

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Photo



Property Description

PROPERTY DESCRIPTION

The site is 9.57 acres of mostly cleared pasture land with 2 homes in place, both built in the 1980's. The property has 686 linear feet of frontage on 19th Avenue which has 15,200 AADT per FDOT. It is surrounded by subdivisions on 3 sides and would be an ideal mixed-use enclave of townhomes and commercial to support the neighborhoods. Utilities are available to the site and it appears there are no wetlands on site.

LOCATION DESCRIPTION

The property is located on the south-west corner of 19th Avenue NE and Eljay Lane, in South Hillsborough County, FL. This suburb of Tampa is located less than 30 minutes for Downtown Tampa and is rapidly expanding with new homes going up all around the site as well as class-A industrial distribution facilities. The site benefits from easy access to I-75 and US 41, making it an ideal parcel for development.

PROPERTY SIZE

9.57 Acres

ZONING

ASC-1 with a FLU of SMU-6

PARCEL ID

U-04-32-19-1UU-000000-00201.0 & U-04-32-19-1UU-000000-00201.1

PRICE

\$4,000,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

Photo



Additional Photos



Demographics Map & Report

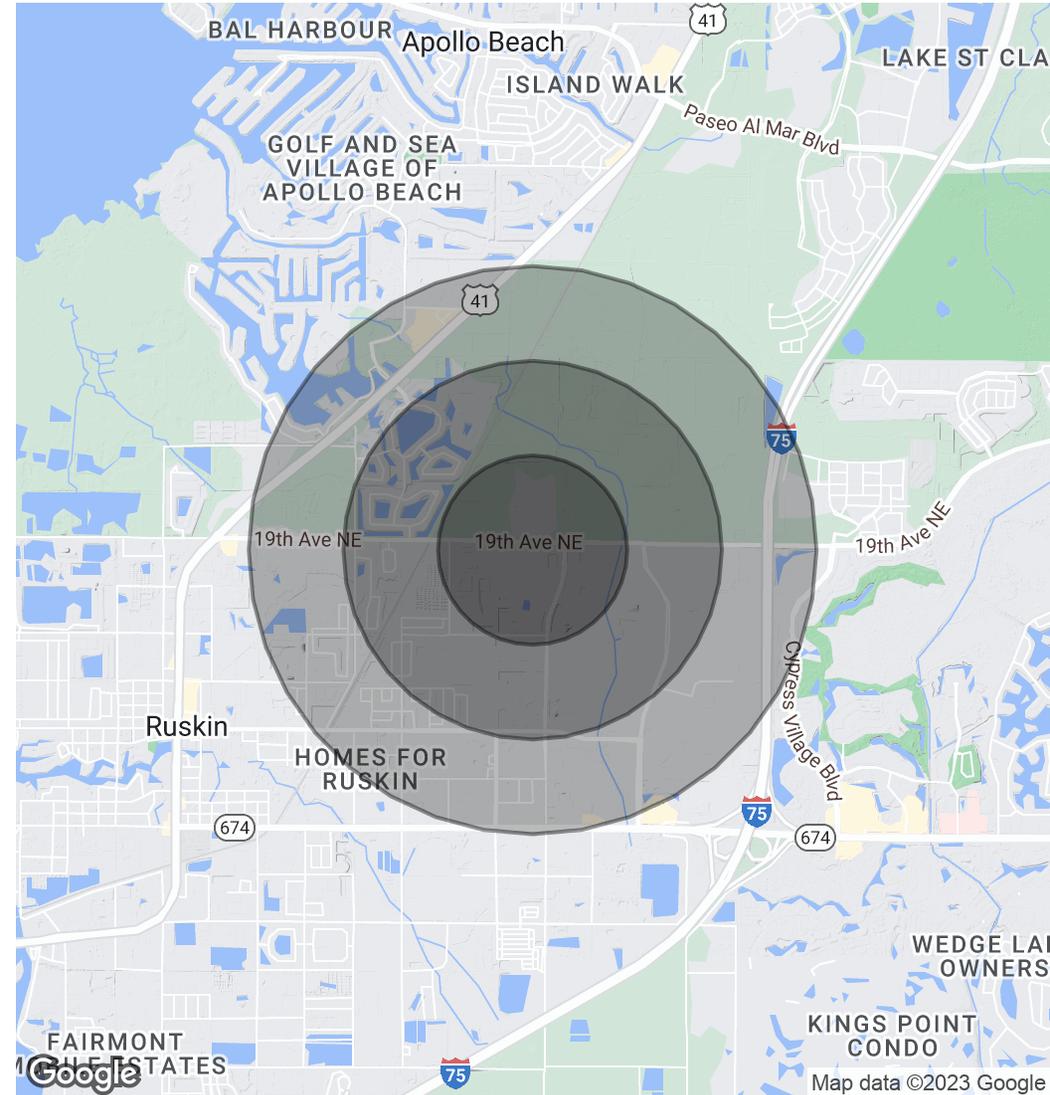
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,113	4,462	10,057
Average Age	29.6	30.8	32.4
Average Age (Male)	30.3	30.6	31.6
Average Age (Female)	29.6	31.2	33.3

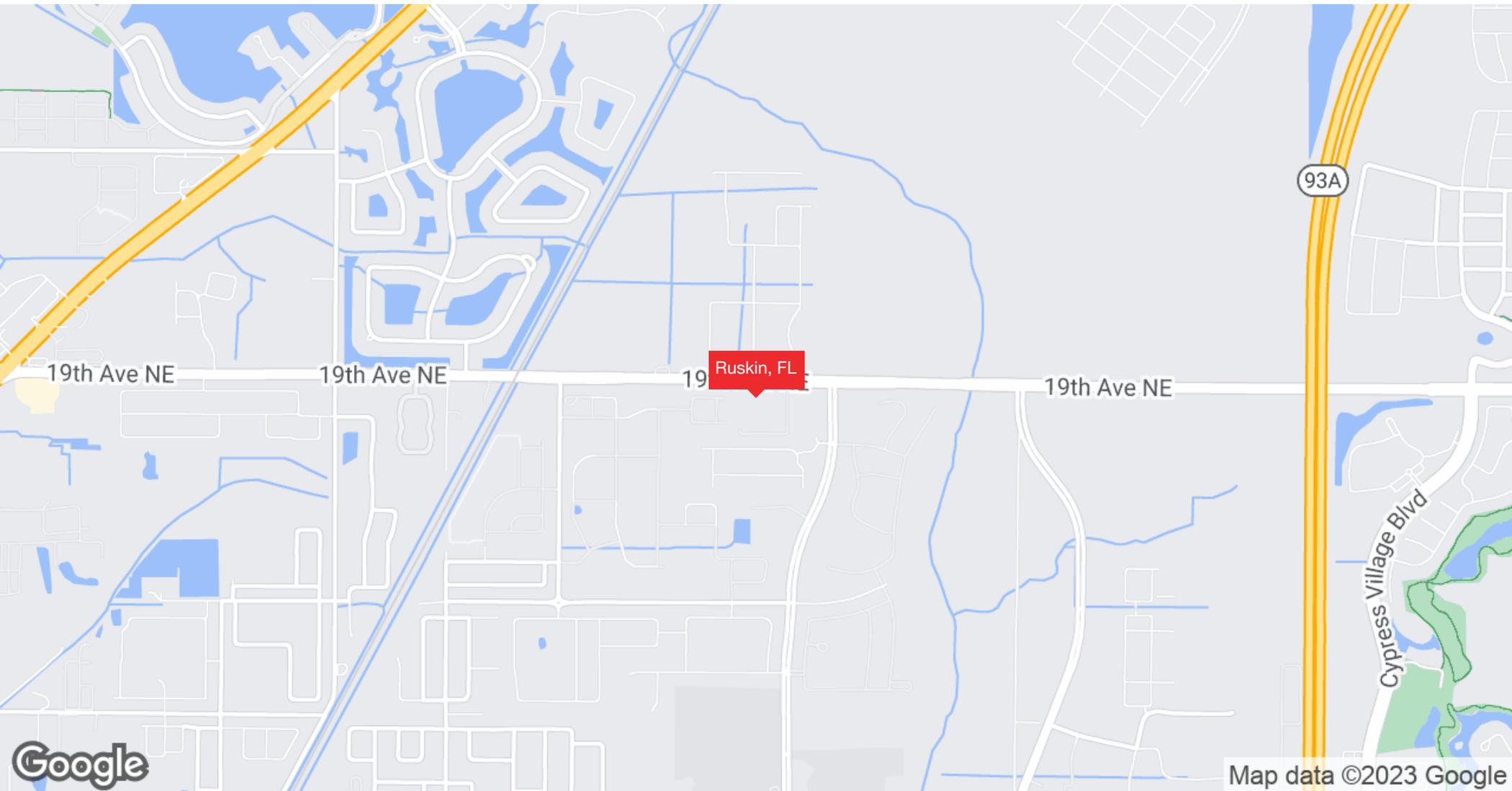
HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	346	1,408	3,235
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$82,298	\$82,207	\$79,941
Average House Value	\$235,836	\$239,736	\$235,737

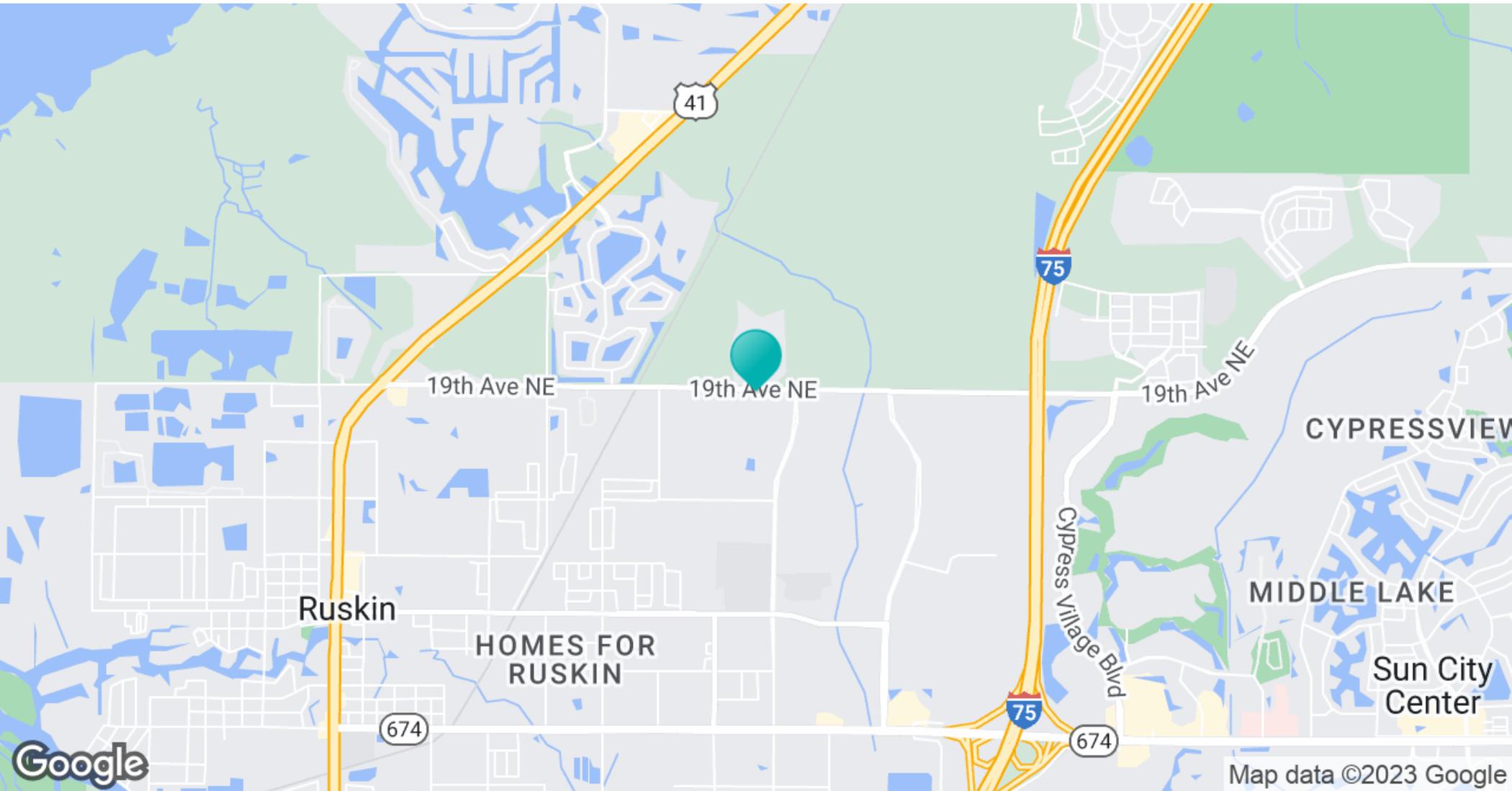
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Map



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.