

US 41 (SR 45) at SR 54
Project Development and Environment (PD&E) Study
From South of the SR 54 Intersection to North of the SR 54
Intersection

Conceptual Stage Relocation Plan

Work Program Item Segment No: 419182-1
Efficient Transportation Decision Making (ETDM) No. 7883
Pasco County, Florida



January 2026

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 USC. §327 and a Memorandum of Understanding dated May 26, 2022, and executed by Federal Highway Administration and FDOT.

Executive Summary

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) Study to evaluate capacity and operational improvements at the intersection of United State (US) Highway 41/State Road (SR) 45 and State Road (SR) 54 in Pasco County, Florida. The length of the project is approximately 1.7 miles along US 41, with limits on SR 54 from approximately 1.2 miles east and 1.2 miles west of the intersection, including a 0.3-mile section of SR 597 (N. Dale Mabry Highway).

A Conceptual Stage Relocation Plan (CSRP) was prepared for the proposed project in compliance with 23 CFR 771, Florida Statute 339.09, and the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 to identify any residences and businesses impacted by the proposed project and to identify special relocation needs, in addition to analyzing the impact of the proposed project on the community.

It is anticipated there will be four residential units, ninety-six businesses, and one publicly owned facility that will be displaced due to the proposed project. The one publicly owned facility is the Pasco County Fire Rescue Station No. 23, located along SR 54. Based on review of available properties within the area, there is ample space in the nearby areas for the potential relocation of these displacees.

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1.0 Project Summary

1.1 Project Description

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) Study to evaluate capacity and operational improvements at the intersection of United State (US) Highway 41/State Road (SR) 45 and State Road (SR) 54 in Pasco County, Florida. Each roadway is a six-lane divided facility intersecting at-grade with a box span traffic signal. US 41 is a major north-south arterial that provides access to Tampa, Lutz, Land O' Lakes, and Brooksville. SR 54 is a major east-west arterial that connects US 19 near New Port Richey to the west and US 301 in Zephyrhills to the east. The Project Location Map is shown in **Figure 1-1**. The length of the project is approximately 1.7 miles along US 41, with limits on SR 54 from approximately 1.2 miles east and 1.2 miles west of the intersection, as well as a 0.3-mile section of SR 597 (N. Dale Mabry Highway). This intersection is located in the Land O' Lakes area of unincorporated Pasco County, Florida. This intersection is under the jurisdiction of FDOT.

Project Status

The Right-of-Way (ROW) phase is included in the FDOT's Adopted Five Year Work Program for Fiscal Years (FY) 2026-2030 for District 7 (Work Program Item Segment No. 419182-2). The proposed project is included in the Pasco County Metropolitan Planning Organization (MPO) 2050 Cost Feasible Long Range Transportation Plan (LRTP) for the years 2030-2050. The LRTP shows the intersection of US 41 and SR 54 as a new interchange. The proposed interchange at US 41 and SR 54 is included in the 2050 LRTP Needs Assessment. On June 25, 2025, the Pasco County MPO adopted their Transportation Improvement Plan (TIP) to show the Right-of-Way (ROW) phase in FY 2029 and 2030. The State Transportation Improvement Plan (STIP) shows the Preliminary Engineering phase in FY 2025, ROW phase in FY 2029 and greater than 2029. The FDOT Tentative Five Year Work Program shows the ROW phase in FY 2027.

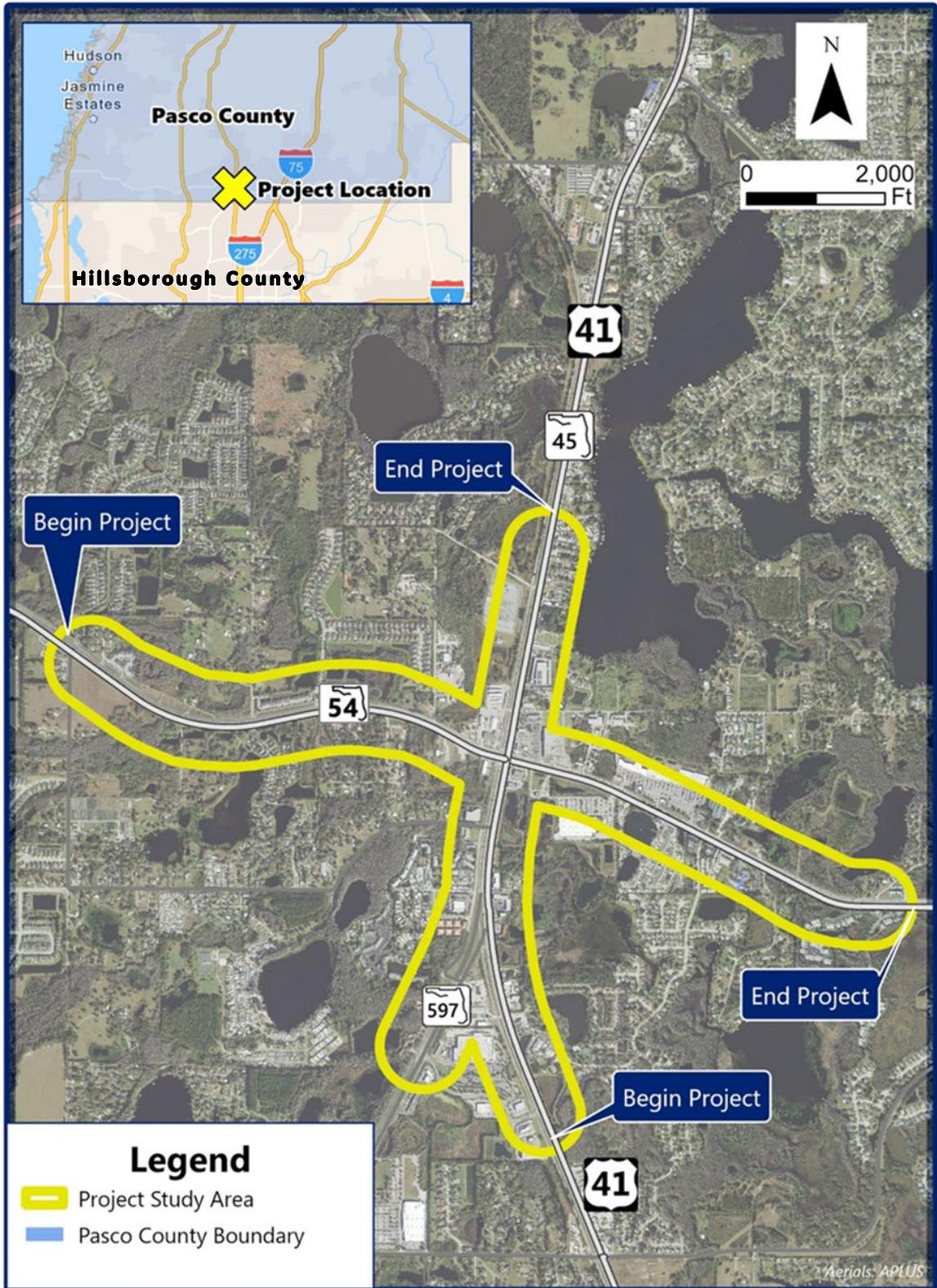


Figure 1-1: Project Location Map

1.2 Existing Roadway Facility and Proposed Improvements

The typical sections of each of these roadways include three through lanes with two left turn lanes, and one right turn lane in all directions approaching the US 41 and SR 54 intersection.

US 41 consists of two, 12-foot lanes and a single 14-foot lane in each direction separated by a grass raised median of varying width. The facility includes a six-foot sidewalk on the east side of the travel lanes, and a CSX railroad line on the west side of the travel lanes. The ROW width in this section of US 41 is a minimum of 156 feet. No bicycle lanes are provided along travel lanes (see **Figure 1-2**).

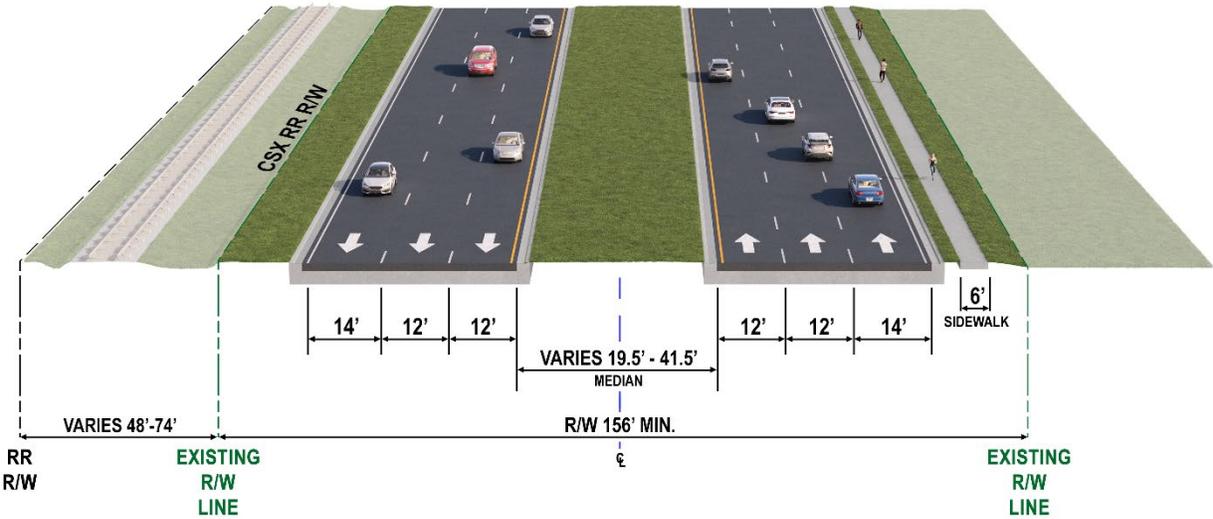


Figure 1-2: Existing Typical Section - US 41

Near the intersection of US 41, SR 54 consists of three 12-foot lanes in each direction separated by a 37.5-foot raised grass median with a four-foot bicycle lane and a six to eight-foot sidewalk on both sides of the travel lanes immediately adjacent to the roadway. The ROW width for this section of SR 54 is approximately 141.5 feet (see **Figure 1-3**).

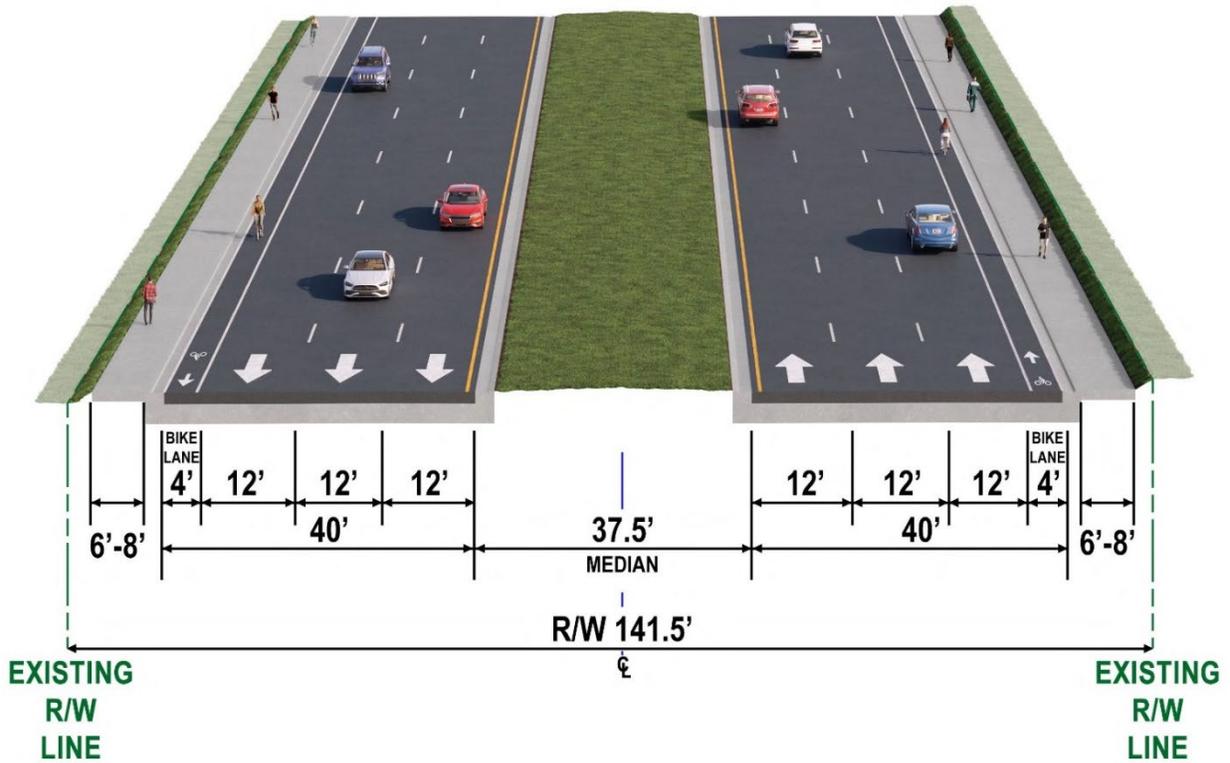


Figure 1-3: Existing Typical Section - SR 54 East and West of US 41 (Near Intersection)

Approximately one-half mile east of US 41, SR 54 consists of three 12-foot travel lanes, an eight-foot unpaved inside shoulder and an eight-foot paved outside shoulder with shoulder gutter, and a five-foot sidewalk in each direction separated by a 49-foot depressed grass median. The ROW for this section of SR 54 is a minimum of 138 feet (see **Figure 1-4**).

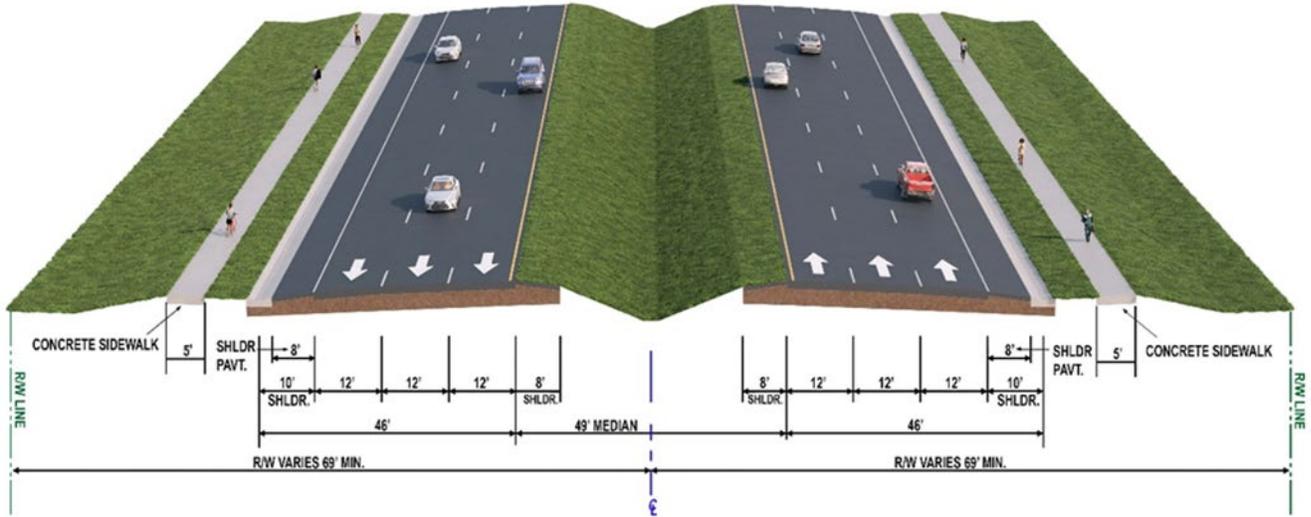


Figure 1-4: Existing Typical Section – SR 54 One Half Mile East of 41

Approximately one-half mile west of US 41, SR 54 consists of three 12-foot travel lanes, an eight-foot unpaved inside shoulder and a 10-foot outside shoulder including a paved five-foot bicycle lane, and a five-foot sidewalk in each direction separated by an approximate 48-foot depressed grass median. The ROW width for this section of SR 54 is a minimum of 250 feet (see **Figure 1-5**).

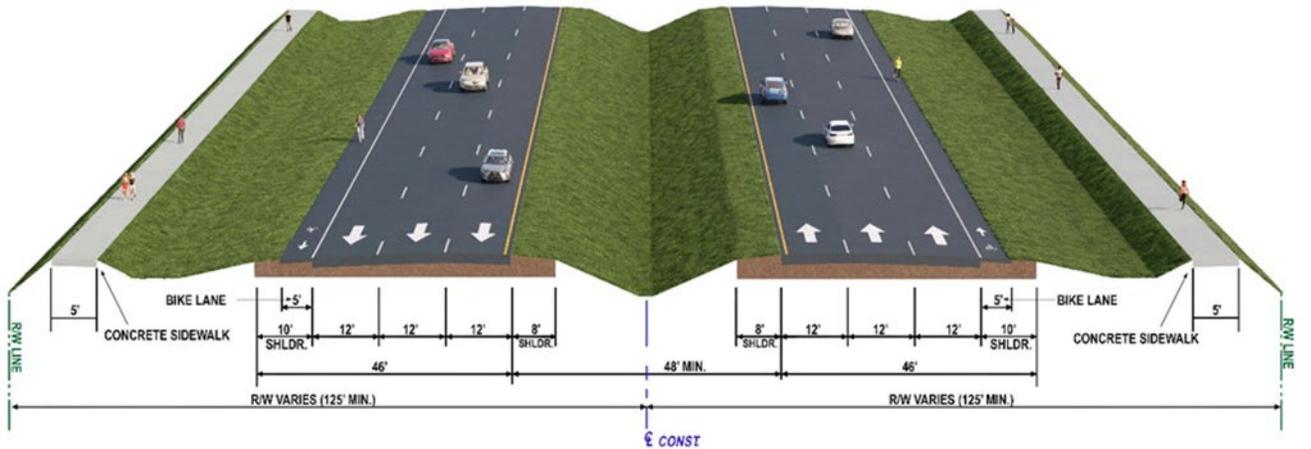


Figure 1-5: Existing Typical Section – SR 54 One Half Mile West of US 41

1.2.1 Proposed Improvements (Preferred Alternative)

The Preferred Alternative, with Concept Plans shown in **Appendix A**, is a Diverging Diamond Interchange (DDI) with US 41 elevated over SR 54 and SR 597 (Dale Mabry Highway).

At S.R 54, US 41 will carry two lanes in each direction over SR 54 via a single bridge. The bridge will be expandable to three lanes in each direction for future traffic demand. Two lane exit ramps from US 41 in each direction will connect to SR 54. The northbound and southbound exit ramps will widen to two left turn lanes and two right turn lanes at the at-grade intersection with SR 54. Along SR 54, the westbound lanes will widen from three lanes to five lanes after the signalized intersection at the Village Lakes Shopping Plaza/Lowe's driveway. The five lanes will enter the first crossover intersection of the DDI. Prior to the first crossover intersection, a sixth lane will be developed for right turns only to northbound US 41. Of the five lanes entering the first crossover intersection, the inside lane will be a left turn only lane and the adjacent lane will be a shared left/through lane. The remaining three lanes will be through lanes. Four lanes will enter the 2nd crossover intersection. After the 2nd crossover intersection, the inside lane will merge and end. Three lanes will continue westbound to match existing conditions.

Similarly, the eastbound lanes will widen from three lanes to five lanes as they approach the interchange. The five lanes will enter the first crossover intersection of the DDI. Prior to the crossover intersection, a sixth lane will be developed for right turns only to southbound US 41. Of the five lanes entering the first crossover intersection, the inside lane will be a left turn only lane and the adjacent lane will be a shared left/through lane. The remaining three lanes will be through lanes. Four lanes will enter the 2nd crossover intersection. After the 2nd crossover intersection, the outside lane will become a right turn only lane at the signalized intersection at the Village Lakes Shopping Plaza/Lowe's driveway. Three lanes will continue eastbound to match existing conditions.

A new roadway connection will be provided between Carson Drive and SR 54, east of US 41. From Carson Drive, the new connection will use the existing Raden Drive alignment before turning east

towards the Village Lakes Shopping Plaza. The roadway will then connect to the existing signalized intersection of SR 54 at the Village Lakes Shopping Plaza/Lowe's driveway. This new roadway connection will require ROW acquisition to make the roadway available for public use.

At SR 597 (N. Dale Mabry Highway), northbound US 41 will carry two lanes over SR 597 (N. Dale Mabry Highway) via a bridge. Southbound US 41 will carry three lanes over SR 597 (N. Dale Mabry Highway) via a separate bridge. The third lane will come from SR 54 via a single lane southbound slip ramp. For the southbound direction, ramps are provided from SR 54 to southbound US 41 and southbound SR 597 (N. Dale Mabry Highway). For the northbound direction of US 41, the two-lane exit ramp from US 41 to SR 54 will form a signalized intersection at SR 597 (N. Dale Mabry Highway). The signal will manage the traffic from northbound US 41 to SR 54 and northbound SR 597 (N. Dale Mabry Highway) to SR 54. This intersection will allow a northbound US 41 to southbound US 41 U-turn via a "Texas U-turn". Traffic from northbound SR 597 (N. Dale Mabry Highway) to northbound US 41 will utilize a free flow ramp and merge onto US 41 south of the bridge over SR 54.

The existing CSX rail crossings at SR 54 and SR 597 (N. Dale Mabry Highway) will be modified to accommodate roadway improvements.

Figure 1-6 shows the proposed US 41 typical section. US 41 provides three 12-foot through lanes in each direction, seven-foot bike lanes in each direction, and 10-foot sidewalks in each direction. A 22-foot-wide grass median separates the southbound and northbound lanes. The proposed ROW width is 171 feet. A CSX rail in a separate ROW corridor is located on the west side of US 41.

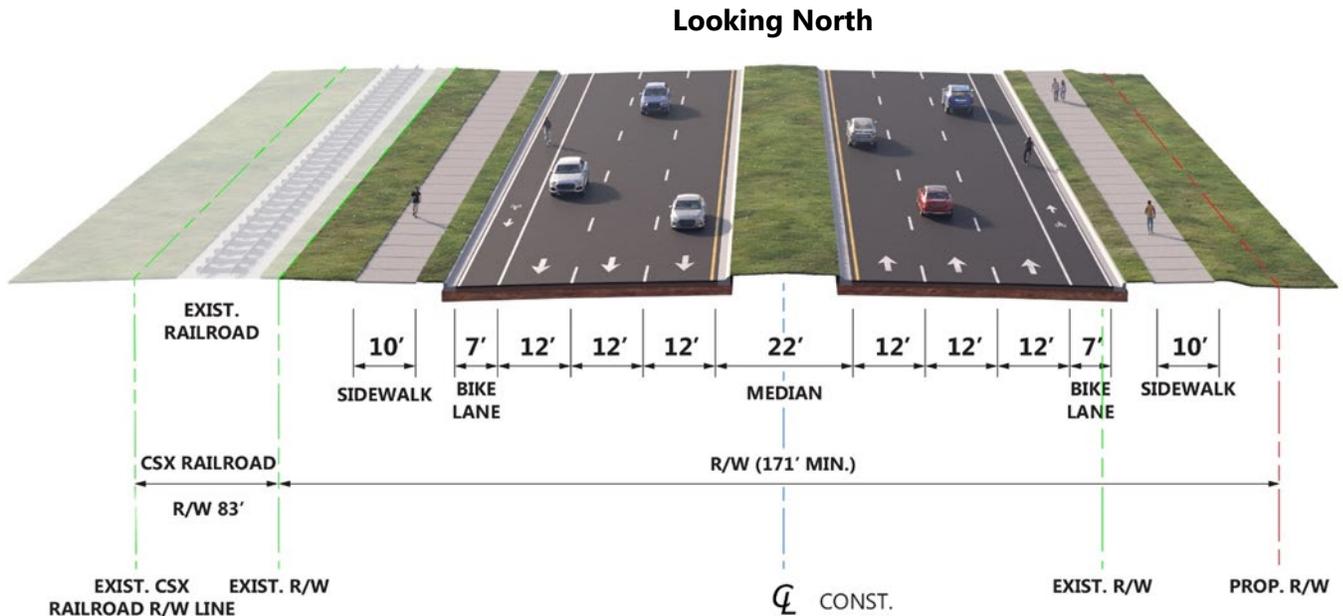


Figure 1-6: Proposed Typical Section - US 41

Figure 1-7 shows the proposed SR 54 typical section. SR 54 provides three 12-foot lanes with one 12-foot auxiliary lane in each direction, seven-foot bike lanes in each direction, and 10-foot sidewalks in each direction. A grass median of varying width separates the eastbound and westbound lanes. The maximum proposed ROW width is 286 feet.

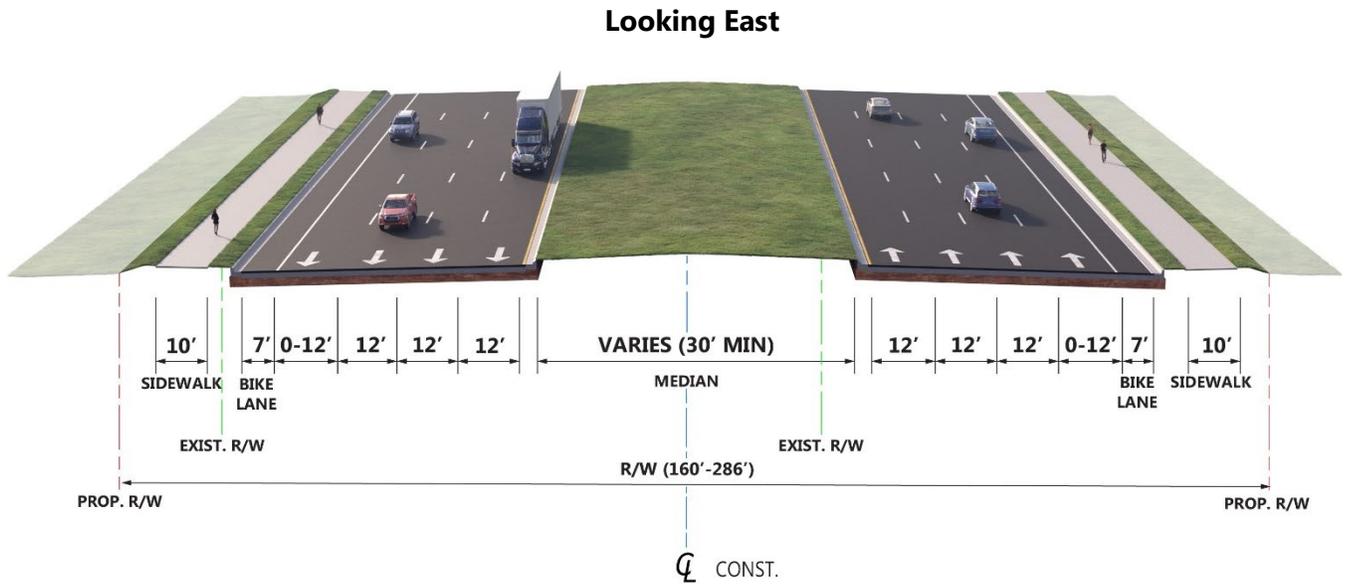


Figure 1-7: Proposed Typical Section - SR 54

Figure 1-8 shows the proposed typical section for the southbound US 41 bridge over SR 597 (N. Dale Mabry Highway). The bridge provides three 12-foot lanes, a 10-foot inside shoulder, and a 10-foot outside shoulder.

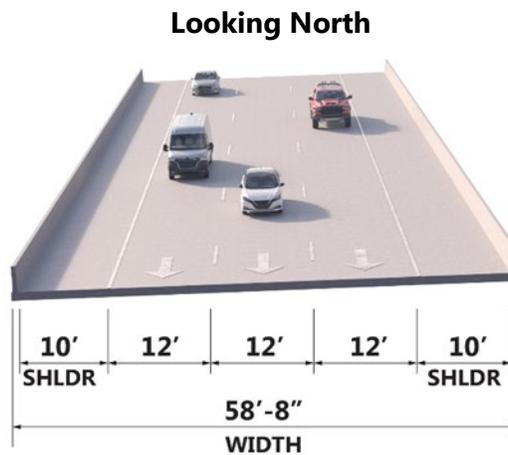


Figure 1-8: Proposed Southbound US 41 Bridge over SR 597 (N. Dale Mabry Highway) Typical Section

Figure 1-9 shows the proposed typical section for the northbound US 41 bridge over SR 597 (N. Dale Mabry Highway). The bridge provides two 12-foot lanes, an 8-foot inside shoulder, and a 10-foot outside shoulder.

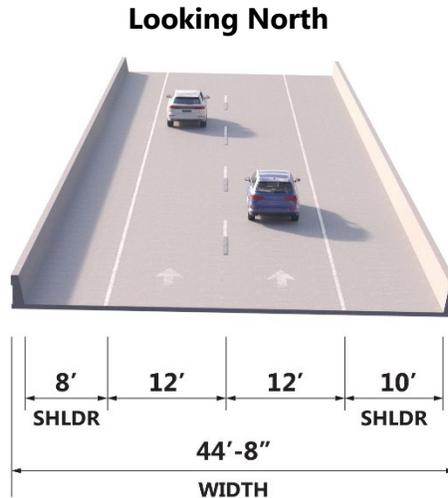


Figure 1-9: Proposed Northbound US 41 Bridge over SR 597 (N. Dale Mabry Highway) Typical Section

Figure 1-10 shows the proposed typical section for the US 41 bridge over the SR 54 intersection. The bridge provides two 12-foot lanes and a 10-foot outside shoulder in each direction, separated by a 17' wide raised median. The inside shoulders can be converted into 12-foot travel lanes in the future, so the bridge is expandable to three lanes in each direction.

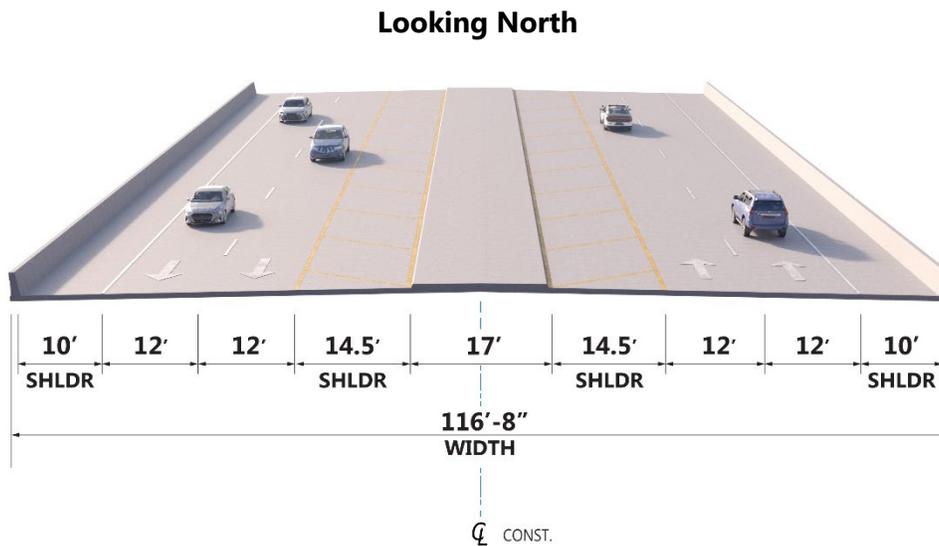


Figure 1-10: Proposed US 41 over SR 54 Bridge Typical Section

The proposed Preferred Stormwater Management Facility (SMF) and Floodplain Compensation (FPC) sites are located along US 41 and SR 54 (**Appendix A**). The selection of SMF and FPC sites was based on several factors such as potential flood plain and wetland impacts, soil types, basins, and parcels impacted. All avoidance and minimization measures were considered in the selection of the preferred alternative.

1.3 Purpose of the Conceptual Stage Relocation Plan

This Conceptual Stage Relocation Plan (CSRP) is submitted in accordance with Florida Statutes 339.09(2); 339.09(3); and 421.55; 49 CFR Part 24; and 23 CFR Part 710 to comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646) as amended. The purpose of the CSRP is to evaluate the number and type of relocations resulting from the proposed project and to identify any socio-economic impacts to the surrounding neighborhoods that might occur as a result of implementing the Preferred Alternative. The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation advisory services and resources are available to all residential and business relocatees without discrimination.

2.0 Relocation Overview

This CSRP documents anticipated relocations associated with implementing the Preferred Alternative. The result of the study estimates residences that may be impacted. Sufficient comparable replacement sites are available or will be made available for residences. The following table represents the summary of anticipated relocations for the Preferred Alternative. A list of the addresses of the displaced residences can be found in **Section 4**, businesses in **Section 5**, and publicly owned land in **Section 6**.

Table 2-1: Summary of Anticipated Relocations

Build Alternative	Residential	Businesses	Publicly Owned Land
Ponds and Roadway	4	96	1

No special needs were observed that would prevent the successful relocation of the residential displacees. Relocation benefits provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (as described in Section 10), as amended, appear to be adequate.

3.0 Study Area Characteristics

The United States (US) Census American Community Survey (ACS) 2022 for Pasco County was used to complete the demographic comparison and analysis contained in this document. The ¼-mile project study area buffer overlaps with four (4) Census Tracts (316.04, 316.05, 320.07, 320.13) in Pasco County as shown in **Figure 3-1**.

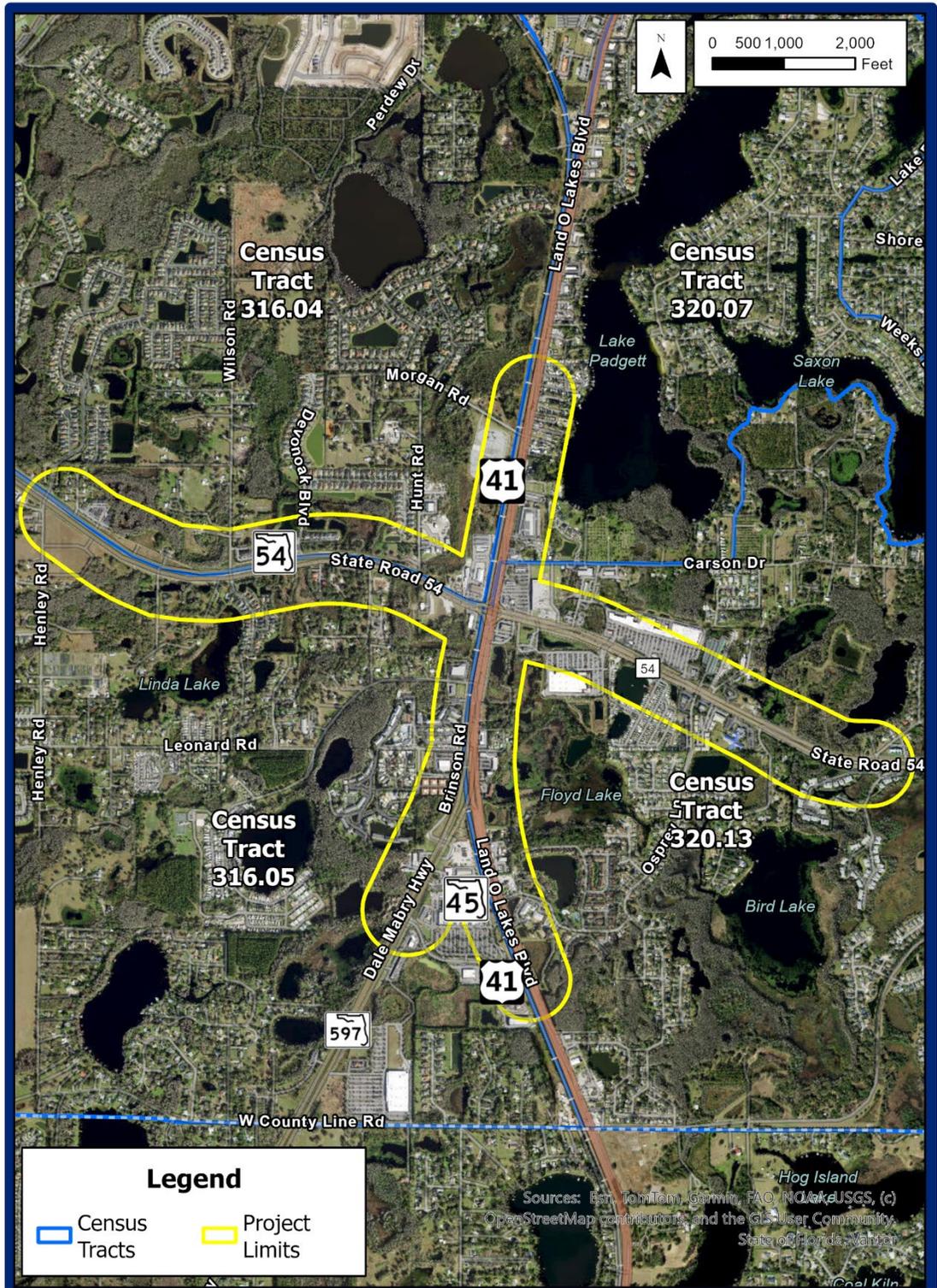


Figure 3-1: Census Tracts

Table 3-1: Estimated Percentage of Minority, Racial, National Origin, or Ethnic Households

Race/Ethnicity	Pasco County	Census Tract 316.04	Census Tract 320.07	Census Tract 320.13	Census Tract 316.05
Total Population	632,996	7,086	2,865	5,538	6,481
Percent of the population that is White	72.00%	70.00%	76.5%	66.81%	68.1%
Percent of the population that is Black	6.00%	5.40%	2.61%	4.78%	3.02%
Percent of the population that is Hispanic	17.00%	0.40%	0.48%	20.35%	15.70%
Percent of the population that is Asian	3.00%	6.60%	1.32%	2.27%	7.65%
Percent of the population that is Other ¹	3.00%	4.30%	0.66%	0.79%	0.74%
Percent of the population that is considered 'Minority'	29.00%	16.70%	5.07%	28.19%	27.11%

¹ Other nationality includes: American Indian or Alaskan Native, Native Hawaiian or other Pacific Islander, or 2 or more races.

See **Figure 3-2** for a map of the Estimated Percentage of Minority, Racial, National Origin, or Ethnic Households across the 4 Census Tracts studied.

Table 3-2: Estimated Income Ranges (in USD)

Household Income	Pasco County	Census Tract 316.04	Census Tract 320.07	Census Tract 320.13	Census Tract 316.05
<\$25,000 Per Year	16.1%	10.5%	13.70%	12.30%	7.80%
\$25,000 - \$49,999	21.1%	12.7%	21.60%	13.50%	12.30%
\$50,000 - \$74,999	18.5%	22.1%	19.60%	26.10%	16.90%
\$75,000 - \$99,999	11.9%	12.2%	7.60%	12.10%	13.10%
>/= \$100,000	32.3%	42.6%	37.50%	36.00%	49.90%
Median Household Income	\$60,151.00	\$114,290.00	\$93,504.00	\$87,727.00	\$129,633.00

Pasco County's Median Household income is \$60,151, while the four Census Tracts evaluated for this project are higher, ranging from \$87,727-\$129,633.

Table 3-3: Estimated Tenure (or age) of structures

Housing Stock	Pasco County	Census Tract 316.04	Census Tract 320.07	Census Tract 320.13	Census Tract 316.05
1969 or earlier	0.69%	2.60%	6.50%	0.00%	1.20%
1970 - 1979	26.17%	9.20%	34.20%	7.60%	8.30%
1980 - 1989	33.68%	5.80%	33.00%	54.90%	29.40%
1990 and Newer	48.86%	82.30%	26.20%	37.40%	61.10%

The 4 residential properties that may be affected by this study were constructed between 1916 and ca. 1979 according to the Pasco County Property Appraiser.

Table 3-4: Estimated Percentage of Elderly Households

Age	Pasco County	Census Tract 316.04	Census Tract 320.07	Census Tract 320.13	Census Tract 316.05
Under 25 Years	27.51%	33.07%	34.20%	27.60%	25.70%
25-44 Years	23.05%	28.40%	22.00%	22.80%	21.00%
45-64 Years	26.96%	25.19%	32.00%	30.80%	29.10%
65 Years or Older	22.40%	13.32%	21.90%	18.80%	24.30%
Median Age	44.60	39.20	49.80	44.80	49.30

According to the 2022 US Census, 22.4% of the population of Pasco County is 65 years or older. Similarly, 21.9% of the population of Census Tract 320.07 is 65 years or older. However, less than 20% of the population in Census Tracts 316.04 and 320.13 is 65 years or older. See **Figure 3-3** for a map showing Percentage of Population Age 65 or Older within the 4 Census Tracts studied.

Table 3-5: Estimated Percentage of Households Containing 5 or More Family Members

Topic	Pasco County	Census Tract 316.04	Census Tract 320.07	Census Tract 320.13	Census Tract 316.05
Total Households	199,227	2,327	1,034	2,387	1,600
Average HH Size	2.52	2.77	2.65	2.57	2.42
% HH >= 5	19.20%	16.40%	18.30%	20.01%	16.40%

According to the US Census ACS 2022, the average household in Pasco County contains 2.52 family members. The percentage of households that have five (5) or more family members in the project study area is between 16.4% to 20.01%.

Table 3-6: Estimated Disabled Residential Occupants for Whom Special Assistance Services May Be Necessary

Topic	Pasco County	Census Tract 316.04	Census Tract 320.07	Census Tract 320.13	Census Tract 316.05
% Population Disabled	16.20%	8.40%	15.90%	12.3%	13.20%

According to the US Census ACS 2022, the estimated percentage of people in Pasco County with any type of disability (hearing, vision, cognitive, ambulatory, self-care, independent living) is 16.2%. The project Census Tracts indicate a range between 8.4% to 15.9% for people with any type of disability.

Table 3-7: Estimated Occupancy Status – Owner/Renter

Topic	Pasco County	Census Tract 316.04	Census Tract 320.07	Census Tract 320.13	Census Tract 316.05
Total Housing Units	256,783	2,673	1,174	2,523	3,057
Percent Occupied	87.70%	96.20%	94.20%	94.17%	84.98%
Percent Owner Occupied	72.00%	79.30%	85.40%	74.10%	85.0%
Percent Renter Occupied	28.00%	20.70%	14.60%	25.90%	15.0%

According to the US Census ACS 2022, the estimated percentage of homeownership and renter occupied rates are 72.0% and 28.0%, respectively. The project Census Tracts indicate a range between 79.3% to 85.4% homeownership rate and 14.6% to 25.9% renter occupied rate.

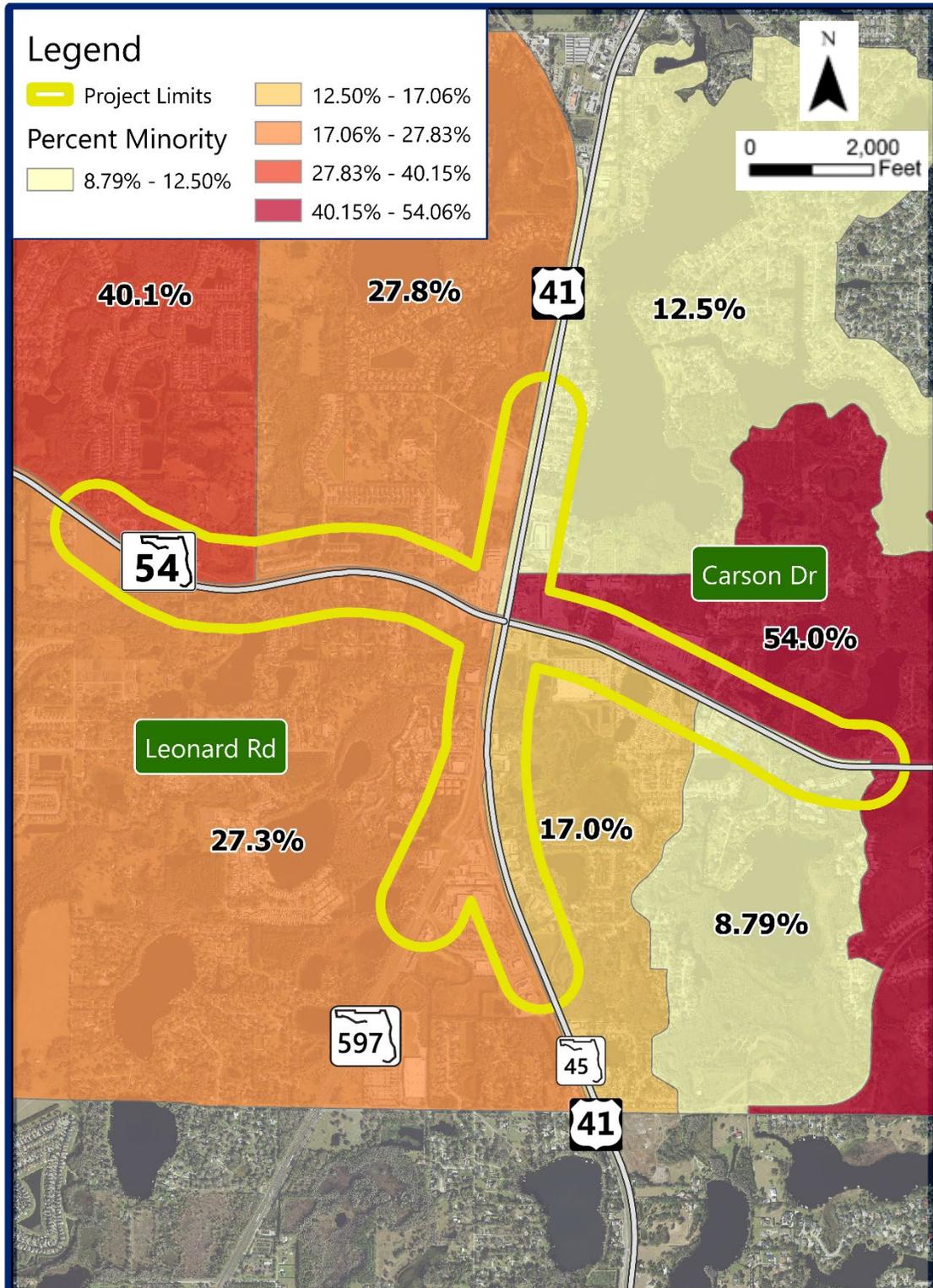


Figure 3-2: Estimated Percentage of Minority, Racial, National Origin, or Ethnic Households

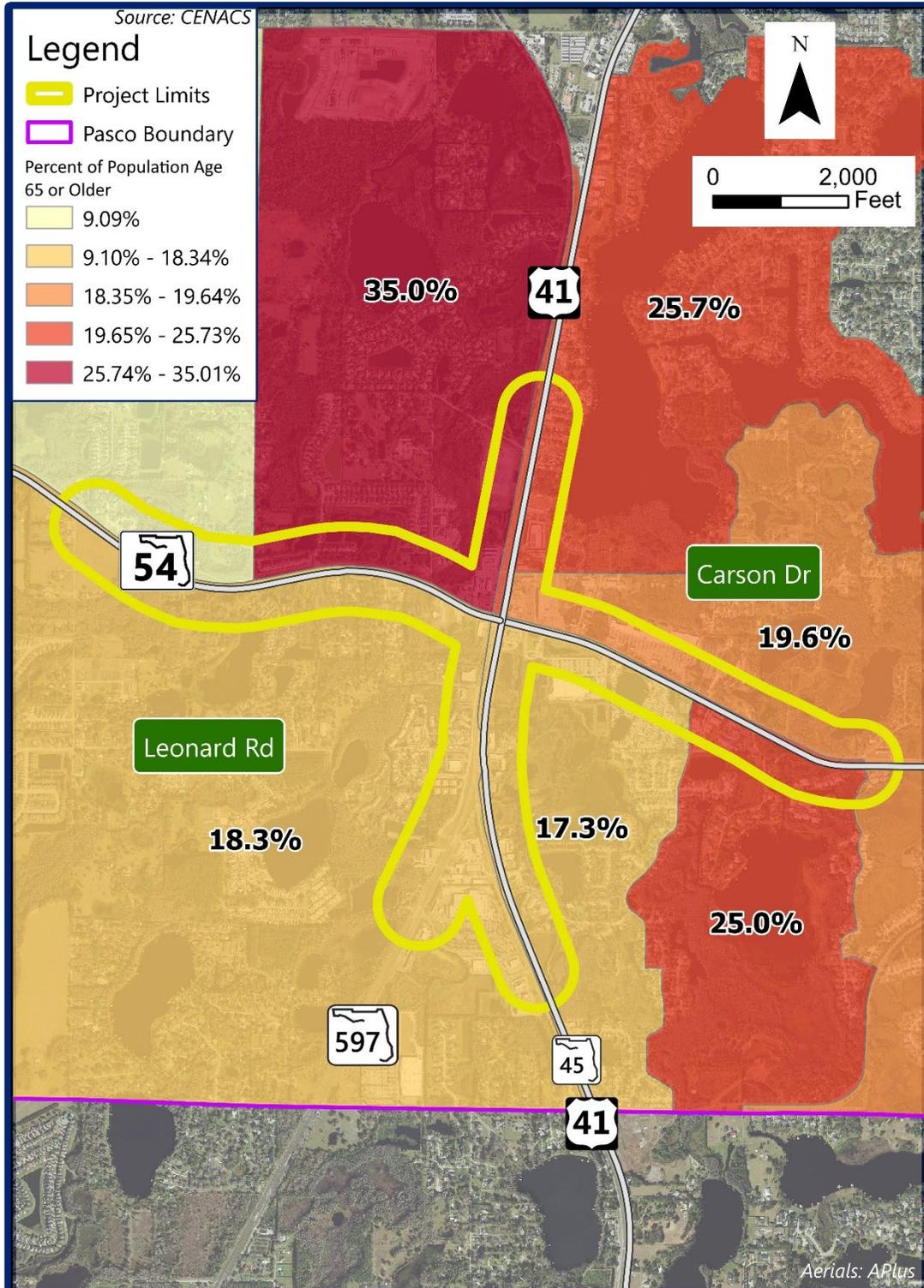


Figure 3-3: Estimated Percentage of Population Above the Age of 65

4.0 Residential Overview

4.1 Build Potential Residential Impacts

The preferred alternative ROW acquisition would require relocation of four (4) residences. The properties are listed below in **Table 4-1**. Relocations were determined using data from the Pasco County Property Appraiser’s website and GIS analysis. Three (3) rental units at Tropicana Mobile Home Park are anticipated to be relocated. The parcel of land containing Tropicana Mobile Home Park has 25 registered addresses, each belonging to a different unit on the property. According to Pasco County Property Appraiser’s website, 8 of those registered addresses/units were listed as “active”. During a 12/3/2025 site review, three (3) units were confirmed to be in the pathway of the design. Units 1, 6, and 10 are anticipated to be impacted by the project.

One multifamily residence (less than 10 residents, according to Pasco County Parcel data) is also anticipated to be impacted. The multifamily residential property is also considered a business relocation and is included in Section 5.0.

Table 4-1: Potential Residential/Rent Property Displacement

Build Alternative	Parcel ID Number	Property Description and Address	Household Type	Year Built
Roadway	25-26-18-0000-07000-0000	Tropicana Mobile Home Park 2010 Land O' Lakes Blvd Unit 1	Rental Property/Mobile Homes and RVs	ca. 1979
Roadway	25-26-18-0000-07000-0000	Tropicana Mobile Home Park 2010 Land O' Lakes Blvd Unit 6	Rental Property/Mobile Homes and RVs	ca. 1979
Roadway	25-26-18-0000-07000-0000	Tropicana Mobile Home Park 2010 Land O' Lakes Blvd Unit 10	Rental Property/Mobile Homes and RVs	ca. 1979
Pond	36-26-18-0000-02500-0000	21503 Glory Road	Multi-Family Residential (< 10)	1916

4.2 Comparison of Available Housing

It is anticipated residential displacement will occur due to the proposed development. A review of RV parks and multi-family residential properties in the Land O’ Lakes and Lutz area indicates

there are adequate number of locations available as potential replacement sites. These properties are shown in **Table 4-2**.

Table 4-2: Potential Replacement Sites

Address	Description	Housing Type
Sunrise Mobile Home Community 18118 Us Highway 41 North, Lutz, FL 33549	Lots Available for Sale and Rent	RV Park
Lake Bambi 6105 Land O'Lakes Boulevard, Land O Lakes, FL 34639	Lots Available for Sale and Rent	RV Park
Breezewood Mobile Home Park 1701 Skipper Road, Tampa, FL 33613	Lots Available for Rent	RV Park
Piermaj Ln, Lutz, FL 33549	5.4 acres of land with extensive fencing	Lot/Land
101 Lake Hobbs Rd #24, Lutz, FL 33548	7.98 acres of land	Lot/Land

4.3 Special Relocation Advisory Services for Unusual Conditions or Unique Problems

Based on demographic information from the US Census ACE 2022, the project Census Tracts indicate a range between 8.4% to 15.9% for people with any type of disability. Relocation Advisory Services are central to the success of this project to effectively accomplish relocation goals. Field observations did not reveal any obvious need for specific special relocation advisory services.

A copy of the various community resources and services for the Pasco County area has been provided in **Section 9** of this study. Based on the research obtained from various sources, any special need that may arise can be addressed by the appropriate service provider.

4.4 Last Resort Housing

Last Resort Housing is used when a highway project cannot proceed to construction because suitable, comparable and/or adequate replacement sale or rental housing is not available and cannot otherwise be made available to displacees within the payment limits. While the current Land O' Lakes real estate market is not experiencing a shortage of comparable replacement

housing, to assure all displacees are placed in decent, safe, and sanitary replacement dwellings, Last Resort Housing will be used in the manner necessary to fulfill the requirements of the Uniform Relocation Act.



5.0 Business Overview

5.1 Potential Business Impacts

Based on the preferred alternative, approximately 96 businesses will be displaced. The name and address of each affected business, as well as the approximate number of employees, is provided in **Table 5-1**. Photographs of these businesses are contained in **Appendix C**. The anticipated impact of potential locations on the local economy is minimal. Glory Road Gardens has been included here as an event venue and entertainment business.

Table 5-1: Anticipated Business Relocations and Displacements

Parcel ID Number	Business Name and Address	Business Type	Est. # of Employees	# of Businesses	Building Area (sq. ft)	Year Built
25-26-18-0000-05200-0010	Alessi Dance Factory, MCOR Auto Shop, MUV Dispensary, Intoxalock Ignition Interlock 21126 SR 54	Various Businesses	25-30	4	13,000	1989
25-26-18-0000-05700-0020	Pinch a Penny Pool Patio Spa, Mimino Food Market, Dr. Cannabis Compassionate Clinic, Hungry Howie's 21202 Mariner PL	Various Businesses	20-30	4	7858	1985
25-26-18-0000-05700-0000	CVS, Amerigas Propane 322 Land O' Lakes Blvd	Drug Store and Propane	10-20	2	13,693	1999
25-26-18-0000-07900-0080	7-Eleven 2400 Land O' Lakes Blvd	Gas Station	5-10	1	8,984	1999
25-26-18-0000-07800-0040	Pizza Villa Inc. 21501 Village Lakes Shopping Center Dr	Restaurant	5-10	1	3,312	1988
25-26-18-0000-07000-0010	Good Vibes Smoke Shop, RnR Studios, Flower Boutique, Niko's Lair A Dance, Eastern Eve, Limited Edition Tattoo, Precious Memories by Michelle 2020 Land O' Lakes Blvd	Various Businesses	30-45	7	35,700	1987
25-26-18-0000-07800-0010	Reflex Martial Arts 21503 Village Lakes Shopping Center Drive	Various Businesses	10-15	1	113,884	1986
25-26-18-0000-07900-0011	McDonalds 2420 Land O' lakes Blvd	Restaurant Drive-In	25-30	1	4,890	1983

Parcel ID Number	Business Name and Address	Business Type	Est. # of Employees	# of Businesses	Building Area (sq. ft)	Year Built
25-26-18-0000-03000-0000	Russell Adams Realty Inc 2502 Land O' Lakes Blvd	Real Estate Agency	5-10	1	2,275	1981
25-26-18-0000-03500-0000	PPG Paint Store 21235 Carson Dr	Paint Store	10-15	1	5,850	1981
36-26-18-0000-02000-0040	Up Equipment USA, Open Road Mobile RV Repair 1634 Land O' Lakes Blvd	Various Businesses	15-20	2	599	1970
36-26-18-0000-02000-0010	PestBear, Window Tinting, Fiji Pool, MG Office Products, Tampa Wholesale Cars 1644 Land O' Lakes Blvd	Various Businesses	20-30	5	5,048	1996
36-26-18-0000-02000-0020	Transmission Repair, Motorcycle Repair, Master Auto Recovery 1712 Land O' Lakes Blvd	Various Businesses	10-15	3	5,640	1973
36-26-18-0000-01900-0010	The Beck Gallery, Dreamstone Surfaces, Motorcycle Repair (on two parcels) 1720 Land O' Lakes Blvd	Various Businesses	10-15	3	4,945	1974
36-26-18-0000-01700-0010	All Access CBD, PHIRE Fitness, Bark 'N Style Spa, The Best little Hair house in Land o Lakes, Krav Maga Martial Arts, All About Kids Consignment Boutique, Tropical Escapes, Landlord business 1900 Land O' Lakes Blvd	Various Businesses	25-30	8	12,824	1984
36-26-18-0000-01700-0011	St. Lukes Dental, Accountant and Payroll, Medico Supplies Group, Women's Group (vacant) 1908 Land O' Lakes Blvd	Various Businesses	25-30	4	9,916	2008
36-26-18-0000-01400-0000	Tampa Thrift, Family Furniture Discount store, Coastal Care Cremations, The Geeky Ferret, KOH Muy Thai, Higher Up Smoke Shop, Mi Carreta, Kids Salon, Pharmacy, Optical, Coinflip (ATM) 1930 Land O' Lakes Blvd	Various Businesses	25-30	10	26,356	1987
36-26-18-0000-01900-0011	Commercial developments- under construction 1724-1744 US-41	-	-	4	-	-



Parcel ID Number	Business Name and Address	Business Type	Est. # of Employees	# of Businesses	Building Area (sq. ft)	Year Built
36-26-18-0000-02100-0000, 36-26-18-0110-00000-00B1 (Golf Coast only)	Golf Coast Construction, Fence Pro, Rock Solid Stone Center 1618 Land O' Lakes Blvd	Service Shops	10-20	3	2,820	1982
36-26-18-0000-00800-0100	Kids' Stuff 21360 Lake Floyd Drive	Preschool	8-10	1	7,297	1987
36-26-18-0000-00800-0051 And 36-26-18-0000-00800-0050	Premier Dental, A Stork's View, The Breakfast Nook, Via Prof Studio, 1 Source Tax and Accounting, The Bella, Jagged Edge Salon, Mustard Seed 1520 Land O Lakes Boulevard	Various Businesses	80-100	8	23,080	1987
25-26-18-0000-03500-0020	La Oaxaquena 2510 Land O Lakes Blvd	Food Truck	2	1	50	-
26-26-18-0000-00900-0020	QAC 2402 Sofia Drive	Construction	8-10	1	-	1981
36-26-18-0000-02500-0000	Glory Road Gardens 21509 Glory Road	Farm/Venue	5-10	1	1,704	1916
25-26-18-0000-07900-0010	Massage Spa, Hair by Le, Leaders Tax, Phone Repair & More, Kilbride Insurance, Liberty Cleaners, Party Liquors, What's In Your Tank, Subway, Palm Medical Center, Cash For Gold, Crawford Hair Company, Perfect Nails Art, Eurotaste Grill, h2o Mobile Tinting 2416 Land O' Lakes Blvd	Various Businesses	60-90	15	66,503	1974
25-26-18-0000-04300-0000	Camrock Foundations 2514 Land O' Lakes Blvd	Construction	15-30	1	900	1941
25-26-18-0000-03300-0000	Cosmos Smoke Shop and Cigar 2624 Land O' Lakes Blvd	Cigar vendor	1-3	1	3784	1999
25 26 18 0000 02700 0000	Meineke Car Care Center 2632 Land O' Lakes Blvd	Auto Shop	5-15	1	8960	1988



Parcel ID Number	Business Name and Address	Business Type	Est. # of Employees	# of Businesses	Building Area (sq. ft)	Year Built
25-26-18-0000-07000-0000	Tropicana Mobile Home Park 2010 Land O Lakes Blvd	Mobile Home Community	5-10	1	12,169	ca. 1979

5.2 Available Replacement Commercial Space

Commercial sites for potential relocation of displaced businesses are available in the area. A search of available comparable commercial sites was conducted on LoopNet on 12/4/2025 and Realtor.com on 12/12/24, websites for leasing and selling commercial real estate. **Table 5-2** lists properties in the area for lease or purchase.

Table 5-2: Available Commercial Sites

No.	Address	Type/Use	Building Size (Sq. Ft)	Lot Size (Acres)	Listed Price
Properties for Sale					
1	18115 US Hwy 41 N	Office	10,000	1.10 ac.	\$ 2,800,000.00
2	18801 N US Highway 41	Commercial	4,300	1.38 ac.	\$ 9,800,000.00
3	18244 N US Highway 41	Office Building	3,000	7.90 ac.	\$ 795,000.00
4	28651 Tupper Rd	Agricultural	-	64.46	\$ 2,999,000.00
Properties for Rent					
1	1450 Skipper Road, Lutz FL 33549	Retail	1,500-3,000	7.28 ac.	\$16.00 /SF/YR
2	16238-16242 N Florida Ave, Lutz, FL 33549	Office Space	5,000	-	\$17.50 /SF/YR
3	16110-16122 N Florida Ave, Lutz, FL 33549	Office Space	1,500	-	\$18.00 /SF/YR
4	18407-18489 N US Highway 41, Lutz, FL 33549	Retail	1,600	12.05 ac.	Upon Request
5	22299 State Road 54, Lutz, FL 33549	Retail	4,223	0.3 ac.	\$35.00 /SF/YR
6	1851 Collier Pkwy, Lutz, FL 33549	Office	144	-	Upon Request
7	18721 N Dale Mabry Hwy	Office	1,000	1	\$40.00/SF/YR
8	2761 Stonewood Park Loop	Office/Medical	100	-	Upon Request
9	23080 Tabak Lane	Office	100-156	-	\$650-\$1,100/mo
10	23104 Tabak Lane	Office	100-156	-	\$650-\$1,100/mo

5.3 Likelihood of Such Relocation and Impacts on the Remaining Business Community

Based on the preferred alternative, it is estimated 96 businesses will be potentially displaced. The area surrounding the project site contains several properties available for potentially displaced businesses. These properties, which are available for either lease or purchase, include comparable size and type categories to facilitate matching of potential displaced businesses to properties. It is anticipated the remaining businesses in the area will still be able to operate and do not appear to be dependent on the businesses that will be displaced.

6.0 Publicly Owned Lands and Facilities

When lands, buildings or other improvements are needed for transportation purposes, but are held by a government entity and utilized for public purposes other than transportation, the acquiring body may compensate the entity for such properties by providing functionally equivalent replacement facilities. Based on this study, one (1) publicly owned land is anticipated to be impacted.

Pasco County Fire Rescue Station No. 23, on parcel 25-26-18-0000-06100-0000, will potentially be displaced by the project. This facility is located along SR 54, and it is anticipated the preferred alternative will impact the station. This facility is estimated to employ about 15 people, and the building's area is 4,780 sq ft. It is located at 21300 SR 54 and was built in 1968. Two coordination meetings were held with Pasco Fire.

The first meeting was held on 9/19/2024, before the Public Hearing that was held on March 25, 2025. At that time, the preferred alternative was a Single Point Urban Interchange (SPUI) with SR 54 over US 41. The meeting discussed the need for relocating the fire station, the location of the new station based on their coverage zone, and potential costs for the replacement of the fire station. FDOT staff noted that the costs for relocating the station and constructing a new one would be the responsibility of FDOT.

At the 2nd meeting, on 11/6/2026, the preferred alternative had changed to a Diverging Diamond Interchange (DDI) with US 41 over SR 54, still potentially displacing Station #23. The meeting discussed the schedule of the FDOT project, costs for the relocation of the station, and methods of relocating the station. As discussed in the previous meeting, a functional replacement would require FDOT to construct the new station. Another option would be for FDOT to purchase the parcel using the standard relocation process and let Pasco Fire handle the construction of the new station.

Coordination meetings will be held in the future as needed with Pasco County Fire.

7.0 Sign Relocations

There are approximately 23 commercial signs located along the project corridor that will potentially be displaced. All signs are on-site business signs, and the displacement of these signs will be handled during the appraisal and acquisition phase. The owner will be compensated for the value of the signs through the appraisal process.

8.0 Potential Hazardous Waste Concerns

The *Contamination Screening Evaluation Report (CSER)*, prepared as part of the PD&E study, identified eighty-three (83) potential contamination sites within the buffer radii. The twenty-two (22) Medium-Risk sites and four (4) High-Risk sites are listed in **Table 8-1**. Of the SMF and FPC sites, eight (8) were ranked medium risk, while zero (0) were ranked high risk. The pond sites are listed in **Table 8-2**. For those locations with a risk rating of "Medium" or "High", a Level II field screening will be conducted during the design phase.

Table 8-1: Medium and High-Risk Sites

Site No.	Name	Facility Address	Risk Rating
6	Walmart Super Center #988/ Walmart Fuel Station	Fuel Station 2575 Land O'Lakes Blvd/21035 Walmart Way	Medium
7	Sunoco Gas Station	1616 Dale Mabry Hwy N	Medium
8	Tires Plus/Don Olson Firestone	1621 US 41	Medium
11	Lutz Land O'Lakes Auto Body Shop	1641 US 41	Medium
12	Top Cat Marine	1635 Dale Mabry Hwy	Medium
16	Diamond Auto Work	1704 - 1712 Land O'Lakes Blvd	Medium
17	SS Studios	1720 Land O'Lakes Blvd	Medium
18	Cemex - Land O'Lakes Ready Mix/Ewell Industries	1714 N Dale Mabry Hwy	Medium
21	Starrs Kountry Kitchen/St. Luke Lakeside Plaza LLC.	1908 Land O'Lakes Blvd	Medium
22	Caliber Collision - Lutz #2051/Enterprise Rent a Car #29258	1927 Brinson Rd	Medium
23	Crandon 66 Service	1930 - 2000 US 41 N	Medium
25	Former Liberty Cleaners	2116 US 41 N	Medium
32	CVS Pharmacy 1771/Former Majik Market	2322 Land O'Lakes Blvd	High
34	Pasco County Sheriff Substation	21300 SR 54	Medium
36	Cox Lumber Co.	21033 SR 54	Medium
38	Sod Depot of Tampa Bay, LLC.	2515 Hunt Rd	Medium
39	7-Eleven 32714/FDOT ROW (Former Handway #63)	2400 Land O'Lakes Blvd	Medium

40	Liberty Cleaners 2408 - 2414 Land O'Lakes Blvd	2408 - 2414 Land O'Lakes Blvd	Medium
42	Jiffy Lube #2786/Dipsticks Oil Change Inc.	21345 SR 52	Medium
44	Former Real Cleaners	21525 - 21601 Village Lakes Shopping Center	High
49	Meineke Car Care Center	2632 Land O'Lakes Blvd	Medium
50	Former Bobs Filtered Oil Co.	2700 Land O'Lakes Blvd	High
51	Duncheon's Nursery & Landscaping, LLC.	2720 Land O'Lakes Blvd	Medium
57	CSX RR Tracks	Parallel to US 41 N	High

Table 8-2: Stormwater Management Facilities and Floodplain Compensation Medium and High-Risk Sites

Pond Name	Location	Risk Rating
SMF 3D	East side of Land O'Lakes Blvd, north of Lake Floyd Dr	Medium
FPC 119D	South of the intersection of Land O'Lakes Blvd and N Dale Mabry Hwy	Medium
SMF 2D (South)	East of Land O'Lakes Blvd, approximately 400 feet south of SR 54	Medium
FPC 110D	Southwest corner of US 41 N and SR 54	Medium
FPC 109D (East)	South side of SR 54, approximately 350 feet east of US 41 N	Medium
FPC 105D	North side of SR 54, approximately 1,200 feet west of US 41 N	Medium
SMF 2D (North)	North side of SR 54, approximately 250 feet east of US 41 N	Medium
FPC 117D	North side of SR 54, approximately 1,550 feet east of US 41 N	Medium

9.0 Acquisition and Relocation Assistance

9.1 Relocation Assistance

In order to minimize the unavoidable effects of right-of-way acquisition and displacement of people and businesses, the FDOT will carry out a Right-of-Way Acquisition and Relocation Assistance Program in accordance with *Florida Statute 339.09* and the *Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646 as amended by Public Law 100-17)* and the established guidelines by which these programs are administered.

The Florida Department of Transportation provides advance notification of impending right-of-way acquisition. Before acquiring right-of-way, all properties are appraised based on comparable sales and land use values in the area. Owners of property to be acquired will be offered and paid fair market value for their property rights.

No person lawfully occupying real property will be required to move without at least 90 days written notice of the intended vacation date and no occupant of a residential property will be required to move until decent, safe and sanitary replacement housing is made available. "Made available" means that the affected person has either by himself obtained and has the right of possession of replacement housing, or that the FDOT has offered the relocatee decent, safe and sanitary housing which is within his financial means and available for immediate occupancy.

At least one relocation specialist is assigned to each highway project to carry out the relocation assistance and payments program. A relocation specialist will contact each person to be relocated to determine individual needs and desires, and to provide information, answer questions, and give help in finding replacement property. Relocation services and payments are provided without regards to race, color, religion, sex, or national origin.

Financial assistance is available to the eligible relocatee to:

1. Reimburse the relocatee for the actual reasonable costs of moving from homes, businesses, and farm operations acquired for a highway project;



2. Make up the difference, if any, between the amount paid for the acquired dwelling and the cost of a comparable decent, safe and sanitary dwelling available on the private market;
3. Provide reimbursement of expenses, incidental to the purchase of a replacement dwelling;
4. Make payment for eligible increased interest cost resulting from having to get another mortgage at a higher interest rate.

Displaced businesses, farms and non-profit organizations may be eligible to receive reimbursement for the actual reasonable expenses of moving personal property to a replacement site. A fixed payment in lieu of moving expenses is also available to displaced businesses. This payment is based on the annual earnings of the operation and cannot exceed \$20,000 nor be less than \$1,000. Businesses may be eligible for reimbursement for expenses actually incurred in reestablishing the business. The maximum amount which can be reimbursed under the provision is \$10,000.

An individual family, business, farm operation or non-profit organization is entitled to payment for actual, reasonable and necessary moving expenses for no more than 50 miles, in most cases, provided the displacee meets the eligibility requirements.

Brochures that describe the Department's relocation assistance program include:

- Residential Relocation Assistance – Businesses, Farms, and Non-Profit Organizations
- Mobile Home Relocation Assistance
- Relocation Assistance Program – Personal Property Moves
- Sign Relocation Under the Florida Relocation Assistance Program

These brochures are distributed at public hearings and are available in Spanish. All brochures are also available upon request to any interested persons and can also be found online at <http://www.dot.state.fl.us/rightofway/Documents.shtm>.



9.2 Resources and Assurance

Various community organizations are available to assist with potential residential relocations. These organizations are shown in **Table 9-1** and can assist residents with locating a home and/or finding support services in their new location. When residential relocations are necessary, comparable decent, safe, and sanitary replacement dwellings within the financial means of the displaced will be provided. In accordance with USC Title 42 Chapter 61 Section 4626, should replacement housing not be available because of insufficient inventory, or available comparable dwellings are not within the financial means of the displaced, or do not meet the standards of decent, safe, and sanitary housing set by the Agency (FDOT), cost effective Replacement Housing of Last Resort may be provided. Variations from the usual methods of obtaining comparability will result in neither lowering of housing standards nor quality of living style for the displaced households. The physical characteristics of the comparable replacement dwelling may be dissimilar to those of the displacement dwelling, but they will not be inferior. If Housing of Last Resort becomes necessary, compensation greater than the current maximum replacement housing payment will be provided. Additional replacement housing options are available to persons being relocated under Housing of Last Resort provisions.

Table 9-1: Relocation Assistance Community Organizations

Organization	Contact Information	Address
The R.O.P.E. Center	727.869.6426	7909 Rhodes Rd. Hudson, FL 34667
Salvation Army- Center of Hope	727. 847.6321	8040 Washington Street, Suite 300, Port Richey, FL 34668
St. Vincent de Paul CARES	727.756.1952	4430 Grand Blvd, New Port Richey, FL 34652
Metro Ministries	813.209.1000	2002 N. Florida Ave, Tampa, FL 33602
Vincent House	352.701.0778	11145 Denton Avenue, Hudson, FL 34667
You Thrive Florida	352.567.0533	14446 7th St, Dade City, FL 33523
Arbors at Fort King	352.521.0053	12861 Stately Oak St, Dade City, FL, 33525
Hope Villages of America Housing Stability Services	727.446.5964	1552 South Myrtle Ave, Clearwater, FL 34681

Organization	Contact Information	Address
Pasco County Housing Authority	352.567.0848	36739 State Road 52, Suite 108, Dade City, FL, 33525



10.0 Early Consultation with Local Governments

Two public meetings have been conducted to date. The first was conducted in December of 2015. A second public hearing was held on March 25th, 2025. The study results were presented to the Pasco County MPO Board on February 9th, 2023. The preferred alternative was presented to the MPO committee on January 6th, 2025, and the MPO board on April 10th, 2025.

11.0 Conclusion

The relocation of 96 businesses and 4 residential properties are anticipated under the Preferred Alternative. Relocation advisory services and assistance will be provided in accordance with the *Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970*, as amended. The number of relocations associated with the Preferred Alternative are shown in **Table 11-1**.

Table 11-1: Relocation Summary

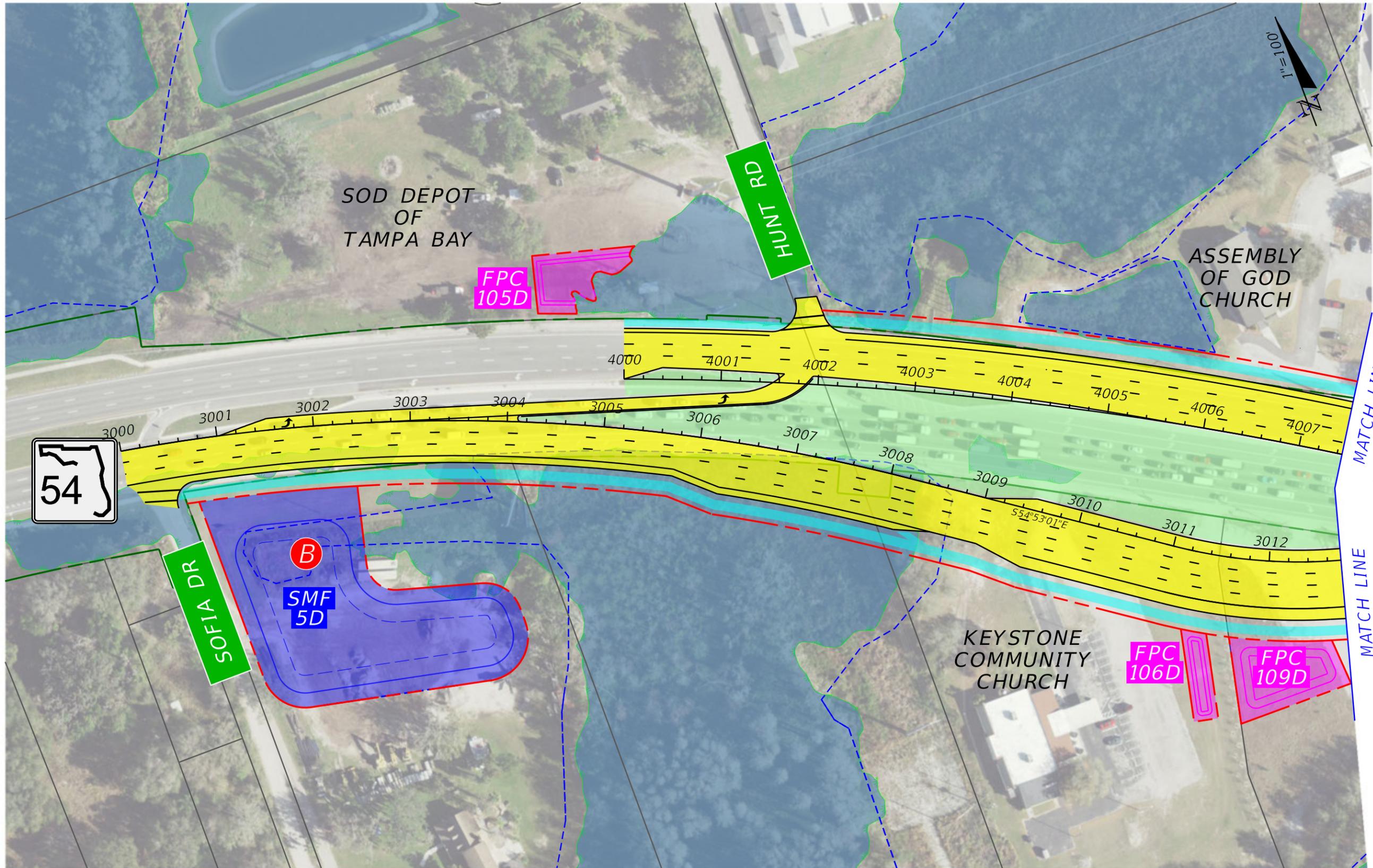
Relocations			
Residential	Businesses	Publicly Owned Lands	Signs
4	96	1	23

Appendix A: Preferred Alternative Concept Plans



Conceptual Stage Relocation Plan: US 41 (SR 45) at SR 54 PD&E Study

WPI Segment No.: 419182-1 / ETDM #: 7883



MATCH LINE STA. 3012+74.00
 MATCH LINE STA. 4007+45.00

LEGEND	
	EXISTING PARCEL
	EXISTING R/W LINE
	PROPOSED R/W
	EXISTING WETLAND
	OSW LINE
	EXIST. CSX RAILROAD
	GRADE SEPARATION
	PROPOSED ROADWAY
	PROPOSED MEDIAN
	PROPOSED SIDEWALK
	PROPOSED BRIDGE
	PREFERRED POND SITE
	FLOODPLAIN
	FPC SITE
	PROPOSED TRAFFIC SIGNAL
	POTENTIAL CONTAMINATION SITE
	POTENTIAL BUSINESS/PUBLIC/RESIDENTIAL RELOCATIONS

ENGINEER OF RECORD
 RICK LANGLASS, P.E.
 LICENSE NUMBER: 62498
 RS&H, INC.
 1715 N WESTSHORE BLVD., SUITE 600
 TAMPA, FL 33607

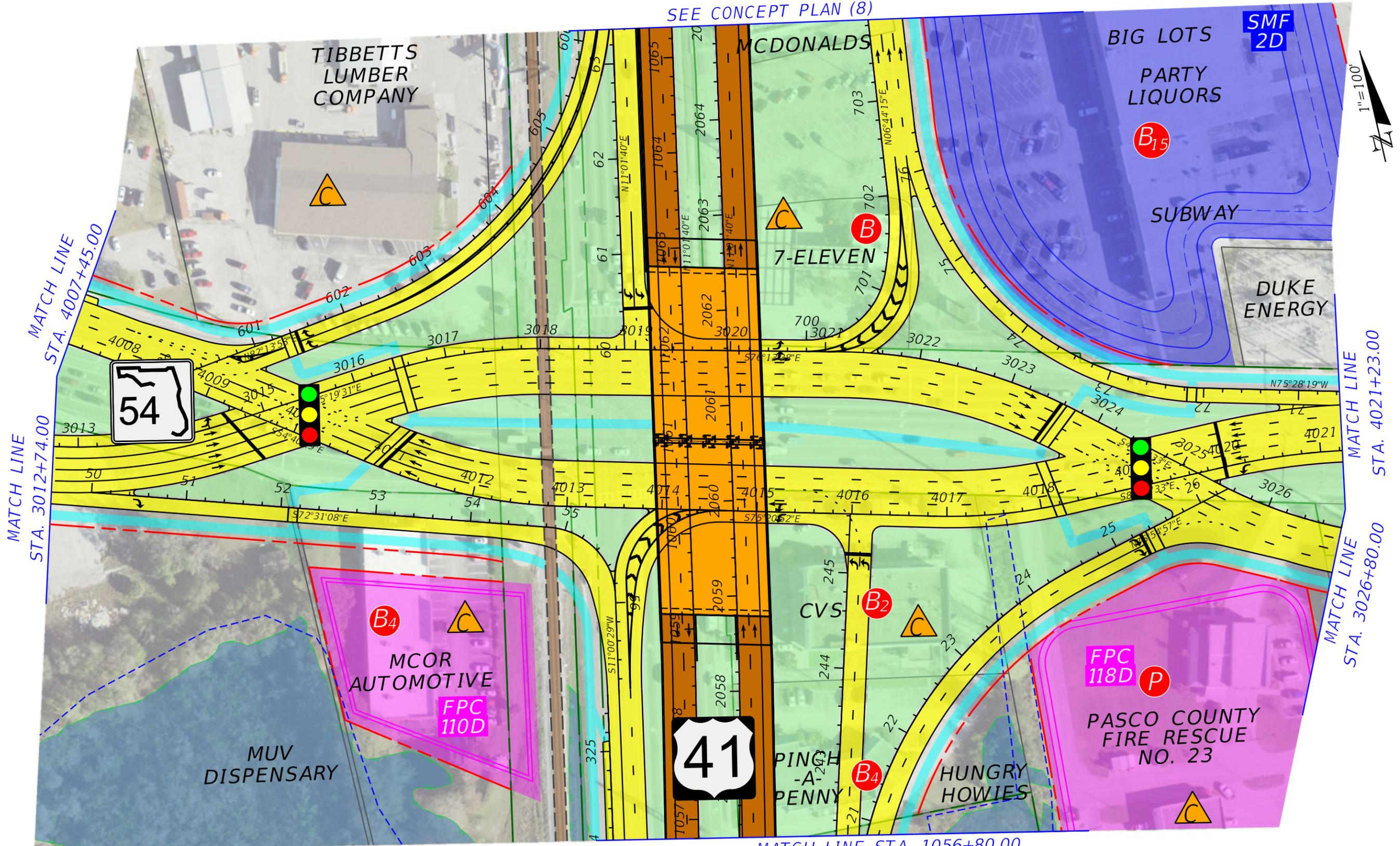
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ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 54	PASCO	419182-1-22-10

PREFERRED ALTERNATIVE
 DDI - US 41 OVER SR 54

SHEET NO.
 1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

MATCH LINE STA. 1065+32.00
SEE CONCEPT PLAN (8)



MATCH LINE STA. 1056+80.00
SEE CONCEPT PLAN (7)

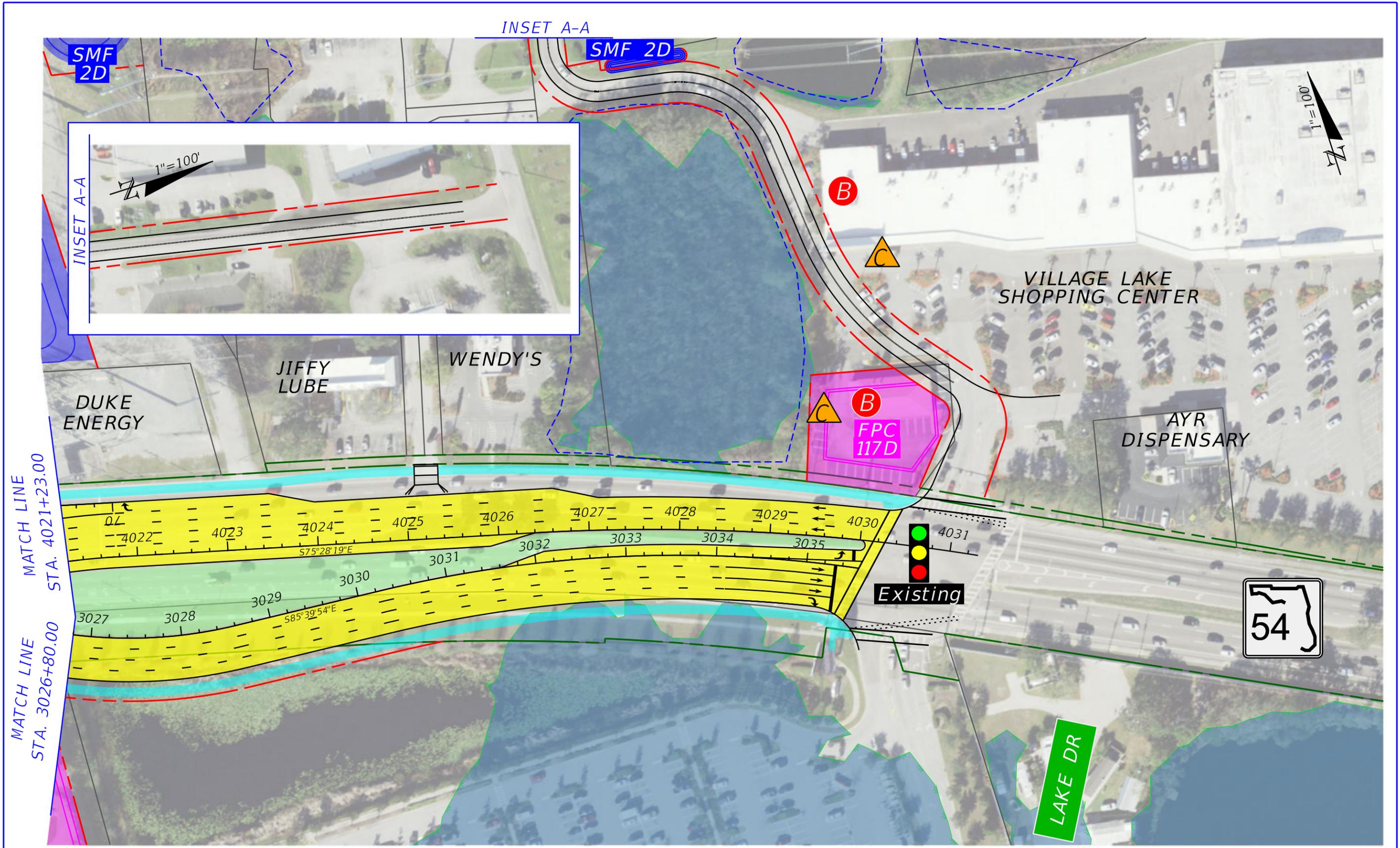
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	EXISTING R/W LINE
	PROPOSED R/W
	EXISTING WETLAND
	OSW LINE
	EXIST. CSX RAILROAD
	GRADE SEPARATION
	PROPOSED ROADWAY
	PROPOSED MEDIAN
	PROPOSED SIDEWALK
	PROPOSED BRIDGE
	PREFERRED POND SITE
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ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 54	PASCO	419182-1-22-10

PREFERRED ALTERNATIVE
 DDI - US 41 OVER SR 54

SHEET NO.
2



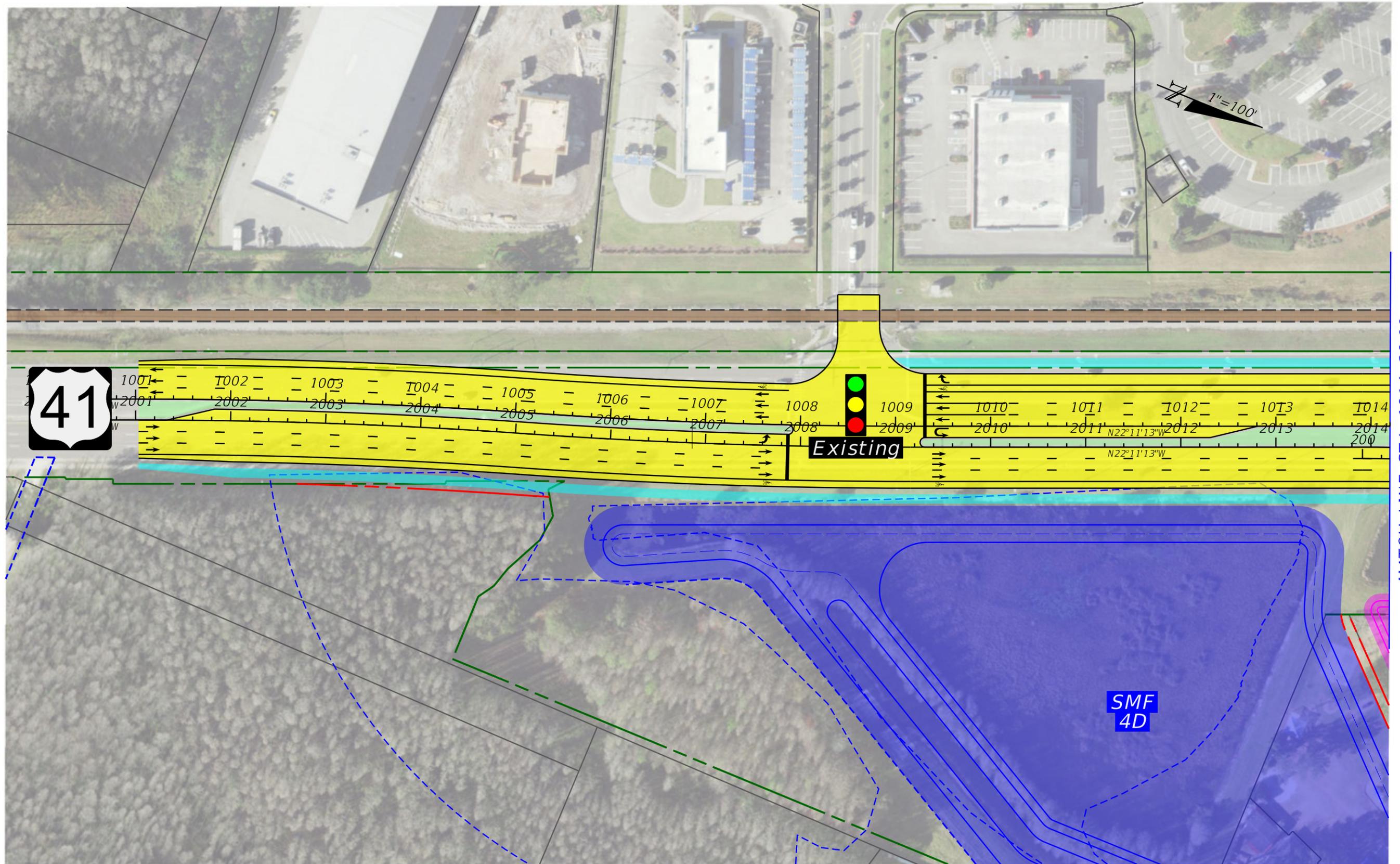
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	EXISTING R/W LINE
	PROPOSED R/W
	EXISTING WETLAND
	OSW LINE
	EXIST. CSX RAILROAD
	GRADE SEPARATION
	PROPOSED ROADWAY
	PROPOSED MEDIAN
	PROPOSED SIDEWALK
	PROPOSED BRIDGE
	PREFERRED POND SITE
	FLOODPLAIN
	FPC SITE
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STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 54	PASCO	419182-1-22-10

PREFERRED ALTERNATIVE
 DDI - US 41 OVER SR 54

SHEET NO.
 3



MATCH LINE STA. 1014+20.00

LEGEND			
	EXISTING PARCEL		PROPOSED ROADWAY
	EXISTING R/W LINE		PROPOSED MEDIAN
	PROPOSED R/W		PROPOSED SIDEWALK
	EXISTING WETLAND		PROPOSED BRIDGE
	OSW LINE		PREFERRED POND SITE
	EXIST. CSX RAILROAD		FLOODPLAIN
	GRADE SEPARATION		FPC SITE
	PROPOSED TRAFFIC SIGNAL		POTENTIAL CONTAMINATION SITE
	POTENTIAL BUSINESS/PUBLIC /RESIDENTIAL RELOCATIONS		

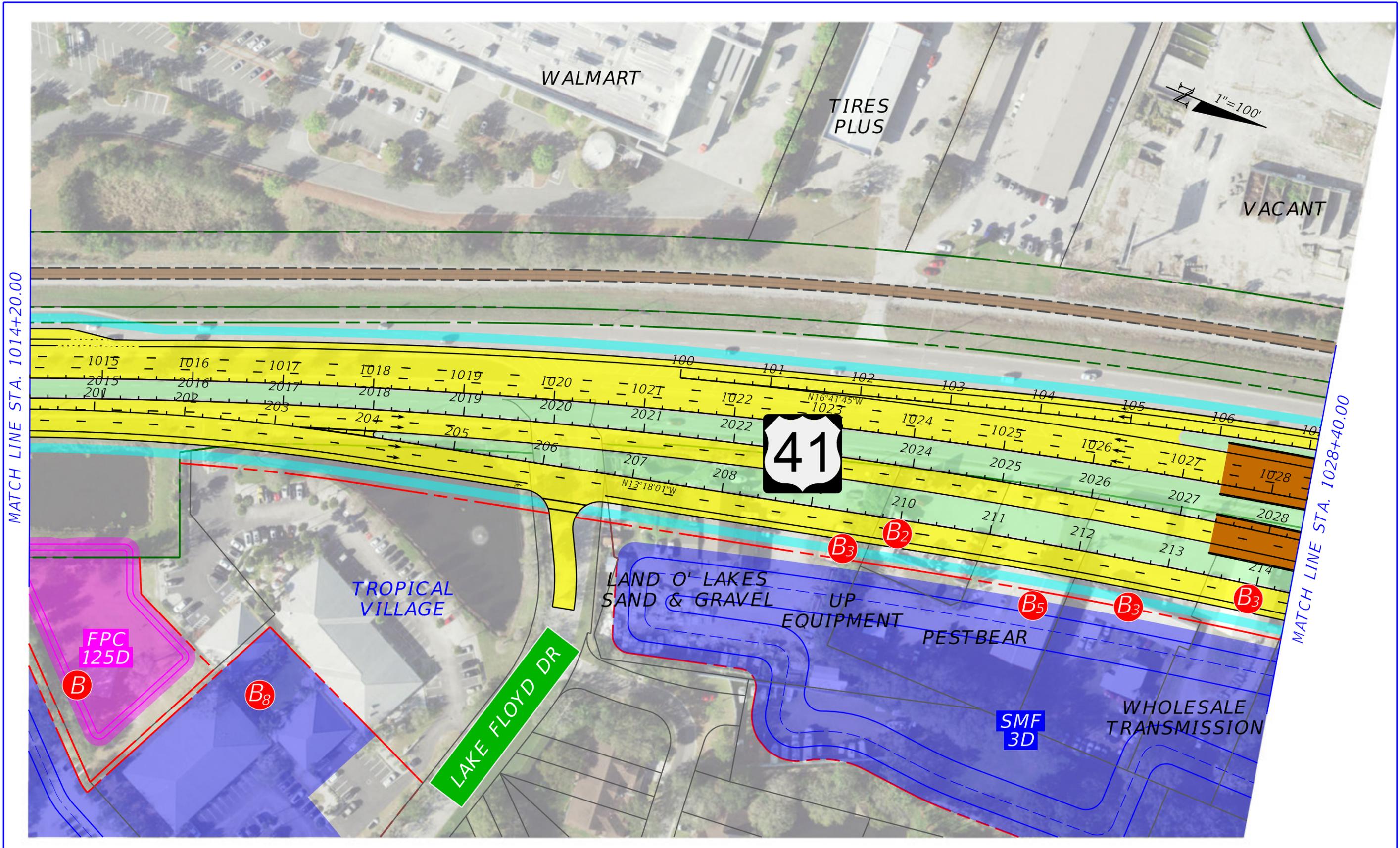
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STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 54	PASCO	419182-1-22-10

PREFERRED ALTERNATIVE
 DDI - US 41 OVER SR 54

SHEET NO.
 4

FAC NOTE



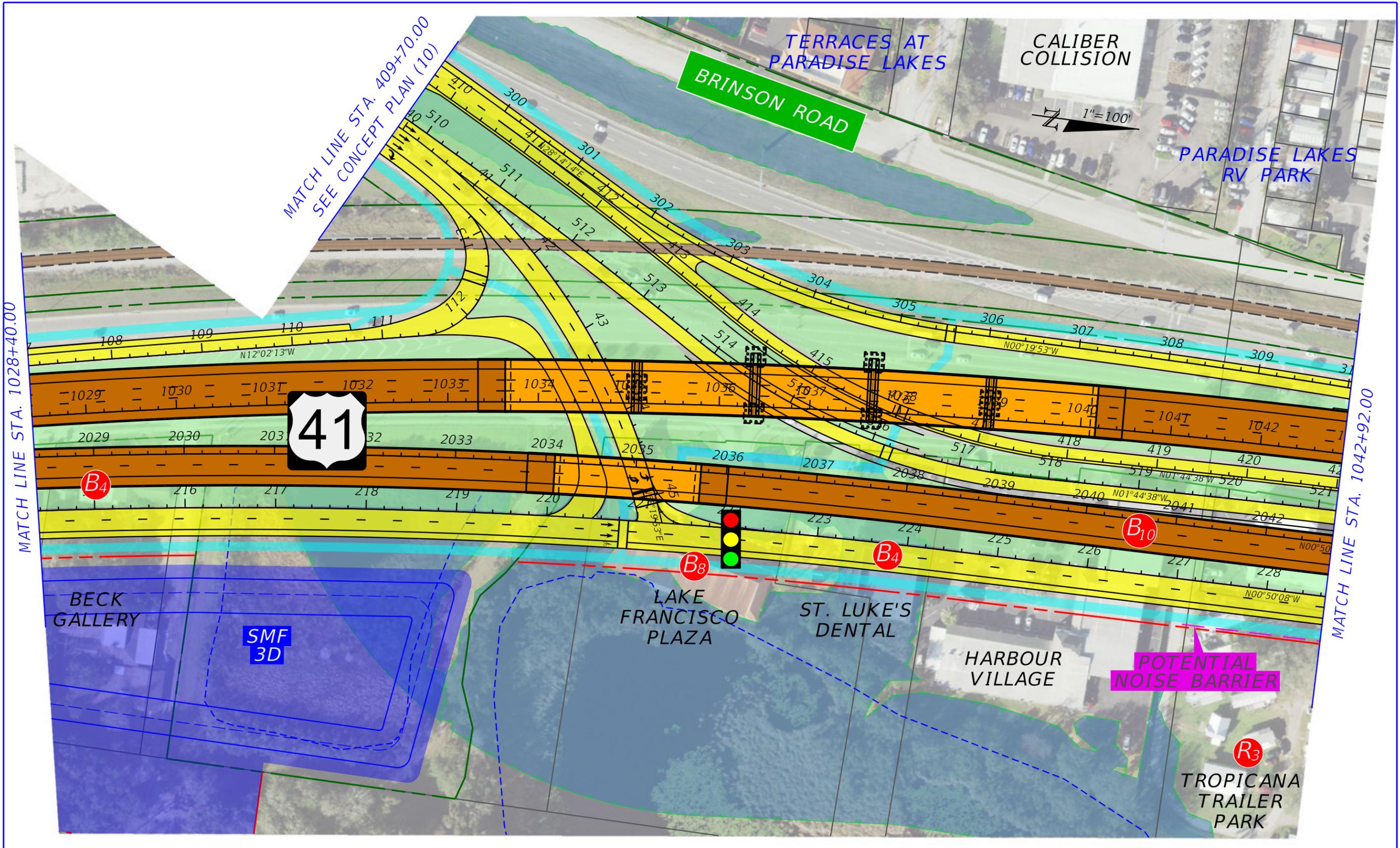
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	EXISTING R/W LINE		PROPOSED MEDIAN
	PROPOSED R/W		PROPOSED SIDEWALK
	EXISTING WETLAND		PROPOSED BRIDGE
	OSW LINE		PREFERRED POND SITE
	EXIST. CSX RAILROAD		FLOODPLAIN
	GRADE SEPARATION		FPC SITE
	PROPOSED TRAFFIC SIGNAL		POTENTIAL CONTAMINATION SITE
	POTENTIAL BUSINESS/PUBLIC/RESIDENTIAL RELOCATIONS		

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ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 54	PASCO	419182-1-22-10

PREFERRED ALTERNATIVE
 DDI - US 41 OVER SR 54

SHEET NO.
 5



LEGEND	
	EXISTING PARCEL
	EXISTING R/W LINE
	PROPOSED R/W
	EXISTING WETLAND
	OSW LINE
	EXIST. CSX RAILROAD
	GRADE SEPARATION
	PROPOSED ROADWAY
	PROPOSED MEDIAN
	PROPOSED SIDEWALK
	PROPOSED BRIDGE
	PREFERRED POND SITE
	FLOODPLAIN
	FPC SITE
	PROPOSED TRAFFIC SIGNAL
	POTENTIAL CONTAMINATION SITE
	POTENTIAL BUSINESS/PUBLIC/RESIDENTIAL RELOCATIONS

ENGINEER OF RECORD

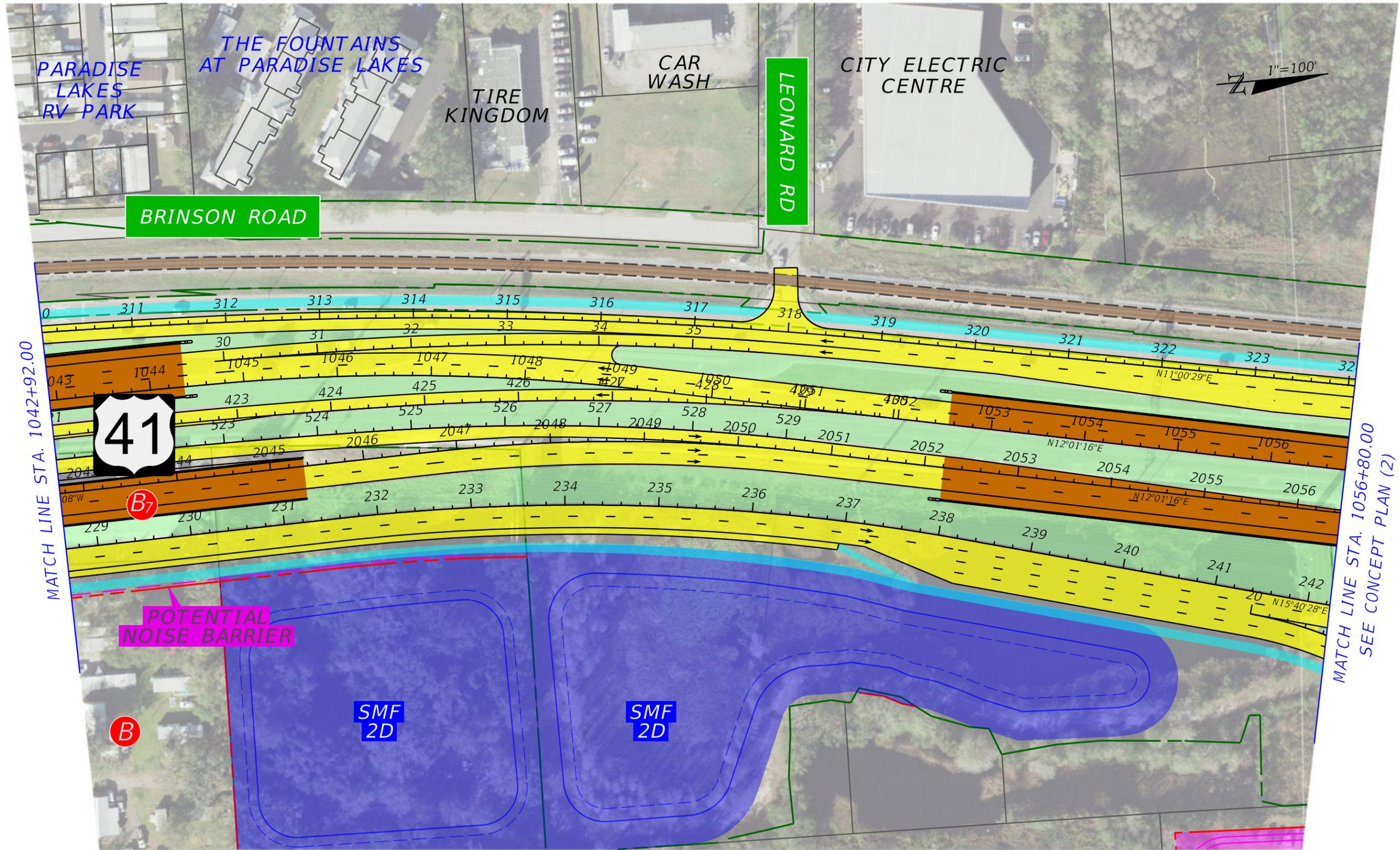
RICK LANGLASS, P.E.
 LICENSE NUMBER: 62498
 RS&H, INC.
 1715 N WESTSHORE BLVD., SUITE 600
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 54	PASCO	419182-1-22-10

PREFERRED ALTERNATIVE

DDI - US 41 OVER SR 54

SHEET NO.
6



MATCH LINE STA. 1042+92.00

MATCH LINE STA. 1056+80.00
SEE CONCEPT PLAN (2)



POTENTIAL NOISE BARRIER

SMF 2D

SMF 2D

LEGEND

	EXISTING PARCEL		PROPOSED ROADWAY		PROPOSED TRAFFIC SIGNAL
	EXISTING R/W LINE		PROPOSED MEDIAN		POTENTIAL CONTAMINATION SITE
	PROPOSED R/W		PROPOSED SIDEWALK		POTENTIAL BUSINESS/PUBLIC/RESIDENTIAL RELOCATIONS
	EXISTING WETLAND		PROPOSED BRIDGE		
	OSW LINE		PREFERRED POND SITE		
	EXIST. CSX RAILROAD		FLOODPLAIN		
	GRADE SEPARATION		FPC SITE		

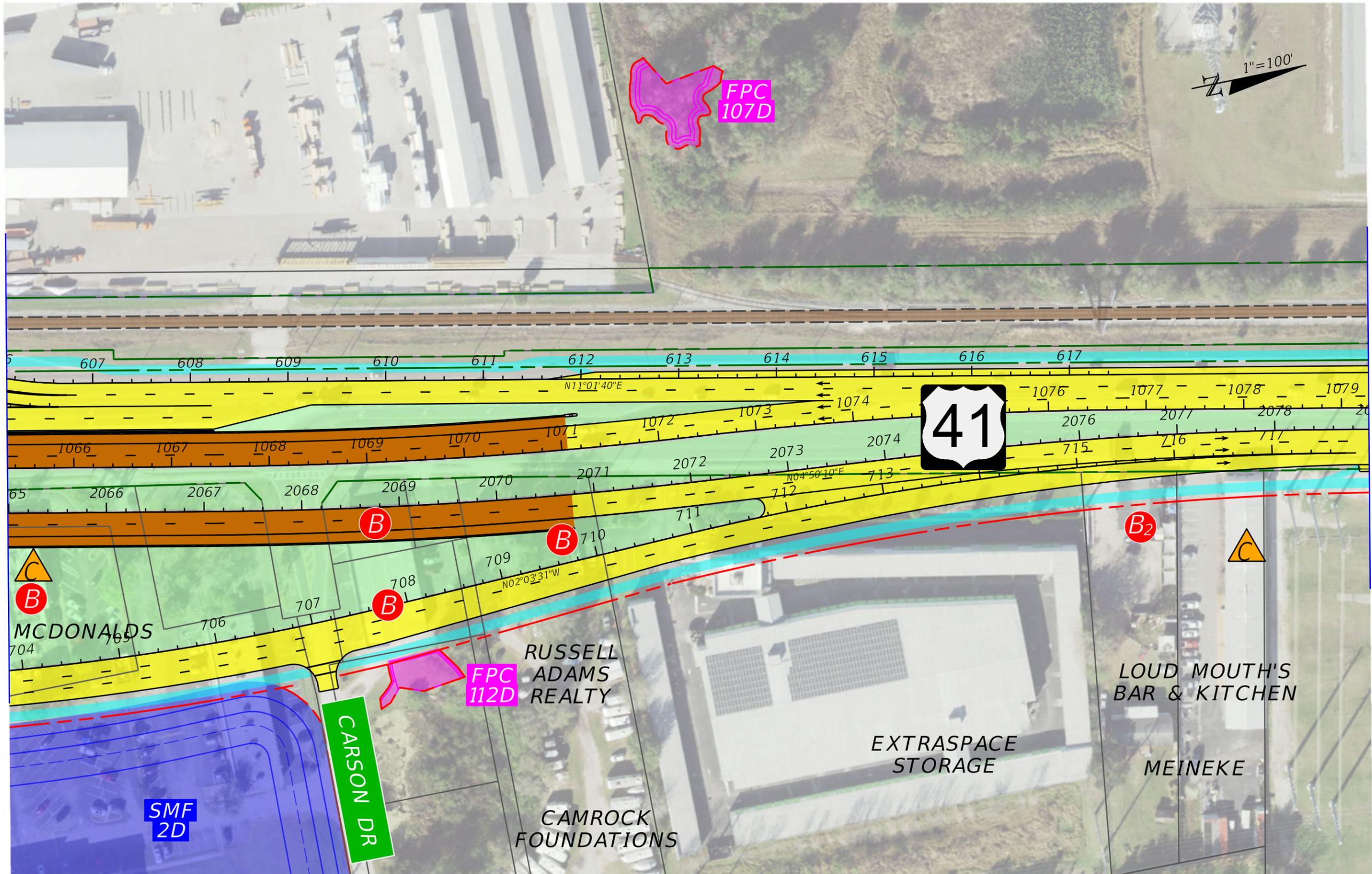
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 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 54	PASCO	419182-1-22-10

PREFERRED ALTERNATIVE
 DDI - US 41 OVER SR 54

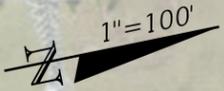
SHEET NO.
7

FAC NOTE



MATCH LINE STA. 1065+32.00
SEE CONCEPT PLAN (2)

MATCH LINE STA. 1079+28.00



LEGEND

	EXISTING PARCEL		PROPOSED ROADWAY		PROPOSED TRAFFIC SIGNAL
	EXISTING R/W LINE		PROPOSED MEDIAN		POTENTIAL CONTAMINATION SITE
	PROPOSED R/W		PROPOSED SIDEWALK		POTENTIAL BUSINESS/PUBLIC/RESIDENTIAL RELOCATIONS
	EXISTING WETLAND		PROPOSED BRIDGE		
	OSW LINE		PREFERRED POND SITE		
	EXIST. CSX RAILROAD		FLOODPLAIN		
	GRADE SEPARATION		FPC SITE		

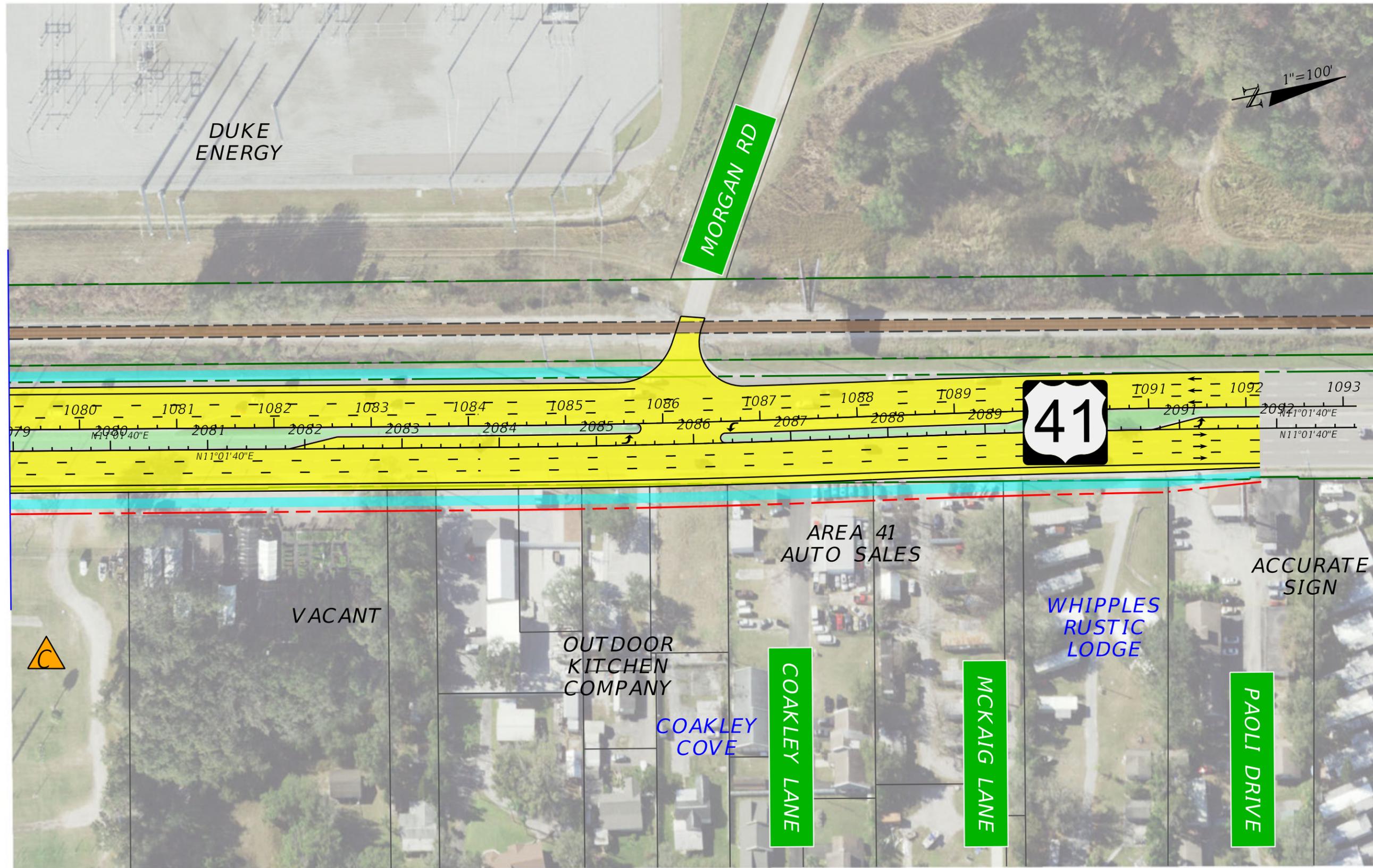
ENGINEER OF RECORD
 RICK LANGLASS, P.E.
 LICENSE NUMBER: 62498
 RS&H, INC.
 1715 N WESTSHORE BLVD., SUITE 600
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 54	PASCO	419182-1-22-10

PREFERRED ALTERNATIVE
 DDI - US 41 OVER SR 54

SHEET NO.
8

FAC NOTE



MATCH LINE STA. 1079+28.00



LEGEND

	EXISTING PARCEL		PROPOSED ROADWAY		PROPOSED TRAFFIC SIGNAL
	EXISTING R/W LINE		PROPOSED MEDIAN		POTENTIAL CONTAMINATION SITE
	PROPOSED R/W		PROPOSED SIDEWALK		POTENTIAL BUSINESS/PUBLIC /RESIDENTIAL RELOCATIONS
	EXISTING WETLAND		PROPOSED BRIDGE		
	OSW LINE		PREFERRED POND SITE		
	EXIST. CSX RAILROAD		FLOODPLAIN		
	GRADE SEPARATION		FPC SITE		

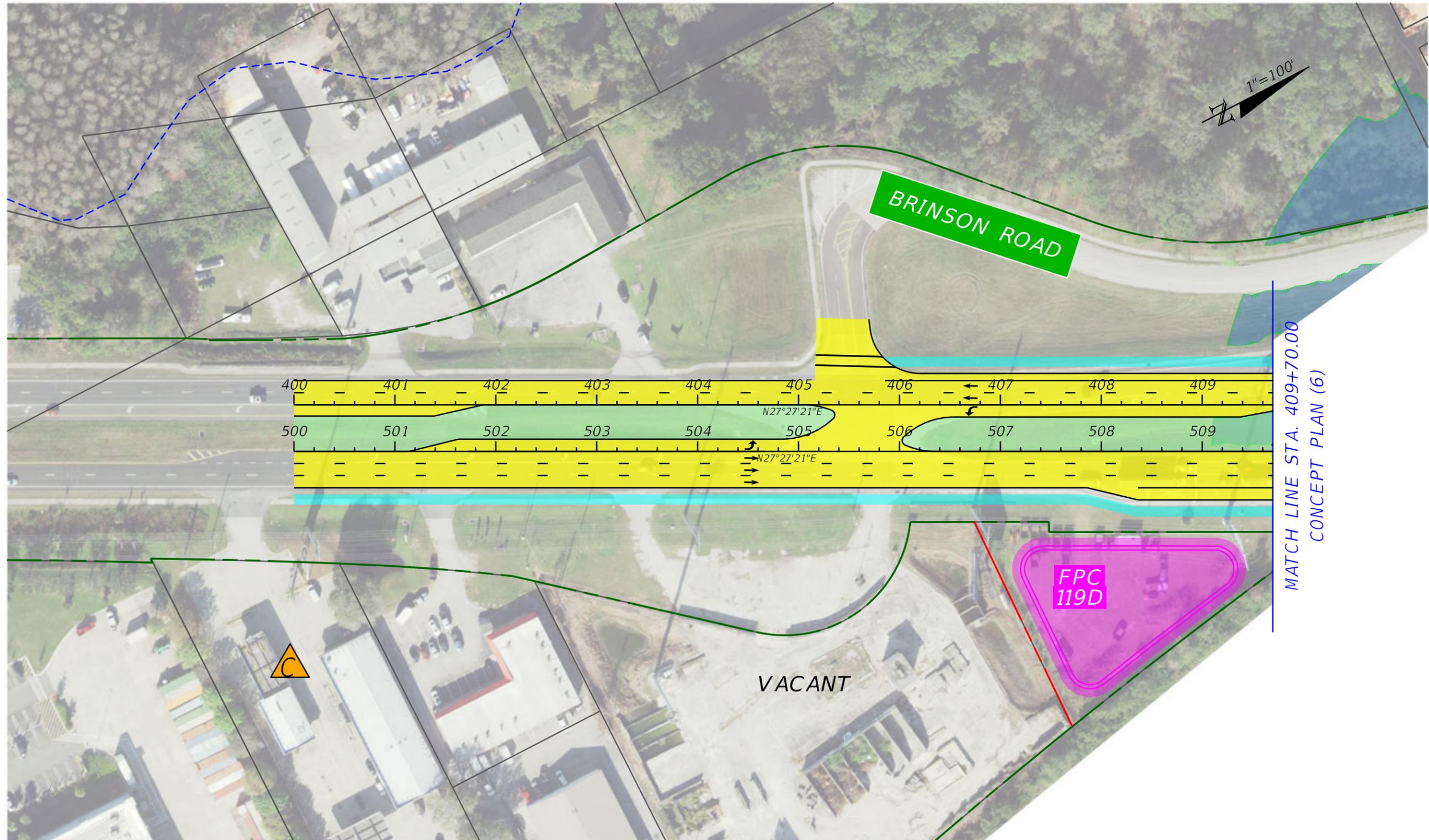
ENGINEER OF RECORD
 RICK LANGLASS, P.E.
 LICENSE NUMBER: 62498
 RS&H, INC.
 1715 N WESTSHORE BLVD., SUITE 600
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 54	PASCO	419182-1-22-10

PREFERRED ALTERNATIVE
 DDI - US 41 OVER SR 54

SHEET NO.
 9

FAC NOTE



MATCH LINE STA. 409+70.00
CONCEPT PLAN (6)

LEGEND			
	EXISTING PARCEL		PROPOSED ROADWAY
	EXISTING R/W LINE		PROPOSED MEDIAN
	PROPOSED R/W		PROPOSED SIDEWALK
	EXISTING WETLAND		PROPOSED BRIDGE
	OSW LINE		PREFERRED POND SITE
	EXIST. CSX RAILROAD		FLOODPLAIN
	GRADE SEPARATION		FPC SITE
	PROPOSED TRAFFIC SIGNAL		POTENTIAL CONTAMINATION SITE
	POTENTIAL BUSINESS/PUBLIC/RESIDENTIAL RELOCATIONS		

ENGINEER OF RECORD
 RICK LANGLASS, P.E.
 LICENSE NUMBER: 62498
 RS&H, INC.
 1715 N WESTSHORE BLVD., SUITE 600
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 54	PASCO	419182-1-22-10

PREFERRED ALTERNATIVE
 DDI - US 41 OVER SR 54

SHEET NO.
10

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

Appendix B: Available Commercial Spaces





Mohanad Rifaie
8137771854



Mohammad
Mustafa
8138992400



Noor Audi
8139909465

**Nationwide Realty
Solutions LLC**

Skipper Square | 1450 Skipper Rd

1,500 - 3,000 SF of Retail Space Available in Lutz, FL 33549



HIGHLIGHTS

- Centrally positioned between Lutz and University submarkets
- Ample parking and easy access from major roads
- Surrounded by dense residential and commercial activity

SPACE AVAILABILITY (1)

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE
1st Floor	1,500-3,000 SF	Negotiable	\$16.00 /SF/YR	Triple Net (NNN)
1450 Skipper Rd - 1st Floor				
Space Use Retail	<p>This versatile end-cap unit offers up to 3,000 square feet of leasable space, with the flexibility to lease either 1,500 square feet or the full 3,000 square feet. The layout features an open floor plan, ideal for retail, restaurant, medical, or service-oriented use. Positioned at the corner of a high-traffic shopping center, the space benefits from excellent visibility, natural light, and strong signage opportunities. There is also the option to add a patio on the side of the unit, perfect for businesses seeking outdoor seating or additional customer space. This is a strong opportunity for operators looking to serve both the Lutz and University-area markets.</p> <ul style="list-style-type: none">• Lease rate does not include utilities, property expenses or building services• Highly Desirable End Cap Space• Corner Space• 3,000 square feet end-cap unit• Located in a busy shopping center• Centrally positioned between Lutz and University s• Minutes from Interstate 275, USF, and St. Joseph's			
Availability				
Now				

PROPERTY FACTS

Total Space Available	3,000 SF	Center Properties	2
Min. Divisible	1,500 SF	Gross Leasable Area	33,319 SF
Center Type	Strip Center	Total Land Area	7.28 AC
Parking	100 Spaces	Year Built	1988

ABOUT THE PROPERTY

Located on Skipper Road in Lutz, this property sits at the crossroads of suburban growth and urban access. Just minutes from Interstate 275, it provides quick and easy access to downtown Tampa, Wesley Chapel, and surrounding areas. The site is strategically positioned between two major retail corridors, offering excellent exposure to both the Lutz and University areas.

The location is surrounded by a strong mix of residential communities, national retailers, and essential services. Nearby landmarks include the University of South Florida, St. Joseph's Hospital North, and multiple shopping centers. This is an ideal location for businesses looking to serve both local residents and the student, medical, and commuter populations.

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	Distance
Skipper Rd	Villa Ln, E	6,994	2025	0.10 mi
Skipper Road	N Side Dr, W	6,442	2025	0.19 mi
East Bearss Avenue	E Bearss Ave, NE	39,142	2025	0.23 mi
E Bearss Ave	Turtle Creek Cir, W	36,540	2025	0.46 mi
North Nebraska Avenue	E Bearss Ave, N	18,931	2025	0.49 mi
Nebraska Avenue	E Bearss Ave, N	19,129	2024	0.49 mi
N Nebraska Ave	E Bearss Ave, N	18,904	2023	0.49 mi
E Bearss Ave	N 12th St, SE	42,957	2025	0.49 mi
N Nebraska Ave	E 145th Ave, N	24,697	2025	0.49 mi
Nebraska Avenue	E 140th Ave, S	25,106	2024	0.63 mi

NEARBY MAJOR RETAILERS

TRANSPORTATION

 TRANSIT/SUBWAY			
Cadrecha Plaza Station (#4)	16 min drive	9.6 mi	
Streetcar Society Station (#3)	17 min drive	9.7 mi	
Centro Ybor Station (#2)	17 min drive	10.5 mi	
Centennial Park Station (#1)	17 min drive	10.3 mi	
Skyconnect Passenger Terminal Station	29 min drive	16.8 mi	
 COMMUTER RAIL			
Tampa	17 min drive	10.2 mi	
Lakeland	48 min drive	36.0 mi	

MAP



ADDITIONAL PHOTOS



Building Photo



Aerial



Building Photo



Aerial

Listing ID: 35769684

Date on Market: 5/5/2025

Last Updated: 11/18/2025

Address: 1450 Skipper Rd, Lutz, FL 33549

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Bruce Demers

8134801637



Collier Parkway Executive Suites | 1851 Collier Pky

144 SF of Office Space Available in Lutz, FL 33549



HIGHLIGHTS

- Ample parking.

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste #F	144 SF	1 Year	Upon Request	Office	-	Now
<p>144sf Executive Suite Office Space Available includes: High Speed Internet, Common Area Cleaning, Conference Room, Waiting Area, and First Class Office Accommodations. Price: \$950.00 monthly</p> <p>Listed rate may not include certain utilities, building services and property expenses</p> <p>Fits 1 - 3 People</p> <p>Natural Light</p> <p>Atrium</p> <p>Office intensive layout</p> <p>Central Air and Heating</p> <p>Emergency Lighting</p>						

PROPERTY OVERVIEW

WE HAVE EXECUTIVE SUITES AVAILABLE IN A VERY PROFESSIONAL SETTING
SEE ATTACHED FOR PRICING AND SIZING

Offices:
B \$1,000 D \$1,000 E \$950 F \$950
G \$950

- Air Conditioning

PROPERTY FACTS

Building Type	Office
Year Built	2000
Building Height	2 Stories
Building Size	4,139 SF
Building Class	B
Typical Floor Size	3,173 SF
Parking	45 Surface Parking Spaces

TRANSPORTATION

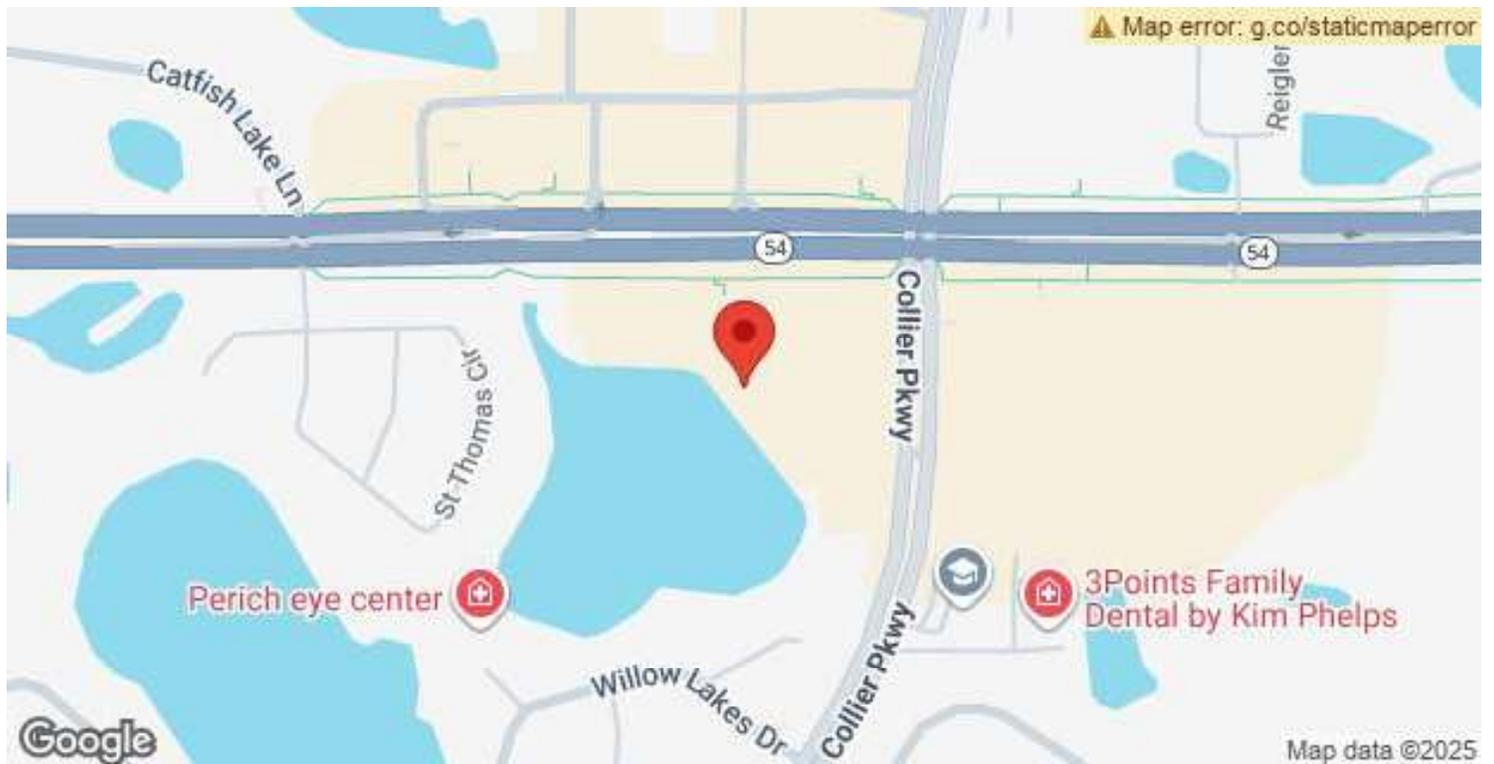
COMMUTER RAIL

Tampa	30 min drive	22.3 mi
Lakeland	53 min drive	42.7 mi

AIRPORT

Tampa International	37 min drive	24.6 mi
St Pete-Clearwater International	57 min drive	36.1 mi

MAP



ADDITIONAL PHOTOS



Other



Building Photo



Other



Building Photo

Listing ID: 27421999

Date on Market: 10/29/2025

Last Updated: 12/3/2025

Address: 1851 Collier Pky, Lutz, FL 33549

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Bryant Mercier

8136940007



2716 Stonewood Park Loop

100 SF of Office/Medical Space Available in Land O' Lakes, FL 34638



SUBLEASE HIGHLIGHTS

- Convenient location close to Veterans and Dale Mabry
- Ample Parking
- Move in ready and income producing

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	100 SF	Negotiable	Upon Request	Office/Medical	Full Build-Out	30 Days
2 offices available each at 100 SF. \$1,200/month FSG or \$1000/month with a one year term signed.						
Sublease space available from current tenant			Fully Built-Out as Standard Office			
Fits 1 Person			2 Private Offices			
Central Air Conditioning			In professional office park			
Plenty of Parking			Great location off of SR 54			
4 year old property			Great interior layout			

PROPERTY OVERVIEW

This stunning 2020 building is now introducing a prime leasing opportunity for a spacious medical office spanning 3189 SF. This meticulously designed space features 8 exam rooms along with a dedicated lab, ensuring efficiency and seamless patient care.

Welcoming patients into a large lobby, the space boasts a well-appointed reception area complete with a convenient check-out counter. Offering comfort and convenience, there are

- 24 Hour Access
- Security System
- Signage

two bathrooms and a spacious break room for staff relaxation. Additionally, the office includes two private doctor's offices, an IT room for streamlined operations, and ample space for administrative tasks. Elevate your medical practice in this thoughtfully crafted facility designed to meet all your professional needs. Current Primary physician is willing to lease back half of the space.

- Monument Signage
- Air Conditioning
- Fiber Optic Internet

PROPERTY FACTS

Building Type	Office
Year Built	2020
Building Height	1 Story
Building Size	3,189 SF
Building Class	B
Typical Floor Size	3,189 SF
Parking	33 Surface Parking Spaces

TRANSPORTATION



COMMUTER RAIL

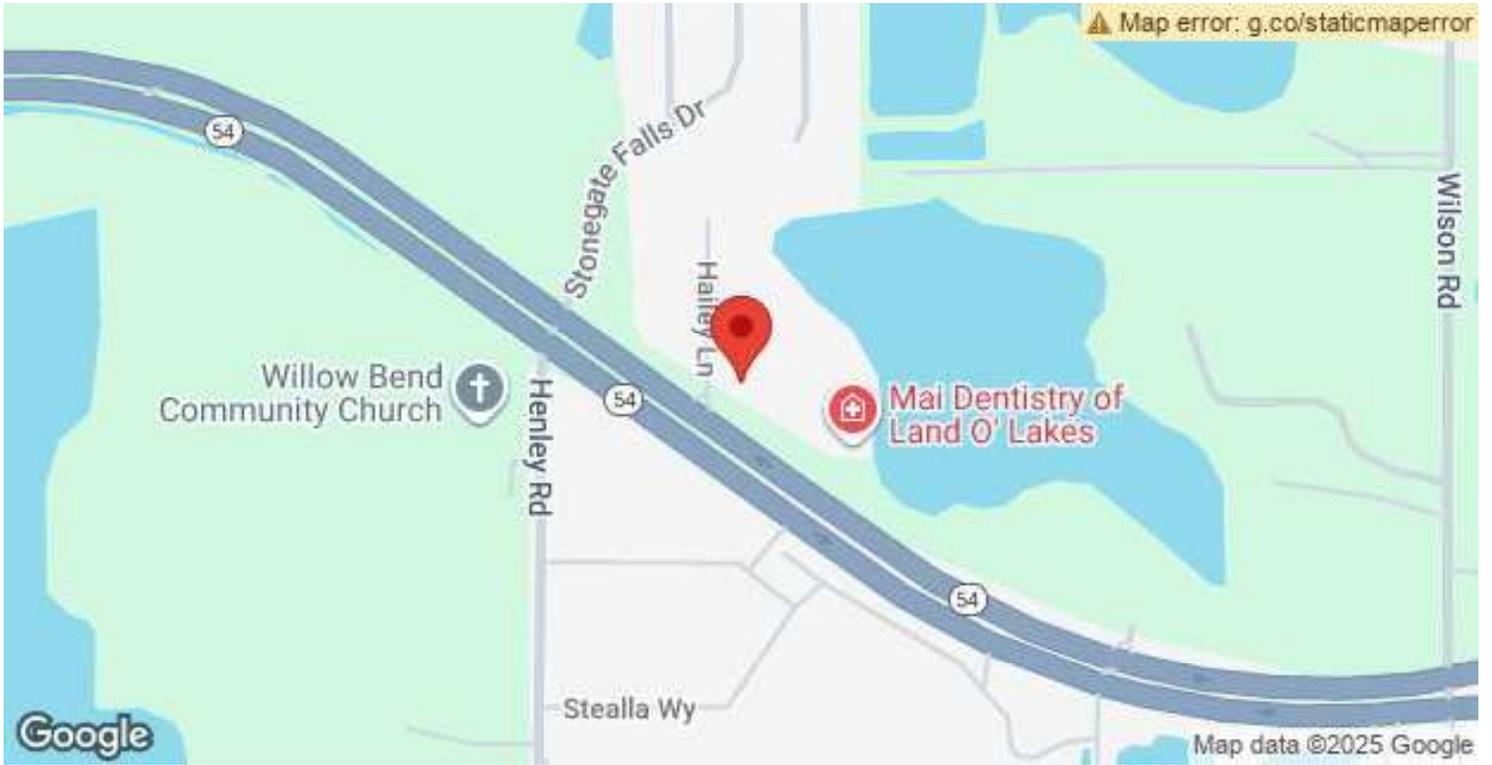
Tampa	29 min drive	18.8 mi
Lakeland	57 min drive	45.7 mi



AIRPORT

Tampa International	34 min drive	23.9 mi
St Pete-Clearwater International	55 min drive	35.4 mi

MAP



ADDITIONAL PHOTOS



Building Photo



Building Photo



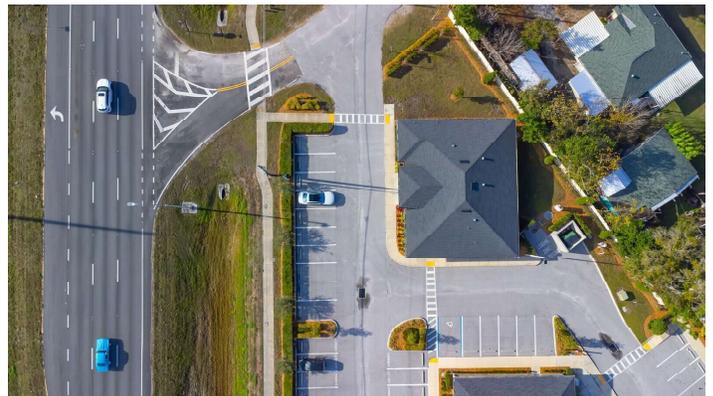
Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo

Listing ID: 33845984 **Date on Market:** 3/10/2025

Last Updated: 11/17/2025

Address: 2716 Stonewood Park Loop, Land O' Lakes, FL 34638

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Michael Mauger

8139953864



North Wood Plaza | 16110-16122 N Florida Ave

1,500 SF of Office Space Available in Lutz, FL 33549



HIGHLIGHTS

- 300 square feet of loft space on the second floor.

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste 16118	1,500 SF	Negotiable	\$18.00 /SF/YR	Office	-	Now



Great Location, nice plaza, ready to go!

Listed rate may not include certain utilities, building services and property expenses

6 Private Offices

Competitive Lease Rate

Fits 4 - 12 People

Competitive Lease Rate

Flexible Terms

PROPERTY OVERVIEW

Office property located on N Florida Ave in Lutz, Florida.

- Property Manager on Site

VIDEO WALKTHROUGH:

PROPERTY FACTS

Building Type	Office
Year Built	1988
Building Height	2 Stories
Building Size	10,500 SF
Building Class	B
Typical Floor Size	5,250 SF
Unfinished Ceiling Height	12'
Parking	20 Surface Parking Spaces

TRANSPORTATION



TRANSIT/SUBWAY

Cadrecha Plaza Station (#4)	16 min drive	10.4 mi
Streetcar Society Station (#3)	17 min drive	10.5 mi
Centro Ybor Station (#2)	17 min drive	11.3 mi
Centennial Park Station (#1)	17 min drive	11.2 mi
Skyconnect Passenger Terminal Station	29 min drive	17.6 mi



COMMUTER RAIL

Tampa	17 min drive	11.0 mi
Lakeland	51 min drive	38.1 mi



AIRPORT

Tampa International	27 min drive	18.1 mi
St Pete-Clearwater International	44 min drive	27.4 mi

MAP



ADDITIONAL PHOTOS



Plat Map



Building Photo



Building Photo



Aerial



Aerial

Listing ID: 32200149

Date on Market: 11/18/2024

Last Updated: 12/3/2025

Address: 16110-16122 N Florida Ave, Lutz, FL 33549

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Zachary Ray
3048392171

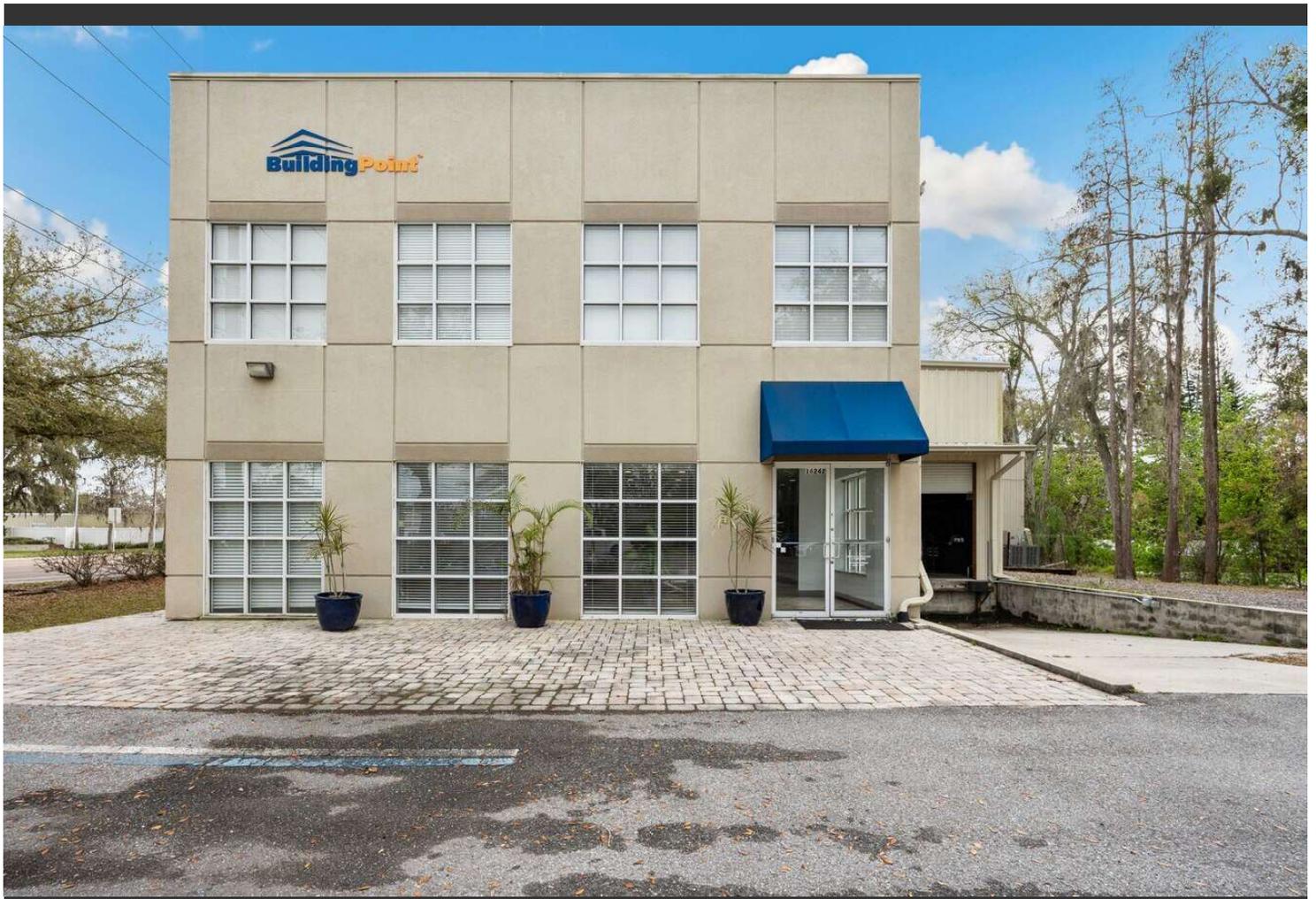


Will Bingham
CCIM
8137133974



16238-16242 N Florida Ave

5,000 SF of Office Space Available in Lutz, FL 33549



HIGHLIGHTS

- 2nd Floor Office in Lutz/5,000 Sq Ft
- Open Floor Plan with built in Cubicles as well
- Conference Room, Storage Room, 2 Private Bathrooms
- Commercial General Zoning- CG- Multiple Uses
- Ample Parking on South End/25 spots

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
2nd Floor, Ste 16238	5,000 SF	3-5 Years	\$15.00 /SF/YR	Office	-	Now
<p>Open Floor plan with Cubicles currently</p> <p>Lease rate does not include utilities, property expenses or building services</p> <p>Fits 13 - 40 People</p> <p>1 Conference Room</p> <p>Central Air Conditioning</p> <p>Secure Storage</p> <p>Open Floor Plan Layout</p> <p>11 Private Offices</p> <p>Space is in Excellent Condition</p> <p>Private Restrooms</p> <p>Open-Plan</p>						

PROPERTY OVERVIEW

2nd Floor Prime office space now available for lease in Lutz, FL! Just off US HWY 41 this location offers the perfect combination of accessibility, convenience and high visibility. This spacious building offers 5,000 sq ft with a versatile layout perfect for a wide range of businesses. It boasts private offices and has an open floor plan for cubicles. It is being offered fully furnished. Within the space is a conference room, storage room and two bathrooms. Parking is ample with 25 spots in the South Lot

- Air Conditioning

and can add more in the North end as needed. The property is easily accessible via Interstate 275 (I-275), offering a direct route to downtown Tampa. Major employers such as Advent Health and St. Joseph's Hospital-North are nearby. In the vicinity are retail locations such as Tampa Premium Outlets and Northgate Shopping Center, providing convenience for both employees and clients. First year triple net costs estimated at \$2.82 psf.

PROPERTY FACTS

Building Type	Office
Year Built	2004
Building Height	2 Stories
Building Size	18,929 SF
Building Class	C
Typical Floor Size	9,465 SF
Parking	25 Surface Parking Spaces

TRANSPORTATION



TRANSIT/SUBWAY

Cadrecha Plaza Station (#4)	17 min drive	10.6 mi
Streetcar Society Station (#3)	17 min drive	10.7 mi
Centro Ybor Station (#2)	17 min drive	11.5 mi
Centennial Park Station (#1)	17 min drive	11.3 mi
Skyconnect Passenger Terminal Station	29 min drive	17.8 mi



COMMUTER RAIL

Tampa	17 min drive	11.2 mi
Lakeland	52 min drive	38.3 mi



AIRPORT

Tampa International	27 min drive	18.3 mi
St Pete-Clearwater International	44 min drive	27.6 mi

MAP



ADDITIONAL PHOTOS



Pic 1



Pic 2



pic 4



pic 6



pic 7



pic 8



pic 9



pic 11



pic 10



pic 18



pic 27



pic 25



pic 24



pic 23



pic 20



pic 22



pic 21



pic 17



pic 19



pic 12



pic 15



pic 13



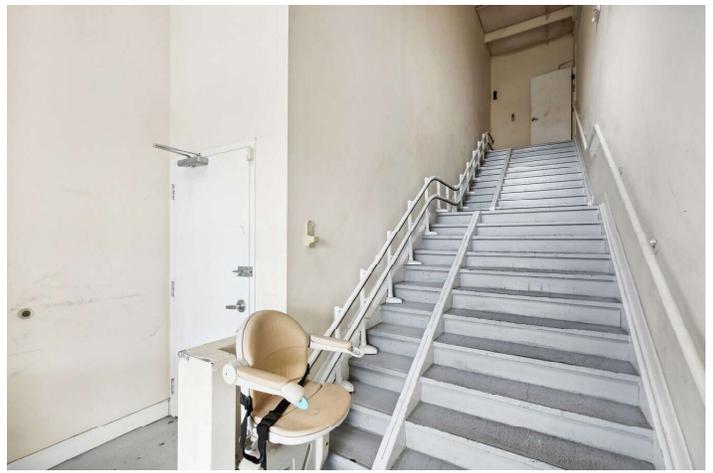
pic 16



pic 14



pic 28



pic 5

Listing ID: 35047245

Date on Market: 3/6/2025

Last Updated: 12/2/2025

Address: 16238-16242 N Florida Ave, Lutz, FL 33549

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Tammy Sassin

8139284748



Sunset Plaza | 18407-18489 N Us Highway 41

1,600 - 23,792 SF of Retail Space Available in Lutz, FL 33549



HIGHLIGHTS

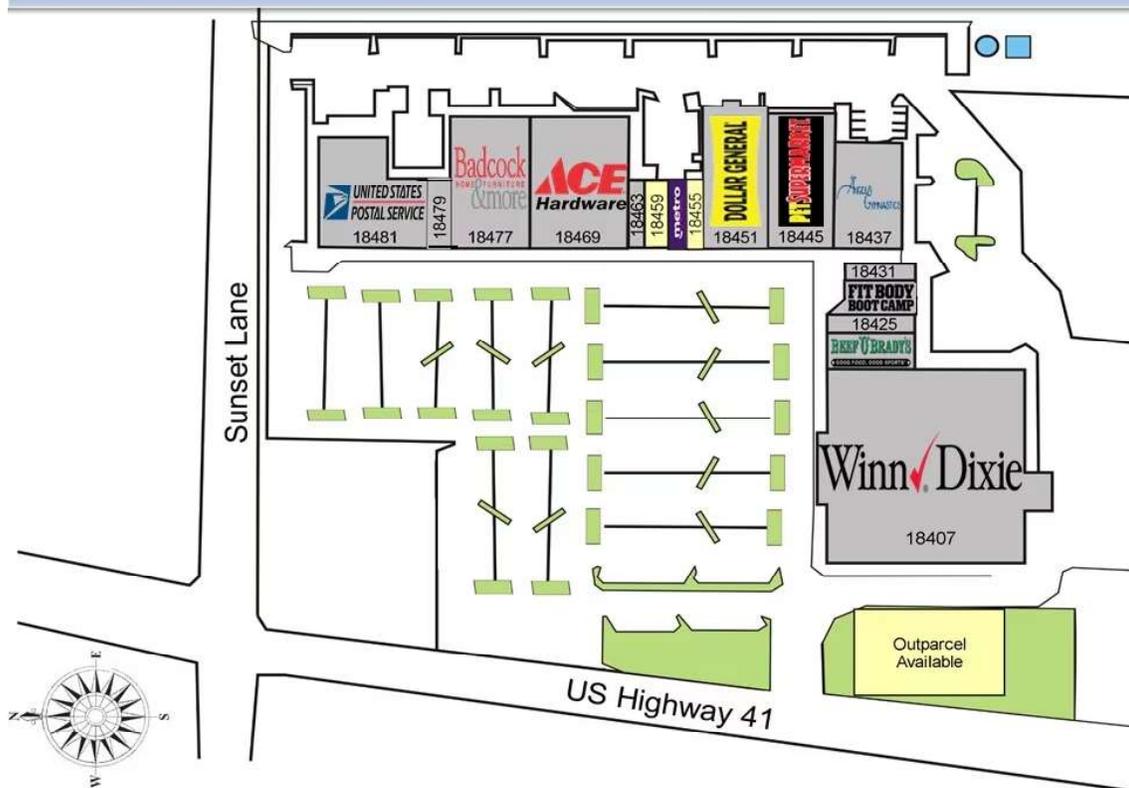
- Lutz Grocery Anchored Center great visibility 98K+ HH income

SPACE AVAILABILITY (2)

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE
1st Floor	1,600 SF	Negotiable	Upon Request	TBD
1st Floor	22,192 SF	Negotiable	Upon Request	TBD

SITE PLAN

Sunset Plaza - 18407 - 18489 US Hwy 41, Lutz FL



Bay	Tenant	SF
18407	Winn-Dixie	44,984
18421	Beef O' Brady's	4,075
18425	Motion Nails	1,700
18427-29	Fit Body Boot Camp	2,858
18431	Thai Cafe Modern	1,506
18437	Angel's Gymnastics	7,840
18445	Pet Supermarket	10,000
18451	Dollar General	10,000
18455	VACANT	1,600
18457	Metro by T-Mobile	1,600
18459	VACANT	1,600
18463	House of China	1,600
18467-69	Lutz Ace Hardware	14,129
18477	Badcock and More	11,573
18479	Mane Cut Salon	1,400
18481	USPS Lutz	13,626
OP	VACANT	1
Total Leasable Sq. Ft.		130,092
Total Available Sq. Ft.		3,201

SELECT TENANTS AT SUNSET PLAZA

TENANT	DESCRIPTION	US LOCATIONS	REACH
Ace Hardware	Hardware	4,594	International
Dollar General	Dollar/Variety/Thrift	22,293	International
Pet Supermarket	Pet Shop/Supplies	250	National
UPS	Administrative and Support Services	-	-
Winn-Dixie	-	-	-

PROPERTY FACTS

Total Space Available	23,792 SF	Frontage	Hwy 41
Center Type	Neighborhood Center	Gross Leasable Area	130,091 SF
Parking	621 Spaces	Total Land Area	12.05 AC
Stores	17	Year Built	1974
Center Properties	1		

ABOUT THE PROPERTY

Grocery anchored shopping center on main artery to Land O Lakes from Tampa. Outparcel available on US 41,

ground Lease preferred.

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	Distance
S US Hwy 41	Flagship Dr, N	41,591	2025	0.19 mi
Nevel Rd	S US Hwy 41, SW	42,685	2020	0.39 mi
AL 55	S Hwy 41, SW	44,196	2024	0.39 mi
Sunset Ln	Autumn Mist Dr, W	11,575	2025	0.52 mi
Crystal Lake Rd	Crystal Preserve Dr, W	5,120	2025	0.66 mi
S US Hwy 41	2nd Ave NE, S	33,464	2025	0.88 mi
Sunset Lane	Lake Keen Dr, W	12,011	2025	0.94 mi
Debuel Rd	Willow Creek Blvd, E	2,950	2025	1.03 mi
S US Hwy 41	Myrtle Ridge Rd, S	40,322	2025	1.05 mi
Crooked Ln	Lake Thomas Ln, S	1,009	2025	1.06 mi

NEARBY MAJOR RETAILERS



TRANSPORTATION

COMMUTER RAIL

Tampa	22 min drive	14.1 mi
Lakeland	56 min drive	40.8 mi

MAP



ADDITIONAL PHOTOS



SunsetPlaza-011522-0121



18407-18489 N Us Highway 41 Lutz, FL



18407-18489 N Us Highway 41 Lutz, FL



18407-18489 N Us Highway 41 Lutz, FL



18407-18489 N Us Highway 41 Lutz, FL



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18407-18489 N Us Highway 41 Lutz, FL



18407-18489 N Us Highway 41 Lutz, FL



18407-18489 N Us Highway 41 Lutz, FL

Listing ID: 12057522 **Date on Market:** 9/12/2025

Last Updated: 11/17/2025

Address: 18407-18489 N Us Highway 41, Lutz, FL 33549

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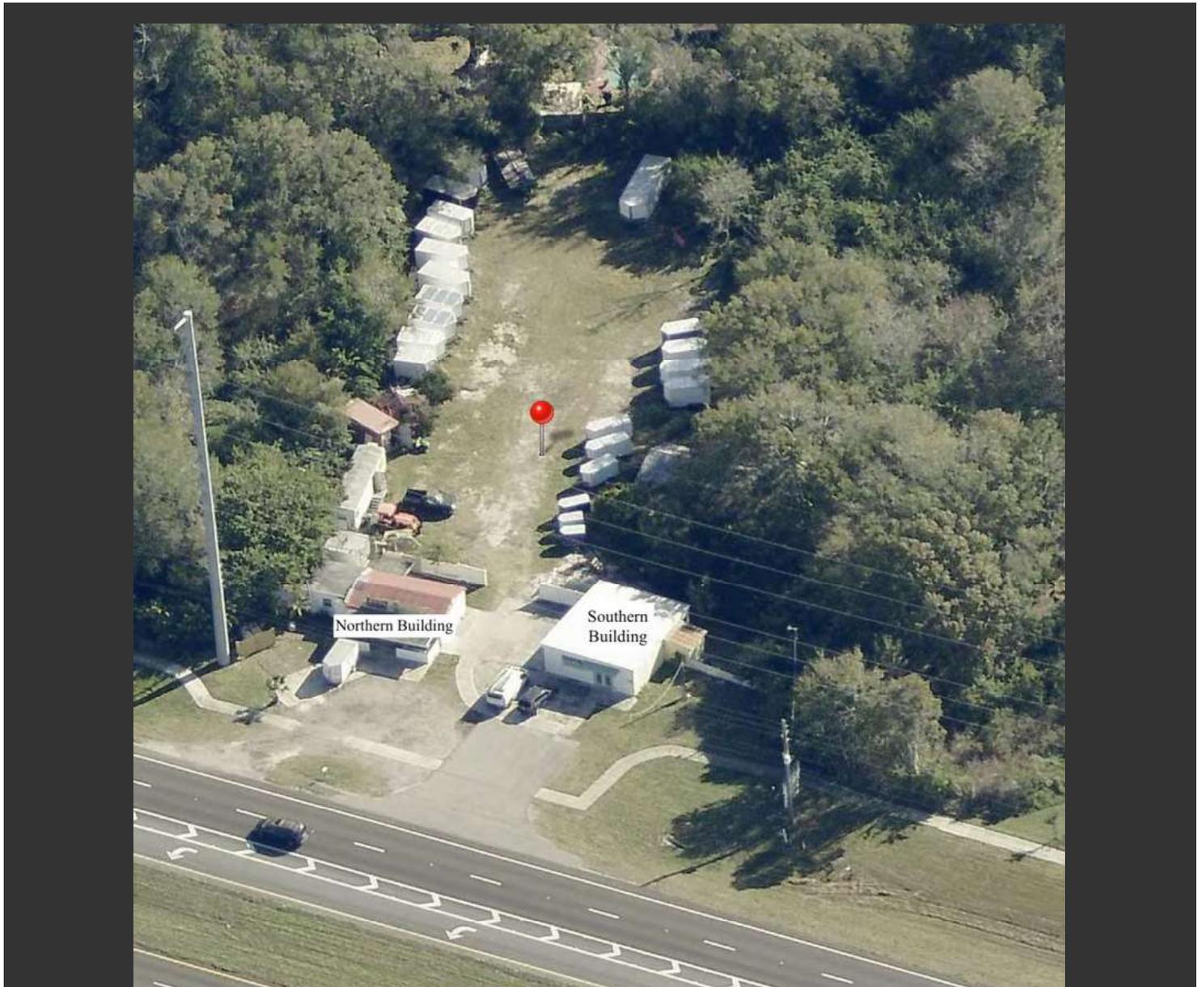


Rose Moore
(813) 458-3148



18721 N Dale Mabry Hwy

1,000 SF of Office/Retail Space Available in Lutz, FL 33548



HIGHLIGHTS

- Direct frontage on Dale Mabry Hwy
- Flexible use
- Sales Lot
- Buildings sit on 1 acre of land
- Storage Yard

SPACE AVAILABILITY (1)

SPACE	SIZE	CEILING	TERM	RENTAL RATE	RENT TYPE
1st Floor, Ste A	1,000 SF	12'	1-5 Years	\$40.00 /SF/YR	Triple Net (NNN)



Space Use

Office/Retail

Condition

Full Build-Out

Availability

Now

Southern Building 1,000 Sq ft central heat and air open floor plan is an Ideal Showroom or shared workspace private bathroom open floor plan is an Ideal Showroom or shared work space Additional spaces available

- Lease rate does not include utilities, property expenses or building services
- Fully Built-Out as Standard Office
- Open Floor Plan Layout
- Finished Ceilings: 12'
- Space is in Excellent Condition
- Anchor Space
- Central Air and Heating
- Kitchen
- Private Restrooms
- High Ceilings
- Secure Storage
- Recessed Lighting

- Natural Light
- Open-Plan
- Yard

PROPERTY FACTS

Total Space Available	1,000 SF	Gross Leasable Area	1,000 SF
Property Type	Retail	Year Built/Renovated	1966/1980
Property Subtype	Freestanding	Parking Ratio	8/1,000 SF

ABOUT THE PROPERTY

Entire Property Available For Lease

3 Individual spaces that can be stand alone or combined

-Southern building is available for \$4,500

-Northern building is available for \$2,500

-.75 Acre Land is available for .. \$3,500

OR

Entire Acre with both buildings for \$9,000

*3% Sales and use tax is collected for all spaces

*All spaces have assigned spot on shared signage available

*All spaces are responsible for their electric

Southern Building

1,000 Sq ft

central heat and air

private bathroom

open floor plan is an Ideal Showroom or shared work space

Northern building

~1,000 Sq ft total

900 Sq ft open air Retail/Storage Space

100 Sq ft air conditioned office

Outdoor park style restroom

.75 Acre Land

Electrical and Water Hookup for Office Trailer

- Freeway Visibility
- Pylon Sign
- Signage
- Tenant Controlled HVAC

Outdoor park style restroom

Demolition of existing buildings to build new is an option!

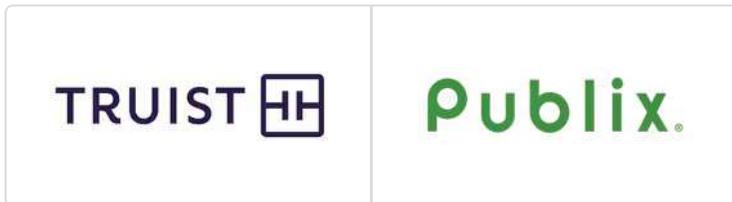
*Call for Land Lease pricing and terms

Prime Location Exploding with new growth and opportunity! Thousands of new and existing homes with families who need services! Home Improvement, Carpenters, Plumbers, Electricians, A/C, Roofing, Hardscape, Landscape, etc. Location has fantastic exposure to over 40,000+ potential customers daily. Your potential customer base isn't limited to just your immediate radius of The Thriving Lutz area, as this location provides exposure to drive by traffic from Tampa to Odessa, Trinity, Wesley Chapel, Land O Lakes etc. Dale Mabry is one of the most distinguished, established, widely known roads in Tampa. Stretching over 20 miles from South Tampa to Land O Lakes You want your business on this road! This location is one of very few providing this level of exposure to Dale Mabry Hwy with land

- Storage Space
- Monument Signage
- Air Conditioning

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	Distance
Dale Mabry Highway	Wilson Cir, NE	47,604	2023	0.04 mi
N Dale Mabry Hwy	W Lutz Lake Fern Rd, SW	40,435	2023	0.04 mi
North Dale Mabry Highway	Wilson Cir, NE	47,711	2025	0.04 mi
N Dale Mabry Hwy	Cheval Blvd, SW	38,842	2025	0.18 mi
Sunlake Blvd	W Lutz Lake Fern Rd, N	9,315	2025	0.46 mi
Exciting Idlewild Boulevard	-	2,352	2023	0.54 mi
Not Available	Not Available, No	2,376	2020	0.54 mi
Geraci Rd	Griffith Rd, E	4,618	2025	0.59 mi
W Lutz Lake Fern Rd	Cypress Green Dr, W	14,303	2025	0.78 mi
N Dale Mabry Hwy	Calusa Trace Blvd, NE	39,688	2018	0.82 mi

NEARBY MAJOR RETAILERS



TRANSPORTATION

 COMMUTER RAIL		
Tampa	28 min drive	17.3 mi
Lakeland	60 min drive	47.9 mi

MAP



ADDITIONAL PHOTOS



Screen Shot 2024-07-24 at 10.57.24 AM



IMG_8607



Screen Shot 2024-07-24 at 11.01.13 AM



IMG_2133



IMG_2141



IMG_2136



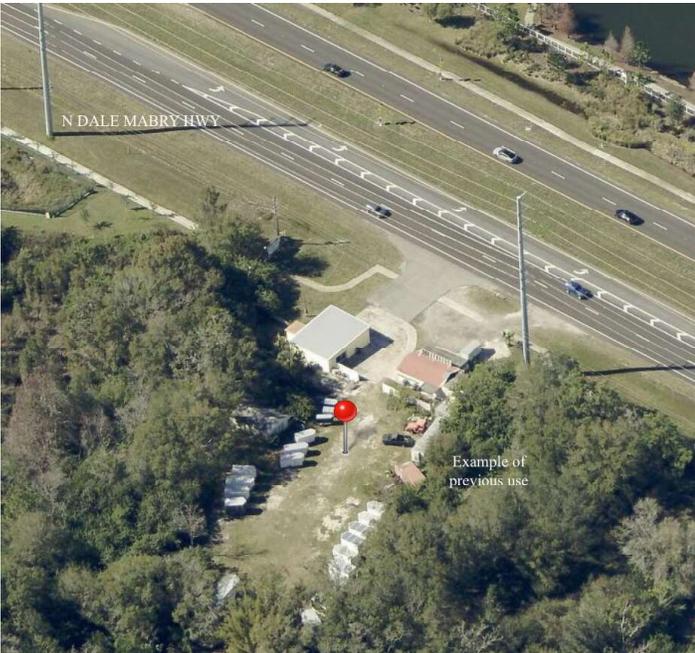
IMG_2142



Screen Shot 2024-07-24 at 11.02.17 AM



IMG_8603



Screen Shot 2024-07-24 at 11.02.48 AM

Listing ID: 30947711 **Date on Market:** 2/13/2024

Last Updated: 10/16/2025 **Address:** 18721 N Dale Mabry Hwy, Lutz, FL 33548

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Zach Jackson

8138509070



Camp Indianhead Crossings | 22299 State Road 54

980 - 4,223 SF of Retail Space Available in Lutz, FL 33549



HIGHLIGHTS

- Monument and building signage visible to 63,000 daily drivers
- Three access points enhance traffic flow and convenience
- Ideal for medical or retail tenants seeking high visibility
- Covered sidewalk spans entire storefront for pedestrian ease
- Located in affluent Lutz market with strong income demographics
- Surrounded by growing residential communities and retail hubs

SPACE AVAILABILITY (1)

SPACE	SIZE	TERM	RENTAL RATE	RENT TYPE
1st Floor, Ste 105-107	980-4,223 SF	5-10 Years	\$35.00 /SF/YR	Triple Net (NNN)
Space Use Retail	<ul style="list-style-type: none">• Lease rate does not include utilities, property expenses or building services			
Condition Full Build-Out	<ul style="list-style-type: none">• Located in-line with other retail• Extreme Visibility• Building and Pylon Signage			
Availability 90 Days				

SELECT TENANTS AT CAMP INDIANHEAD CROSSINGS

TENANT	DESCRIPTION	US LOCATIONS	REACH
Advanced Diagnostic Group	Health Care	42	Regional
Grand Nail Spa	Nail Salon	1	Local
Latte Vino	Coffee	1	Local
Victra	Wireless Communications	1,704	National

PROPERTY FACTS

Total Space Available	4,223 SF	Gross Leasable Area	12,765 SF
Min. Divisible	980 SF	Year Built	2018
Property Type	Retail	Parking Ratio	4.39/1,000 SF
Property Subtype	Storefront		

ABOUT THE PROPERTY

Camp Indianhead Crossings is a highly visible, professionally landscaped retail center located at the signalized intersection of Camp Indianhead Road and State Road 54 in Lutz, Florida. Built in 2018, this 12,765-square-foot property offers exceptional frontage and signage opportunities to over 63,000 vehicles daily. The center features monument signage and building signage on both major thoroughfares, ensuring maximum exposure for tenants.

The property benefits from three ingress/egress points and a covered sidewalk that spans the entire storefront, enhancing accessibility and pedestrian comfort. Its

- Pylon Sign
- Signage

strategic location in the Lutz market places it within a thriving residential and commercial corridor, supported by strong household income levels and consistent population growth. Within a 5-mile radius, the average household income exceeds \$150,000, and the population is projected to surpass 113,000 by 2030.

Available spaces range from 980 to 4,230 square feet, ideal for medical or retail users seeking a high-traffic, community-oriented setting. The center's diverse tenant mix drives regular foot traffic, making it an attractive destination for businesses looking to establish or expand in the Tampa Bay area.

- Tenant Controlled HVAC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	Distance
State Hwy 54	Daiquiri Ln, NW	62,773	2020	0.26 mi
AL 55	Daiquiri Ln, NW	62,500	2020	0.26 mi
State Hwy 54	Daiquiri Ln, SE	29,218	2025	0.43 mi
Collier Pkwy	Old Collier Pkwy, N	24,086	2025	0.64 mi
Collier Pkwy	Hwy 54, N	16,488	2025	0.64 mi
East County Line Road	Magnolia Trace Blvd, N	28,216	2020	0.72 mi
Collier Pkwy	Old Collier Rd, N	14,708	2025	0.95 mi
County Line Rd	Foxwood Dr, W	9,925	2025	1.01 mi
Willow Bend Parkway	Magnolia TrceB, N	16,172	2025	1.05 mi
East County Line Road	Magnolia TrceB, N	16,408	2024	1.05 mi

NEARBY MAJOR RETAILERS

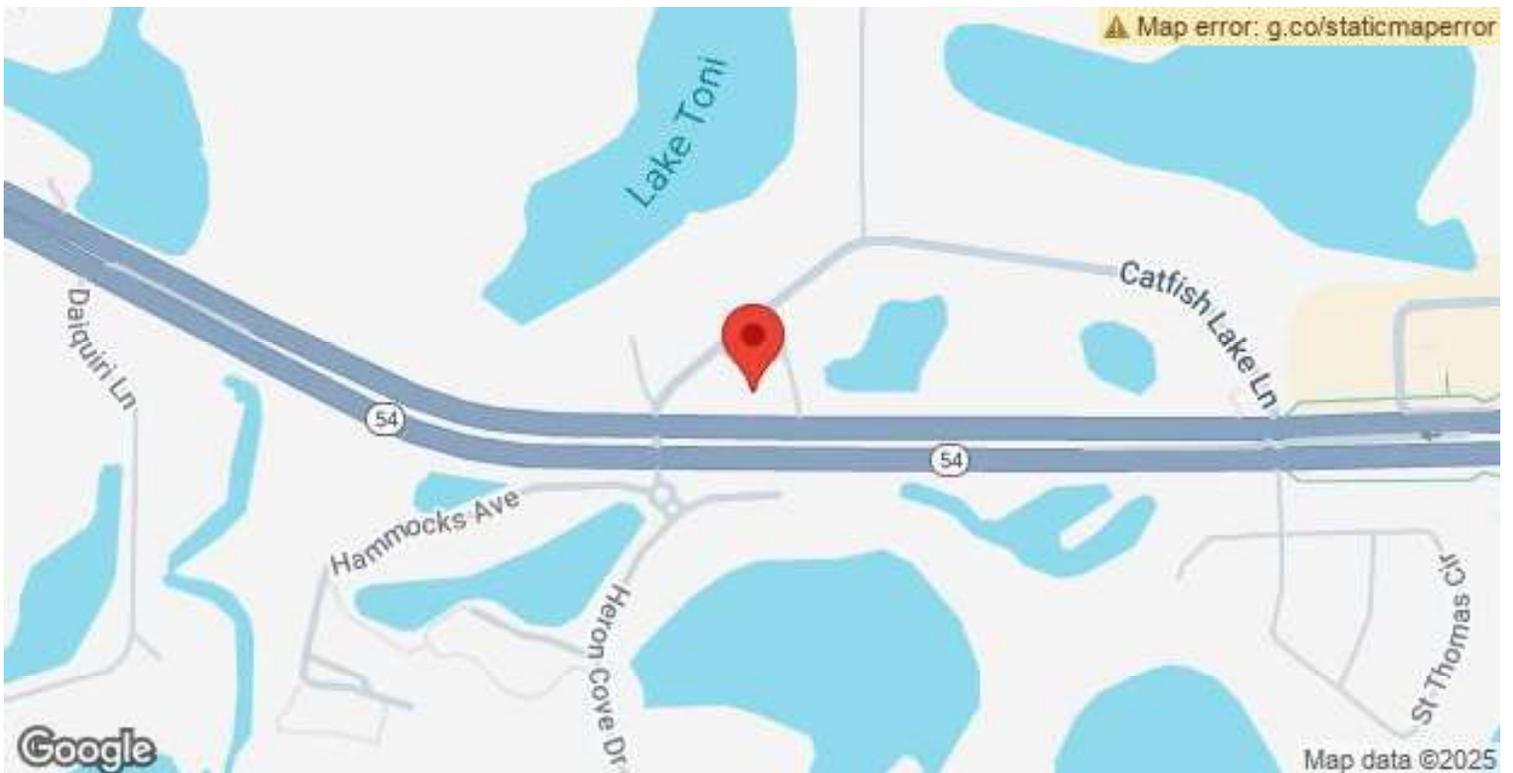
			
			
			

TRANSPORTATION

COMMUTER RAIL

Tampa	29 min drive	18.6 mi
Lakeland	53 min drive	43.2 mi

MAP



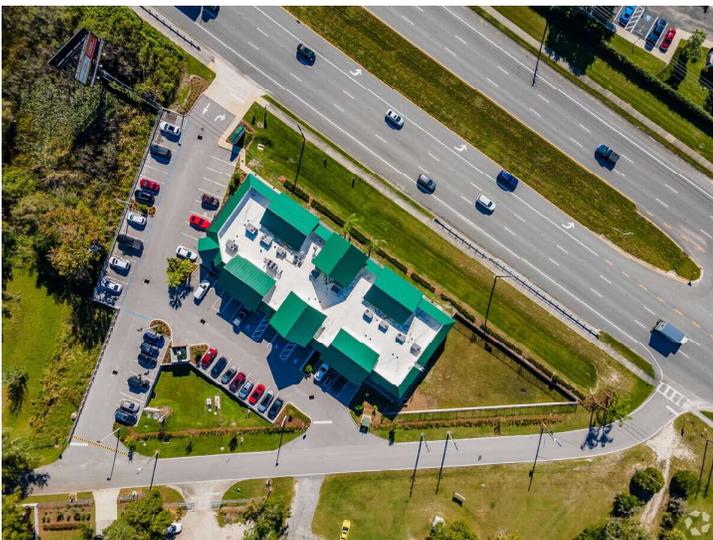
ADDITIONAL PHOTOS



Building Photo



Aerial



Aerial



Building Photo



Aerial



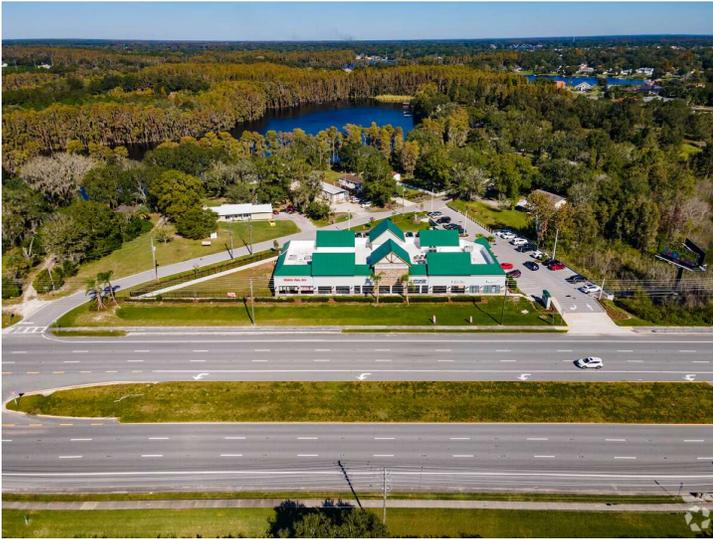
Building Photo



Building Photo



Building Photo



Aerial

Listing ID: 38341409 **Date on Market:** 11/5/2025

Last Updated: 11/14/2025

Address: 22299 State Road 54, Lutz, FL 33549

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Bruce Demers

8134801637



Collier Professional Park | Land O' Lakes, FL 34639

100 - 156 SF of Office Space Available



PARK HIGHLIGHTS

- Brand New Executive Suites
- Location, Location, Location!
- First Class Property
- Includes Internet, Common Area Cleaning, Conference Room, and much more!

PARK FACTS

Total Space Available 156 SF

Min. Divisible 100 SF

Park Type

Office Park

ALL AVAILABLE SPACE(1)

Collier Professional Park

23080 Tabak Ln - Collier Executive Suites

100 - 156 SF | Upon Request | [View Building Details](#) 

SPACE

SIZE

TERM RENTAL RATE

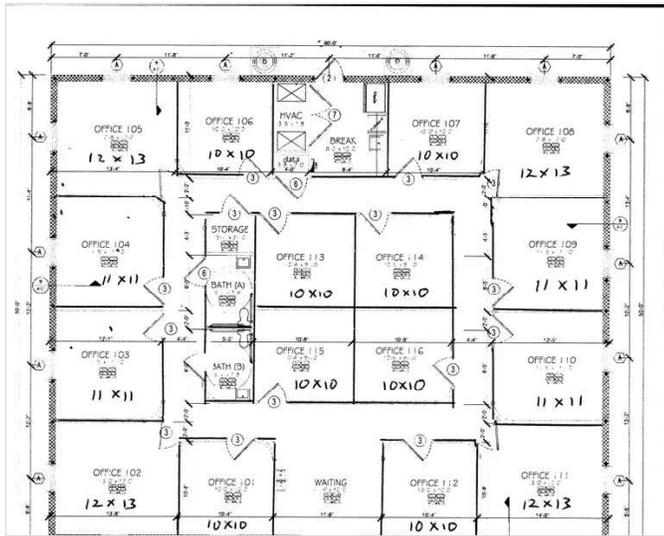
SPACE USE CONDITION

AVAILABLE

1st Floor, Ste 101-112

100-156 SF 1 Year Upon Request Office

Full Build-Out Now



Suites Available: 101 \$875 102 \$1,000 103 \$925 104 \$925 105 \$1,000 106 \$875 107 \$875 109 \$900 110 \$900 111 \$1,000 112 \$850

- Rate includes utilities, building services and property expenses
- Office intensive layout
- Partitioned Offices
- Finished Ceilings: 9'
- Plug & Play
- Reception Area
- Private Restrooms
- Security System
- Recessed Lighting
- Emergency Lighting
- DDA Compliant
- Wheelchair Accessible
- Fully Built-Out as Standard Office
- Fits 1 - 2 People
- 1 Conference Room
- High End Trophy Space
- Central Air Conditioning
- Wi-Fi Connectivity
- Fully Carpeted
- High Ceilings
- Natural Light
- Accent Lighting
- Professional Lease
- High Speed Internet Included
- Brand New Professional Office

- Various Office Sizes
- Onsite Parking is excellent
- One Year Leases

- Professionally Managed

PARK OVERVIEW

First Class Executive suites with many sizes and choices...Call today to reserve your suite!

Prices range from \$650 to \$1,100 monthly

TRANSPORTATION



COMMUTER RAIL

Tampa



30 min drive

22.8 mi

Lakeland



53 min drive

43.2 mi



AIRPORT

Tampa International



37 min drive

25.1 mi

St Pete-Clearwater International



57 min drive

36.6 mi

MAP



ADDITIONAL PHOTOS



Lobby



Restroom



Executive Suite



Lobby



Executive Suite

Listing ID: 37769061 **Date on Market:** 2/17/2025

Last Updated: 12/3/2025

Address: 23023 Tabak Ln, Land O' Lakes, FL 34639

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Heidi Tuttle-
Beisner
7279921674



23104 Tabak Lane

3,500 SF of Office/Medical Space Available in Land O' Lakes, FL 34639



HIGHLIGHTS

- New construction
- 16 private offices
- New AC unit

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION AVAILABLE
1st Floor	3,500 SF	Negotiable	\$30.00 /SF/YR	Office/Medical -	Now




3500 SF or 2 (two) 1750 SF units. Available for occupancy when construction is complete. 8 private offices per suite or 16 total. Large welcome reception area. New and modern finishes throughout with 9 ft tall ceilings, recessed lighting, new AC unit. Breakroom with in-counter sinks, filtered drinking water source available for both units.

Listed rate may not include certain utilities, building services and property expenses

High End Trophy Space

PROPERTY OVERVIEW

3500 SF, that can be split in half Or used fully. Space can be used as office building/medical/Intuition. Available once construction is complete. 8 private offices per side or 16 total.

Large welcome area. With 9ft ceilings, new AC unit, Recessed lighting, and modern finishes throughout

PROPERTY FACTS

Building Type	Office
Year Built	2025
Building Height	1 Story
Building Size	3,500 SF
Building Class	B
Typical Floor Size	1,750 SF

TRANSPORTATION



COMMUTER RAIL

Tampa	33 min drive	23.6 mi
Lakeland	56 min drive	44.0 mi



AIRPORT

Tampa International	39 min drive	25.9 mi
St Pete-Clearwater International	60 min drive	37.4 mi

MAP



ADDITIONAL PHOTOS



Primay Photo

Listing ID: 36851815

Date on Market: 7/21/2025

Last Updated: 12/2/2025

Address: 23104 Tabak Lane, Land O' Lakes, FL 34639

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Jon Slater
8135053612

Lincoln

Pelwood Square | 18115 Us Hwy 41 N

10,000 SF | 100% Leased | Office Building | Lutz, FL 33549 | \$2,800,000 (\$280/SF) | 6% Cap Rate



EXECUTIVE SUMMARY

Pelwood Square (the "Property") is a 10,000 SF single-story two (2) building suburban office complex located in Lutz, Florida, just on the northern edge of Tampa minutes away from Interstate 275 at the Bearss Avenue interchange. The brick exterior buildings were constructed in 1987 and feature an attractive courtyard setting and ample parking, along with a building monument sign providing opportunity for tenant signage. The Property has been excellently maintained with a new roof added in 2022.

The Property has enjoyed high-demand tenancy for the duration of its existence, ideally lending itself either to tenants focused only on leasing as well as an user-owner seeking to to partially occupy the property. The Property is current 100% leased to seven (7) tenants, the most recent of which entered into a lease at \$25.00 per SF on a modified gross basis, which is still on the lower end of the asking rent range for competing office buildings in the area.

PROPERTY FACTS

Sale Type	Investment or Owner User
Sale Condition	1031 Exchange
Property Type	Office
Building Size	10,000 SF
Building Class	B
Year Built	1987
Price	\$2,800,000
Price Per SF	\$280
Cap Rate	6%
NOI	\$168,017
Percent Leased	100%
Tenancy	Multiple
Building Height	1 Story
Typical Floor Size	10,000 SF
Building FAR	0.21
Lot Size	1.10 AC
Zoning	PD-CN - Planned Development
Parking	40 Spaces (4 Spaces per 1,000 SF Leased)

AMENITIES

- 24 Hour Access
- Courtyard
- Signage
- Monument Signage
- Outdoor Seating
- Air Conditioning

TRANSPORTATION

COMMUTER RAIL

Tampa	22 min drive	13.9 mi
Lakeland	56 min drive	40.5 mi

AIRPORT

Tampa International	32 min drive	21.0 mi
St Pete-Clearwater International	49 min drive	30.2 mi

MAP



ADDITIONAL PHOTOS



Building Photo



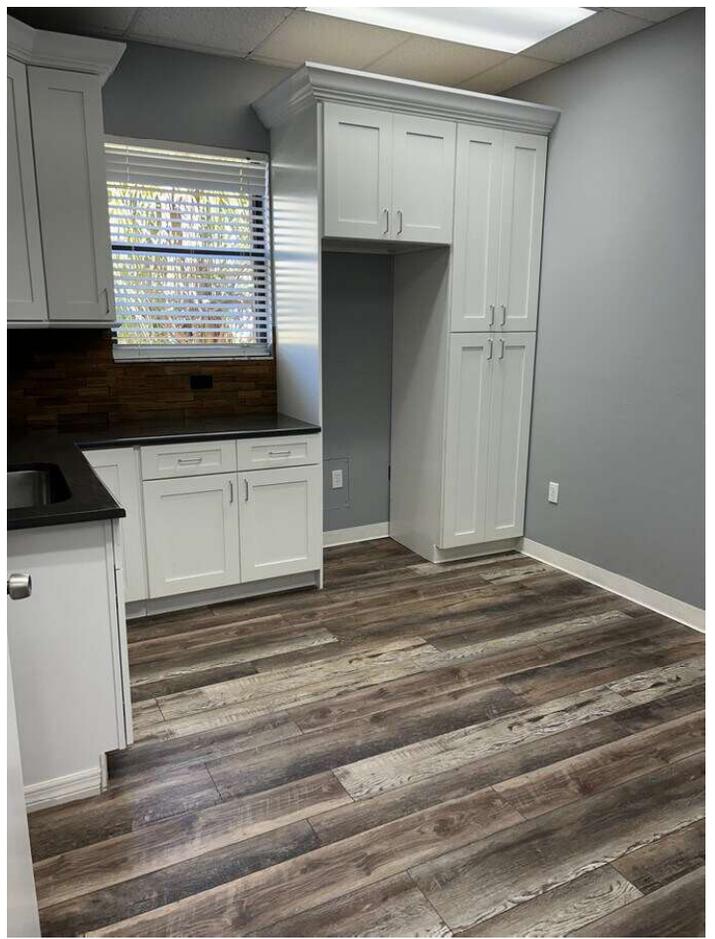
Interior Photo



Interior Photo



Interior Photo



Interior Photo



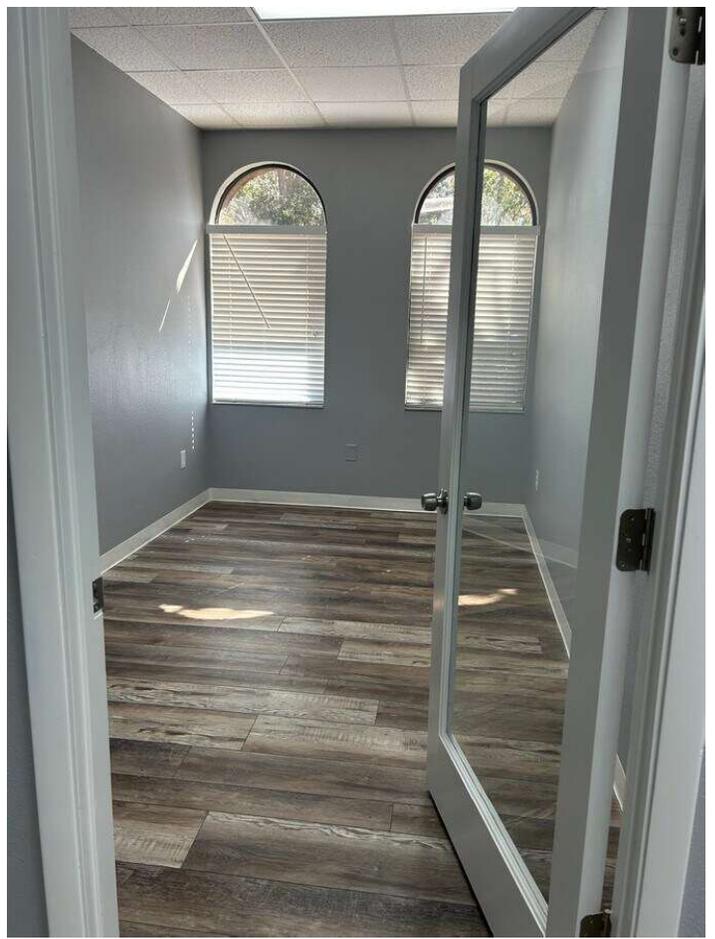
Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



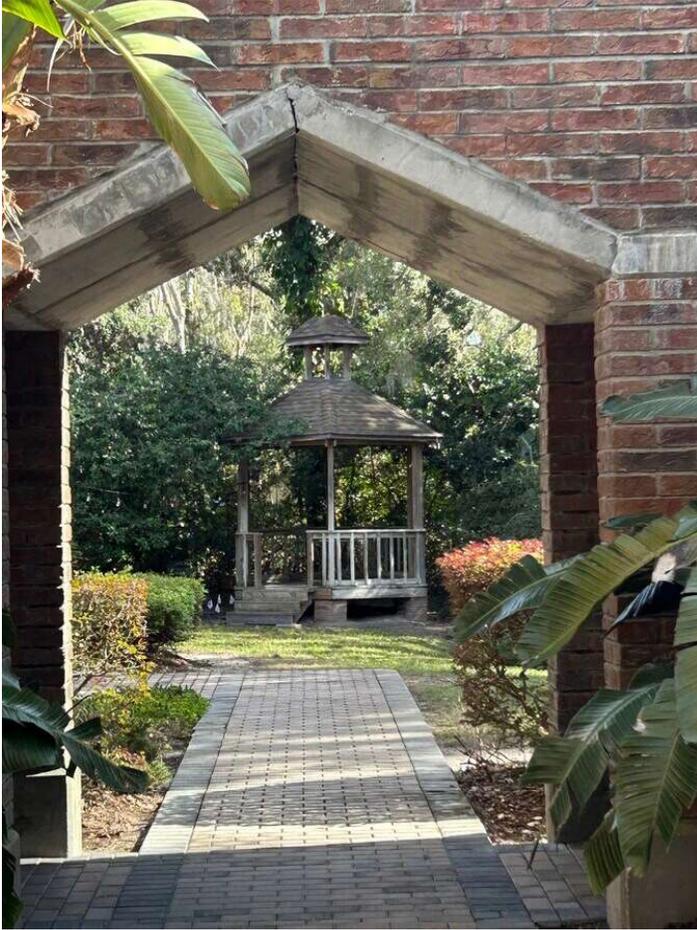
Aerial



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Interior Photo

Listing ID: 35366022

Date on Market: 4/3/2025

Last Updated: 11/13/2025

Address: 18115 Us Hwy 41 N, Lutz, FL 33549

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Ryan Lesseig
8139626544 x 307

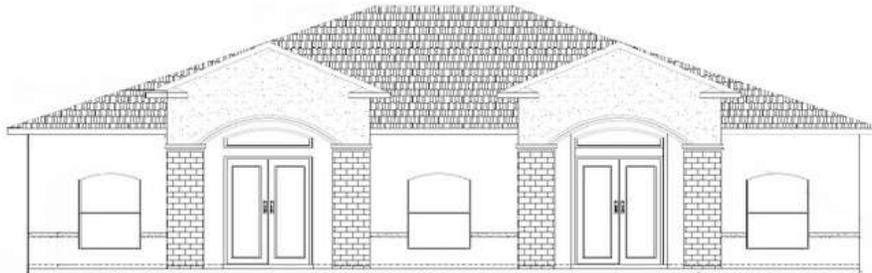


Sunset Pointe Building #10 | 18244 N US Highway 41

3,000 SF | Vacant | Office Building | Lutz, FL 33549 | \$795,000 (\$265/SF)



SUNSET POINTE CENTER



Custom Professional Office starting at \$265 per SF

Build to suit opportunity within existing professional park located on US-41 just South of Sunset lane in Lutz, FL. Multiple lots sized for 3,000SF buildings available. Base price includes land, standard specification for professional office, custom designed floor plan, full building plans, engineering, and permitting.

Email Sales@WaterfordConstruction.com for additional information.

(813)962-6544

Sales@WaterfordConstruction.com

WaterfordConstruction.com

INVESTMENT HIGHLIGHTS

- Build to suit
- Custom designed floor plan
- Includes plans, engineering, and permitting
- Heavy traffic count on US41

EXECUTIVE SUMMARY

Build to suit opportunity in existing professional park in Lutz, FL! Price of \$265psf includes 3,000sf building constructed to a single suite std. office specification, land under building, custom designed floor plan, building plans,

engineering, and permitting. Can build out as two units for additional cost. Multiple lots available and can combine lots for larger building. Contact for additional details and availability.

PROPERTY FACTS

Sale Type	Investment or Owner User
Sale Condition	Build to Suit
Property Type	Office
Building Size	3,000 SF
Building Class	C
Year Built	2026
Construction Status	Proposed
Price	\$795,000
Price Per SF	\$265
Percent Leased	Vacant
Tenancy	Multiple
Building Height	1 Story
Typical Floor Size	3,000 SF
Building FAR	0.01
Lot Size	7.90 AC
Zoning	PD - Planned Development

TRANSPORTATION



COMMUTER RAIL

Tampa	22 min drive	13.9 mi
Lakeland	56 min drive	40.6 mi



AIRPORT

Tampa International	33 min drive	21.1 mi
St Pete-Clearwater International	50 min drive	30.3 mi

PROPERTY TAXES

Parcel Numbers	U-13-27-18-ZZZ-000000-54820.0, U-13-27-18-ZZZ-000000-54820.A	Improvements Assessment	\$0
Land Assessment	\$175,800	Total Assessment	\$175,800

MAP



Listing ID: 32556712

Date on Market: 7/23/2024

Last Updated: 12/4/2025

Address: 18244 N US Highway 41, Lutz, FL 33549

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Brent Nye
8139973333



Luis Cardenas
Beltran
8139730214

**Nye Commercial
Advisors**

18801 N US Highway 41 - 1.15 Acres General Commercial Land

1.38 Acres of Commercial Land Offered at \$450,000 in Lutz, FL 33549



INVESTMENT HIGHLIGHTS

- Average Household Income within a 1 mile radius is \$157,492
- 0.58 Acres zoned General Commercial. 0.8 Acres zoned RSC-6
- Nearby retailers include Walgreens, McDonald's, Walgreens, StoreRight Storage, Ace Hardware, US Post Office

EXECUTIVE SUMMARY

Nestled in a high-traffic area with an impressive daily count of 39,000 vehicles, this strategically located property offers an opportunity to make a mark in a bustling community. Boasting an expansive 200' of frontage along N 41 Hwy, your business will benefit from maximum visibility and exposure.

Lutz is a suburb located in Hillsborough County Florida just outside Tampa Bay. It has a population of 20,398 people. It is known for having several amenities from The Tampa

Premium Outlets which includes dining, retail, entertainment to local attractions. There are also multiple school districts which provide good education for students whether it be public colleges like Gaither High School or private universities such Tampabay Christian Academy. Lutz is perfect for those who are looking for plenty recreation, shopping, attractions, entertainment with top rated school districts. Large-city complex - Central Florida Gulf Coast at Tampa Bay.

PROPERTY FACTS

Price	\$450,000	Property Type	Land
Sale Type	Investment or Owner User	Property Subtype	Commercial
No. Lots	1	Total Lot Size	1.38 AC
Zoning	GC - General commercial		

1 LOT AVAILABLE

Lot

Price	\$450,000	Lot Size	1.38 AC
Price Per AC	\$326,086.96		

1.38-acre lot of raw land

DESCRIPTION

Nestled in a high-traffic area with an impressive daily count of 36,500 vehicles, this strategically located property offers an opportunity to make a mark in a bustling community. Boasting an

expansive 200' of frontage along N 41 Hwy, your business will benefit from maximum visibility and exposure.

TRANSPORTATION

COMMUTER RAIL

Tampa	23 min drive	14.6 mi
Lakeland	57 min drive	41.3 mi

AIRPORT

Tampa International	33 min drive	21.8 mi
St Pete-Clearwater International	50 min drive	31.0 mi

MAP



ADDITIONAL PHOTOS



2



3

Listing ID: 31574524

Date on Market: 4/22/2024

Last Updated: 12/2/2025

Address: 18801 N US Highway 41, Lutz, FL 33549

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Brent Nye
8139973333

**Nye Commercial
Advisors**

28651 Tupper Rd - 64.46 Acres Near I-75 and SR 54
64.46 Acres of Agricultural Land Offered at \$2,999,000 in Wesley Chapel, FL 33545



INVESTMENT HIGHLIGHTS

- 15± Acres of Dry Farmland – Ideal for crops, livestock, or any agricultural endeavor
- Ideal for developers, land bankers, farmers, or anyone seeking a family compound with ample space for outdoor activities.
- 50± Acres of Mixed Low and Dry Lands – Explore trails, fish in your private pond, or enjoy endless recreational uses like hunting and ATV riding.
- Owner Financing Available

EXECUTIVE SUMMARY

Future land use designations make this a prime investment opportunity. The front 18 acres (southern portion) allow for up to 6 homes per acre, with potential for 108 singlefamily

residences. The northern 47 acres are designated for up to 3 homes per acre.

PROPERTY FACTS

Price	\$2,999,000	Property Subtype	Agricultural
Sale Type	Investment or Owner User	Proposed Use	Agricultural
No. Lots	1	Total Lot Size	64.46 AC
Property Type	Land	No. Stories	1
Zoning	AR - Agricultural residential/agricultural rural allows agricultural activities and residential development		

1 LOT AVAILABLE

Lot

Price	\$2,999,000	Lot Size	64.46 AC
Price Per AC	\$46,524.98		
64.46 Acres			

DESCRIPTION

Discover a rare opportunity in Wesley Chapel with this expansive 65-acre farm, situated on a dirt road, featuring a 1,700 square-foot home. The property includes approximately 15 acres of dry, usable farmland and 50 acres of mixed low and dry lands, complete with a serene fishing pond. Zoned agricultural across all 65 acres, this property also boasts highly favorable future land use designations. The southern front 18 acres are

approved for up to six homes per acre, offering potential for 108 single-family residences, while the northern 47 acres allow for up to three homes per acre. Whether you're looking to land bank for future development, expand your farming operation, or create a private family compound, this versatile property presents an exceptional investment in one of the area's fastest-growing communities.

TRANSPORTATION



COMMUTER RAIL

Tampa	36 min drive	27.9 mi
Lakeland	58 min drive	48.3 mi



AIRPORT

Tampa International	46 min drive	35.0 mi
St Pete-Clearwater International	63 min drive	44.2 mi

PROPERTY TAXES

Parcel Numbers	06-26-20-0000-00100-0000, 06-26-20-0000-00200-0000	Improvements Assessment	\$0
Land Assessment	\$0	Total Assessment	\$165,587

MAP



ADDITIONAL PHOTOS



Parcel line



Surrounding Developments



IMG_7499



IMG_7500

Listing ID: 35878170

Date on Market: 5/15/2025

Last Updated: 12/10/2025

Address: 28651 Tupper Rd, Wesley Chapel, FL 33545

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Appendix C: Representative Site Photos



Representative Site Photos

All photos were taken during the 12/3/2025 site review



Commercial Property



Restaurant



Multiple Businesses



Multiple Businesses



Preschool



Mobile Home Park



Commercial Signage