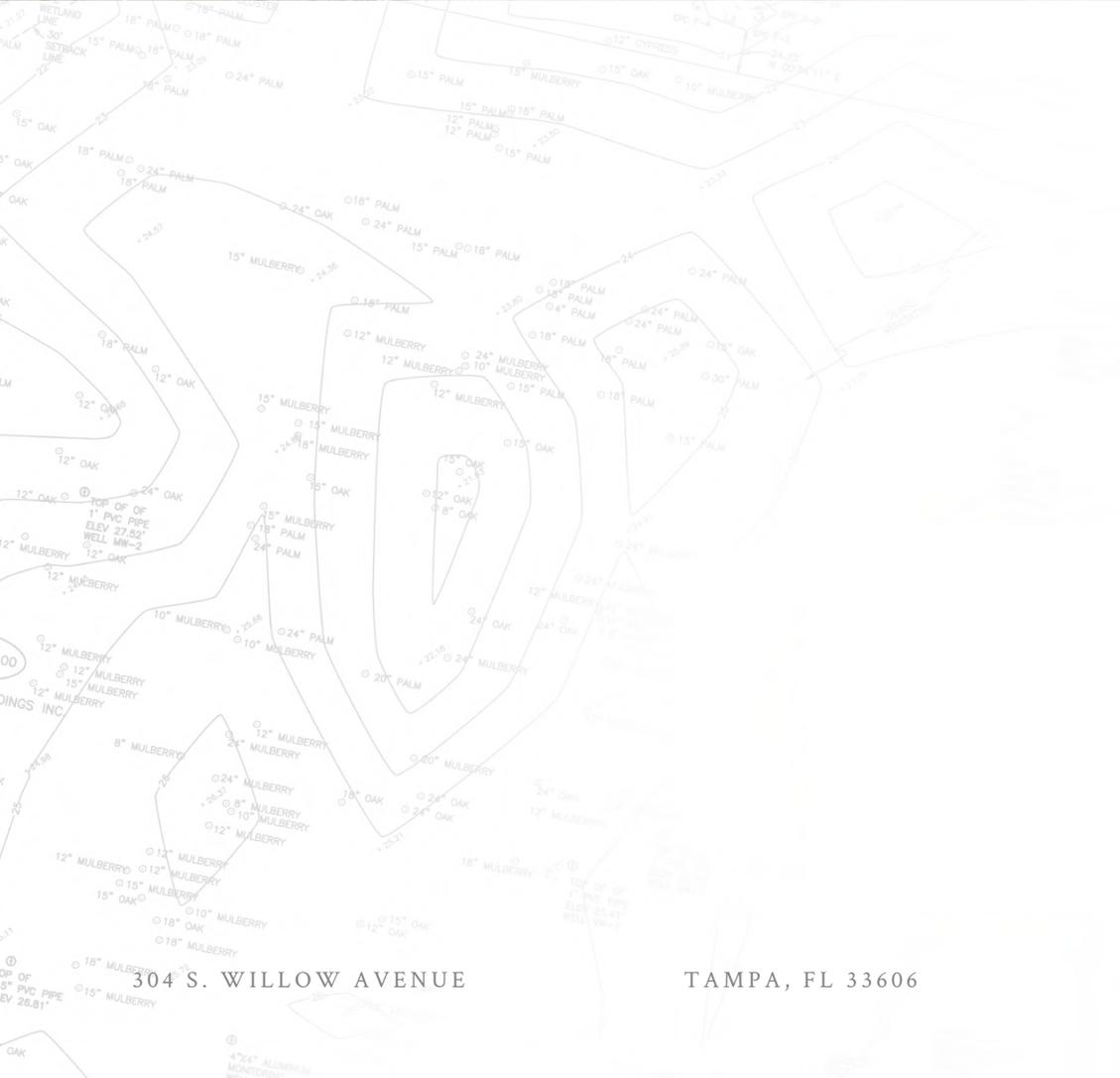


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

Join Arby's, O'Reillys, Dollar General and Discovery Point at Kings Mill Commercial in Valrico, FL. This masterplanned retail development has only a handful of outparcels remaining along SR 60 for commercial uses including medical office. The parcels are pad ready with utilities in place and master retention offsite. Seller will consider subdividing the parcels as well as ground leases, if more desirable.

LOCATION DESCRIPTION

Kings Mill is located in the north east quadrant of SR 60 and Mulrennan Road in Valrico, FL, a suburb of Tampa. The parcels are located on the north side of the road with access from both SR 60 and Mulrennan Road. SR 60 has approximately 35,500 AADT.

PROPERTY SIZE

0.72± - 1.5± Acres

ZONING

PD-Zoning allows for CN uses with 30 foot height restriction. Daycare, automotive part sales, and noxious uses are restricted.

PRICE

Lot B (0.76± AC) - \$450,000

Lot C (0.93± AC) - \$450,000

Lot D (1.5± AC) - \$1,500,000

Lot H (0.72± AC) - \$275,000

Lot J (1.34± AC) - Under Contract

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

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Chris Bowers, CCIM

Senior Broker

813.287.8787 x8

chris@thedirtdog.com

Land Lots



OF LOTS 6 | TOTAL LOT SIZE 0.72 - 1.5 ACRES | TOTAL LOT PRICE \$275,000 - \$1,500,000 |

STATUS	LOT #	SIZE	PRICE
Available	B	0.76 Acres	\$450,000
Available	C	0.93 Acres	\$450,000
Available	D	1.5 Acres	\$1,500,000
Available	H	0.72 Acres	\$275,000

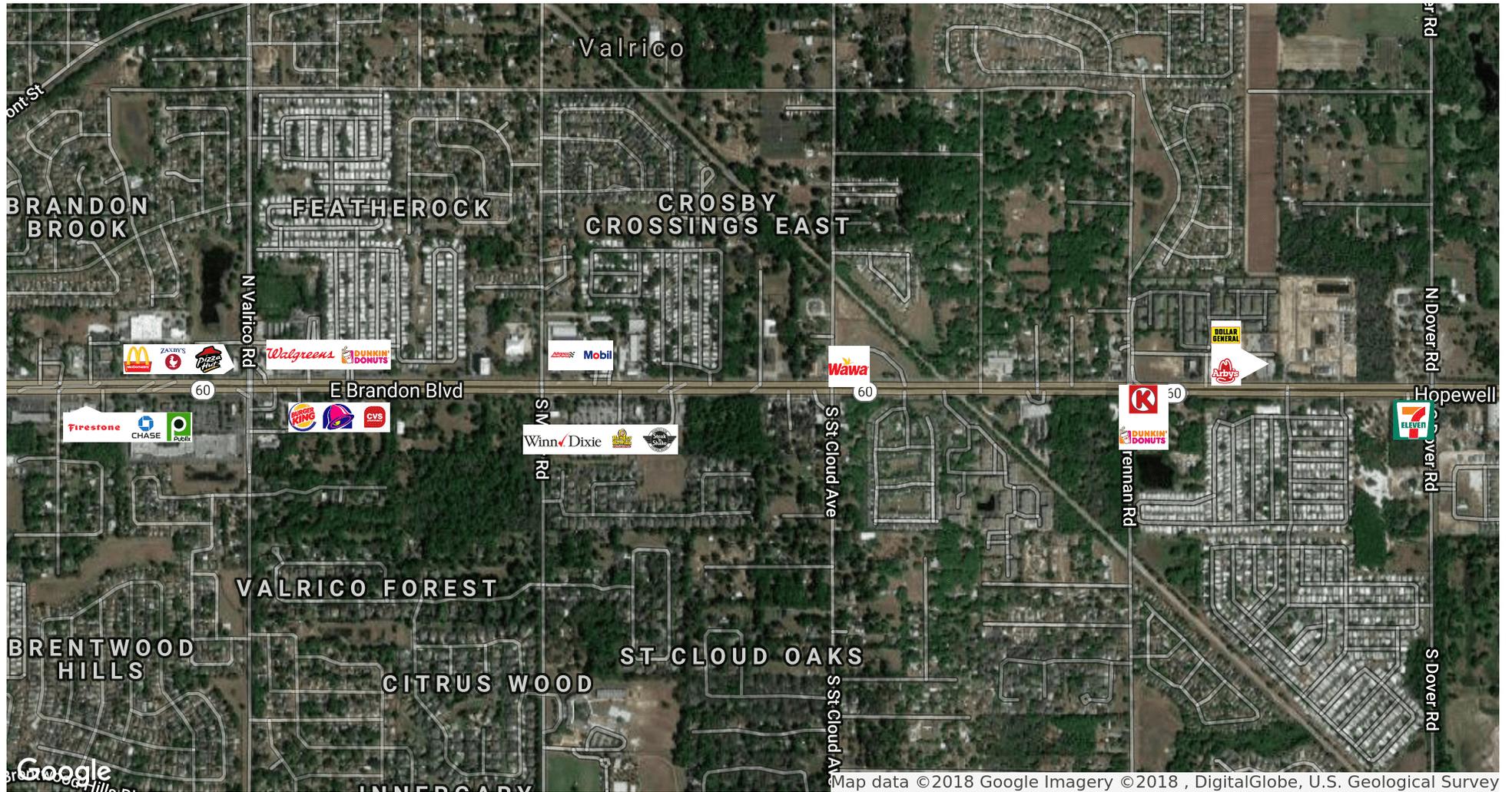
Aerial



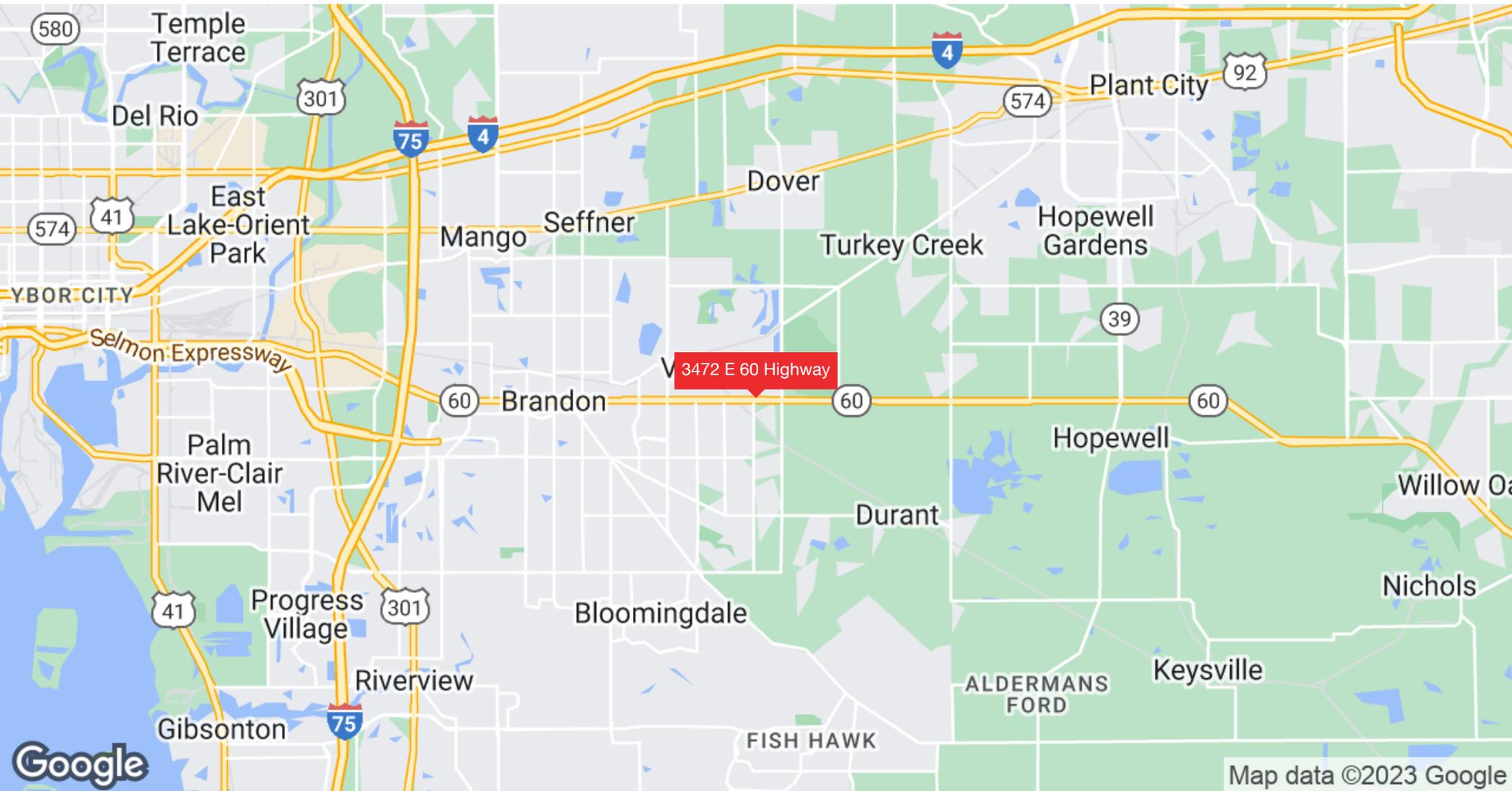
Aerial



Surrounding Retailer Map

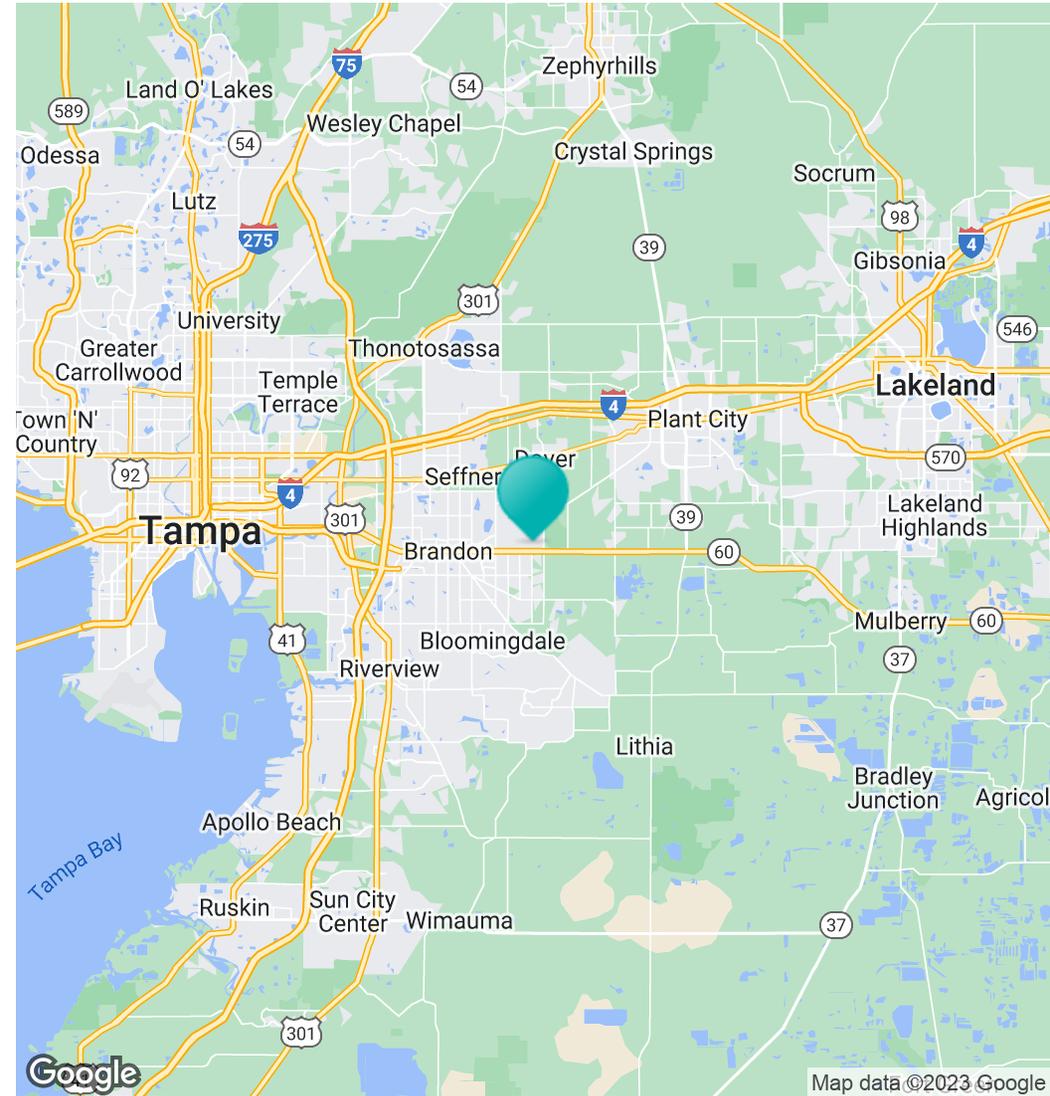
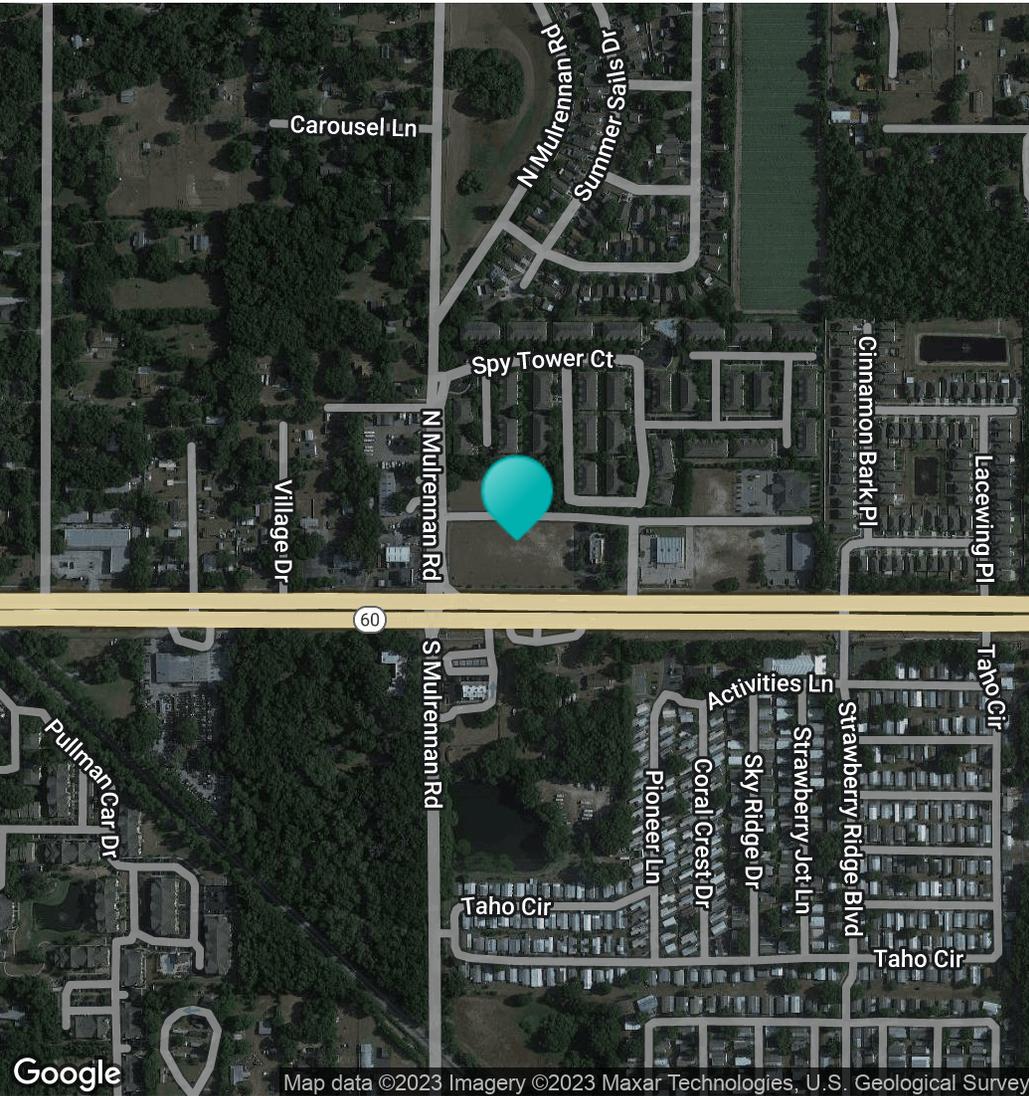


Regional Map



7 KINGS MILL // 3472 E 60 HIGHWAY VALRICO, FL 33594

Location Maps



Demographics Map & Report

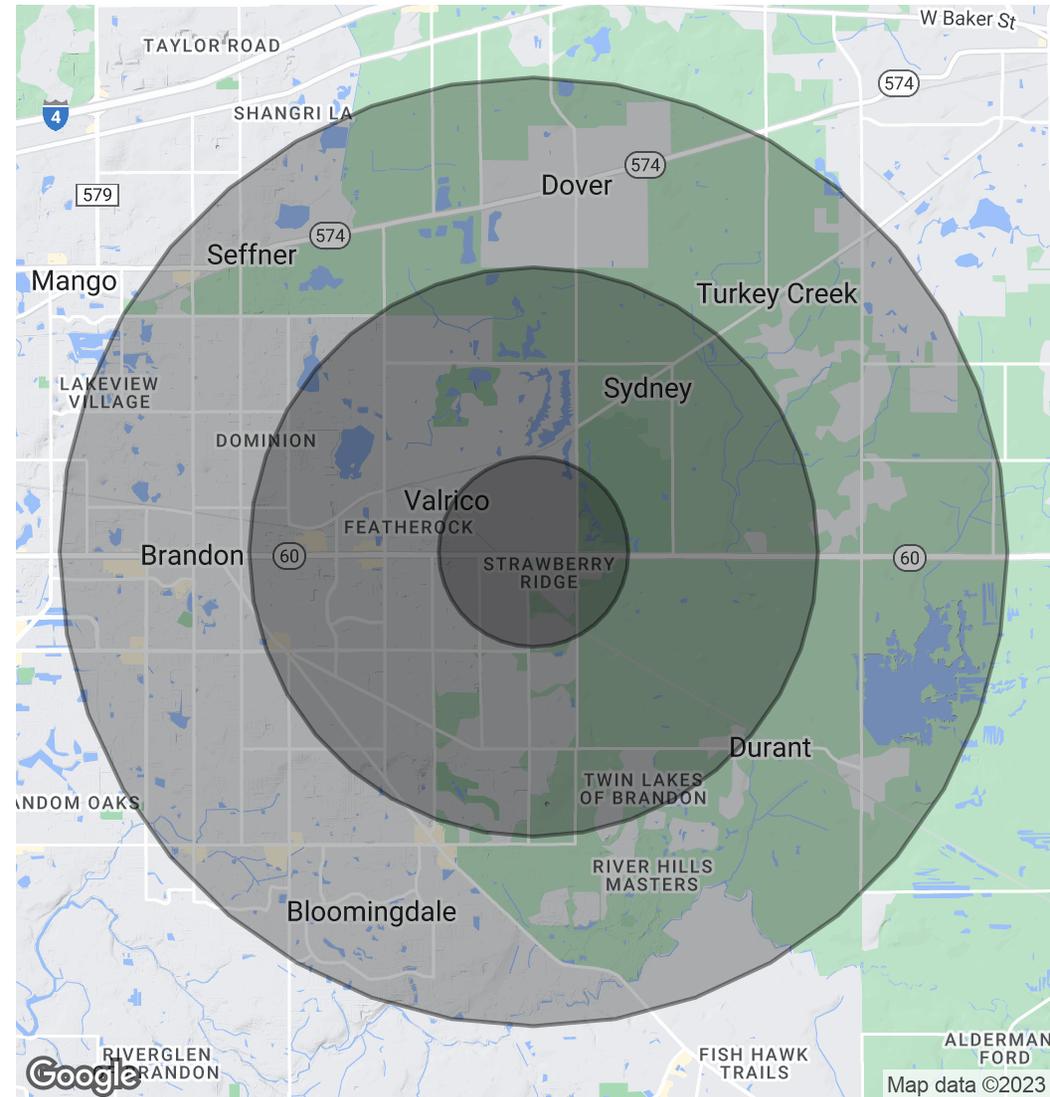
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,262	47,917	123,707
Average age	44.6	39.0	38.3
Average age (Male)	42.6	38.1	37.3
Average age (Female)	47.2	39.4	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,075	17,141	43,044
# of persons per HH	2.4	2.8	2.9
Average HH income	\$62,533	\$76,851	\$81,069
Average house value	\$296,150	\$254,169	\$249,869

* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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