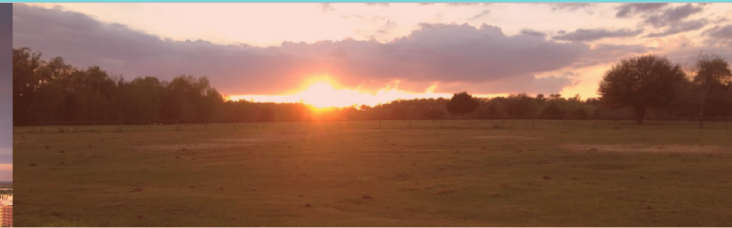
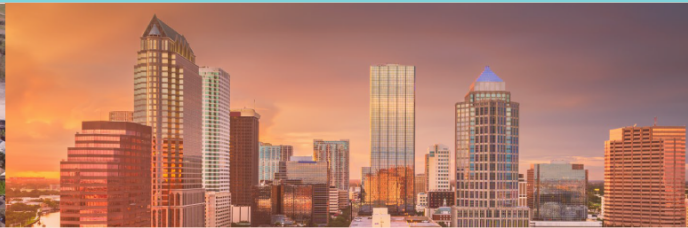


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

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Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

Property Description

PROPERTY DESCRIPTION

Highland Trails offers numerous possibilities with approximately 248 acres of raw acreage with a Planned Unit Development (PUD) zoning allowing a maximum of 1,136 lots. The current site plan includes 388 - 40'x110' lots; 302 - 50'x110' lots, 88 - 55'x110' lots, & 358 Townhome lots. Community amenities could include a resort style pool and cabana on a centrally located 3.5 acre park, a dog park, a neighborhood park, and several miles of bike/pedestrian trails. This listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

Highland Trails located in Dade City off of Clinton Avenue just east of US Highway 301 1.5 miles south of State Road 52 and ten miles east of I-75. Shopping, employment and professional services are all available in Dade City as well as in Zephyrhills, 5 miles to the south on US Highway 301.

PROPERTY SIZE

248.0 Acres

ZONING

PDH1

PARCEL ID

11-25-21-0000-00100-0000, 11-25-21-0000-00200-0000, 02-25-21-0000-00300-0000, 02-25-21-0000-00400-0020, 02-25-21-0000-1200-0000, & 01-25-21-0000-00600-0000

PRICE

\$5,900,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

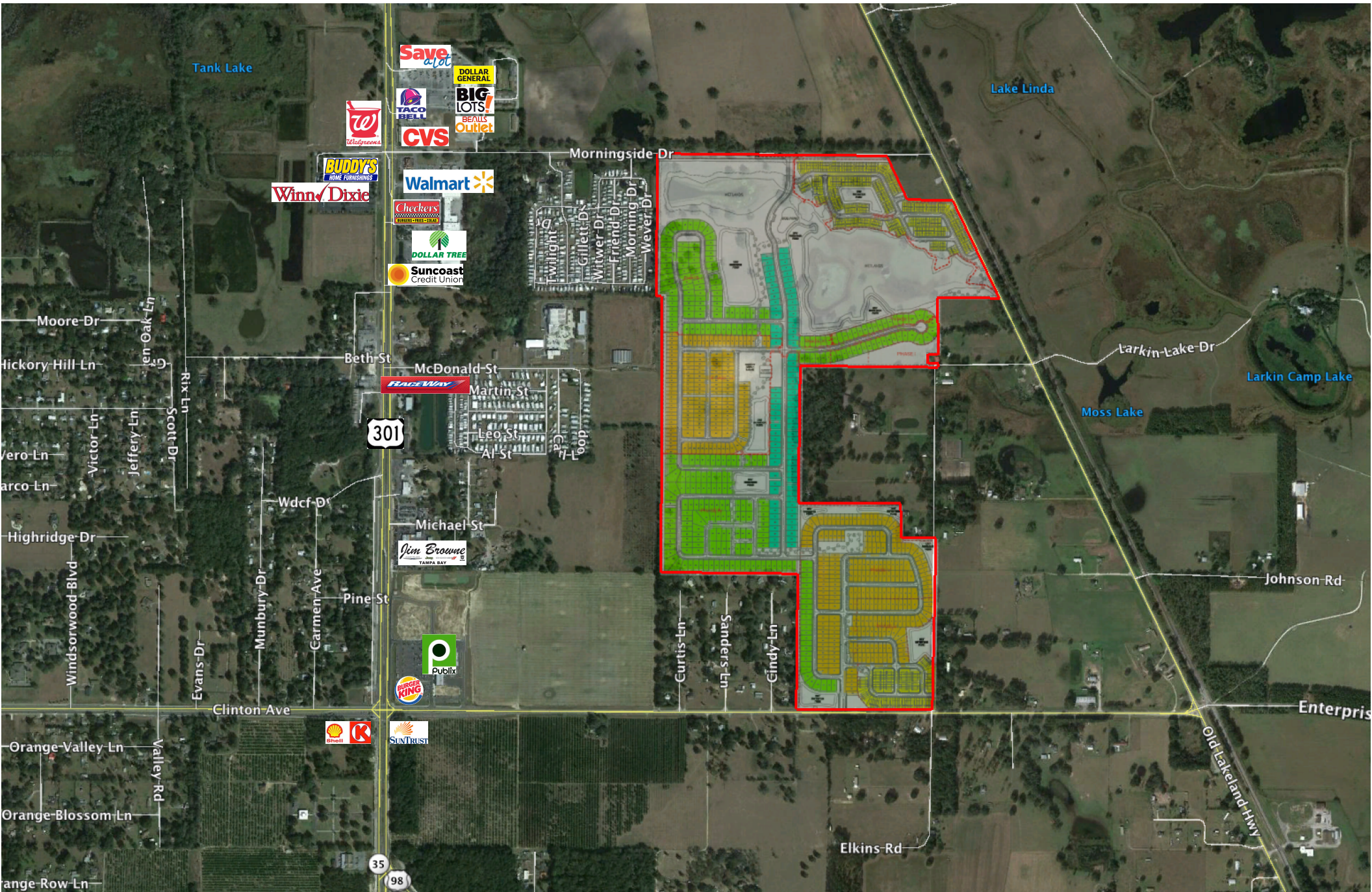
Ryan@TheDirtDog.com

Chris Bowers, CCIM

Senior Broker Associate

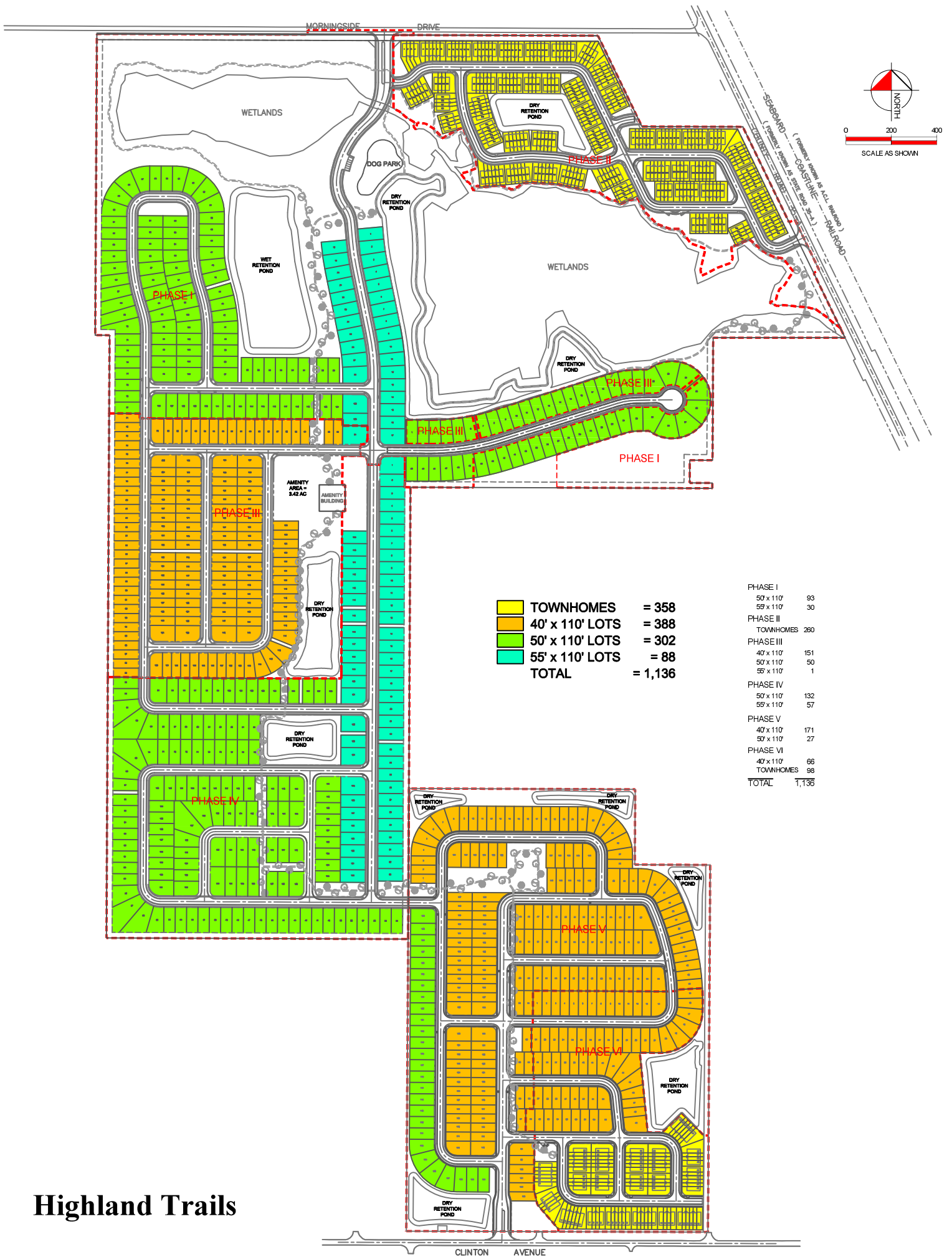
813.287.8787 x8

chris@thedirtdog.com



Property Aerials





Location Maps

