



# ELAM ROAD DEVELOPMENT OPPORTUNITY

ASKING  
**\$9.5 MILLION**

**30 acres/25 usable**

- Community Hub
- Connected City MPUD Opt-in
- ½ mile to Johns Hopkins All Children's Hospital
- Seller Grants Entitlement Period
- Survey, Wetlands & Phase 1 complete
- \* 1.2 Miles to I-75

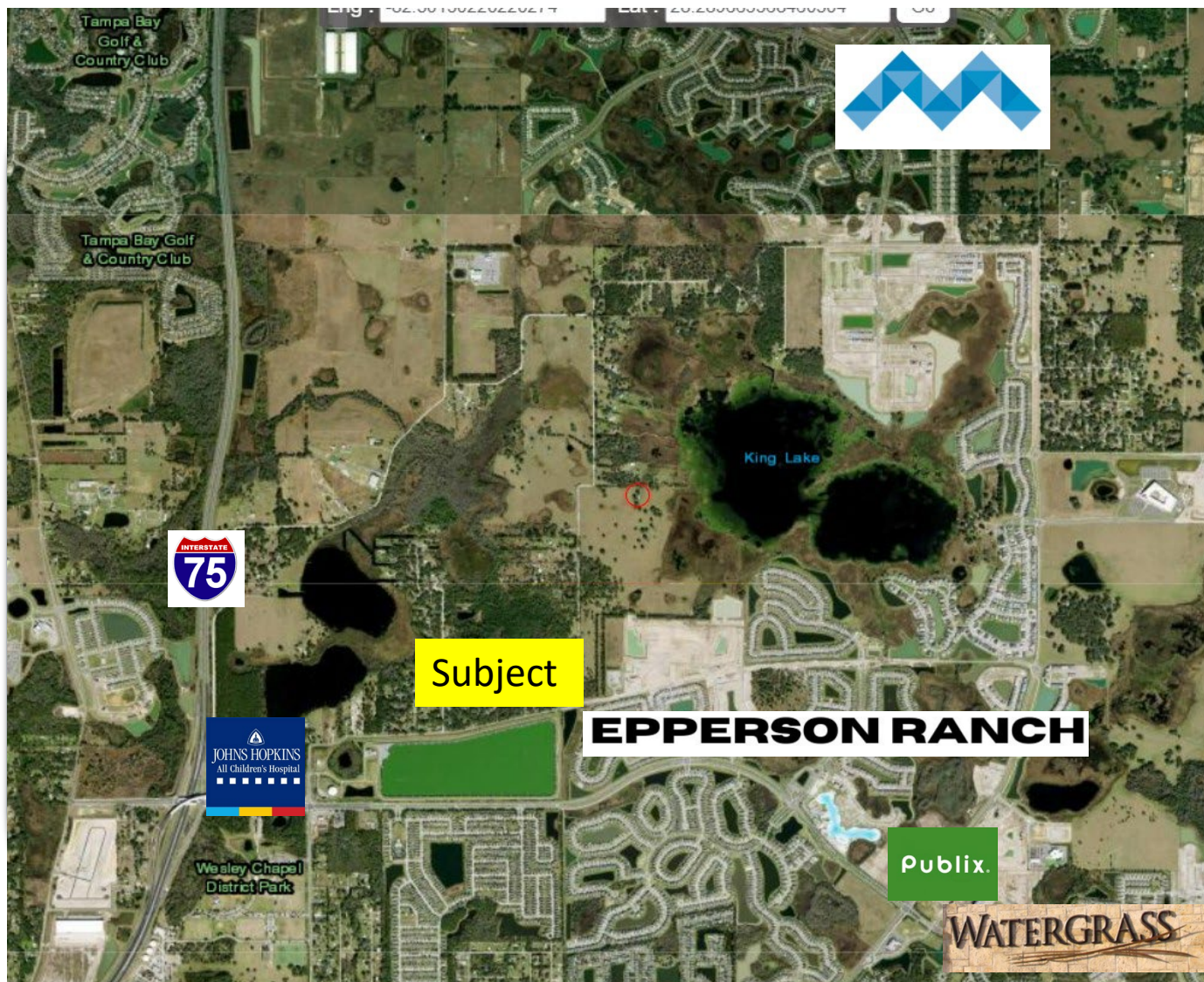
**30521, 30543, 30581 Elam Road**



Mark Cravens | Real Estate Broker  
First Quality Properties



# STRATEGIC LOCATION & INVESTMENT DRIVERS



## WHY DEVELOPERS LIKE THIS SITE

- **Connected City**  
Community Hub planning area
- **Entitlement Strategy**  
Seller provides time for CC-MPUD opt-in and site plan approval
- **Healthcare Growth**  
Johns Hopkins campus under construction nearby (1/2 mile West)
- **Due Diligence**  
Survey, wetlands, Phase I and planning completed
- **Accessibility**  
Approx. 1.2 miles to I-75

One of the Few Remaining Large Residential Development Opportunities within Pasco County's Connected City Corridor



# DEVELOPMENT POTENTIAL

**30.0**  
TOTAL ACRES

**±25**  
NET ACRES

**228**  
UNITS



## Development Summary

- 30.01-acre site
- 24.61 developable acres
- 228-unit concept
- 5.40 acres preserved wetlands
- Survey • Wetlands • Phase I complete
- Seller grants entitlement period

