

# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

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# Property Description



## PROPERTY DESCRIPTION

The opportunity is to purchase 6.37 acres of future commercial at the corner of State Road 674 and County Road 579 in Wimauma. The property is currently zoned AR (Agricultural Rural) and is located within the Wimauma Village Overlay. Within the Wimauma Village Plan, commercial and light industrial uses are envisioned along State Road 674.

The property has 200' of frontage on State Road 674 and 1,500' on County Road 579.

## LOCATION DESCRIPTION

The property is located at the southwest corner of State Road 674 and County Road 579 in Wimauma is southern Hillsborough County. State Road 674 is the commercial corridor for the area. Nearby uses include Wimauma Supermarket, USPS, Wimauma Elementary School, and Dollar General.

## SIZE

6.37 acres

## ZONING AND FUTURE LAND USE

Zoning- AR (Agricultural Rural)

Future Land Use- WVR-2 (Wimauma Village Residential-2)

## PRICE

\$2,500,000

# Aerials



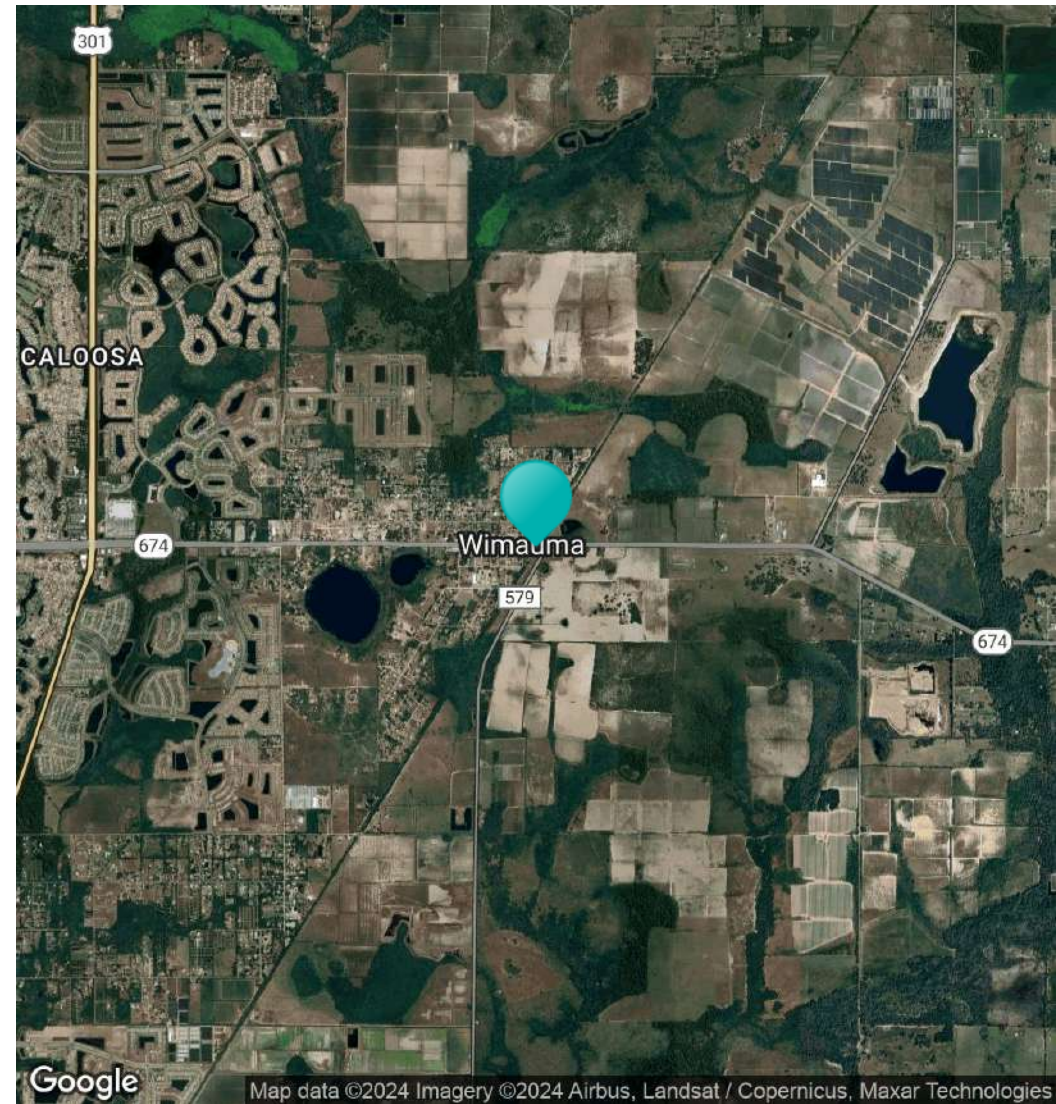
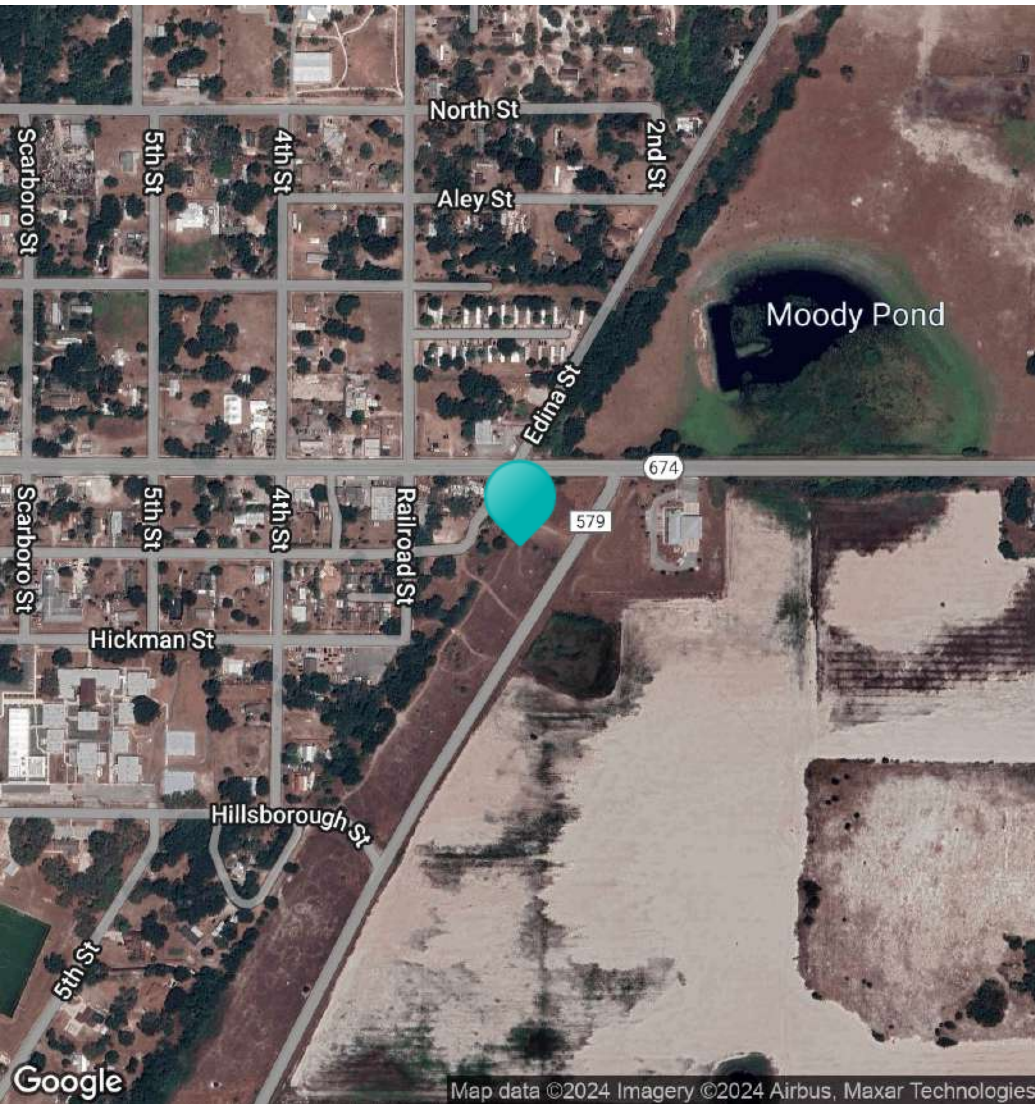
# Aerials



# Retailer Map



# Location Map



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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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