

We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

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www.thedirtdog.com

Aerials



TAMPA BYPASS CANAL

LENNAR
Palm River Townhomes

PALM RIVER RD

1.62±
ACRES

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 1.62± acres on Palm River Road within unincorporated Hillsborough County, FL. The zoning allows for multifamily development with proposed plans for 17 townhome lots.

LOCATION DESCRIPTION

The property is situated nicely off of Palm River Road, just west of S 50th Street (US 41), allowing great ease of access to the Selmon Expressway. The site sits immediately east of Lennar's Palm River Townhomes, which has recently completed its second phase of development.

PROPERTY SIZE

1.62 Acres

ZONING

RDC-12

FUTURE LAND USE

R-9

PARCEL ID

U-21-29-19-ZZZ-000001-49010.0

PROPERTY OWNER

WES Investments of Hillsborough, LLC

PRICE

\$750,000

BROKER CONTACT INFO

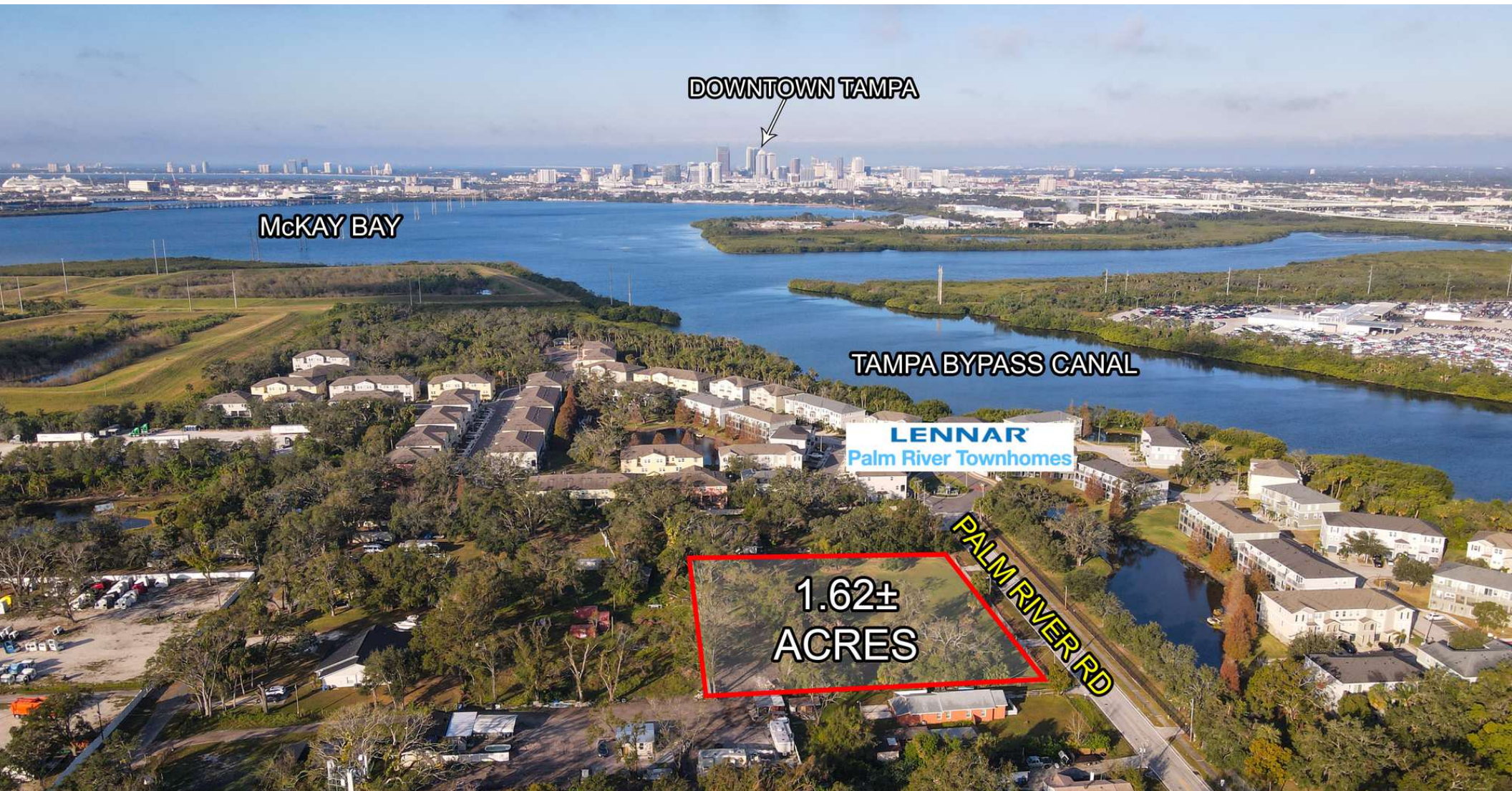
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Aerials (cont.)



Aerials (cont.)



Aerials (cont.)



Aerials (cont.)



Aerials (cont.)



Demographics Map & Report

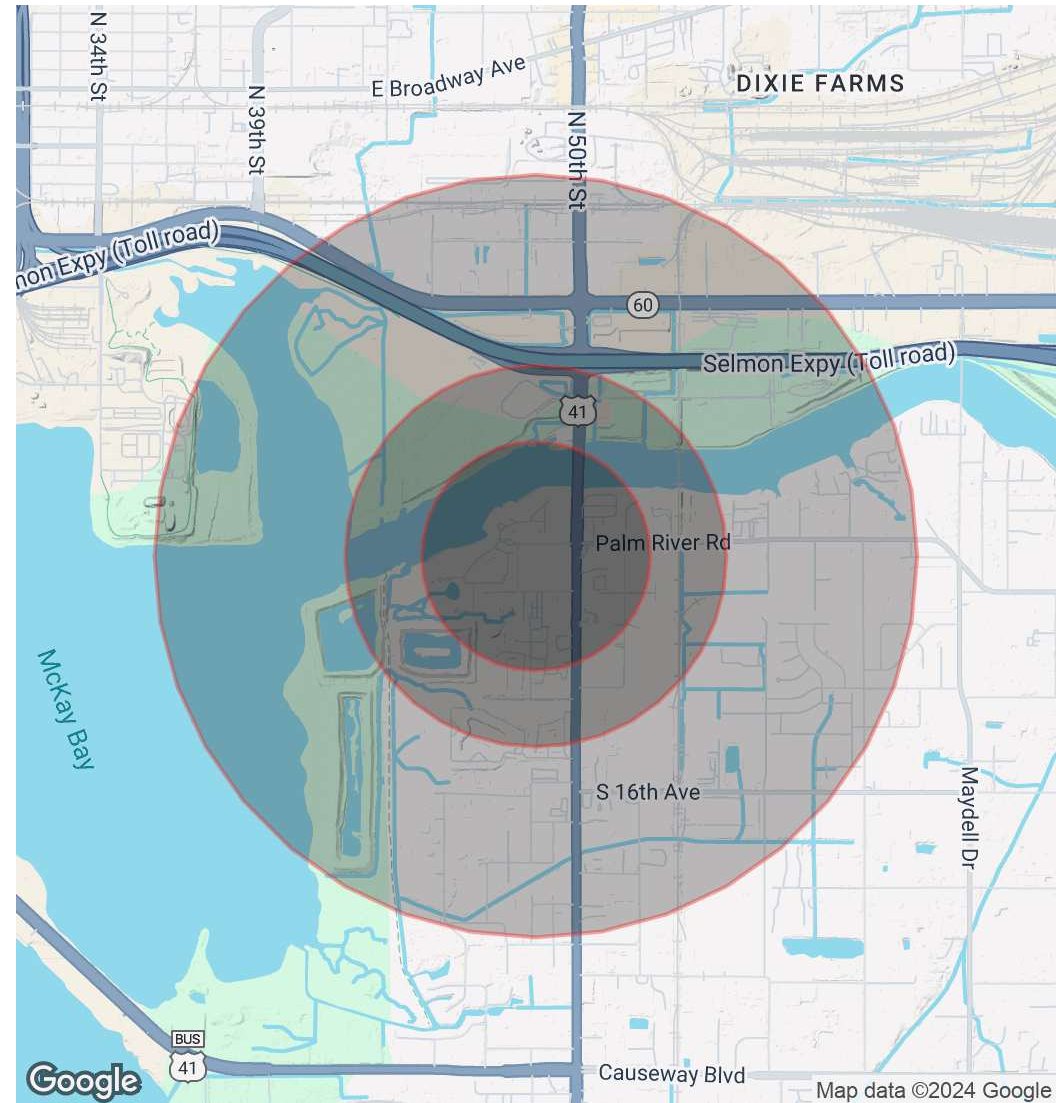
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	347	869	2,690
Average Age	36	37	38
Average Age (Male)	36	36	37
Average Age (Female)	36	37	39

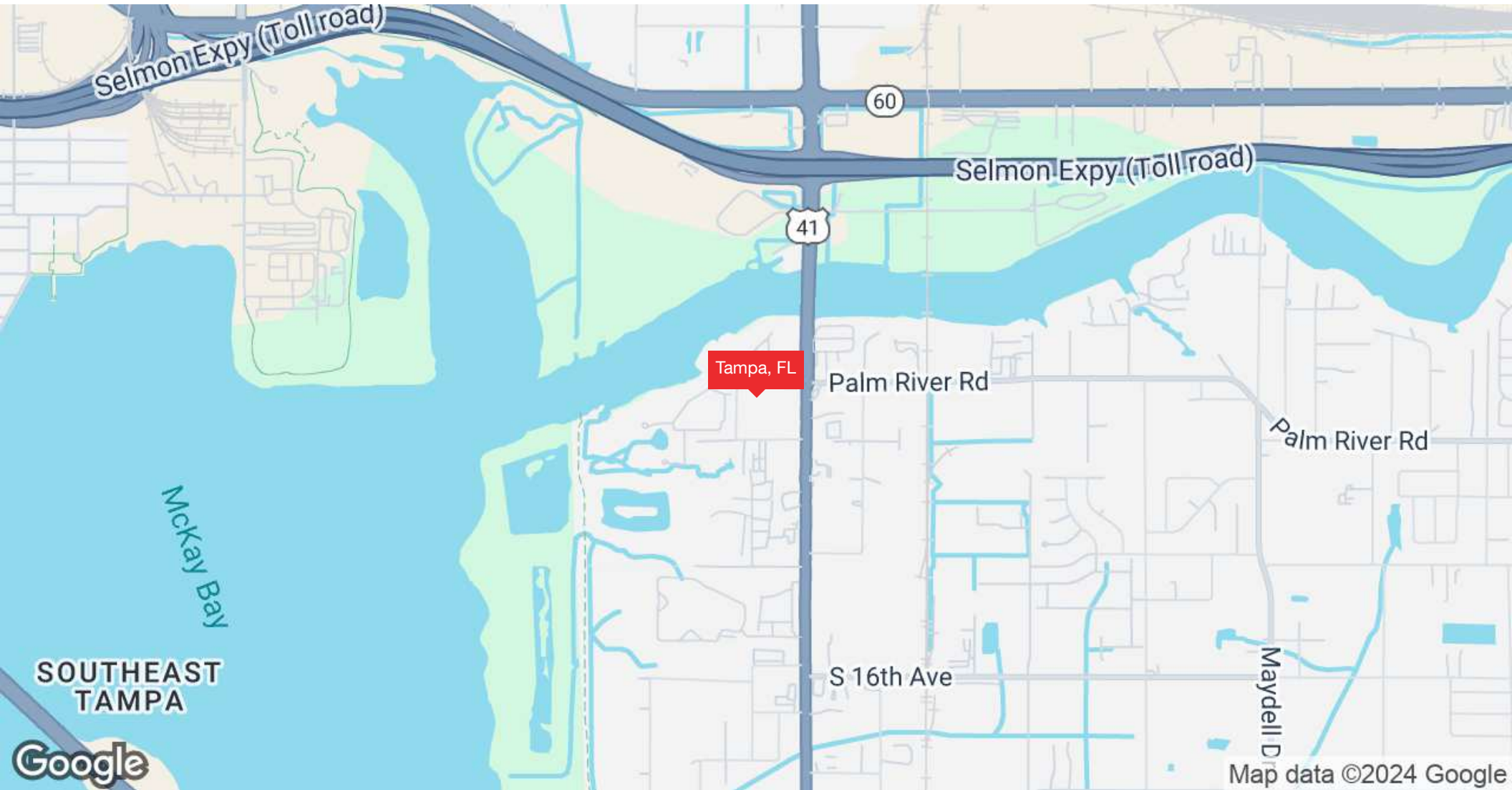
HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	138	340	999
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$80,765	\$79,294	\$75,372
Average House Value	\$314,429	\$310,352	\$299,826

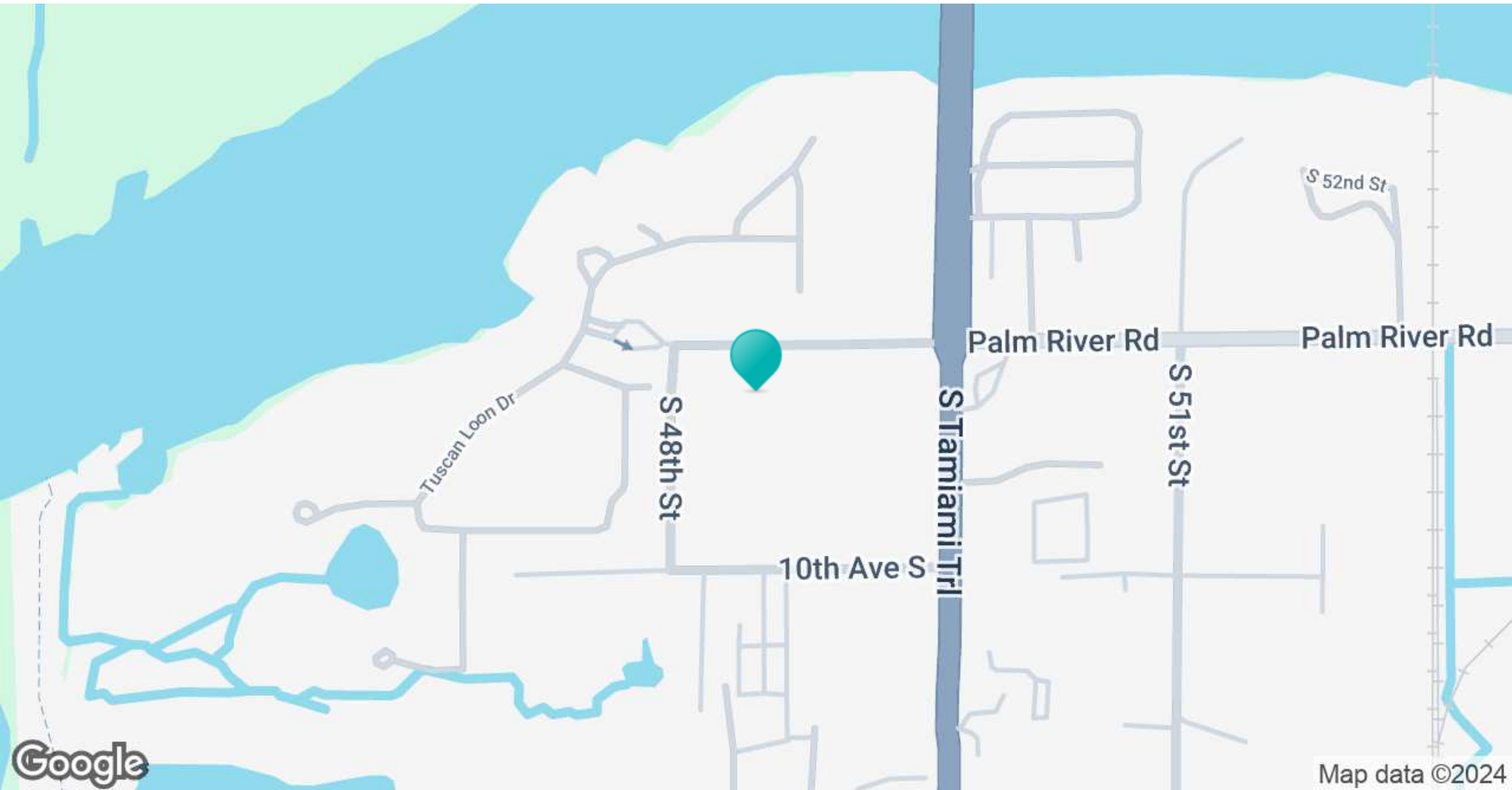
Demographics data derived from AlphaMap



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.