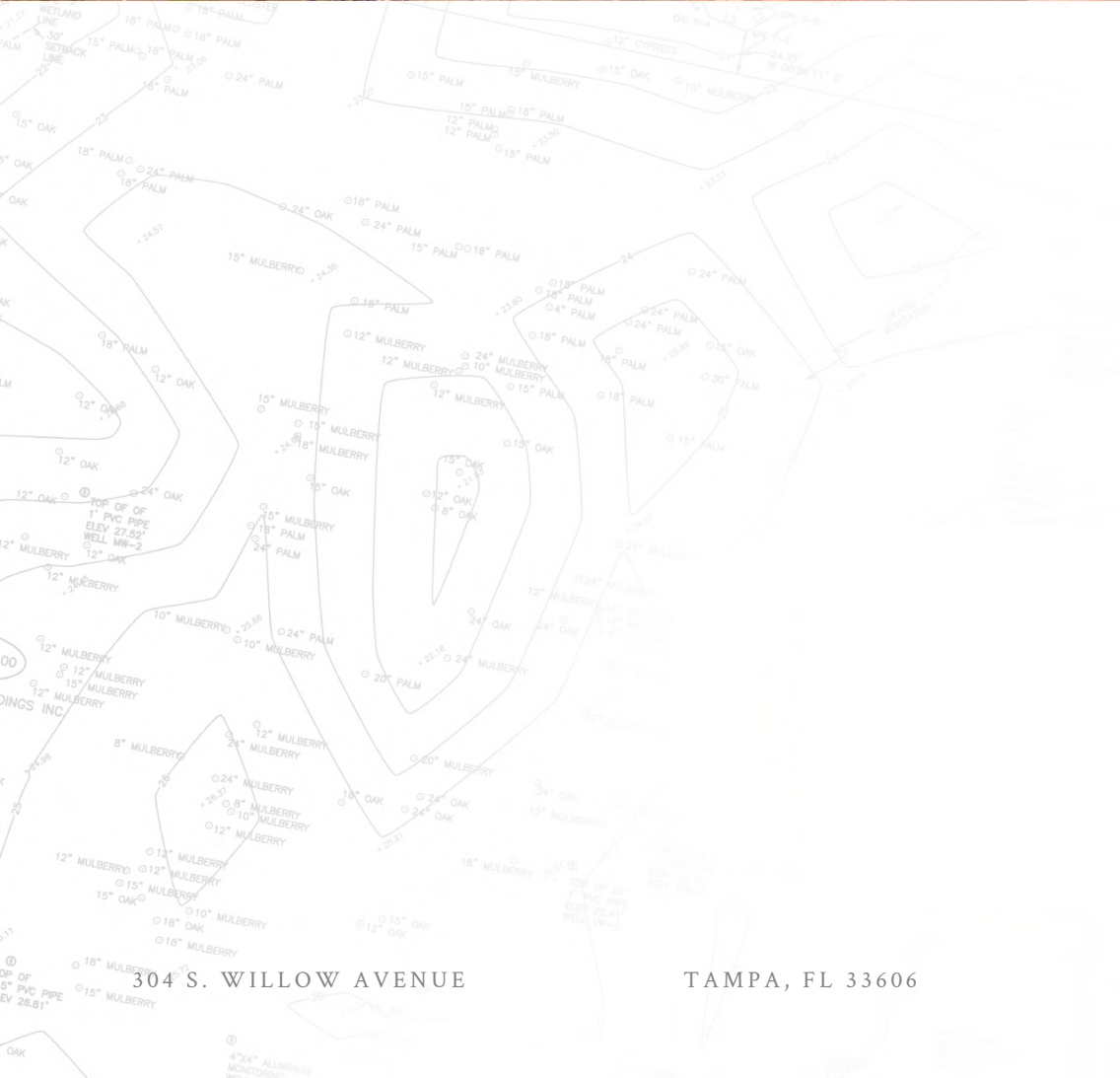
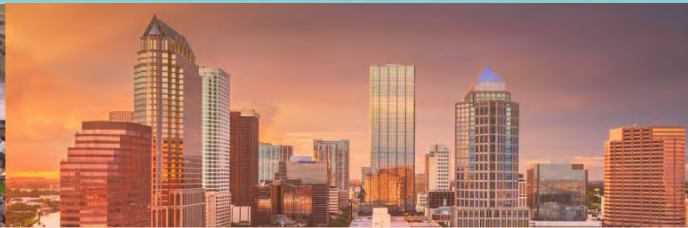


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LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

This 1.77± acre site is zoned RSC-4 and has the potential to be divided into 3 lots that are along the lake. The site is located off of Sylvia Ln in Tampa, FL with access to N Blvd and W Fletcher Ave.

LOCATION DESCRIPTION

This property is located along Sylvia Ln in Tampa, FL. The property is along the lake and in close proximity to W Fletcher Ave and N Blvd.

PROPERTY SIZE

1.77 Acres

ZONING

RSC-4

PARCEL ID

U-02-28-18-9VK-000000-00051.0

PROPERTY OWNER

Stone Creek Homes LLC

PRICE

\$559,000

BROKER CONTACT INFO

Chase Collier, CCIM

Sales Associate

813.287.8787 x3

chase@thedirt dog.com

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HILLANDALE RESERVE // SYLVIA LN TAMPA, FL 33613



Aerials(cont.)



Aerials (cont.)



Aerials (cont.)



Demographics Map & Report

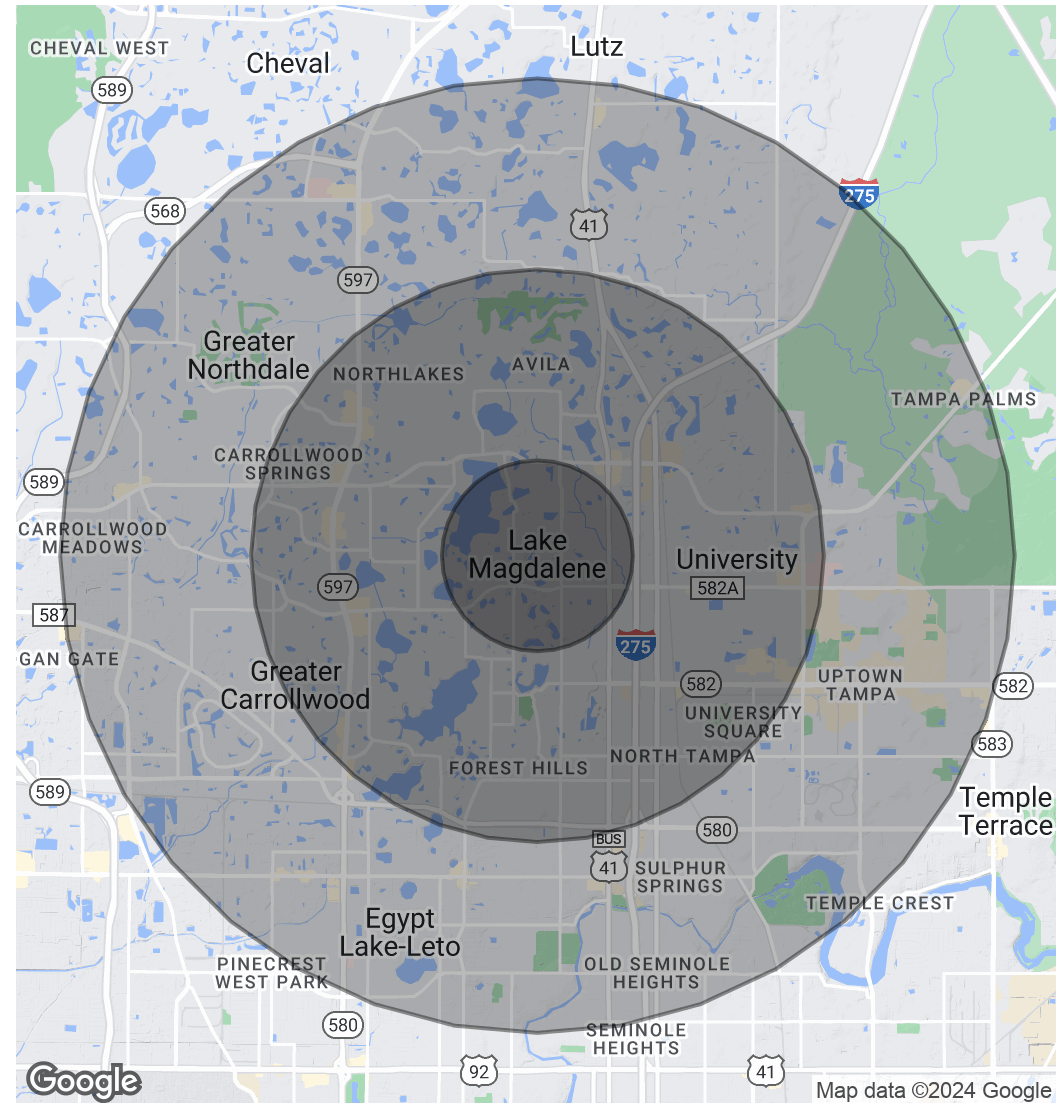
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,295	110,680	293,834
Average Age	45	40	39
Average Age (Male)	43	39	38
Average Age (Female)	46	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,321	45,027	116,172
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$97,519	\$81,161	\$79,979
Average House Value	\$399,575	\$337,433	\$347,122

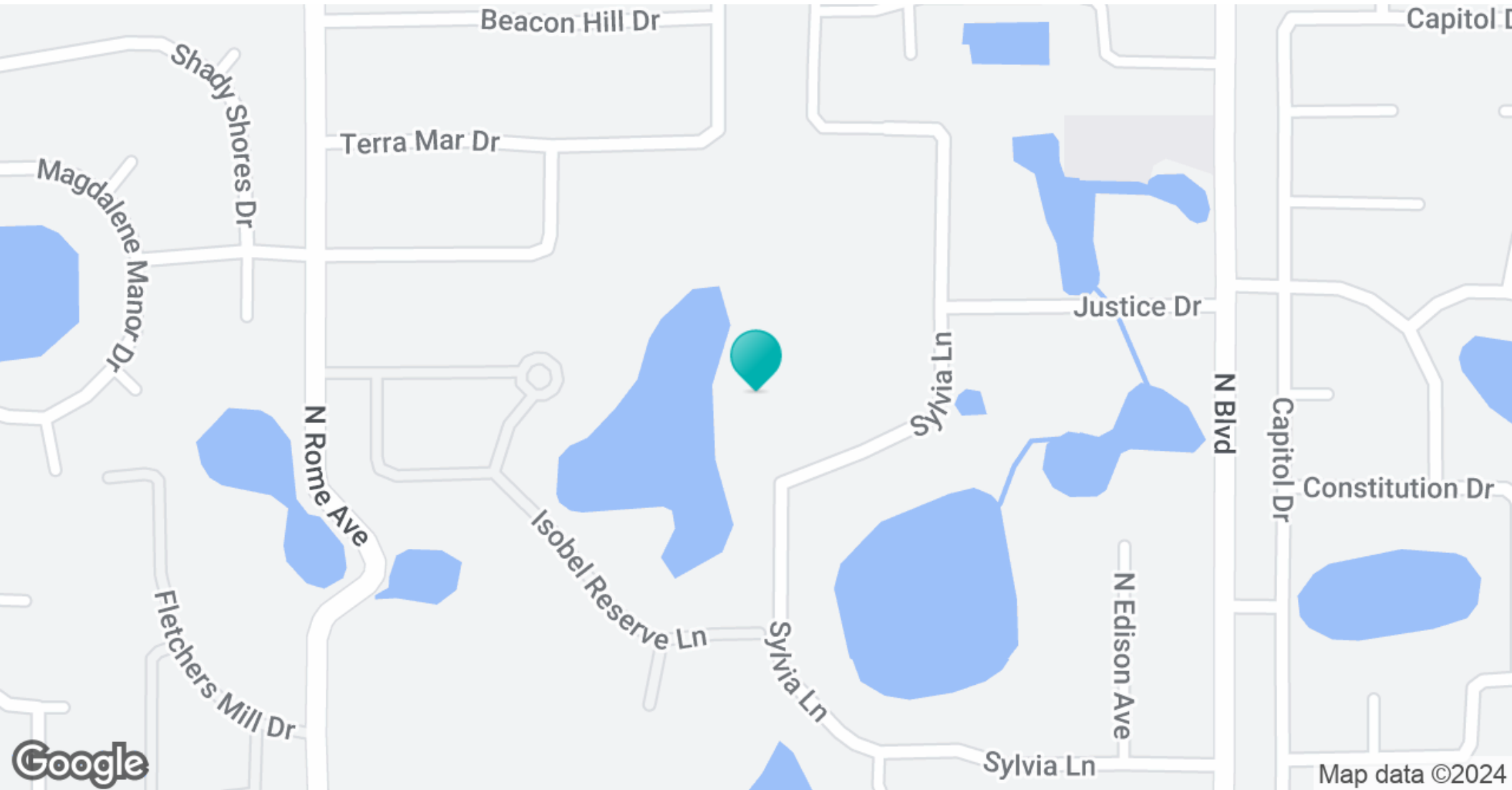
Demographics data derived from AlphaMap



Regional 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.

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