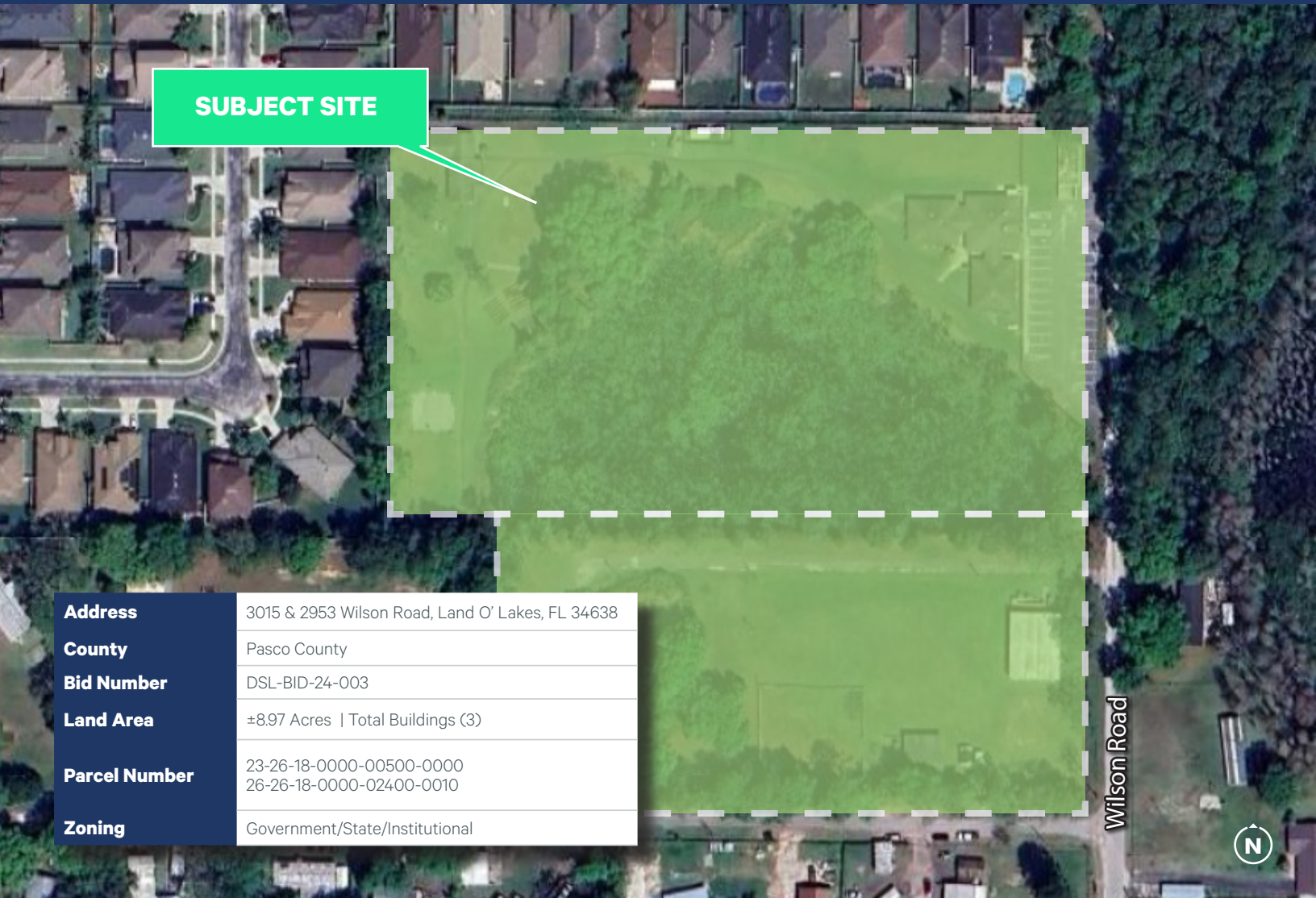


Redevelopment Opportunity in Pasco County

3015 & 2953 Wilson Road
Land O' Lakes, FL 34638
www.stateoffloridasurpluslands.com

±8.97 Acres of Land Available



SUBJECT SITE

Address	3015 & 2953 Wilson Road, Land O' Lakes, FL 34638
County	Pasco County
Bid Number	DSL-BID-24-003
Land Area	±8.97 Acres Total Buildings (3)
Parcel Number	23-26-18-0000-00500-0000 26-26-18-0000-02400-0010
Zoning	Government/State/Institutional

Wilson Road



OFFERING SUMMARY

Property Description	CBRE is pleased to offer this opportunity for sale. The offering totals ±8.97 acres. It includes 3 buildings totaling ±13,300 square feet and was formally used as a Florida detention facility. One of the three buildings is modular. The parcels are located along Wilson Road in Land O' Lakes, FL. The property is large enough to combine and redevelop, likely into multiple single-family homes, or one large estate home/mini farm.
Location	Part of Section 23, Township 26 South, Range 18 East, Pasco County, Florida, being further described as follows: Commence at the Southeast corner of the Southeast ¼ of the Southwest ¼ of Section 23, Township 26 South, Range 18 East, thence run West 690 feet, thence North 400 feet, thence East 690 feet, thence South 400 feet to the Point of Beginning, LESS right of way for Wilson Road. AND The East 576.73 feet of the North 226 feet of the Northeast ¼ of the Northwest ¼ of Section 26, Township 26 South, Range 18 East, Pasco County, Florida, LESS the East 25 feet thereof for road right of way.
Area Information	Pasco County has a population of 578,792 and is strategically located within the Tampa Bay / Central Florida region with a labor pool of over 1.6 million people. With large developments such as the 517,220 SF Amazon Robotics distribution center, as well as the 775-acre Moffit Cancer Center expansion Pasco is a rapidly developing county with high levels of growth.
Pricing	The property is to be sold via sealed bid "as is", "where is". Bids will be accepted until 12:00 PM ET, FEBRUARY 11, 2025 . Any bid received after that time will be returned to the BIDDER unopened. The Department of Environmental Protection is not responsible for bids mailed, but not arriving by 12:00PM PM ET, FEBRUARY 11, 2025 . All bids received by the bid submission deadline will be publicly opened at 2:00 PM ET, FEBRUARY 11, 2025 . A minimum acceptable bid of \$800,000.00 has been set by the State, with a deposit in the amount of 10 percent of the BIDDER'S BID due and included in the prospective buyers bid to purchase the property and is further defined in the bidding package . Any award made will be to the highest responsive BIDDER, provided it is in the TRUSTEE'S interest to accept the bid. Any Bids that are less than the minimum acceptable bid will be considered counter proposals and will be deemed non-responsive and rejected. Deposits of buyers who are not the successful buyer of the property will be returned to the bidding party. The TRUSTEE'S or the DEPARTMENT, as staff to the TRUSTEE'S, reserves the right to reject any or all bids.
Disclaimer	All information contained on this website/brochure has been compiled from a variety of sources and, as such, is for general informational purposes only and subject to change without notice. Neither the Florida Department of Environmental Protection (Department) nor the Board of Trustees of the Internal Improvement Trust Fund makes any representations or warranties of any kind, express or implied, with respect to the content, quality, completeness, accuracy, or reliability of any information contained on this website/brochure or through links to other websites. Neither the Department nor the Board of Trustees of the Internal Improvement Trust Fund assumes any legal liability for the content, quality, accuracy or completeness of the information. Any reliance you place on this information is therefore strictly at your own risk. In no event will the Department or Board of Trustees of the Internal Improvement Trust Fund be liable for any loss or damages, whether direct, indirect, general, consequential, incidental, exemplary or special, arising from your use of the information provided in this brochure or on this website or links to any other websites. Interested parties are advised to seek professional assistance or advice prior to submitting a bid form or entering into a sales contract. The acreage used in this brochure/website is estimated and not based on a survey. The purchase price of a surplus property will not be reduced regardless of any difference between the estimated acreage and the acreage determined by a survey or other means.

Contact Us

Jason Sasser
First Vice President
813.830.8409
jason.sasser@cbre.com

Ryan Menendez
Associate
813.767.6266
ryan.menendez@cbre.com



Pasco County

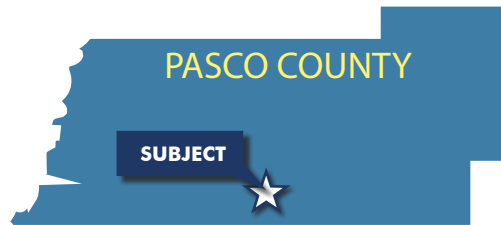
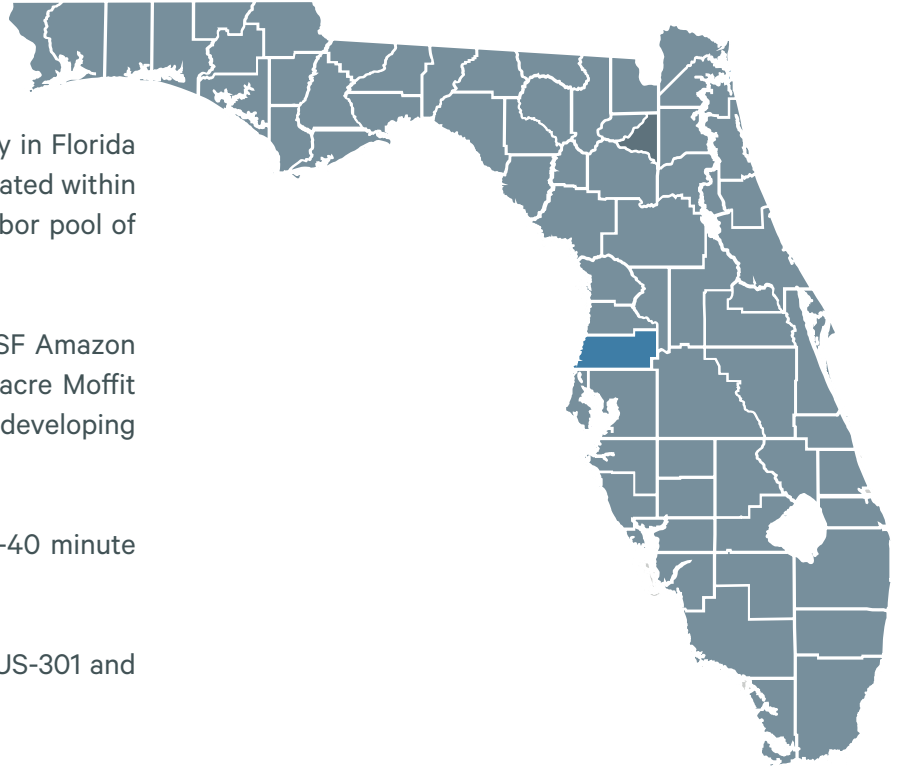
+ Pasco County is the 4th fastest growing County in Florida based on population growth. It is strategically located within the Tampa Bay / Central Florida region with a labor pool of over 1.6 million people.

+ With large developments such as the 517,220 SF Amazon Robotics distribution center, as well as the 775-acre Moffit Cancer Center expansion Pasco is a rapidly developing county with high levels of growth.

+ Tampa International Airport (TPA) is about a 20-40 minute drive from Pasco County.

+ The Suncoast Parkway, US-19, US-41, US-98, US-301 and I-75 all pass through Pasco County.

+ SR-54 & Wilson Road AADT: 54,000



CLOSE ATTRACTIONS

- Tampa, FL
- Clearwater, FL
- Orlando, FL

DISTANCE

- 19 miles
- 38 miles
- 95 miles

Area Demographics

591,048

Pasco County
MSA Population

\$355,000

Pasco County
Median Home Value

73.7%

Home Ownership
Rate

	1 Mile	3 Miles	5 Miles
Population	3,037	41,783	102,522
Households	1,131	14,945	41,112
Median Age	40.1	41.1	41.0
Average Household Income	\$189,206	\$138,558	\$134,299
Housing Units	1,053	15,122	36,124