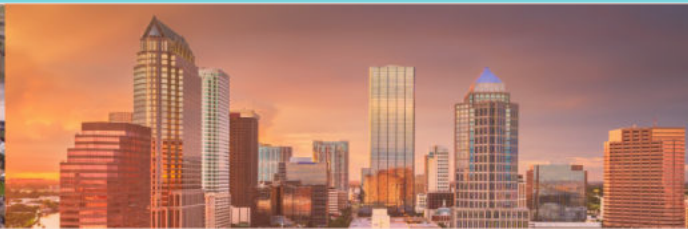


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase a platted 4.63 acre pad-ready site at the entrance to the South Creek Master planned community located on US 301 in Riverview, FL. The parcel is currently zoned allowing for either 42,000 SF of BPO uses or specific commercial (CN) uses totaling up to 21,000 SF. The site has over 400 feet of frontage on US 301 and is currently cleared. Water and sewer are available to the site and master offsite retention is already in place to accommodate development of this parcel.

LOCATION DESCRIPTION

The property is located at the north-west corner of US 301 and Alder Green Drive in Riverview, FL. The site is less than one mile south of Big Bend Road and less than one mile north of Paseo Al Mar Blvd. This site sits within Hillsborough County, FL at the entrance to the South Creek subdivision.

PROPERTY SIZE

4.63 Acres

ZONING

PD- For 42,000 SF of BPO uses of which half of the square footage could be converted to specific commercial (CN) uses

PARCEL ID

077771-9438

PRICE

\$4,500,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

Aerials (cont.)



Aerials (cont.)



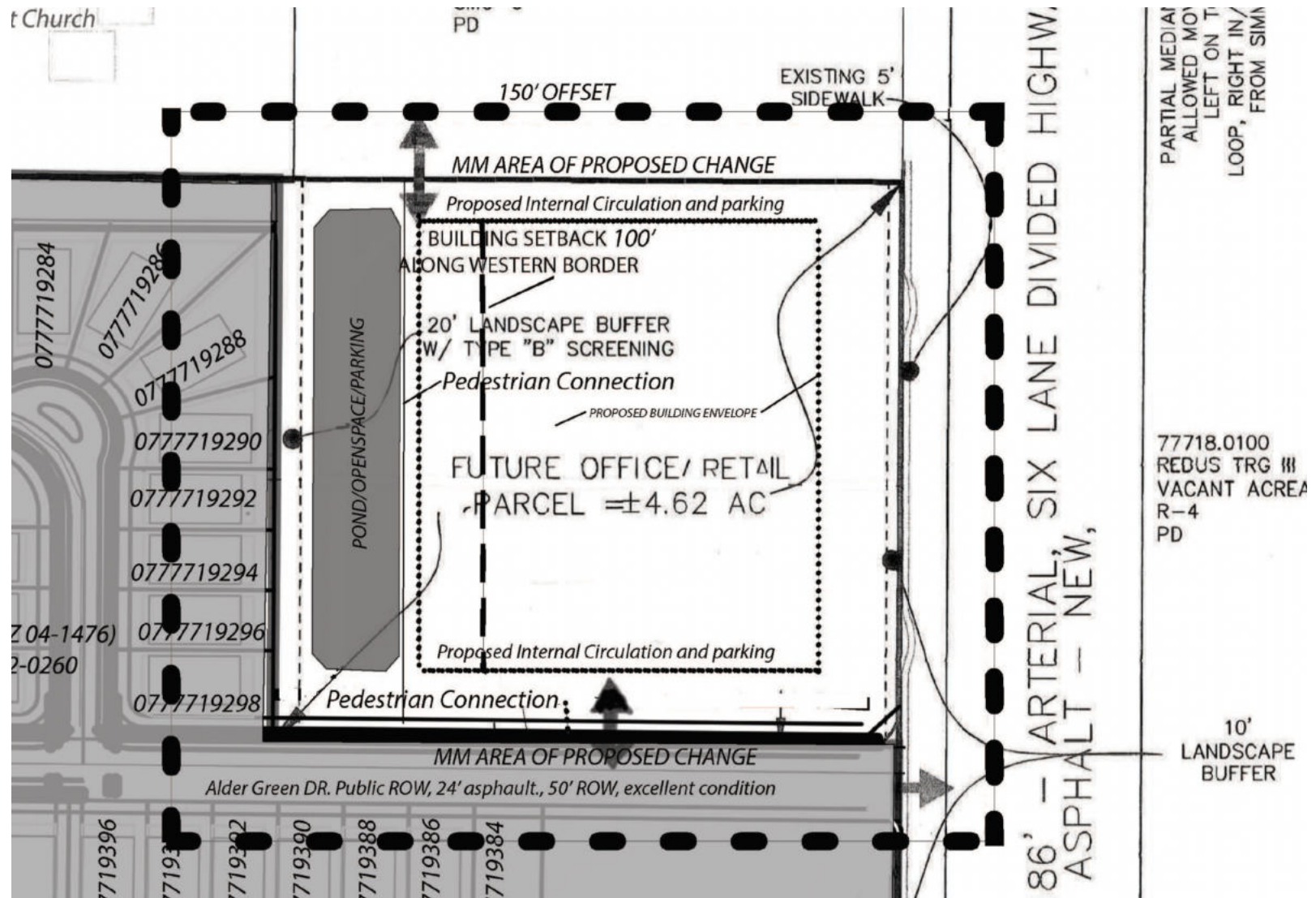
Aerials (cont.)



Aerials (cont.)



Access Points



PD- Zoning Conditions

42,000 SF GFA to include BPO uses and up to 21,000 square feet of specific commercial use.

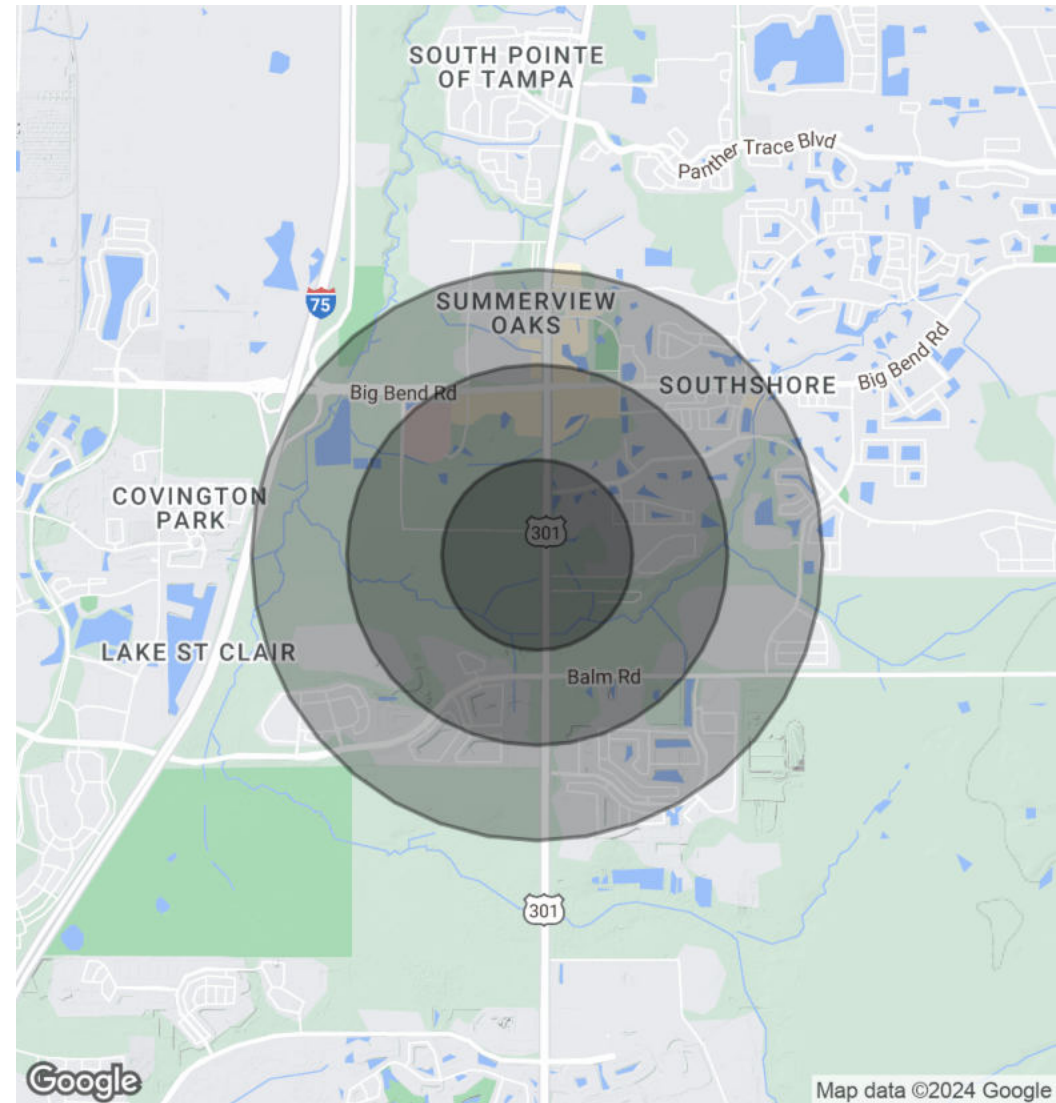
To allow the following uses: restaurant with drive up (not exceeding 3,000 square feet); furniture/home furnishings; florist shop; food product store; camera/photography store; drug store; dry cleaners; bank/credit union; bicycle sales; book store; apparel and shoe store; appliance store; art supply store; general business; grocery store; hardware store; shopping center; specialty food store; sporting goods store; jewelry store; mail and package services; news stand; novelty and souvenir shop; optician/optical supplies; photography studio; printing services; restaurant/eating establishment (sit down); supermarket; tobacco shop; travel agency; watch/clock/jewelry repair; and barber/beauty shop.

Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,897	6,764	13,672
Average Age	37.4	35.8	34.7
Average Age (Male)	37.6	35.8	34.6
Average Age (Female)	36.7	35.9	34.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	609	2,271	4,694
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$86,830	\$84,821	\$86,562
Average House Value	\$222,867	\$211,274	\$216,927

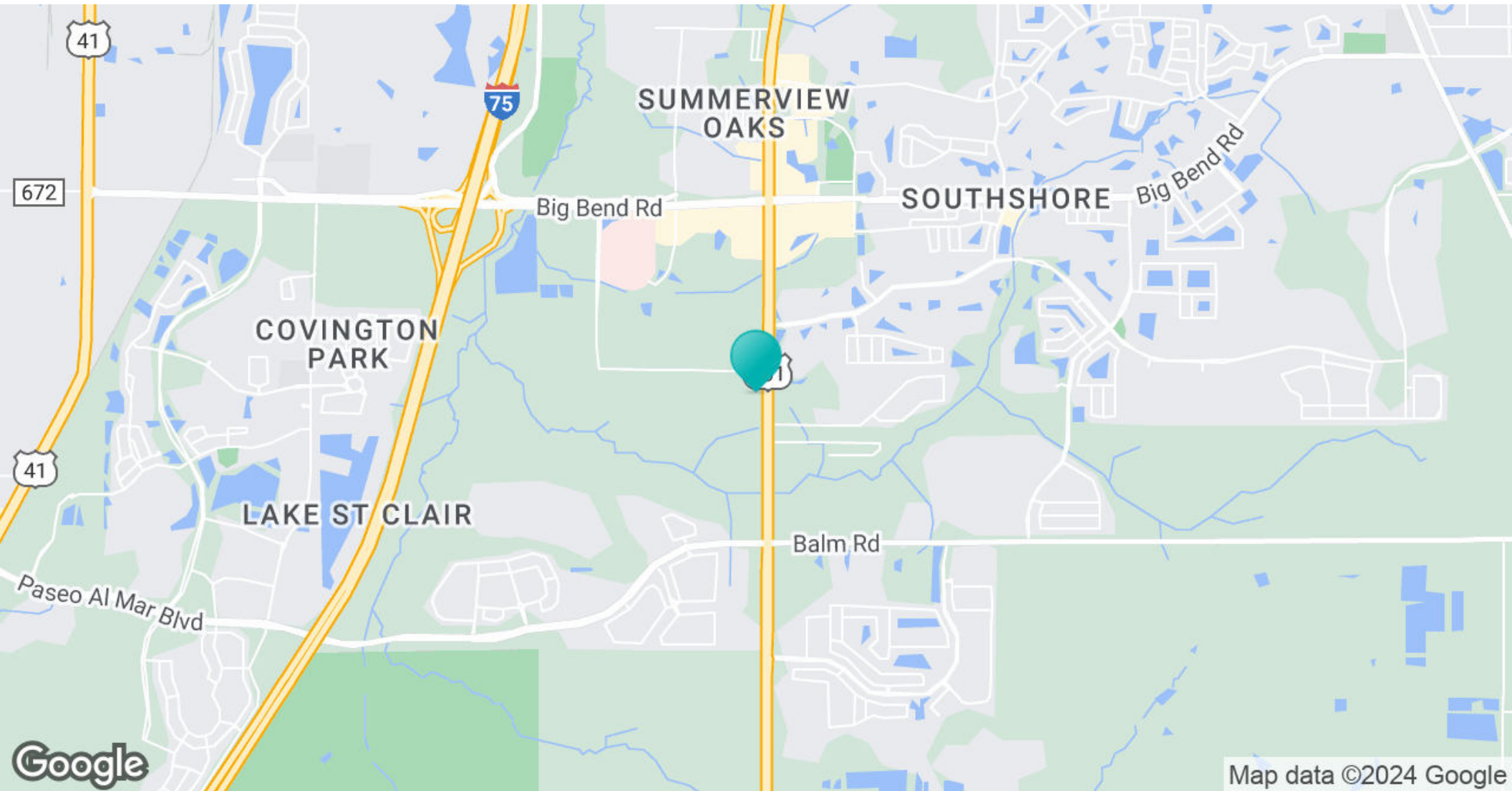
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Map



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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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.

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