

# 4.99 Acre Land Available for Sale

## Traffic Lit NWC of SR 54 and Livingston Rd | Land O' Lakes | FL 34639



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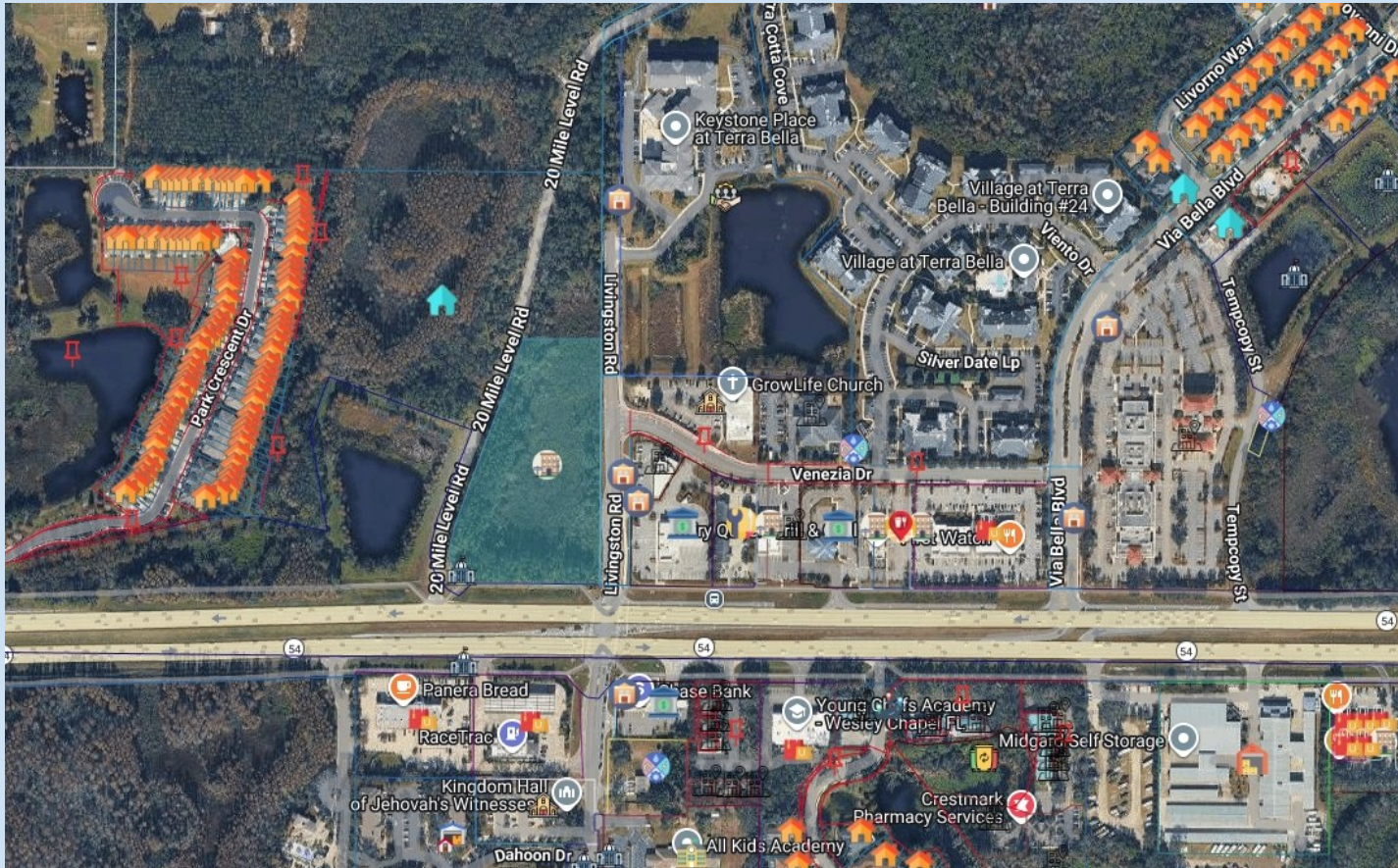
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# Site Overview

The offering includes the opportunity to purchase land in the rapidly growing area of Land O' Lakes, Florida

## PROPERTY HIGHLIGHTS

- Available for Sale
- Zoned Commercial
- Delivered as is
- Site has poor quality wetlands, have been identified and delineated, can be mitigated
- Full access from the light at Livingston Rd to the east
- Proposed full access from 20 Mile Level Rd to the west
- On the main 5 mile arterial road between I-75 and SR 41 seeing over 72,000 cars a day
- High-income residential population within 5 miles of the site



# Conceptual



# Property Photo



## TRAFFIC COUNTS

72,000 ADT on SR 54

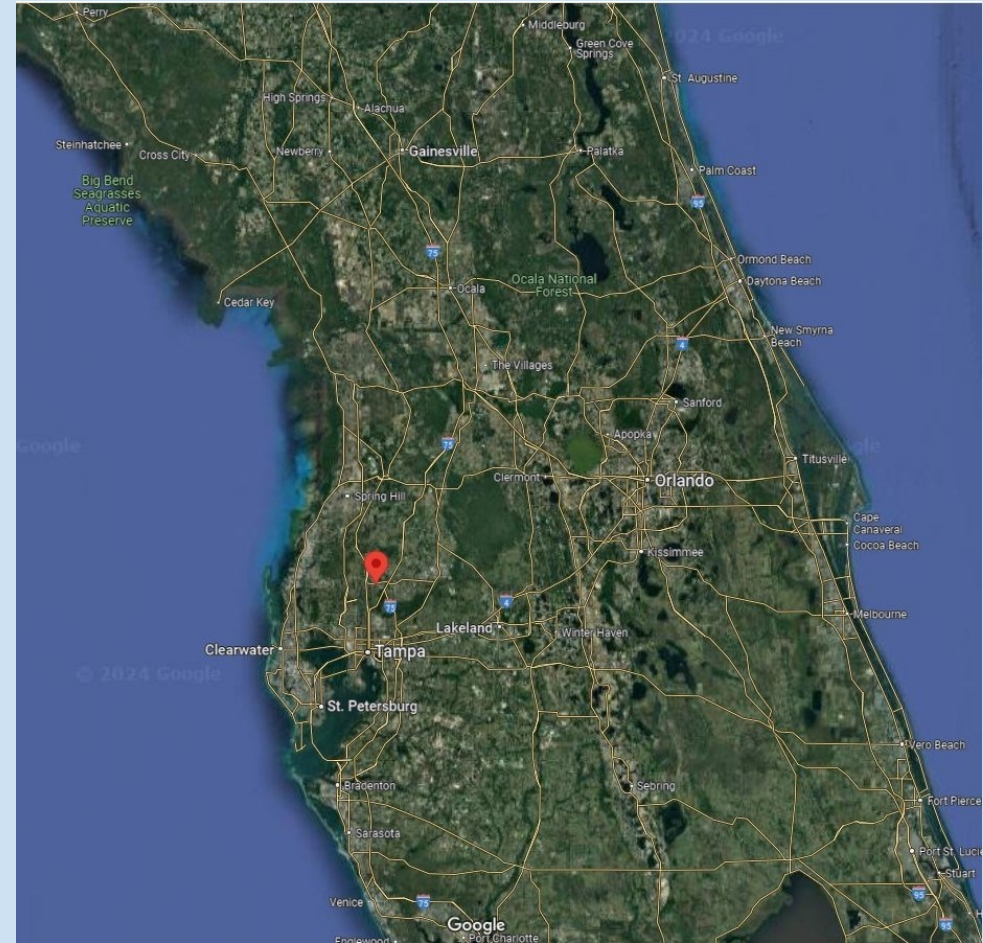
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,650	41,152	109,197
MEDIAN HH INCOME	\$93,676	\$101,147	\$111,724
MEDIAN AGE	41.1	40.3	40.2
HOUSEHOLDS	2,589	16,999	43,406

# Community Overview

**Pasco County is the #1 fastest-growing county in the Tampa MSA with the fifth highest household income in Florida.**

- Residents access an array of good employment options in management, health care and finance from Moffit Cancer Center, Amazon, Santander Consumer and Mettler Toledo to name a few.
- A skilled work force with over 100,000 residents within a 3 mile radius.
- Over 15,500 residential units are planned within a 10 mile radius.
- 20 minutes to downtown Tampa and the Tampa International Airport.



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