

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 1.3± acres of potential commercial land located at the northeast quadrant of Sunset Lane and U.S. Highway 41 in Lutz, Unincorporated Hillsborough County, FL. Currently zoned ASC-1, the seller will give time to rezone commercial. The property does not have Sewer available on either properties as this is outside the urban service area. Water is located along U.S. Highway 41.

LOCATION DESCRIPTION

The property is located at 18601 N 41 HWY in Lutz, FL an area in Unincorporated Hillsborough County. It is ideally situated in the north-east quadrant of US 41 and Sunset Lane with access from US 41.

PROPERTY SIZE

1.3± Acres

ZONING

ASC-1

PARCEL ID

The northern 1.3 acres of 13693-0000

PRICE

\$800,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

813.287.8787 x104

Ryan@TheDirtDog.com

Aerial



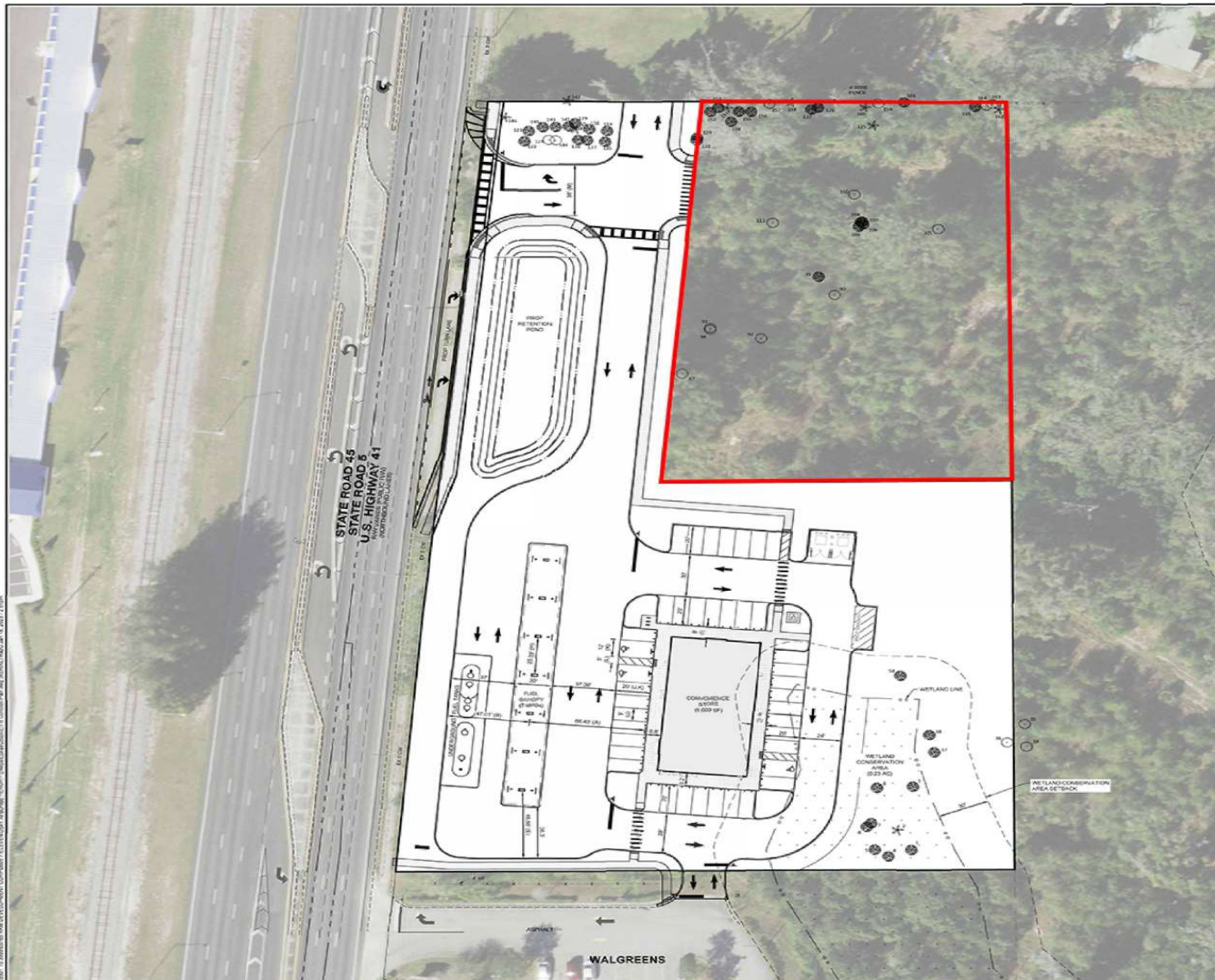
Aerials (cont.)



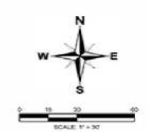
Aerials (cont.)



Site Plan



Key	Description	Area (sq ft)	Area (sq ft)
1	Center of Island to center of Island	50'	2500
2	Center of Island to edge of front yard setback	40'	1600
3	Center of Island to edge of front yard setback	50'	2500
4	Edge of Island to side yard setback	50'	2500
5	Edge of Island to side yard setback	50'	2500
6	Corner easement (centerline to edge of easement or nearest property)	50'	2500
7	Corner easement (centerline to edge of easement or nearest property)	50'	2500
8	Corner easement (centerline to edge of easement or nearest property)	50'	2500
9	Corner easement (centerline to edge of easement or nearest property)	50'	2500
10	Corner easement (centerline to edge of easement or nearest property)	50'	2500
11	Corner easement (centerline to edge of easement or nearest property)	50'	2500
12	Corner easement (centerline to edge of easement or nearest property)	50'	2500
13	Corner easement (centerline to edge of easement or nearest property)	50'	2500
14	Corner easement (centerline to edge of easement or nearest property)	50'	2500
15	Corner easement (centerline to edge of easement or nearest property)	50'	2500
16	Corner easement (centerline to edge of easement or nearest property)	50'	2500
17	Corner easement (centerline to edge of easement or nearest property)	50'	2500
18	Corner easement (centerline to edge of easement or nearest property)	50'	2500
19	Corner easement (centerline to edge of easement or nearest property)	50'	2500
20	Corner easement (centerline to edge of easement or nearest property)	50'	2500
21	Corner easement (centerline to edge of easement or nearest property)	50'	2500
22	Corner easement (centerline to edge of easement or nearest property)	50'	2500
23	Corner easement (centerline to edge of easement or nearest property)	50'	2500
24	Corner easement (centerline to edge of easement or nearest property)	50'	2500
25	Corner easement (centerline to edge of easement or nearest property)	50'	2500
26	Corner easement (centerline to edge of easement or nearest property)	50'	2500
27	Corner easement (centerline to edge of easement or nearest property)	50'	2500
28	Corner easement (centerline to edge of easement or nearest property)	50'	2500
29	Corner easement (centerline to edge of easement or nearest property)	50'	2500
30	Corner easement (centerline to edge of easement or nearest property)	50'	2500
31	Corner easement (centerline to edge of easement or nearest property)	50'	2500
32	Corner easement (centerline to edge of easement or nearest property)	50'	2500
33	Corner easement (centerline to edge of easement or nearest property)	50'	2500
34	Corner easement (centerline to edge of easement or nearest property)	50'	2500
35	Corner easement (centerline to edge of easement or nearest property)	50'	2500
36	Corner easement (centerline to edge of easement or nearest property)	50'	2500
37	Corner easement (centerline to edge of easement or nearest property)	50'	2500
38	Corner easement (centerline to edge of easement or nearest property)	50'	2500
39	Corner easement (centerline to edge of easement or nearest property)	50'	2500
40	Corner easement (centerline to edge of easement or nearest property)	50'	2500
41	Corner easement (centerline to edge of easement or nearest property)	50'	2500
42	Corner easement (centerline to edge of easement or nearest property)	50'	2500
43	Corner easement (centerline to edge of easement or nearest property)	50'	2500
44	Corner easement (centerline to edge of easement or nearest property)	50'	2500
45	Corner easement (centerline to edge of easement or nearest property)	50'	2500
46	Corner easement (centerline to edge of easement or nearest property)	50'	2500
47	Corner easement (centerline to edge of easement or nearest property)	50'	2500
48	Corner easement (centerline to edge of easement or nearest property)	50'	2500
49	Corner easement (centerline to edge of easement or nearest property)	50'	2500
50	Corner easement (centerline to edge of easement or nearest property)	50'	2500



PROJECT LOCATION
 18575 N. US HIGHWAY 41
 US 91, PALM BEACH COUNTY
 HILLSBOROUGH COUNTY

SITE DATA
 PROJECT AREA: 124,367 SF @ 65 AD
 PARCEL ID: PORTION OF FOLIO # 188A-0000

LAND USE
 EXISTING: VACANT PAVED
 PROPOSED: CONVENIENCE STORE W/ GAS SALES @ 1000 SF CONVENIENCE STORE W/ 7 PUMPS @ 1000 SF PAVED

ZONING
 FUTURE ZONING: PLANNED DEVELOPMENT

FUTURE LAND USE
 R-2

PARKING CALCULATIONS
 REQUIRED: 5.5 PER 1,000 SF OF GFA, PLUS 1.0 PER FLOOR PLANNED DEVELOPMENT
 10,000 SF + 1,000 SF + 5.5 = 26 SPACES + 10 = 36 = 26
 EXISTING PROVIDED
 SPACES PROVIDED: 27 26
 PERVIOUS SURFACE @ 10' MIN: 8 13
 MIN @ 10' MIN: 2 2
 TOTAL: 29 41

HAMILTON
 ENGINEERING & SURVEYING, LLC

CONCEPT PLAN

CONVENIENCE STORE & FUELING STATION
 18575 N. US HIGHWAY 41
 HILLSBOROUGH COUNTY, FLORIDA

SCALE: 1" = 30'

DATE: 03/27/2018
 DRAWN BY: J. L. LAMBERT
 CHECKED BY: J. L. LAMBERT
 PROJECT NO.: 03785-0000
C1.0

Demographics Map & Report

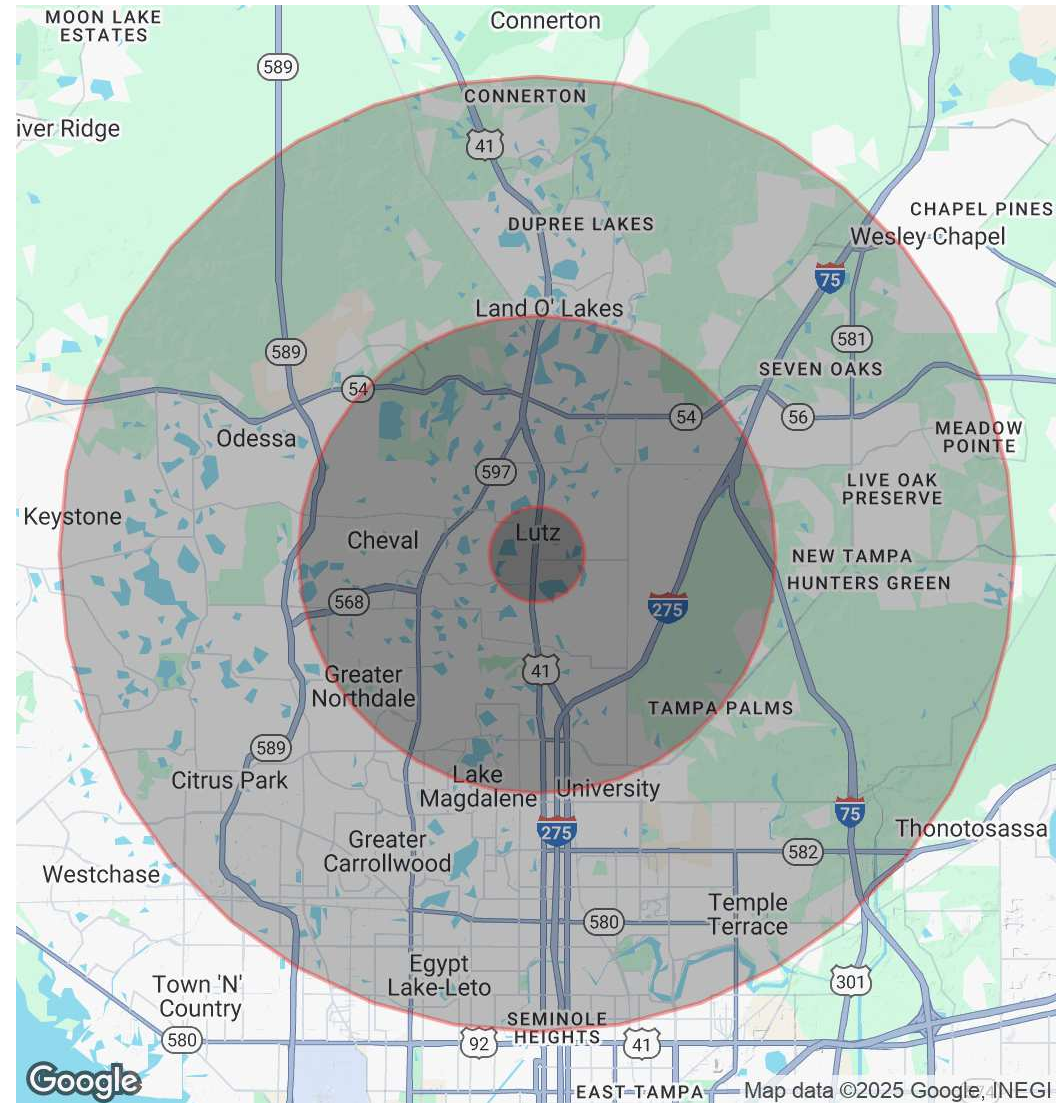
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,653	109,398	531,187
Average age	43.4	38.5	35.3
Average age (Male)	43.5	37.6	34.4
Average age (Female)	43.2	39.4	36.3

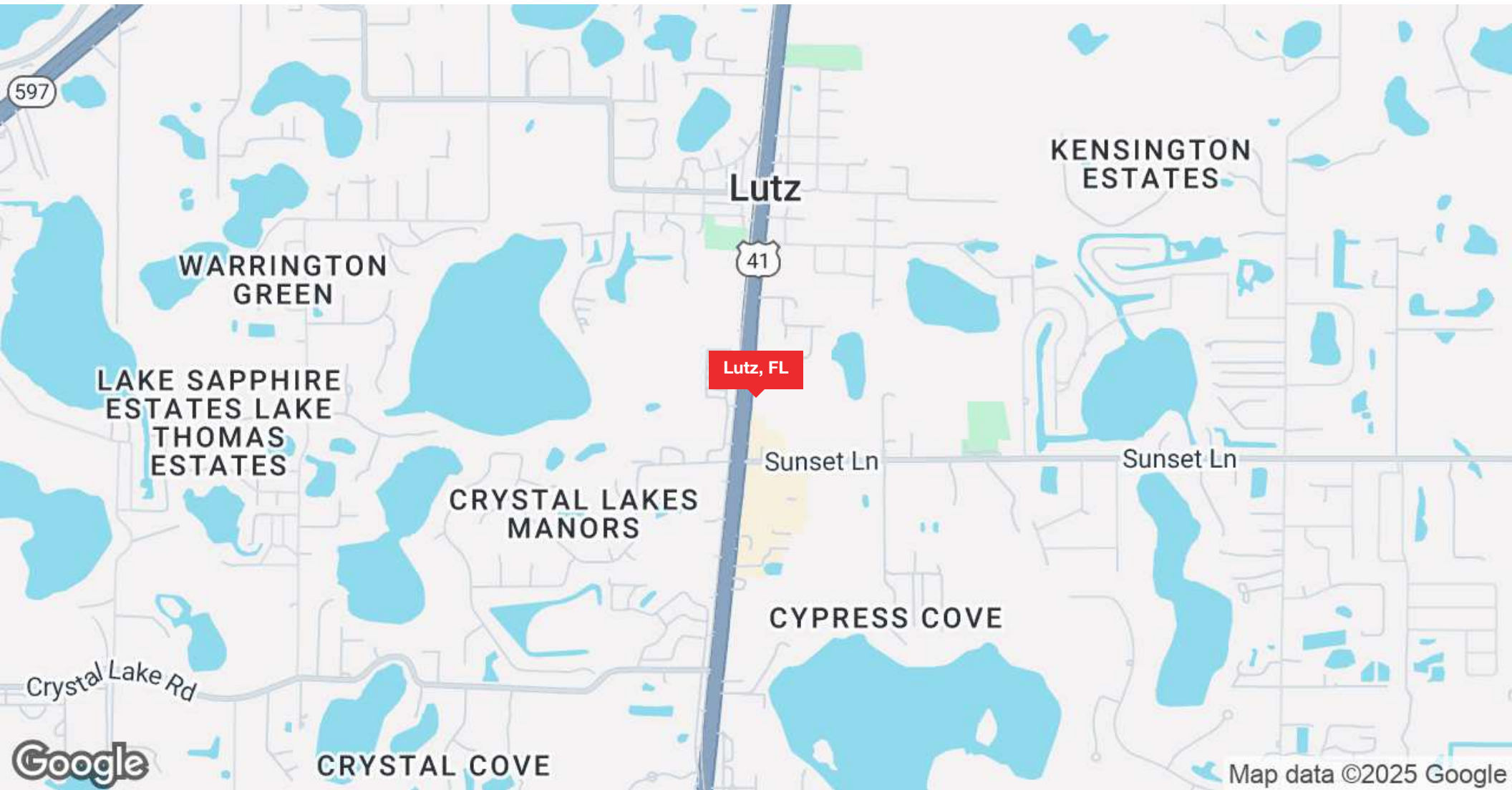
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	925	42,927	201,970
# of persons per HH	2.9	2.5	2.6
Average HH income	\$105,493	\$80,789	\$68,210
Average house value	\$351,760	\$289,307	\$259,973

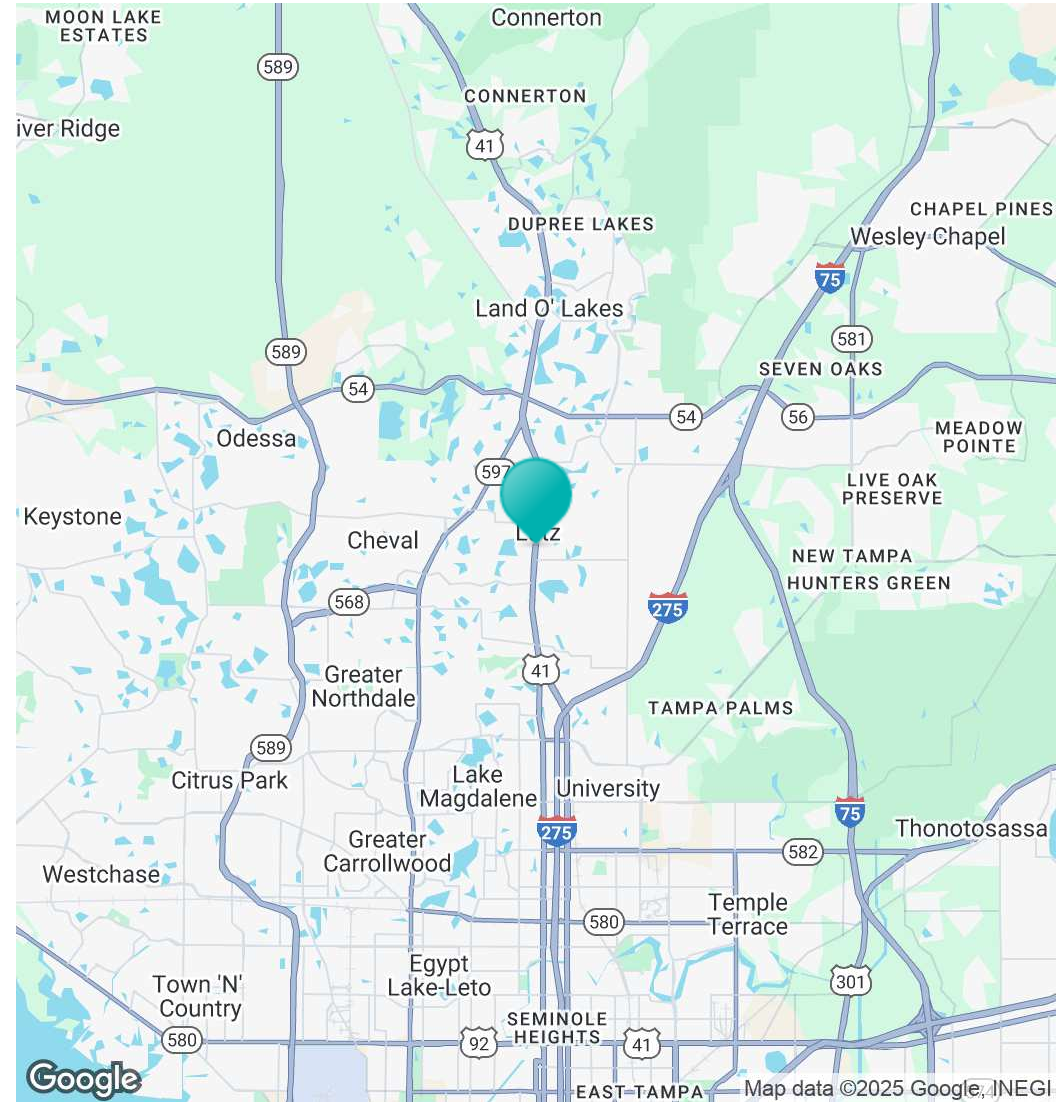
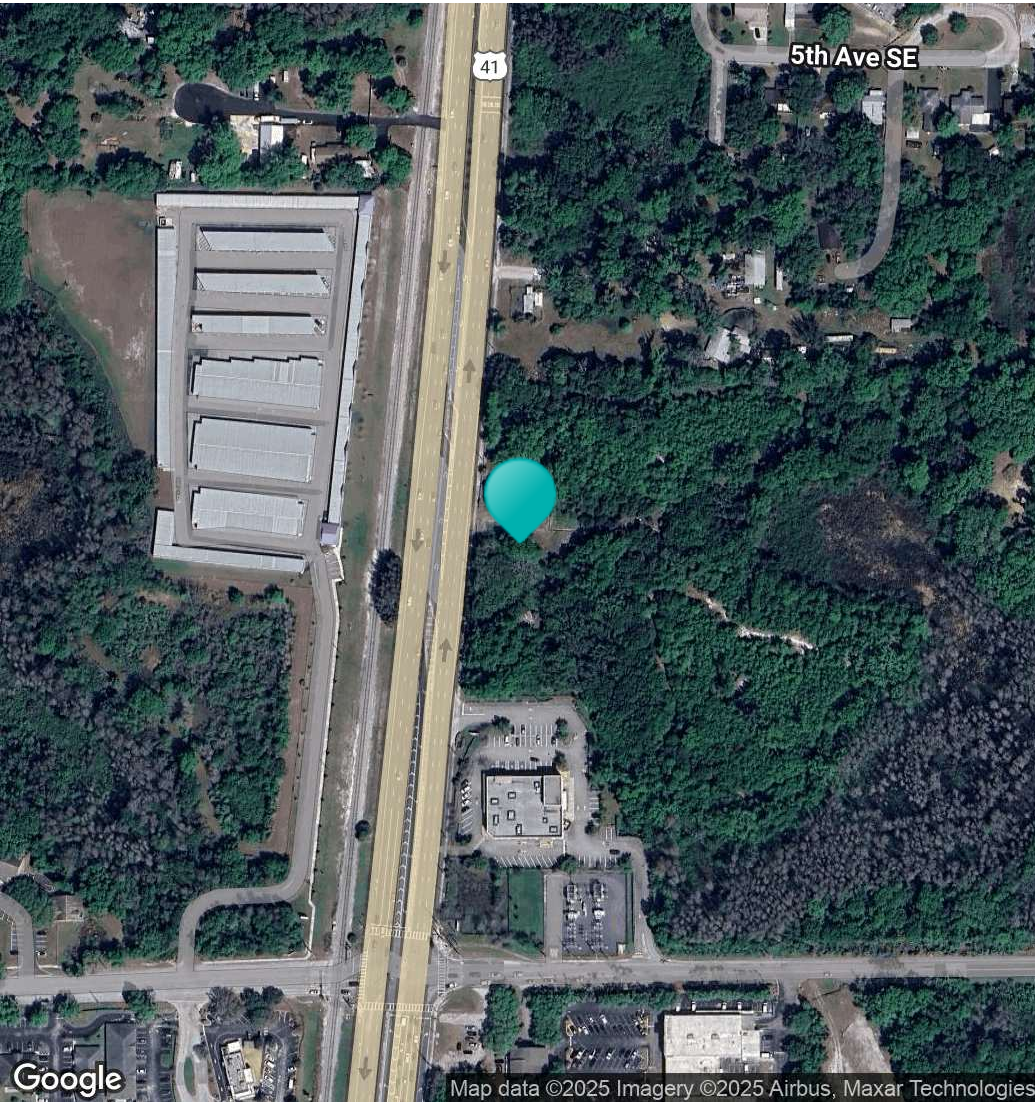
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Maps



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.