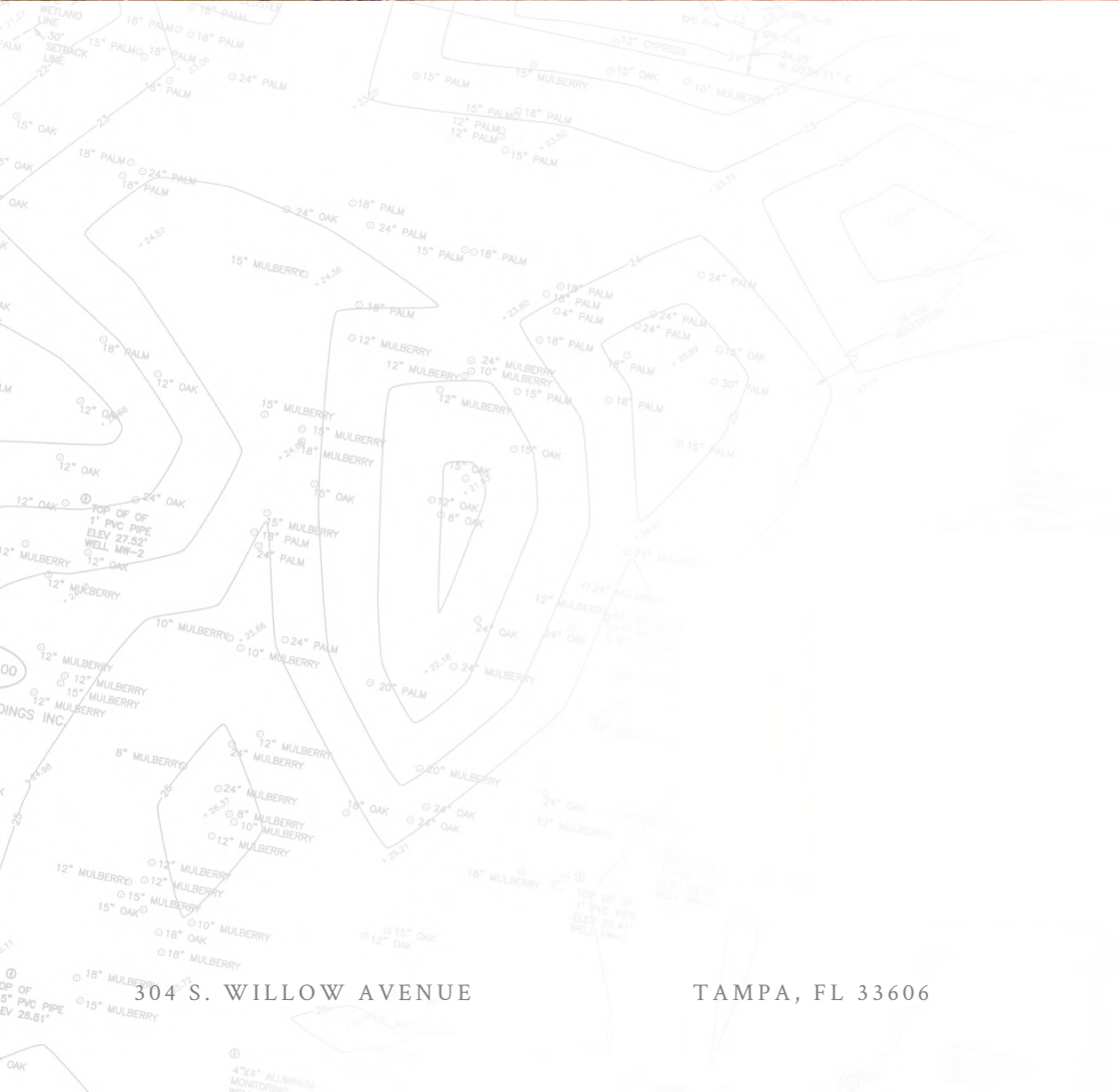
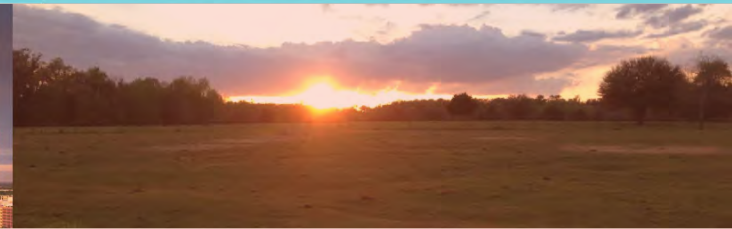
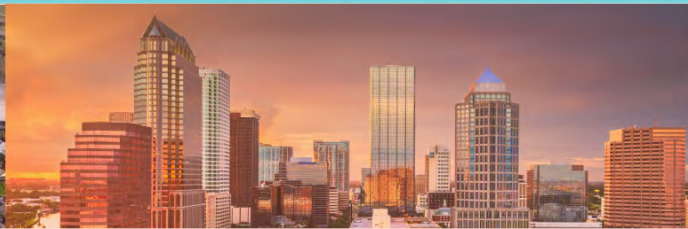


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

This site is 2.24± acres and is located between SR 60 & Morningside Loop in Valrico, FL. The property is off of State Road 60 with a great opportunity for retail, office, hotel and or medical as it is surround by numerous big box retailers such as Publix, Walmart, Lowes, Home Depot, etc.

PROPERTY SIZE

2.24 Acres

ZONING

PD & RSC-6

PARCEL ID

U-25-29-20-ZZZ-000002-60000.0, U-25-29-20-ZZZ-000002-59890.0, U-25-29-20-ZZZ-000002-59920.0, U-25-29-20-ZZZ-000002-59930.0

PROPERTY OWNER

Vijay & Manisha Patel

PRICE

\$2,000,000

BROKER CONTACT INFO

Chris Bowers, CCIM

Senior Broker

813.287.8787 x8

chris@thedirt dog.com

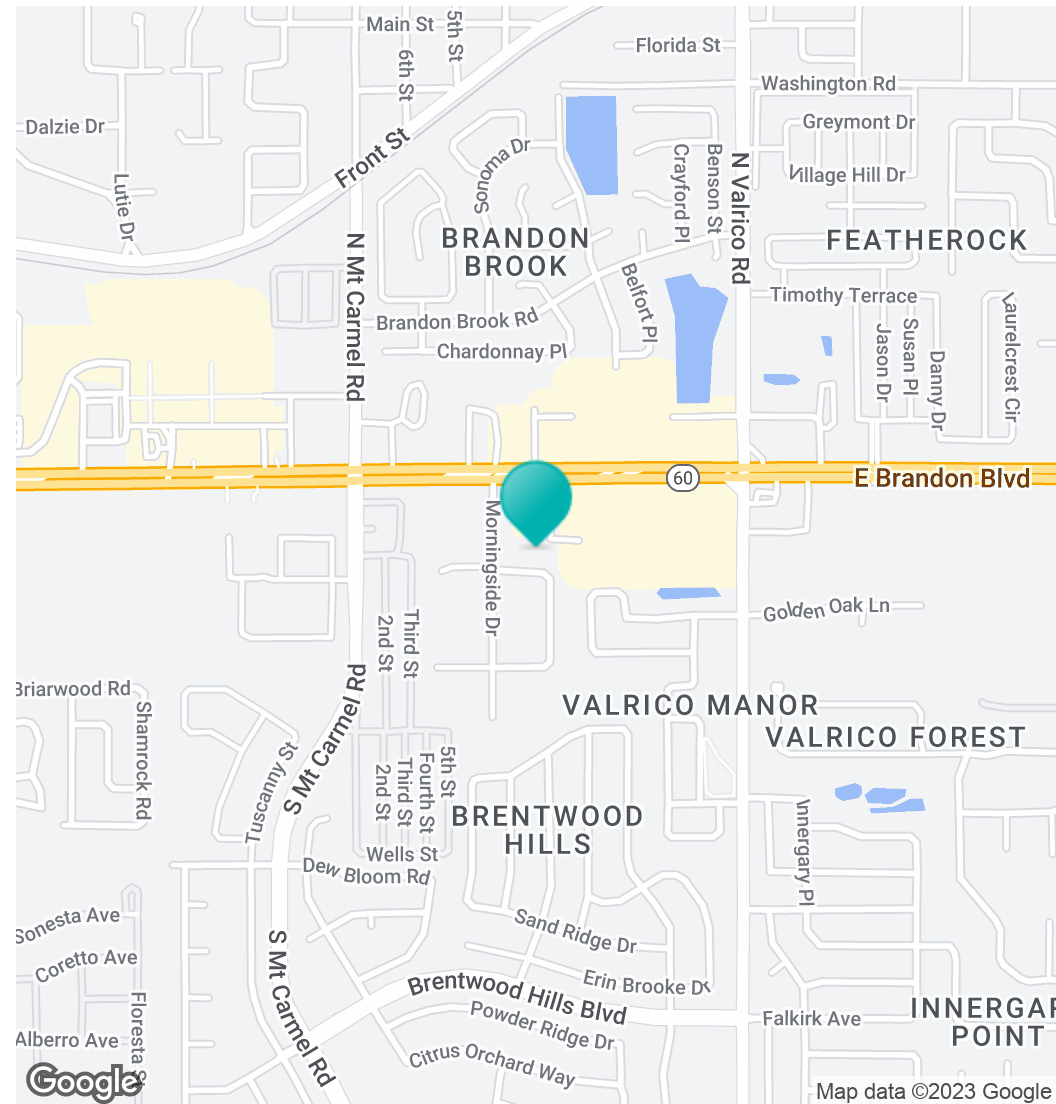
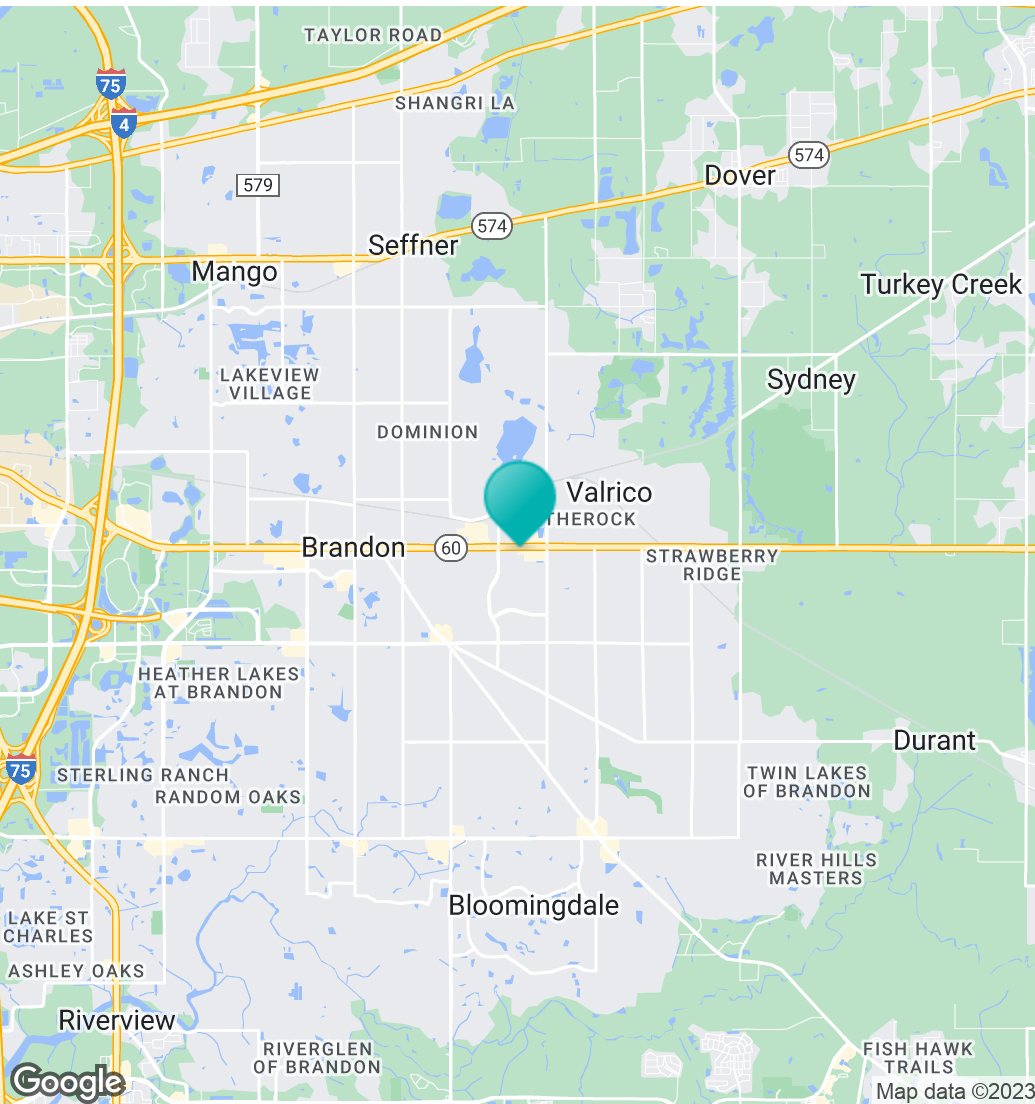
Aerial



Aerial



Location Map



Demographics Map & Report

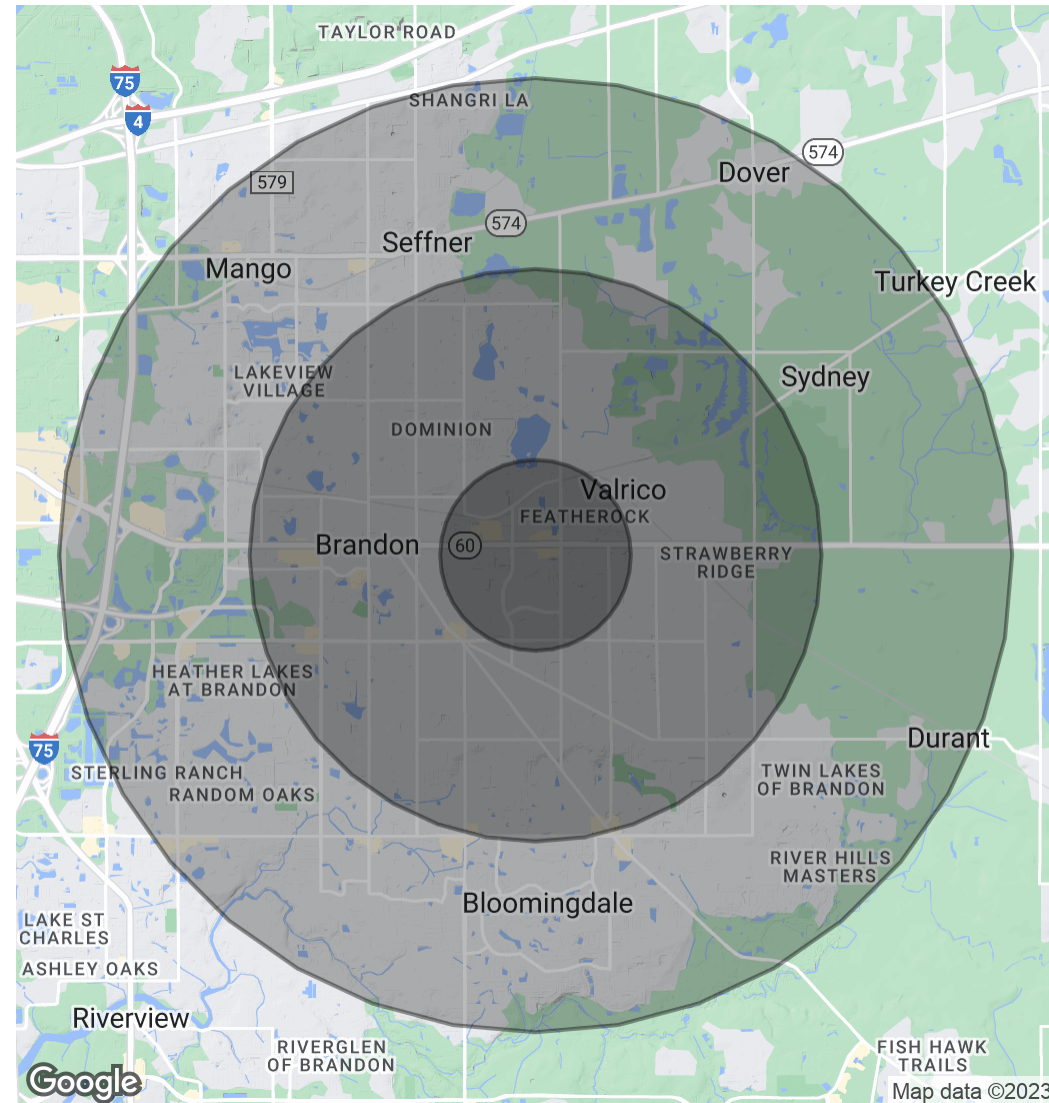
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,414	81,994	191,006
Average Age	43.3	41.9	40.7
Average Age (Male)	41.1	39.3	38.8
Average Age (Female)	45.3	43.4	42.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,591	31,705	73,142
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$72,584	\$79,064	\$79,344
Average House Value	\$174,004	\$207,398	\$212,194

* Demographic data derived from 2020 ACS - US Census



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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.