

We know this land.



**Eshenbaugh**  
**LAND COMPANY**



**The Dirt Dog**

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Aerial



# Property Description

## PROPERTY DESCRIPTION

Prime Commercial Lot – Two-Lot Assemblage

This cleared, development-ready commercial property consists of two adjoining lots in a prime Plant City location. With excellent road frontage on E Alsobrook St, the site is ideal for retail, office, mixed-use, or light industrial development. Zoned commercial, it offers ample space and flexibility for various business opportunities.

## LOCATION DESCRIPTION

Located in Plant City's Southside Commercial District, the site provides easy access to SR 574, I-4, and downtown Plant City. Surrounded by businesses, retail centers, and industrial facilities, this high-visibility location is perfect for a variety of commercial ventures.

## PROPERTY SIZE

1.17 Acres

## ZONING

C-1

## FUTURE LAND USE

(C) Commercial

## PARCEL ID

209123.0000

## PRICE

\$450,000

## BROKER CONTACT INFO

**Richie Timmons**

Advisor

813.287.8787 x116

[richie@thedirt dog.com](mailto:richie@thedirt dog.com)

# Aerials (cont.)



# Aerials (cont.)



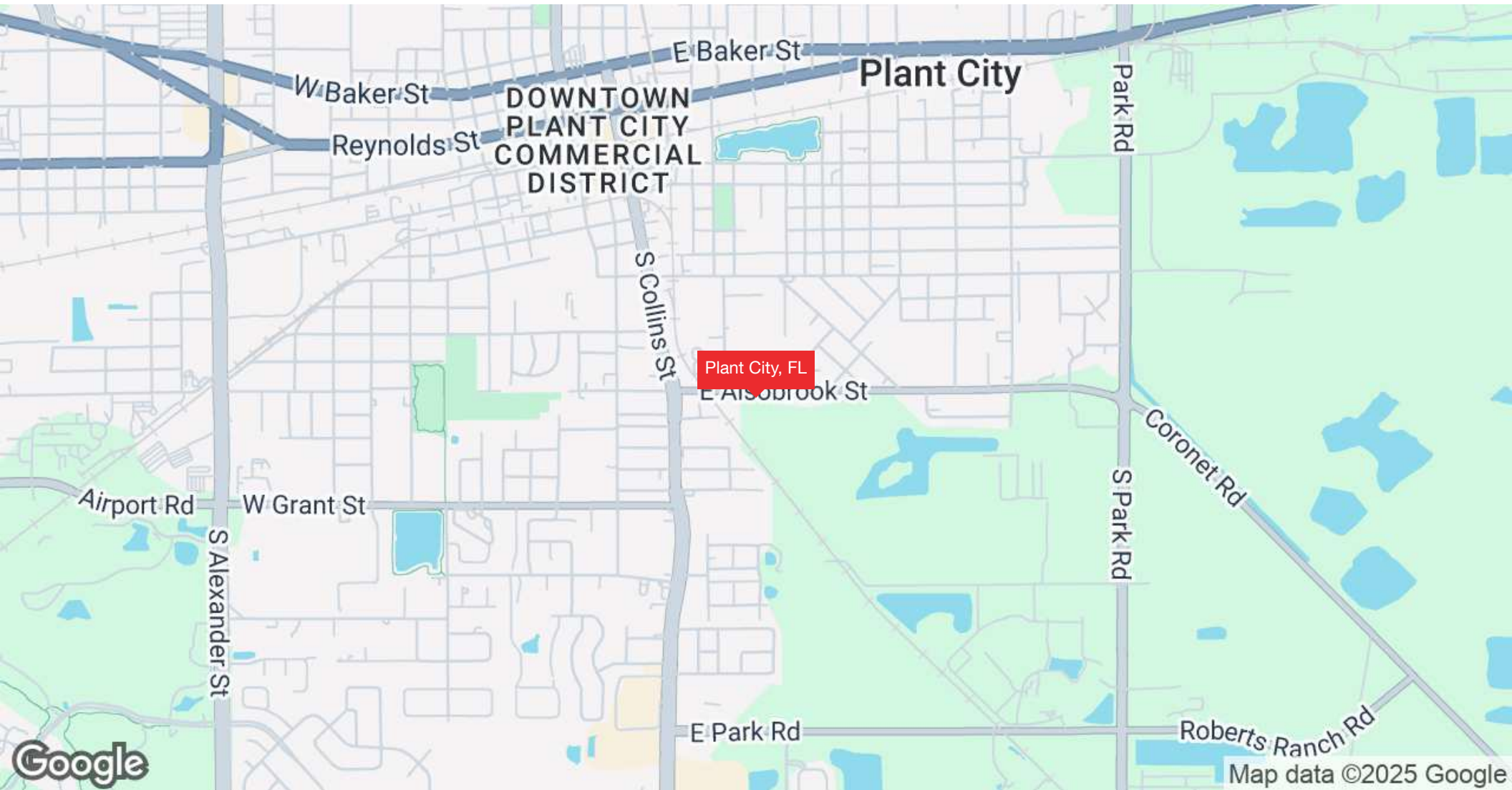
# Aerials (cont.)



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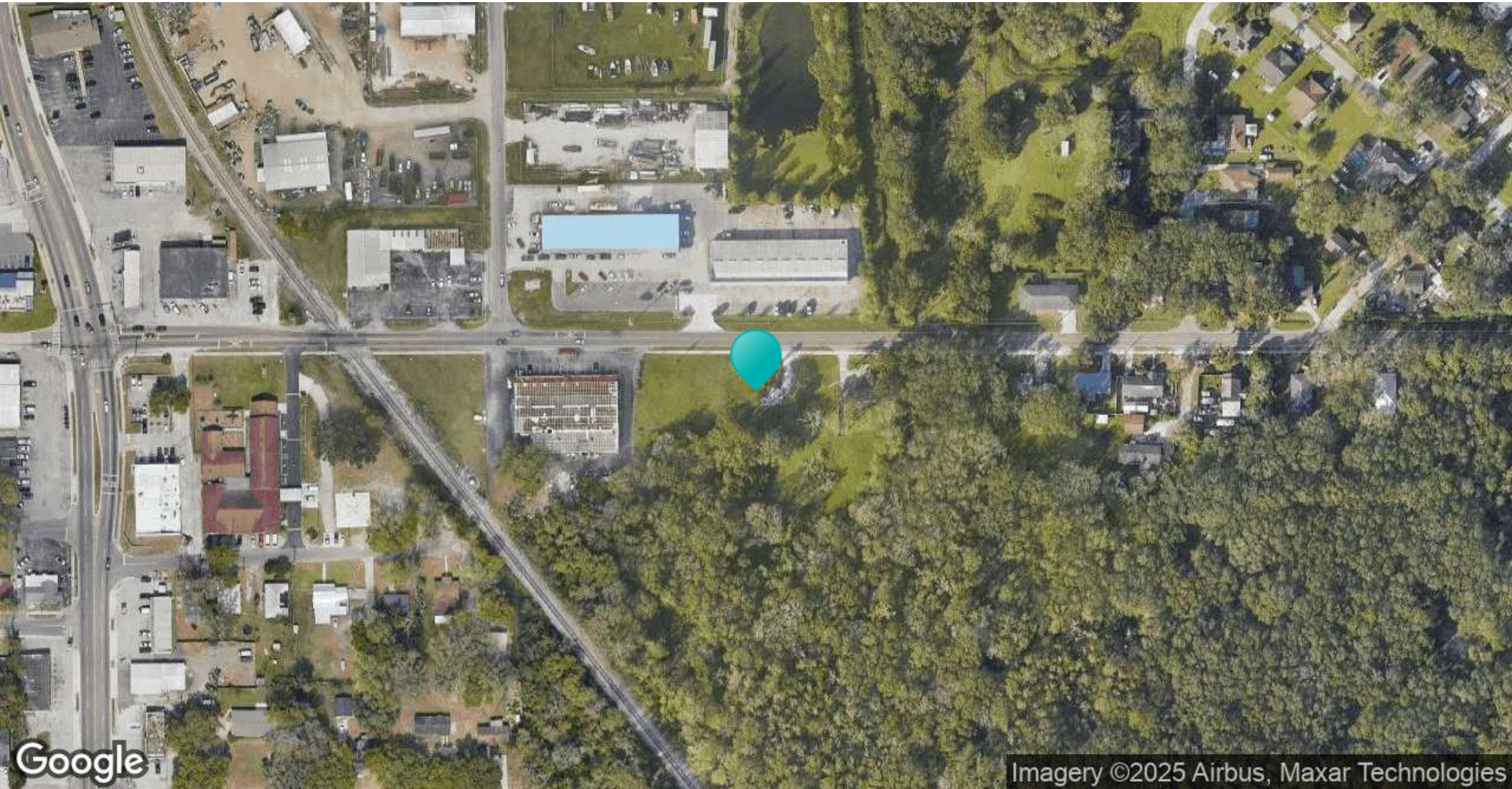


# Regional Map





# Location Map



# Demographics Map & Report

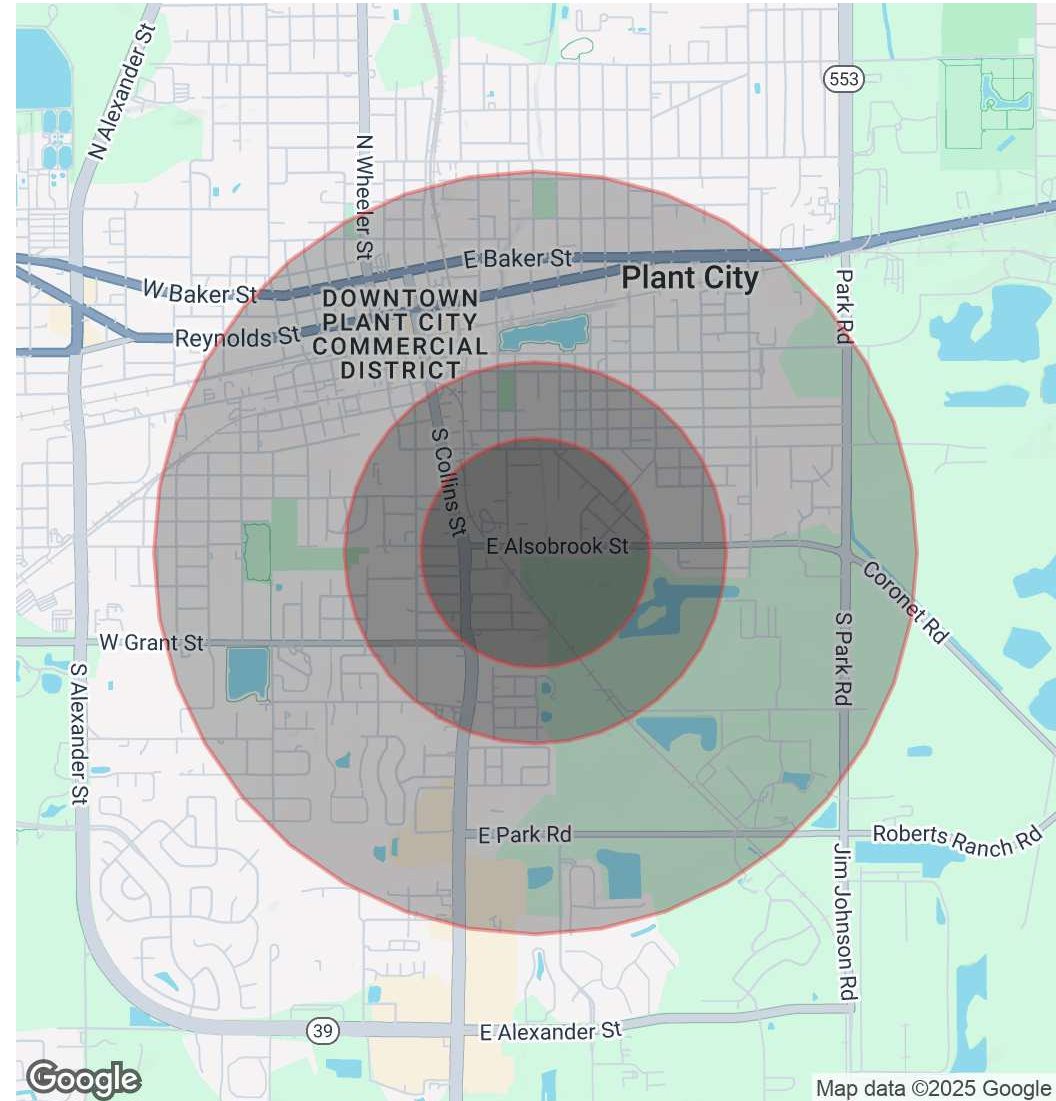
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	494	2,372	8,978
Average Age	35	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	37	39

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	158	775	3,072
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$63,346	\$64,609	\$66,426
Average House Value	\$193,531	\$199,126	\$227,716

Demographics data derived from AlphaMap



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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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