



01-26-18-0130
THE TOWNES AT LAKE THOMAS
PHASE 2
PB 90 PG 008

DARTER ROAD

Land O Lakes Blvd.

12-26-18-0080
THE PRESERVE AT LAKE THOMAS
PART 2
PB 35 PG 1

FISH CROW PLACE

PATHWAY STREET

Ehren Cutoff

6012 LAND O LAKES BLVD.
LAND O LAKES, FL 34638

FOR SALE

1.22± ACRES | C-2 ZONING | INCOME-PRODUCING | U.S. HIGHWAY
41 FRONTAGE

Brokerage Done Differently

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EXECUTIVE SUMMARY

6012 LAND O LAKES BLVD. LAND O LAKES, FL 34638

OFFERING PRICE: **\$695,000/**

2025 TAXES **\$5,884.01**

TRAFFIC COUNT **44,000 VTD (LAND O LAKES BLVD
AND EHREN CUTOFF- AADT, 2025)**

PROPERTY FEATURES

- Two adjoining parcels totaling approximately 1.22 acres
- Value-add potential through repositioning, improvements, or future development
- Currently income-producing with two tenants, providing existing cash flow while offering additional upside through expansion or future redevelopment
- Combined rental income stands at \$1,800 per month from two active tenants. This includes \$1,500 monthly from the front tenant, alongside \$300 monthly plus a 25% annual rent premium from the rear tenant.
- Owner-user opportunity with additional space available for business operations
- High-visibility
- Onsite well, septic tank and hookup available
- Located in an active Land O' Lakes corridor with continued commercial and residential growth nearby
- Immediately north of the Ehren Cutoff traffic signal for convenient area access
- Located in flood zone X, indicating minimal flood risk
- 35 minutes to Tampa International Airport
- 40 minutes to Downtown Tampa
- 15 minutes to Wesley Chapel/ Wiregrass Mall / Tampa Premium Outlets
- 25 minutes to University of South Florida (USF)
- 45 minutes to Clearwater / Gulf beaches



PROPERTY VIEW

INVESTMENT / OWNER-USER OPPORTUNITY

1.22± Acres | C-2 Zoning | Income-Producing | U.S. Highway 41 Frontage

Rare value-add opportunity to acquire two contiguous parcels totaling approximately 1.22 acres directly on Land O' Lakes Boulevard (U.S. Highway 41), one of the area's primary commercial corridors. The property includes approximately 0.36 acres (Parcel #12-26-18-0000-01500-0000) and 0.86 acres (Parcel #12-26-18-0000-01600-0000).

The C-2 zoning, high-and-dry site, strong traffic exposure, and prominent signage opportunities create an attractive setting for an owner-user, investor, builder or developer. The property is currently income-producing with two tenants, providing existing cash flow while offering additional upside through expansion or future redevelopment.

An existing 1,396 SF building adds immediate utility and value, while the available land provides flexibility for a larger commercial concept or future multi-family development. Conveniently located just north of Ehren Cutoff and minutes from major expressways, the property offers excellent accessibility throughout Land O' Lakes and the surrounding Pasco County market.

A versatile commercial opportunity combining current income, existing improvements, and future development potential in a highly visible U.S. Highway 41 location.



LISTING DETAILS

FINANCIAL TERMS

OFFERING PRICE **\$695,000/**

PURCHASE OPTIONS CASH, CONVENTIONAL, SBA

LOCATION

STREET ADDRESS 6012 LAND O LAKES BLVD.

CITY/MARKET TAMPA-ST. PETERSBURG- CLEARWATER

COUNTY PASCO

SUB MARKET LAND O LAKES

UTILITIES

ELECTRICITY TECO

WATER/WASTE PASCO COUNTY UTILITIES

COMMUNICATION SPECTRUM/ FRONTIER/ FUSION CONNECT

THE COMMUNITY

**NEIGHBORHOOD/
SUBDIVISION NAME** UNINCORPORATED PASCO COUNTY

FLOOD ZONE AREA X, AE

FLOOD ZONE PANEL 12101C0402F

THE PROPERTY

PARCEL ID NUMBERS

12-26-18-0000-01600-0000 & 12-26-18-0000-01500-0000

ZONING

C-2 (GENERAL COMMERCIAL)

CURRENT USE

COMMERCIAL RETAIL AND OFFICE

SITE IMPROVEMENTS

1,396 SF BUILDING

FRONT FOOTAGE

236'/ LAND O LAKES BLVD

TRAFFIC COUNT/ CROSS STREETS

44,000 VTD (LAND O LAKES BLVD AND EHREN CUTOFF- AADT, 2025)



C-2 zoning allows for • Professional and medical offices • Retail stores and shopping spaces • Service-oriented commercial activities • General business operations and select light commercial functions

Positioned along Land O' Lakes Boulevard (US Highway 41), 6012 Land O Lakes Boulevard is a two-parcel commercial offering totaling approximately 1.22 acres with C-2 zoning, strong roadway visibility and frontage, and existing tenant income. The improved parcel includes an occupied building, while the adjoining vacant commercial parcel expands the property's future development potential, creating a flexible value-add opportunity for an investor, owner-user, developer, or builder. Located near a signalized intersection and adjacent to a large residential community under development, the property is well positioned to benefit from continued commercial and residential growth, with convenient access to major transportation routes and the Greater Tampa Bay Area.



PROPERTY PHOTOS



All measurements are approximate and will need to be verified by the buyer

AREA DETAILS

Land O' Lakes continues to experience significant residential and commercial growth, with new communities expanding the area's customer base and strengthening demand for neighborhood-serving businesses. Located along the established Land O' Lakes Boulevard corridor, 6012 Land O' Lakes Boulevard is positioned to benefit directly from this continued growth, including a large residential development currently under construction immediately adjacent to the property.

STRATEGIC LOCATION

- Positioned along the established Land O' Lakes Boulevard / US 41 corridor
- Convenient access to SR 54, Interstate 75, and the Suncoast Parkway
- Easy connectivity to Tampa, Wesley Chapel, Lutz, and surrounding Pasco County communities
- Approximately 30 minutes to Downtown Tampa and Tampa International Airport
- Strong visibility and accessibility within a growing residential market

GROWTH & DEVELOPMENT

- Large residential community currently under construction immediately adjacent to the property
- Continued residential development is expanding the area's population and consumer base
- Ongoing growth along the US 41 and SR 54 corridors is driving demand for neighborhood-serving commercial uses
- Pasco County continues to experience substantial population growth and infrastructure investment
- Planned transportation improvements are expected to further enhance regional connectivity

BUSINESS ENVIRONMENT

- Growing residential base supports demand for retail, professional services, healthcare, restaurants, and other neighborhood-oriented businesses
- Established US 41 corridor provides convenient access to surrounding businesses and services
- Proximity to new residential development creates potential for increased customer traffic and daytime activity
- Strong location for businesses seeking exposure to an expanding suburban market

AREA POPULATION DEMOGRAPHICS

- Total population: 38,910
- Median Household Income: \$98,568
- Median Age: 43.1 years

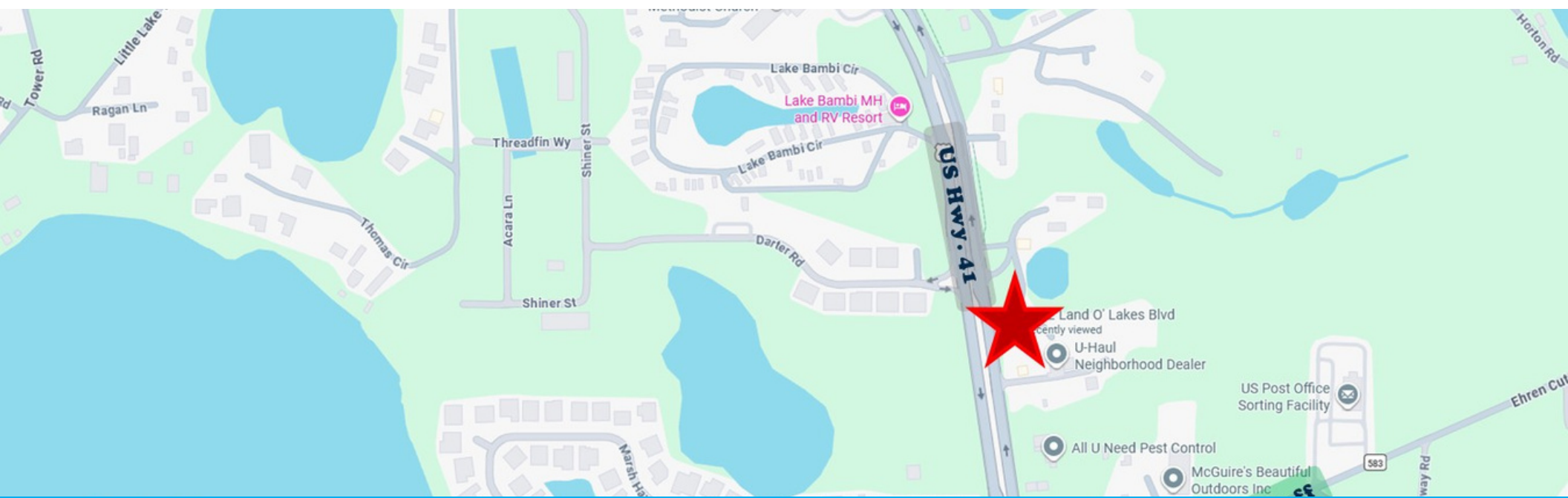
With new residential development taking shape immediately adjacent to the property and continued expansion throughout the Land O' Lakes market, 6012 Land O' Lakes Boulevard offers an opportunity to establish a commercial presence alongside a growing customer base. Its location, accessibility, and proximity to new residential development create strong potential for long-term commercial appeal.

GENERAL COMMERCIAL (C-2)

- This classification allows for a wide array of business, retail, professional office, and medical service uses, while generally excluding standard residential developments.
- Professional and medical offices
- Retail stores and shopping spaces
- Service-oriented commercial activities
- General business operations and select light commercial functions
- Restrictions
- Standalone traditional residential housing is typically not permitted under standard C-2 rules (though historical grandfathered uses or specific mixed-use/MPUD overlays sometimes require individual parcel verification).
- Intensive heavy industrial manufacturing is excluded

DRIVING DIRECTIONS

From Interstate State Road 54 and Hwy 41. Head North approximately four miles. Property will be on the right side of US 45 just after Ehren Cutoff. **Arrive at 6012 Land O Lakes Blvd.**



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