



# FOR SALE

47.78± acres

Mixed Use, Office, Retail, Multifamily Land Development Site  
Pasco County, FL



[Click To Visit Website](#)

## PROPERTY PROFILE

### LOCATION:

- Southeast quadrant of State Road 54 and Madison, West Pasco County

### DISTANCES:

- U.S. Highway 19 – 1.4 miles
- Suncoast Expressway – 10.9 miles
- Target/Public – 3 miles
- HCA Hospital – 3 miles

### SIZE:

- 47.78± acres gross
- 16.5± acres multifamily
- 36.2± acres retail/office

### ZONING:

- MPUD for 250,000 SF of retail, 244,000 SF of office, and 300 units multifamily

### FUTURE LAND USE:

- PD

### UTILITIES:

- Sewer: 10" PVC FM, south side of State Road 54
- Water: 24" DIP, south side of State Road 54

For more information, please contact:

**Bruce Erhardt, ALC**  
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### TOPO:

- 40-60 feet

### ACCESS:

- 30k median cuts on SR 54 and full access from Madison St.
- Light at Madison and when warranted at the eastern median at Thys Rd.

### DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
Population	11,579	86,306	154,773
Median Income	\$41,838	\$42,776	\$46,842
Retail Sales	\$67,416,360	\$610,379,243	\$1,194,924,338

### PRICE:

- Market

### BROKERAGE NOTE:

- Outside brokers representing Buyers must be compensated by the Buyer. Cushman & Wakefield of Florida, Inc. is not paying an outside broker

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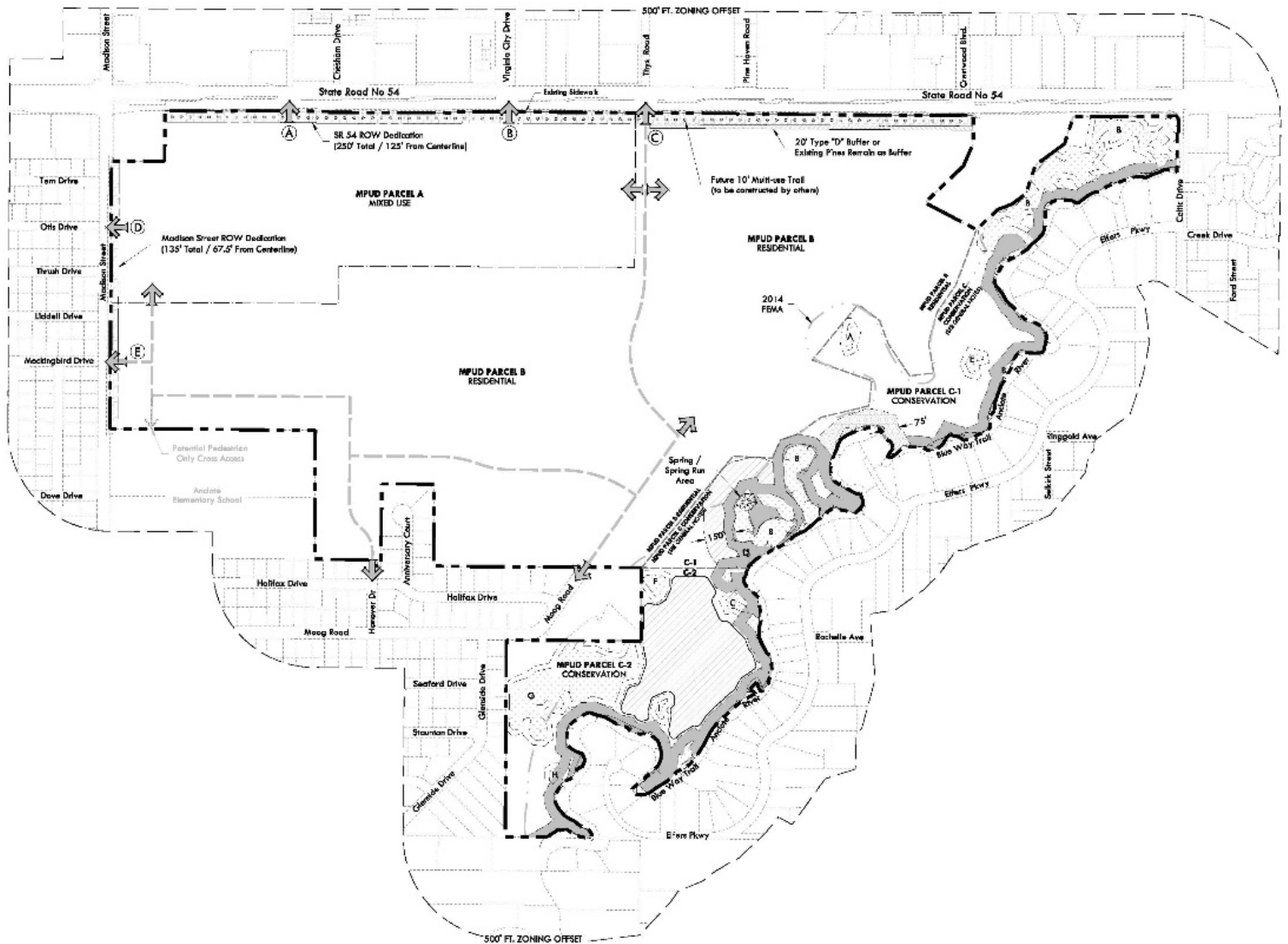


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## SITE PLAN



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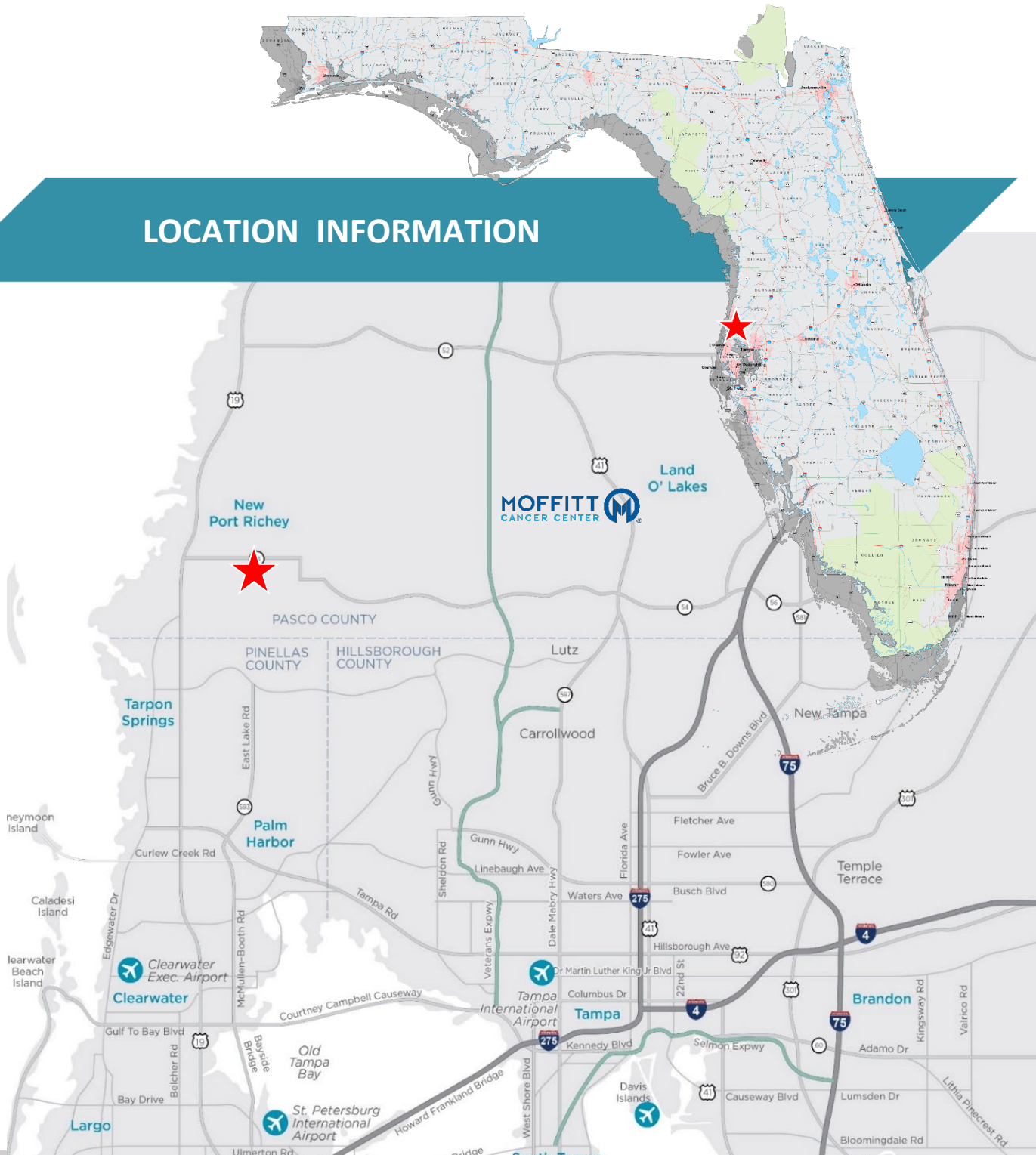


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