

We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The property is 7± acres along Maydell Drive in Hillsborough County. The site has approximately 670 ft of frontage on Maydell Dr and 340 ft of frontage on S 12th Ave. The site would be ideally rezoned for either single-family or multi-family development. The site is outside of the flood zone and has water to the site.

LOCATION DESCRIPTION

The site is located at 1215 Maydell Dr. in Hillsborough County, FL. It is south of the Selmon Expressway and west of US 301.

PROPERTY SIZE

7.0± Acres

ZONING

ASC-1

FUTURE LAND USE

R-9

PARCEL ID

U-27-29-19-90A-000000-00001.0, U-27-29-19-90A-000000-00002.0, U-27-29-19-90A-000000-00003.0

PROPERTY OWNER

Obba Enterprise Inc

PRICE

\$2,100,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

813.287.8787 x104

Ryan@TheDirtDog.com

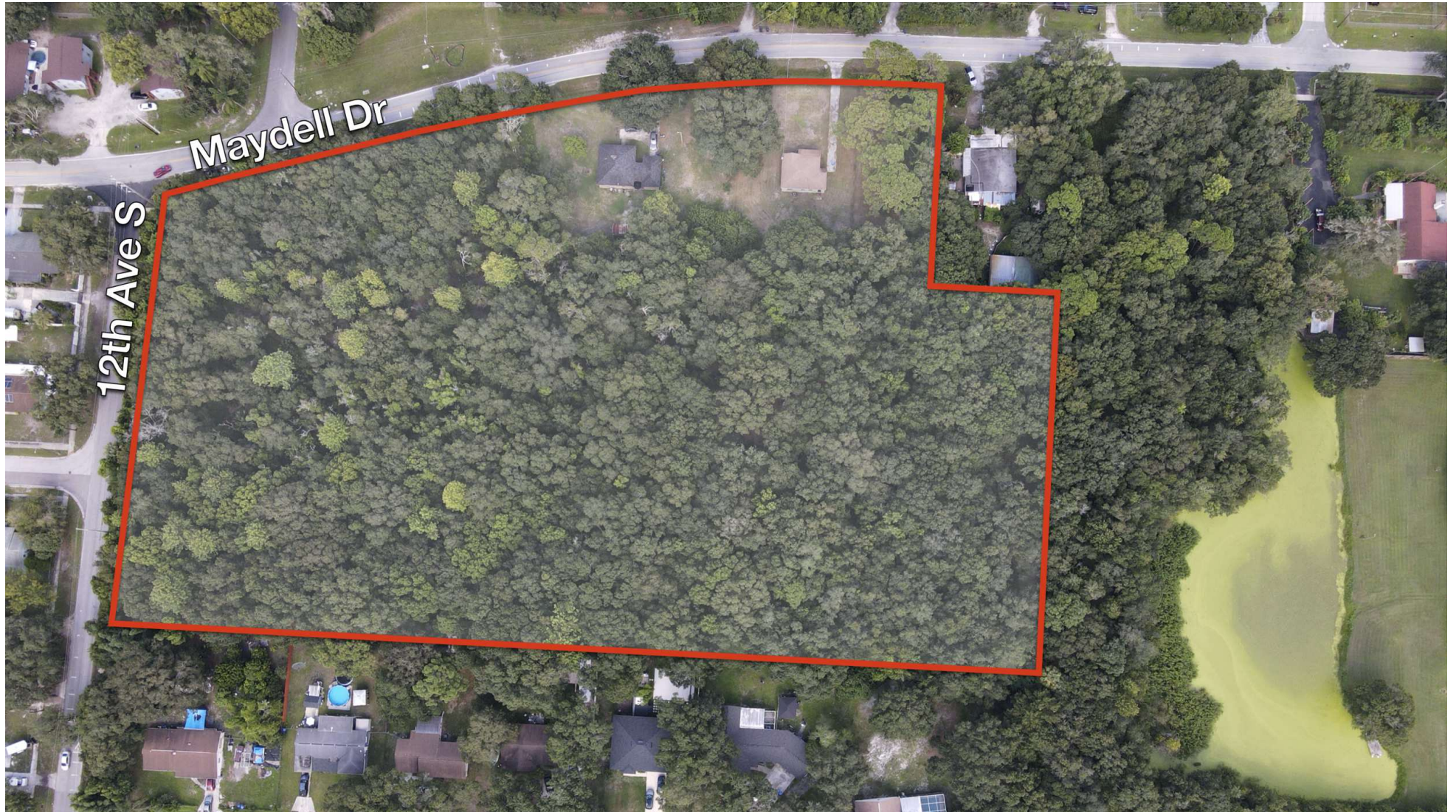
Aerial Overview



Aerials (cont'd)



Aerials (cont'd)



Demographics Map & Report

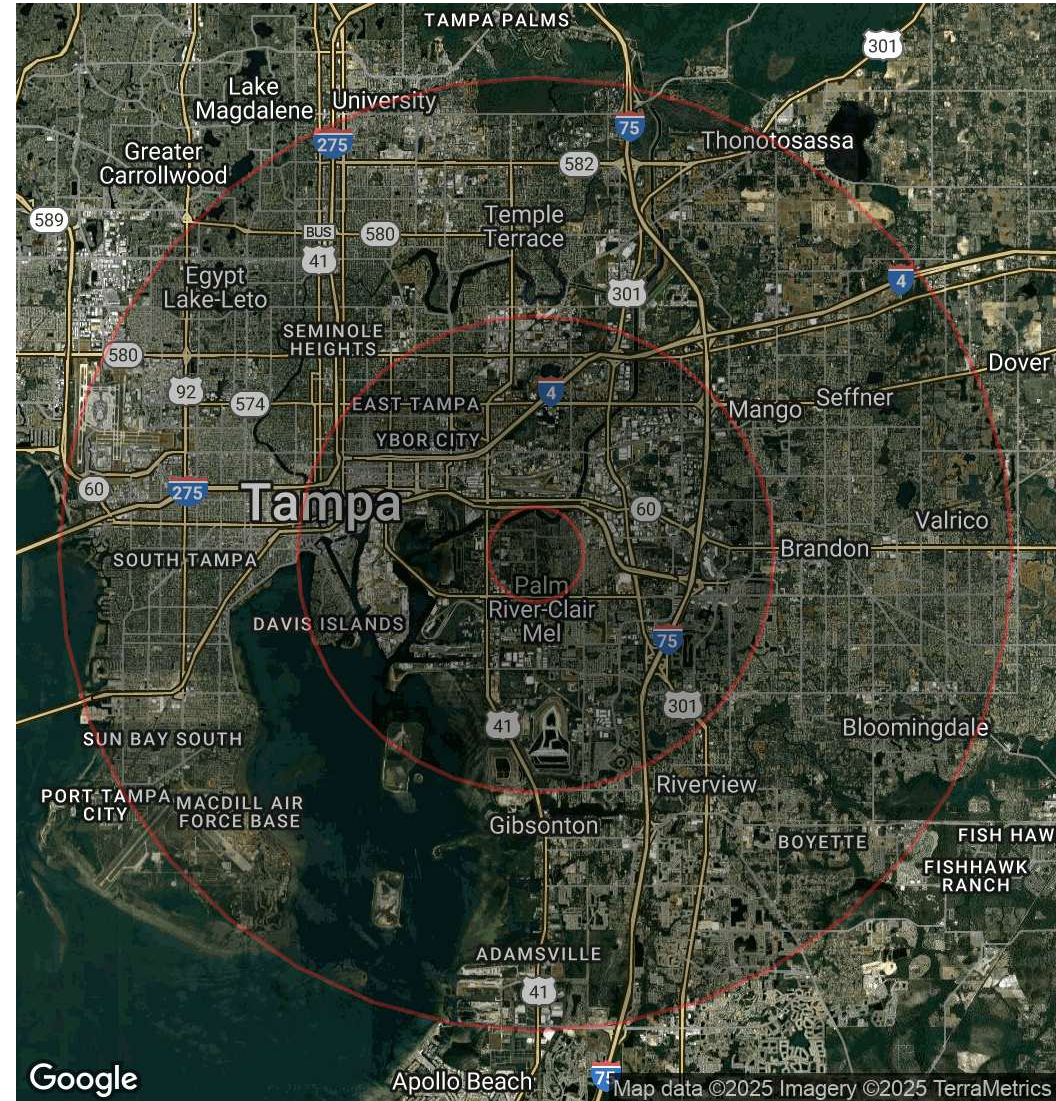
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,316	178,651	795,704
Average age	41	38	39
Average age (Male)	40	37	38
Average age (Female)	42	39	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,466	71,899	310,566
# of persons per HH	3	2.5	2.6
Average HH income	\$69,942	\$80,478	\$96,463
Average house value	\$209,884	\$332,568	\$396,192

* Demographic data derived from 2020 ACS - US Census



Regional 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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