

We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

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

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

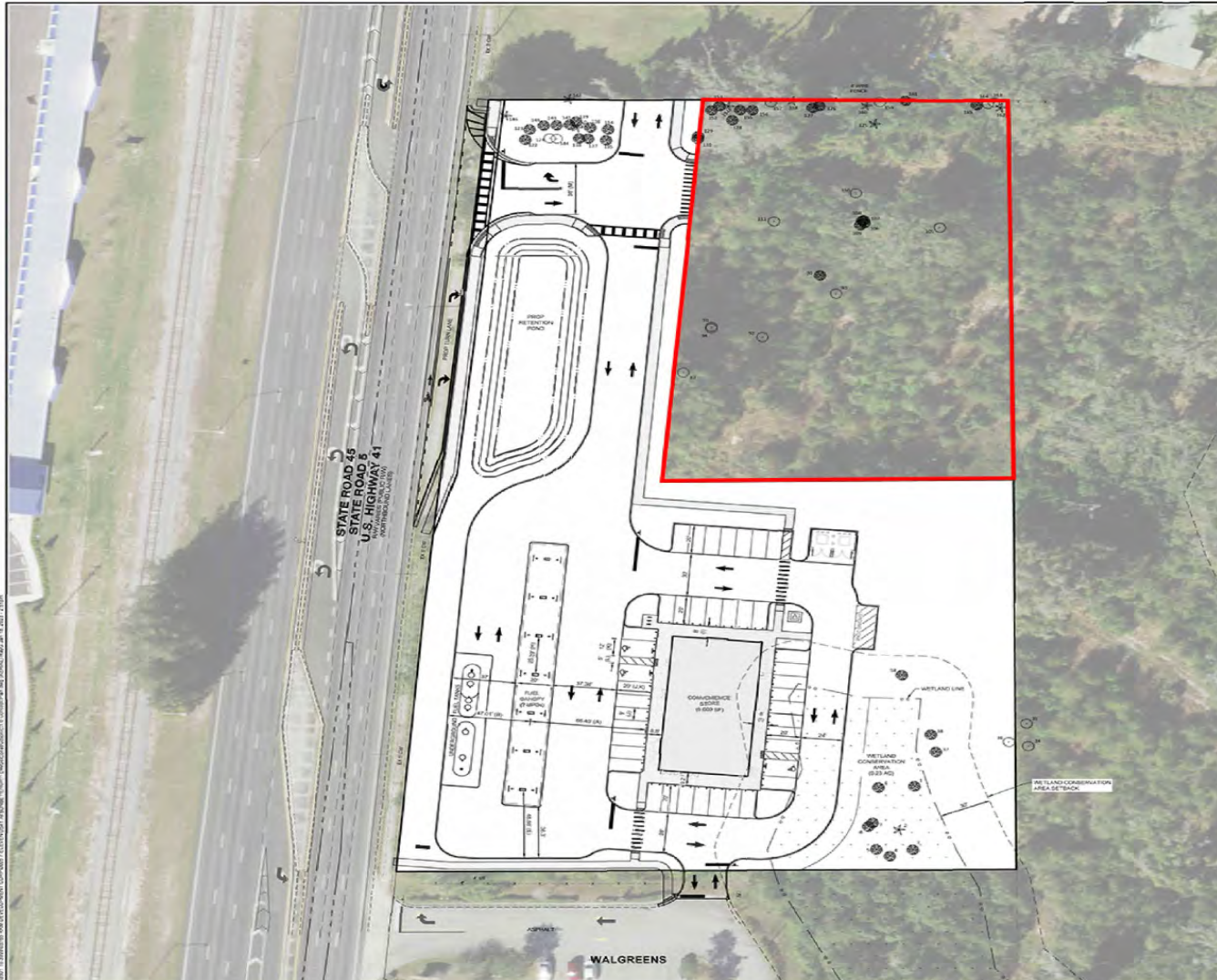
Aerial Facing SW



Aerial Facing W



Site Plan



Key	Description/Element	Area (sq ft)	Permitted
1	Area of subject to current of stream	0.00	0.00
2	Center of stream to center of stream	0.00	0.00
3	Center of stream to edge of flood bank	0.00	0.00
4	Center of stream to edge of flood bank without bank	0.00	0.00
5	Edge of stream to side (earthwork bank)	0.00	0.00
6	Edge of stream to side (natural bank)	0.00	0.00
7	Center of stream to center of stream (on marked position)	0.00	0.00
8	Center of stream to center of stream (on marked position)	0.00	0.00
9	Center of stream to center of stream (on marked position)	0.00	0.00
10	Center of stream to center of stream (on marked position)	0.00	0.00
11	Center of stream to center of stream (on marked position)	0.00	0.00
12	Center of stream to center of stream (on marked position)	0.00	0.00
13	Center of stream to center of stream (on marked position)	0.00	0.00
14	Center of stream to center of stream (on marked position)	0.00	0.00
15	Center of stream to center of stream (on marked position)	0.00	0.00
16	Center of stream to center of stream (on marked position)	0.00	0.00
17	Center of stream to center of stream (on marked position)	0.00	0.00
18	Center of stream to center of stream (on marked position)	0.00	0.00
19	Center of stream to center of stream (on marked position)	0.00	0.00
20	Center of stream to center of stream (on marked position)	0.00	0.00

PROJECT LOCATION
 1875 N. US HIGHWAY 41
 SUITE 1000A, SUITE 1000A
 HILLSBOROUGH COUNTY

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

LAND USE
 EXISTING: VACANT PAVED
 PROPOSED: CONVENIENCE STORE IN GAS SALES
 7 PUMP/ISLAND FUELING PISTONS

ZONING
 FUTURE LAND USE: PLANNED DEVELOPMENT

PARKING CALCULATIONS
 REQUIRED: 5.5 PER 1,000 SF OF GFA, PLUS 1.0 PER FLOOR
 PLUS 40 PERCENTAGE
 (5,500 SF ÷ 1,000 SF) + 5.5 = 26 SPACES + 0.4 (A) + 5.5 = 29
 SPACES REQUIRED

STANDARDS	REQUIRED	PROVIDED
STANDARDS OF 1.5 MIN.	27	26
PERVIOUS SURFACE OF 15% MIN.	0	13
ADA OF 1.5 MIN.	2	2
TOTAL	29	41

HAMILTON
 ENGINEERING & SURVEYING, LLC
 220 BARRON LANE
 SUITE 100
 TAMPA, FL 33606
 TEL: 813.281.1111
 WWW.HAMILTONSURVEYING.COM

CONCEPT PLAN
CONVENIENCE STORE & FUELING STATION
 1875 N. US HIGHWAY 41
 HILLSBOROUGH COUNTY, FLORIDA

DATE: 08/20/2024
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN
 SCALE: AS SHOWN

LEGAS CARNO, INC.
 LICENSE NO. 18188

NAVDBS
 03785-0005
C1.0

Demographics Map & Report

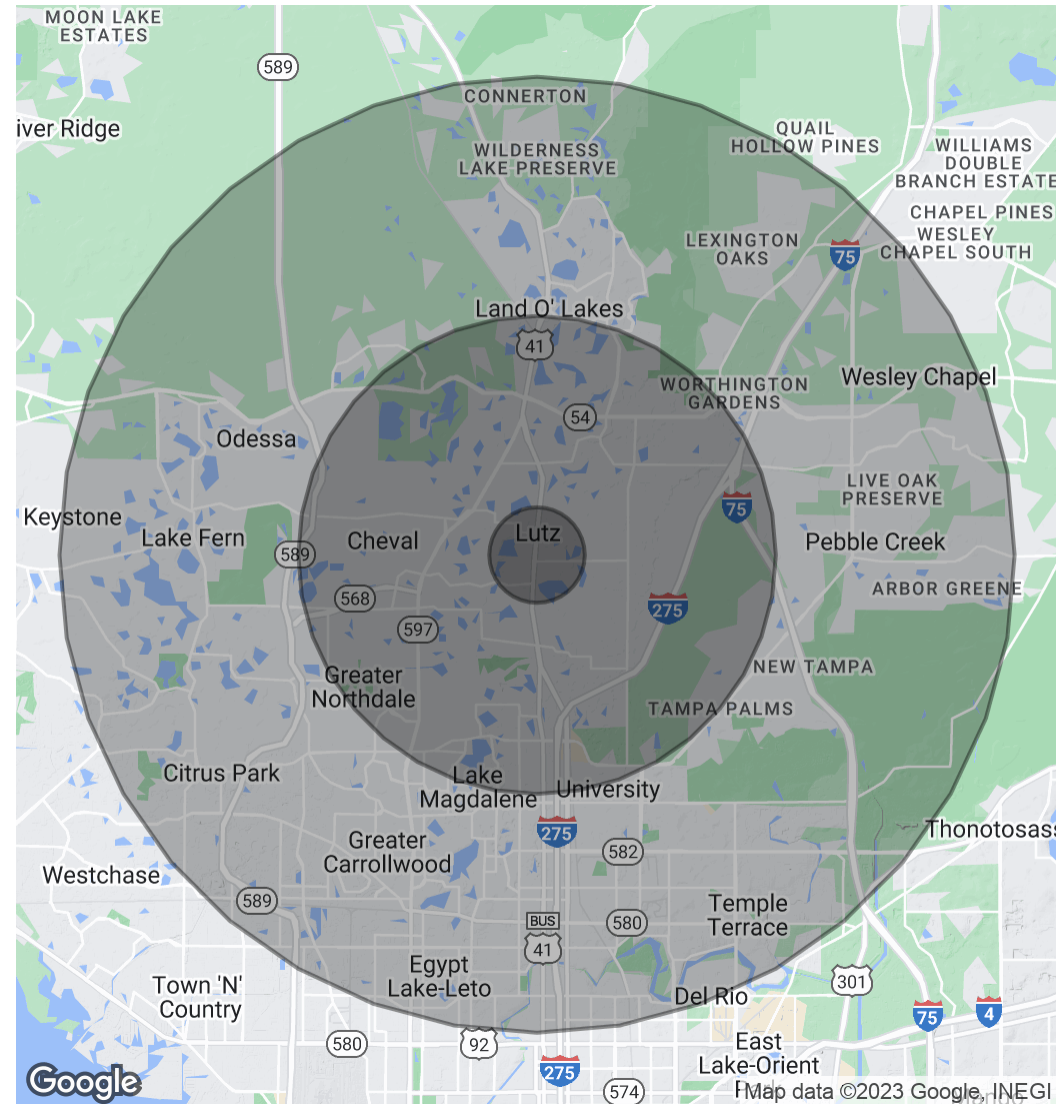
POPULATION

	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

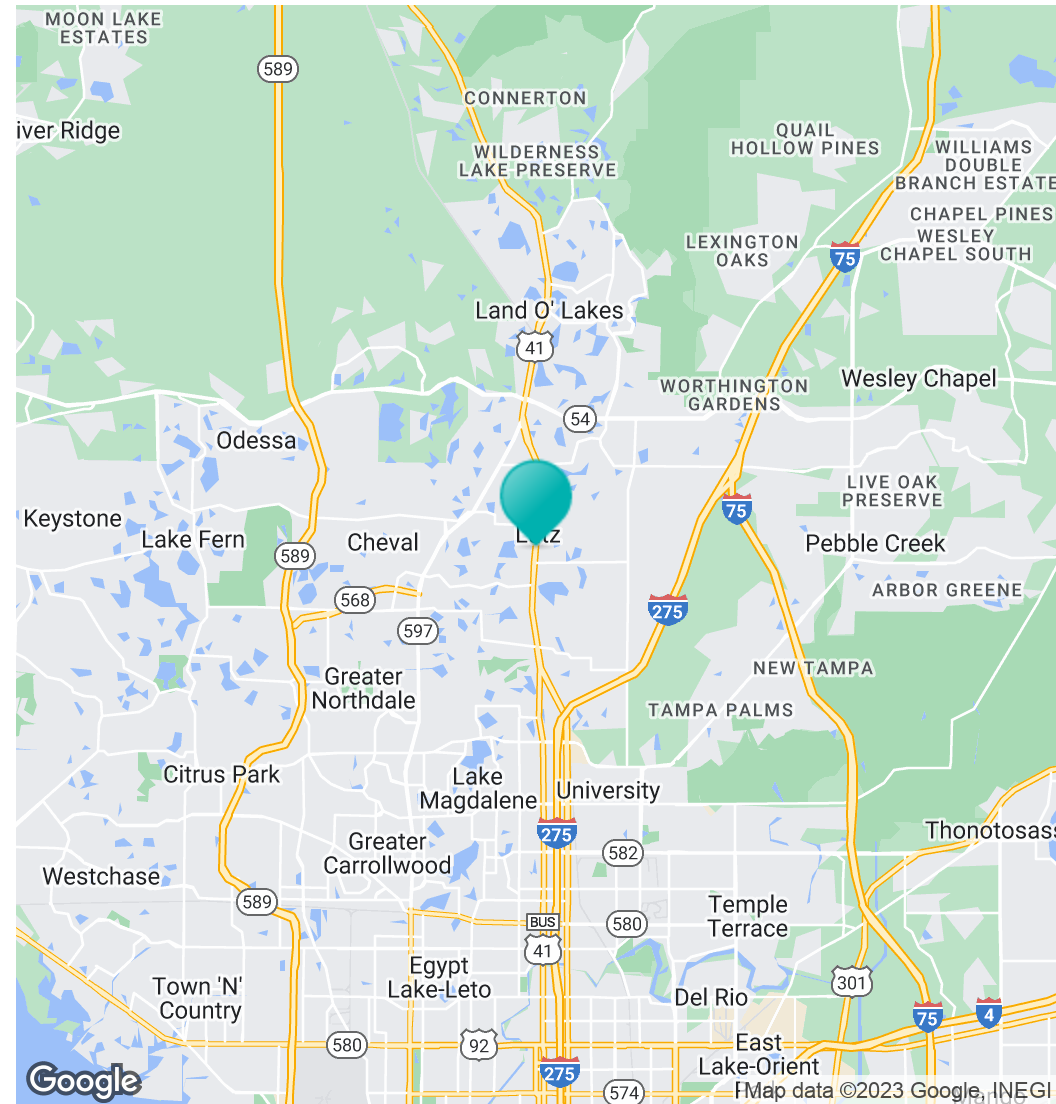
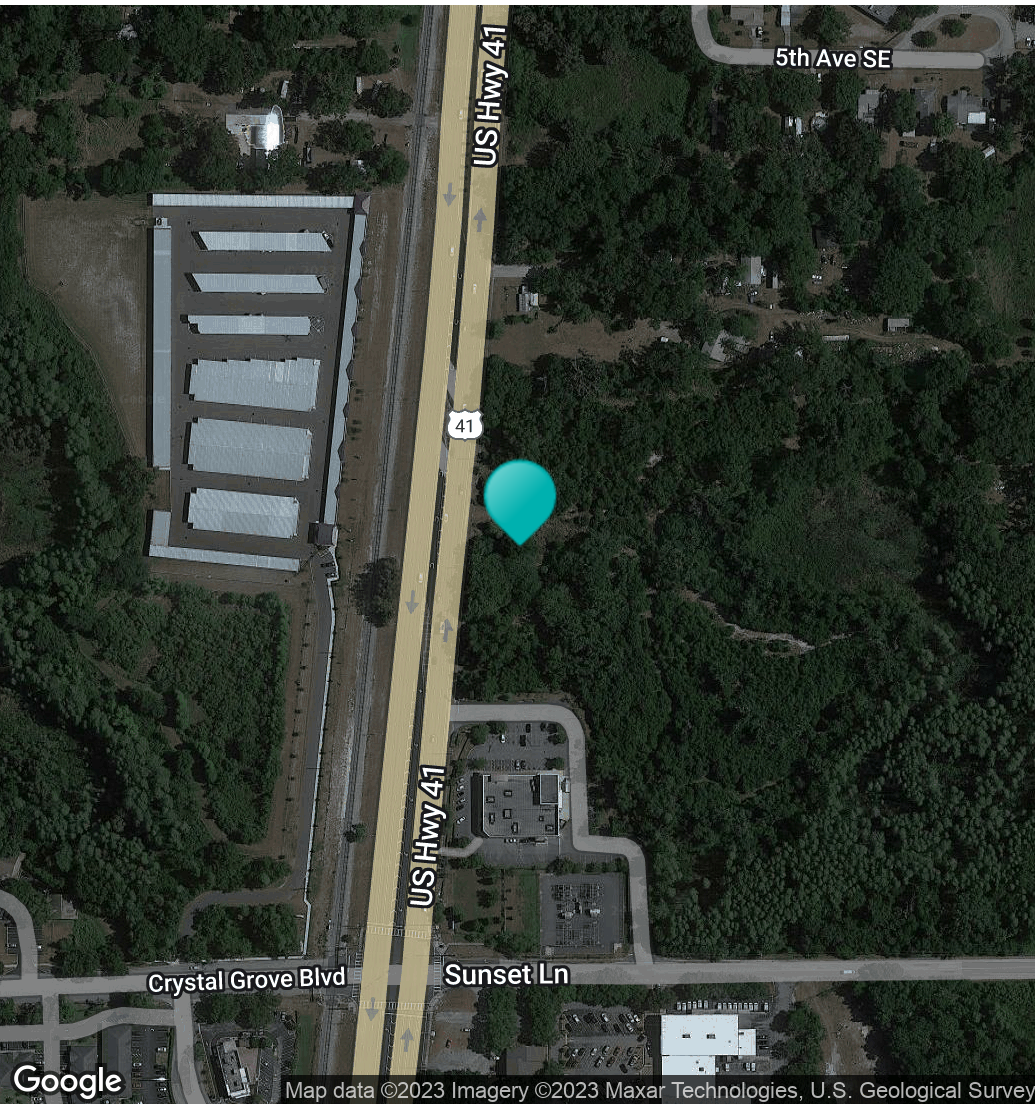
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Maps



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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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