

Trinity Commercial Development Site SR54

13100 FL-54, Odessa, FL 33556



Listing ID: 29731128
Status: Active
Property Type: Vacant Land For Sale
(also listed as Retail-Commercial)
Possible Uses: Hospitality, Industrial
Gross Land Area: 1 - 3 Acres
Sale Price: \$725,000 Per Acre
Sale Terms: Cash to Seller

Overview/Comments

3 Acres divisible and available for Retail/Commercial/Hotel Development project just East of Trinity. 500+ feet of Frontage & Visibility on SR54. Property currently has a FULL MEDIAN CUT on SR54, allowing for LEFT-IN / LEFT-OUT access onto SR 54!!! Future availability for TRAFFIC LIGHT into property.

>2013 Traffic Count: 54,500 VPD.

>Over 500' Frontage on SR54

>27,000 people in 3 Miles

> Avg HH Income: \$ 65,500

>Full Median Cut / Possible Traffic Light - location meets spacing requirements, Light may be approved based on traffic generated by site.

>Property is on Going to work-side of traffic

Over 20 Homes/month are being built within 1 mile - Average Home Sale Prices are \$430,000



More Information Online

<http://cie.fgcar.org/listing/29731128>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	1726270020036000000	Land Splits Available:	Yes
Possible Uses:	Hospitality, Industrial, Multi-Family, Office, Retail, Retail-Pad, Other	Adjacent Parcels Available:	Yes
Zoning:	C2	Sale Terms:	Cash to Seller

Area & Location

Market Type:	Large	Highway Access:	Currently FULL MEDIAN CUT - Left-In, Left-Out Access. Traffic Light likely to be approved, subject to Traffic Warrants
Property Located Between:	Trinity and Gunn Hwy on SR54	Site Description:	Directly across from Starkey Ranch, in Trinity Market. West of Gunn Hwy. in Odessa, Pasco County, FL
Side of Street:	South	Area Description:	Booming Growth with thousands of new homes/apartments constructed in last 5 years. Lots of Demand for Retail
Road Type:	2-Track		
Property Visibility:	Excellent		
Legal Description:	3 Separate Parcels		
Largest Nearby Street:	SR54		
Feet of Frontage:	500		
Traffic/Vehicle Count:	54,500		

Land Related

Lot Frontage:	500+	Topography:	Level
Lot Depth:	250+/-	Easements:	Utilities
Zoning Description:	C2	Easements Description:	20' Water Easement on West side of property
Development Name:	Trinity Development Land	Available Utilities:	Electric

Site Map

13124 State Rd 54 Odessa, FL (1-6 acres)



Tax Parcel Map
13100 State Rd 54 Odessa, FL



FDOT Florida Traffic Online (2013)

Zoom to

State Extent

Florida Counties

Zoom to a county ▼

Florida Cities

Odessa ▼

LEGEND

- Selected Features
- Portable Traffic Monitoring Sites
- Telemetered Traffic Monitoring Sites

AADT

- Less than 15000
- 15001 - 36000
- 36001 - 70000
- 70001 - 130000
- More than 130000

- Toll Roads
- Interstates
- Roads
- Rivers
- Lakes
- County Lines
- Airports

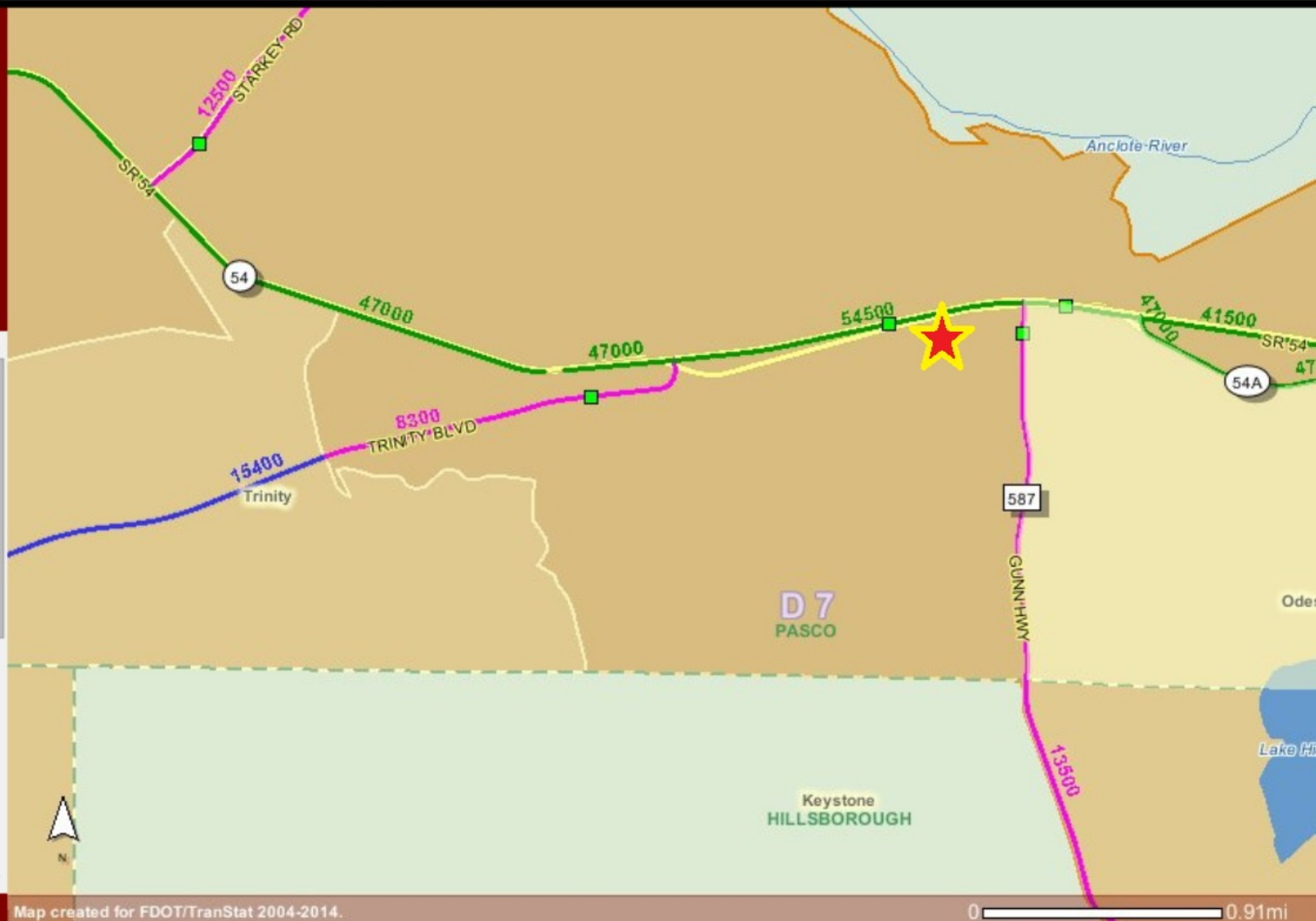


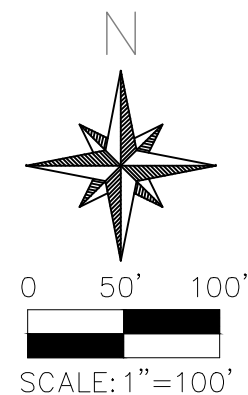
EXHIBIT: NOT A SURVEY

SECTION 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST,
PASCO COUNTY, FLORIDA



Bullseye Surveying, Inc.

LB 7818
4590 ULMERTON ROAD, SUITE 115
CLEARWATER FL 33762
PHONE: 727-475-8088
FAX: 727-264-0457



ABBREVIATIONS

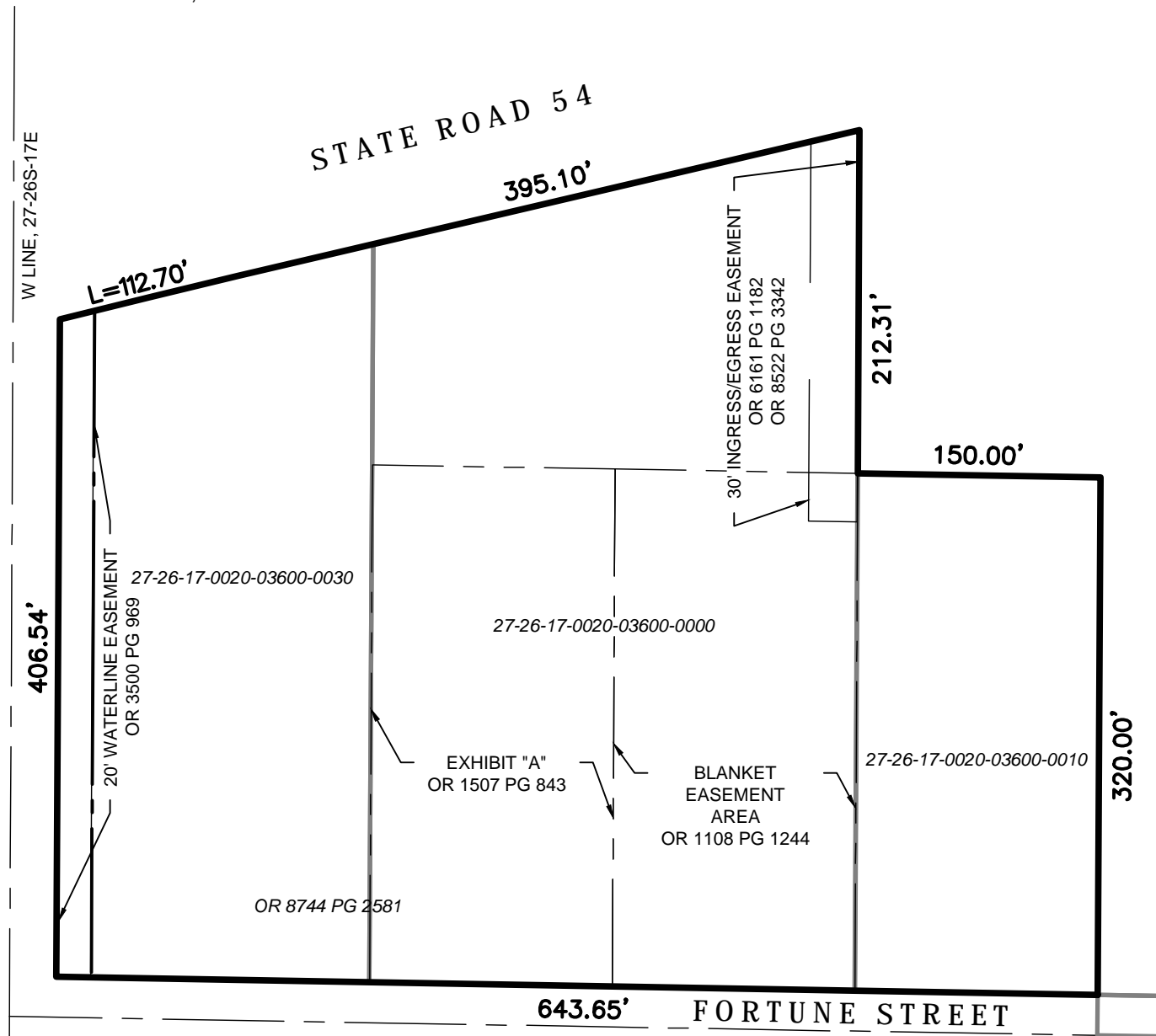
DENOTES

BNBY= BOUNDARY
LB= LICENSED BUSINESS
LS= LICENSED SURVEYOR
OR= OFFICIAL RECORDS BOOK
(P)= PLAT
PG= PAGE
PB= PLAT BOOK
POB= POINT OF BEGINNING
POC= POINT OF
COMMENCEMENT

SCALE	SHEET NUMBER
1"=100'	1 of 1
SKETCH DATE	
03/12/2016	
FILE NAME	
16-009.dwg	

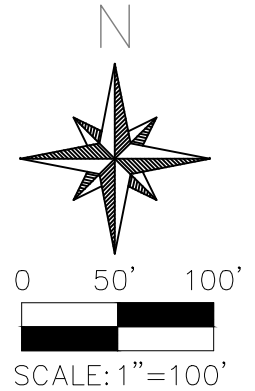
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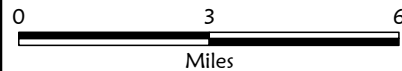
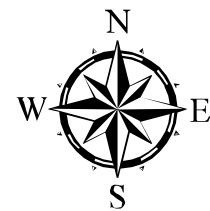
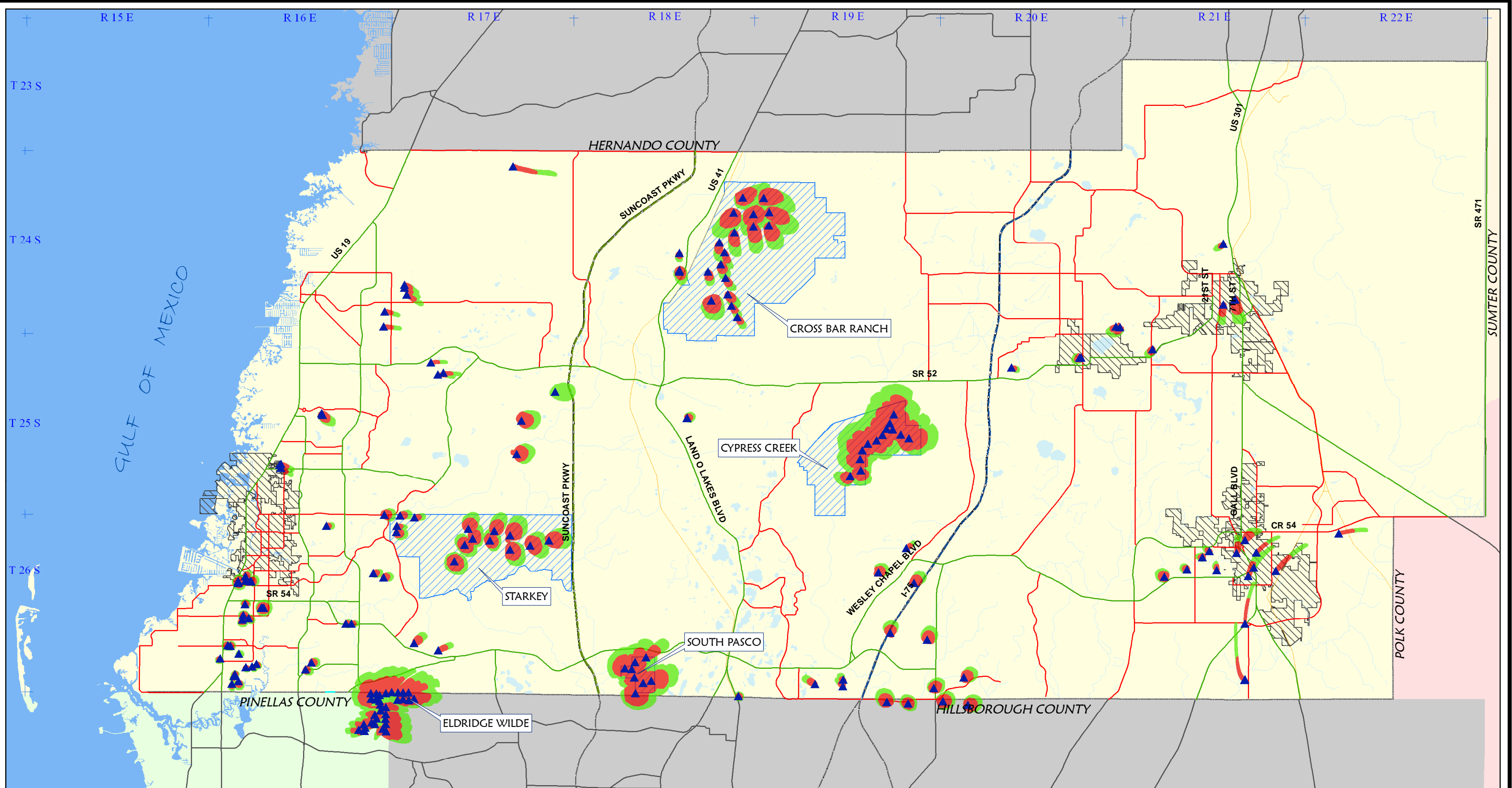






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
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-  WELLS
-  5 YEAR PROTECTION AREA
-  10 YEAR PROTECTION AREA
-  WELLFIELDS

-  INCORPORATED CITY LIMITS
-  RIVERS
-  LAKES

THE COMPREHENSIVE PLAN
OF UNINCORPORATED
PASCO COUNTY



MAP 2 - 1
WELLS, WELLFIELDS &
WELLHEAD PROTECTION AREAS
Pasco GIS | 08.07.08 | JMH