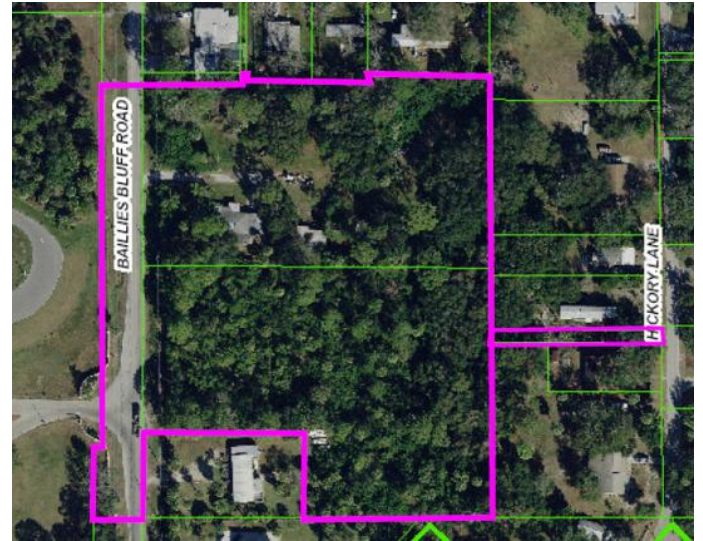


# OFFERING MEMORANDUM

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## **Baillies Bluff Development Opportunity** **1200 & 1202 Baillies Bluff Road, Holiday, Florida 34691**



### **Executive Summary**

Rare opportunity to acquire approximately 4.76± acres in coastal Pasco County with substantial redevelopment potential. Located on Baillies Bluff Road near the Anclote River and Gulf access points, the property consists of two parcels, offering flexibility for residential redevelopment, multifamily construction, land banking, or investment purposes.

The property is primarily zoned MF-1 (Multiple Family Medium Density) and is located within Pasco County's Urban Service Area, allowing for a wide variety of residential and multifamily uses including apartments, townhomes, duplexes, condominiums, and mixed residential concepts. Current Future Land Use designation is RES-6, permitting up to 6 dwelling units per gross acre.

The site offers approximately 430 feet of frontage along Baillies Bluff Road, providing strong visibility, access, and development flexibility.

This unique property is offered for sale, land lease, or Joint Venture.

## Property Overview

Address: 1200 & 1202 Baillies Bluff Rd, Holiday, FL 34691

County: Pasco County

Total Acreage: Approximately 4.76± Acres

Parcel IDs: 34-26-15-0000-04400-0000 & 34-26-15-0000-04400-0030

Zoning: Primarily MF-1

Future Land Use: RES-6

Flood Zone: AE

Frontage: Approx. 430 FT on Baillies Bluff Rd

Existing Improvements: Single-Family Residence + Vacant Land

Utilities: Area utilities available (Buyer to verify)

## Development Potential

According to the due diligence report, the property's current MF-1 zoning permits:

- Multifamily dwellings
- Duplexes
- Townhomes
- Apartments
- Community gardens
- Public schools

Potential development concepts may include:

- Boutique multifamily community
- Townhome development
- Workforce housing
- Build-to-rent community
- Waterfront-adjacent residential enclave
- Long-term land hold investment

## Location Highlights

The property is strategically positioned near:

- Anclote River
- Gulf access marinas
- Tarpon Springs
- US Highway 19
- Beaches and waterfront parks
- Shopping and dining corridors
- Medical and employment centers
  
- Potential water views

## **Investment Highlights**

- Nearly 5 acres in growing coastal Pasco County
- Significant 400+ ft frontage on Baillies Bluff Road
- Frontage to Anclote Park with beaches, boat ramp, & water access
- Multifamily zoning already in place
- Urban Service Area designation
- Strong redevelopment upside
- Proximity to Gulf access and recreation

## **Disclaimer**

This Offering Memorandum has been prepared for informational purposes only and does not constitute a representation or warranty regarding the property. All information should be independently verified by prospective purchasers. Buyer shall rely solely on its own inspections, due diligence, and investigations.