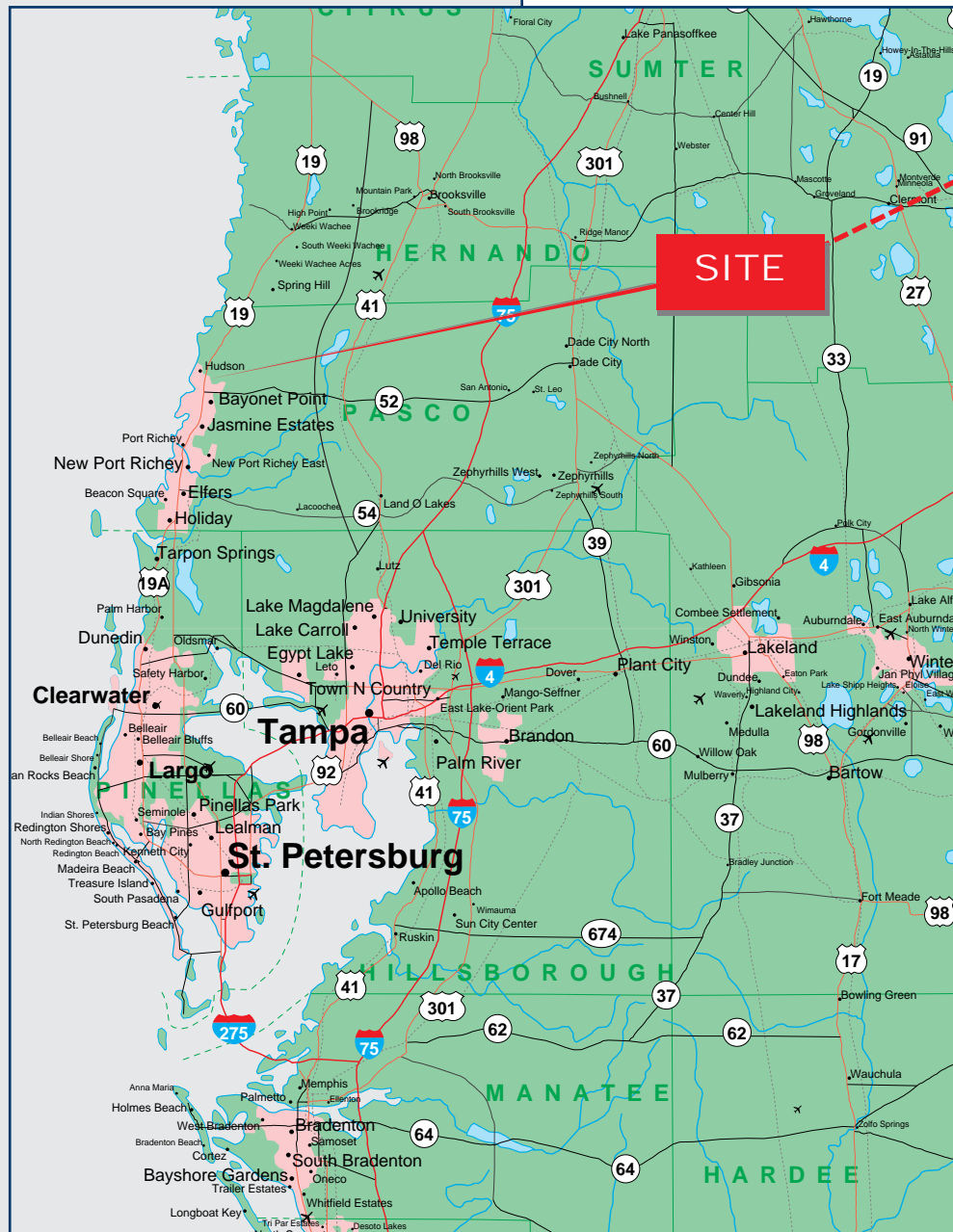
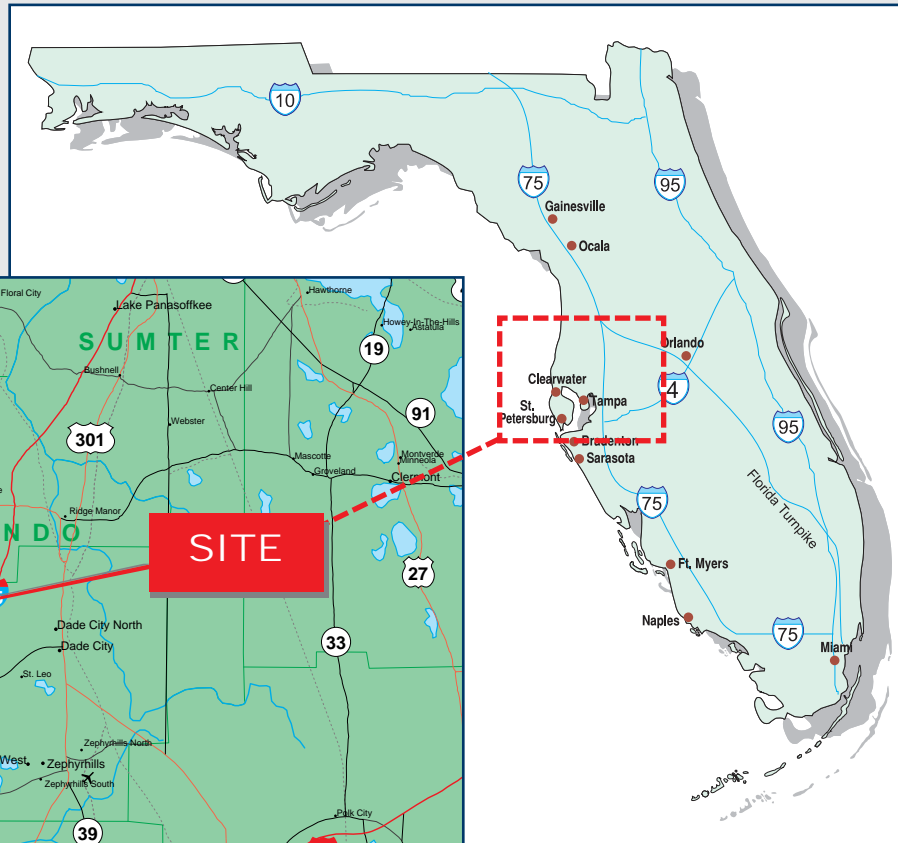


LAND FOR SALE

153 Acres MOL, Residential or Mixed Use Development Opportunity Pasco County, Florida



For more information and inspection please contact:

BRUCE K. ERHARDT, ALC
Executive Director
(813) 223-6300
Bruce.erhardt@cushwake.com



One Tampa City Center, Suite 3600
Tampa, FL 33602

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

Land For Sale

153 Acres MOL, Residential or Mixed Use Development Opportunity Pasco County, Florida



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Tampa, FL 33602

**For Sale
LAND**

153 Acres MOL, Residential or Mixed Use Development Opportunity Pasco County, Florida

PROPERTY PROFILE

LOCATION:

- **Emerald Field:** SWC of Hudson Av. and Library Rd., Hudson, FL
- **Beacon Woods:** NEQ of Agua Clara Dr. and Hudson Av., Hudson, FL

ACCESS:

- Off Hudson Av., Fivay Rd. and Library Rd.

DISTANCES:

- Bayonet Point Medical (290 Bed Hospital) - contiguous to Emerald Field
- Links Golf Course - contiguous to Beacon Woods
- Winn-Dixie - .50 miles
- Publix - 1 mile
- Wal-Mart Super Center - 2.6 miles
- Gulf View Square Mall - 5.5 miles
- Tampa International Airport - 37 miles

ZONING:

- Part of Beacon Woods East DRI
- Entitlements remain for 634 units
 - 90 Single Family Units
 - 544 Multifamily Units
 - 2 Acres General Commercial
- Emerald Field has a new land use equivalency matrix allowing a trade off to daycare, office, medical offices, clinic, ALF, nursing home, hospital and church uses. See Exhibit E on our web site.
- Approved engineering plans for:
 - Beacon Woods - 201 multifamily and 43 single family
 - Emerald Fields - 300 multifamily and 24 single family

FLOOD ZONE:

- AE



Gulf of Mexico

SIZE:

- Beacon Woods: 85 acres +/-
- Emerald Field: 68 acres +/-
- Will Divide

WEB SITE:

- http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=354

FUTURE LAND USE:

- Beacon Woods - RES - 6
- Emerald Field - PD

UTILITIES:

- Available at site

COMMENTS:

- Will divide
- Excellent senior housing/care campus location
- Fully entitled and concurrent
- Sites balance
- Pasco County Transit stop (Route 21) contiguous to the east on Libard Rd. and Fivay Rd.
- Sites contiguous to the Hudson Regional Library
- **Sites are fully designed, permitted and concurrent with no offsite improvement costs.**

CONTIGUOUS HOSPITAL:

- **The contiguous Regional Medical Center Bayonet Point is a 290-bed acute care facility, home of the nationally acclaimed Heart Institute, with over 350 physicians, 950 employees, and 500 volunteers comprising the integrated healthcare delivery team.**

PRICE:

- Emerald Field \$3,000,000
- Beacon Park \$2,500,000



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