



Palmwood Realty, Inc.

Commercial Investment Division

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VACANT LAND PRESENTATION SHEET

LOCATION: SOUTHWEST CORNER OF COUNTY LINE ROAD AND THE SUNCOAST PARKWAY, SPRING HILL (PASCO COUNTY), FLORIDA, 34610.

ROAD FRONTAGE: 661.09 FRONT FEET ON COUNTY LINE ROAD; 1,319.02 FEET OF FRONTAGE ALONG THE SUNCOAST PARKWAY.

APPROXIMATE PROPERTY SIZE: 661.09' X 1,319.02' X 661.09' X 1,319.02' M.O.L. (A FORMAL SURVEY SHOULD BE PERFORMED TO DETERMINE ACTUAL DIMENSIONS.)

GENERAL DESCRIPTION: 18 ACRES M.O.L. OF FLAT AND LEVEL COMMERCIAL/AGRICULTURAL LAND. TWELVE ACRES ARE ZONED C-2 COMMERCIAL, SIX ACRES M.O.L. ZONED AGRICULTURAL. THIS PROPERTY IS STRATEGICALLY LOCATED AT THE COUNTY LINE ROAD AND SUNCOAST PARKWAY INTERCHANGE. PARCEL ID #03-24-18-0000-00500-0000, PASCO COUNTY, FLORIDA.

NOTE: CURRENTLY THERE IS NO COUNTY WATER OR SEWAGE AVAILABLE TO THIS SITE. THIS PROPERTY WILL HAVE TO BE SERVICED BY ITS OWN WELL AND SEPTIC.

ZONING: C-2 AND AGRICULTURAL. FLOOD MAP NO. 12101C0208F.

PROPERTY TAXES: APPROXIMATELY \$18,000.

PURCHASE PRICE: ~~\$8,000,000 — O.B.O.~~ \$6,000,000.

FINANCING: BANK - TO BE ARRANGED WITH 30% CASH DOWN.

REMARKS: THIS IS A HIGH-VISIBILITY SITE THAT OFFERS HIGHWAY EXPOSURE, TRAVEL CONVENIENCE AND MANY OPPORTUNITIES FOR DEVELOPMENT. LOCATED ACROSS THE STREET FROM THE PUBLIX-ANCHORED SHOPPING CENTER IN FRONT OF THE VILLAGES OF AVALON SUBDIVISION TO THE WEST, THIS LOCATION WOULD WORK FAVORABLY FOR APARTMENTS, MEDICAL OFFICES, PROFESSIONAL OFFICES, OFFICE/WAREHOUSE, TOWNHOUSE CONDOMINIUMS, HOTELS OR MIXED USE. HIGHEST AND BEST USE IS TO DEVELOP!

(The above property is subject to price change, omissions, errors, withdrawal and prior sale.
This office is acting as a Transaction Broker in the sale of this property.)

"Servicing The Discriminating Investor"