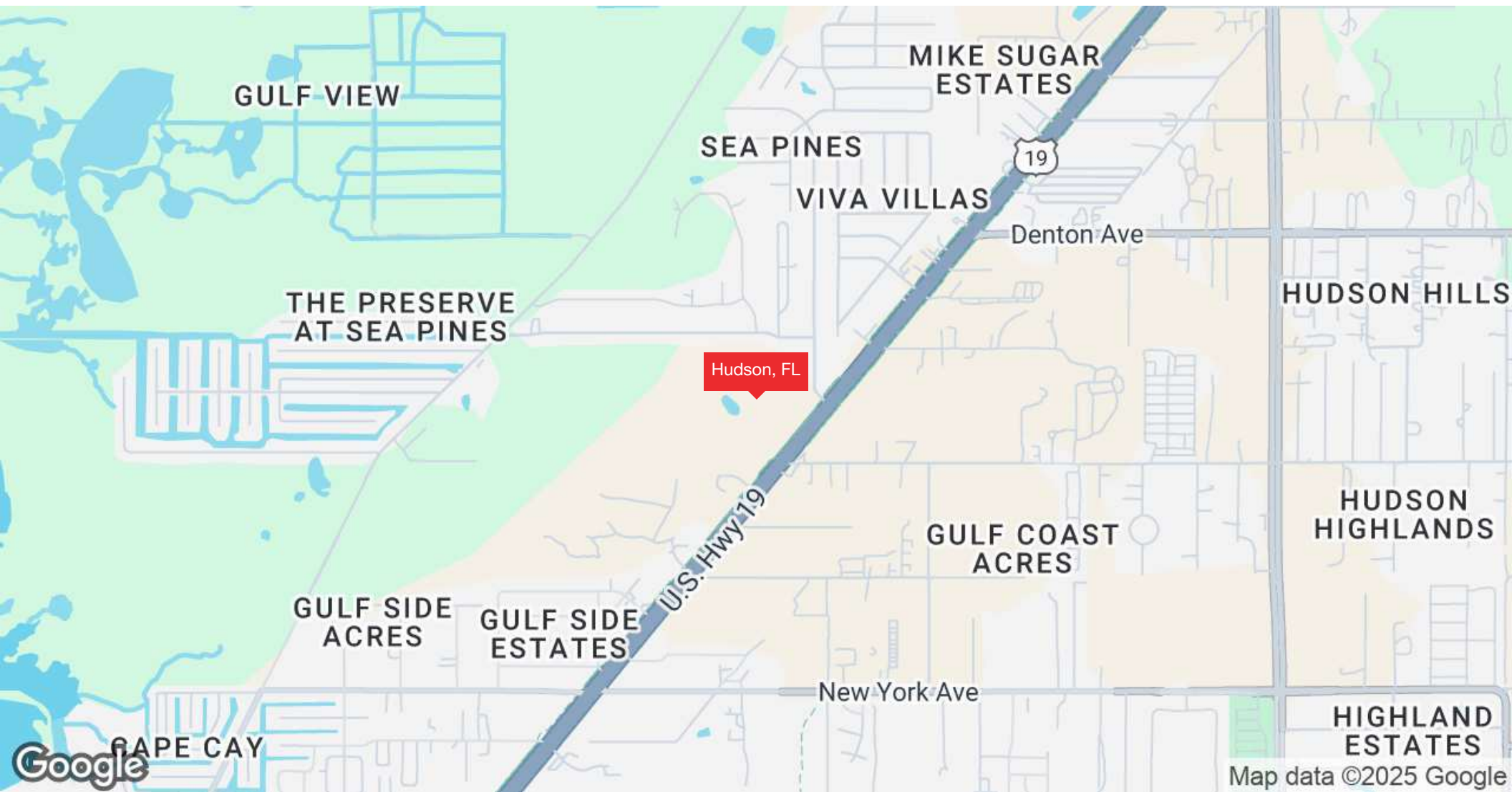
	1 MILE	3 MILES	5 MILES
Total Population	3,406	25,149	64,508
Average Age	46	52	51
Average Age (Male)	45	51	50
Average Age (Female)	46	53	52

HOUSEHOLDS & INCOME

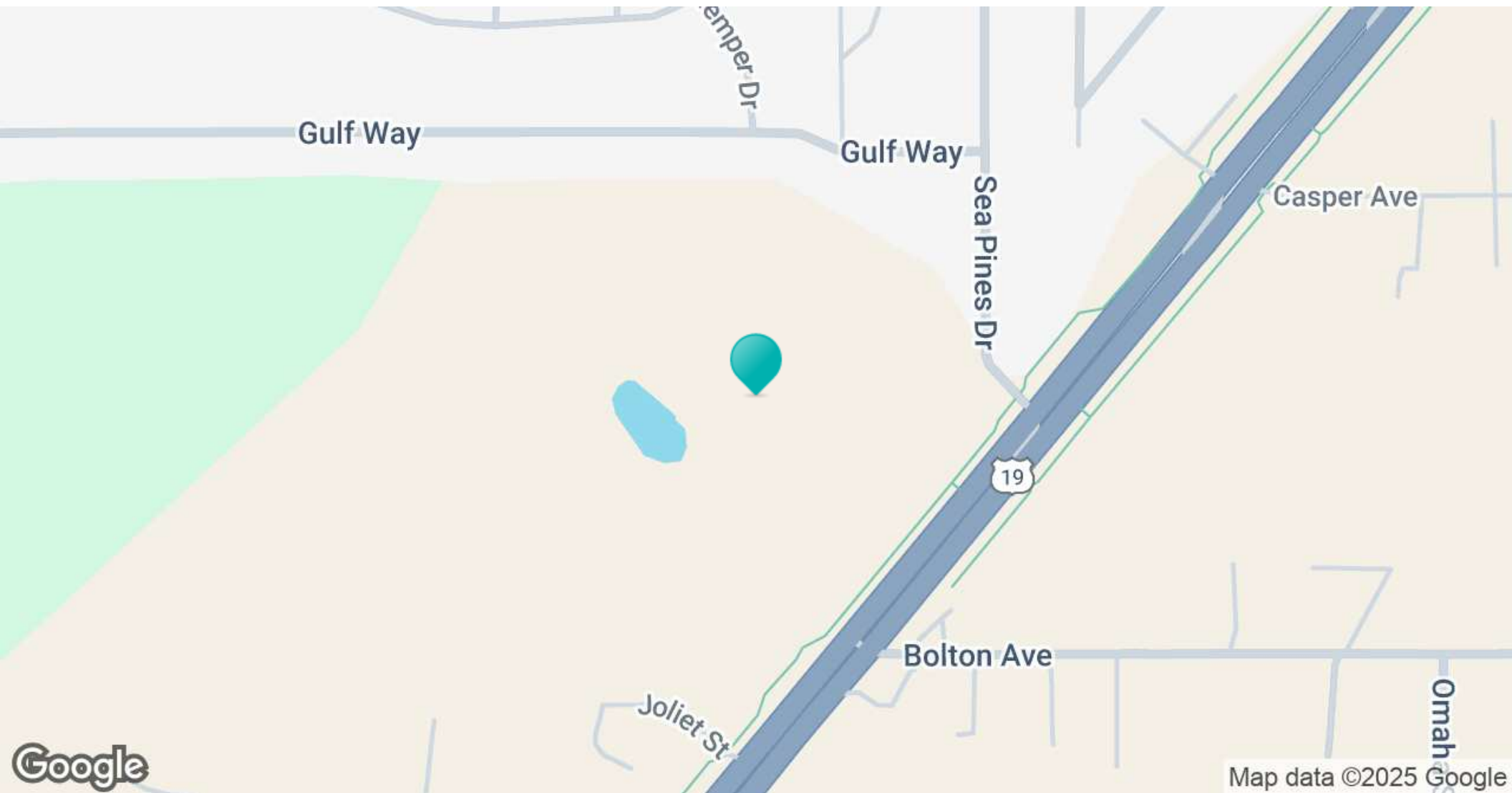
	1 MILE	3 MILES	5 MILES
Total Households	1,455	11,428	29,137
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$60,370	\$64,158	\$62,328
Average House Value	\$188,859	\$232,494	\$217,594



Regional Map



Location Map



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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

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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.