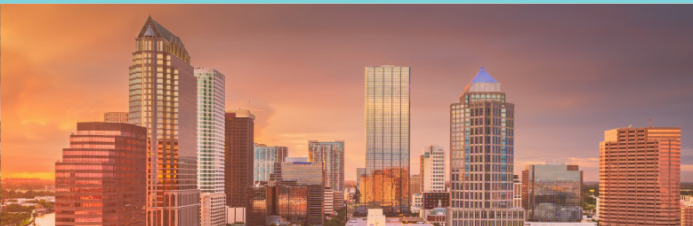


We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

4.92± acres located in booming Riverview, FL. The site sits along the north side of Brandon Circle in between I-75 & US 301 and is surrounded by retailers such Home Depot, Target, Panda Express, CVS, etc. The highly regarded BridgePrep Academy of Riverview is adjacent to the north. With a rezoning for higher density, this site would be ideal for townhouse development.

LOCATION DESCRIPTION

This site is located at 6426 Brandon Circle in Riverview, FL. Less than five minutes to Publix, Winn Dixie, Walmart, Target, Home Depot, and CVS. Less than five minutes to I-75 and the Selmon Expressway. Less than 20 minutes to Downtown Tampa, and less than 30 minutes to Tampa International Airport.

PROPERTY SIZE

4.92 Acres

ZONING

ASC-1

FUTURE LAND USE

SMU-6 (Suburban Mixed-Use - 6 Units/Acre)

PARCEL ID

U-07-30-20-ZZZ-000002-82010.0

PRICE

\$1,325,000

BROKER CONTACT INFO

Jack Koehler, CCIM, ALC

Senior Broker Associate

813.287.8787 x9

jack@thedirt dog.com

Located in the Heart of Riverview, FL



4.92± ACRES

Close Proximity to I-75



4.92± ACRES

Frontage and Access Along Brandon Circle



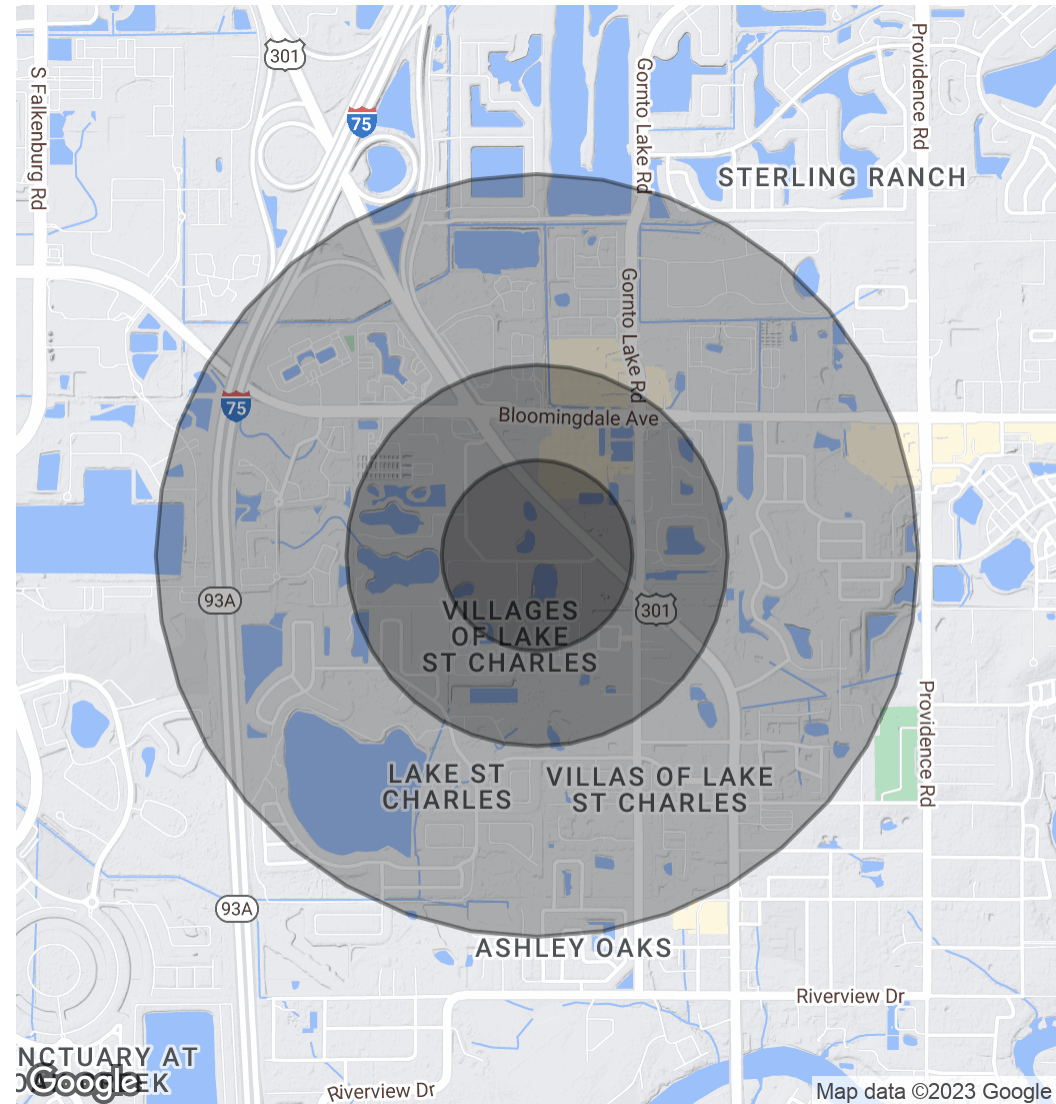
Quick Access North or South Along US 301



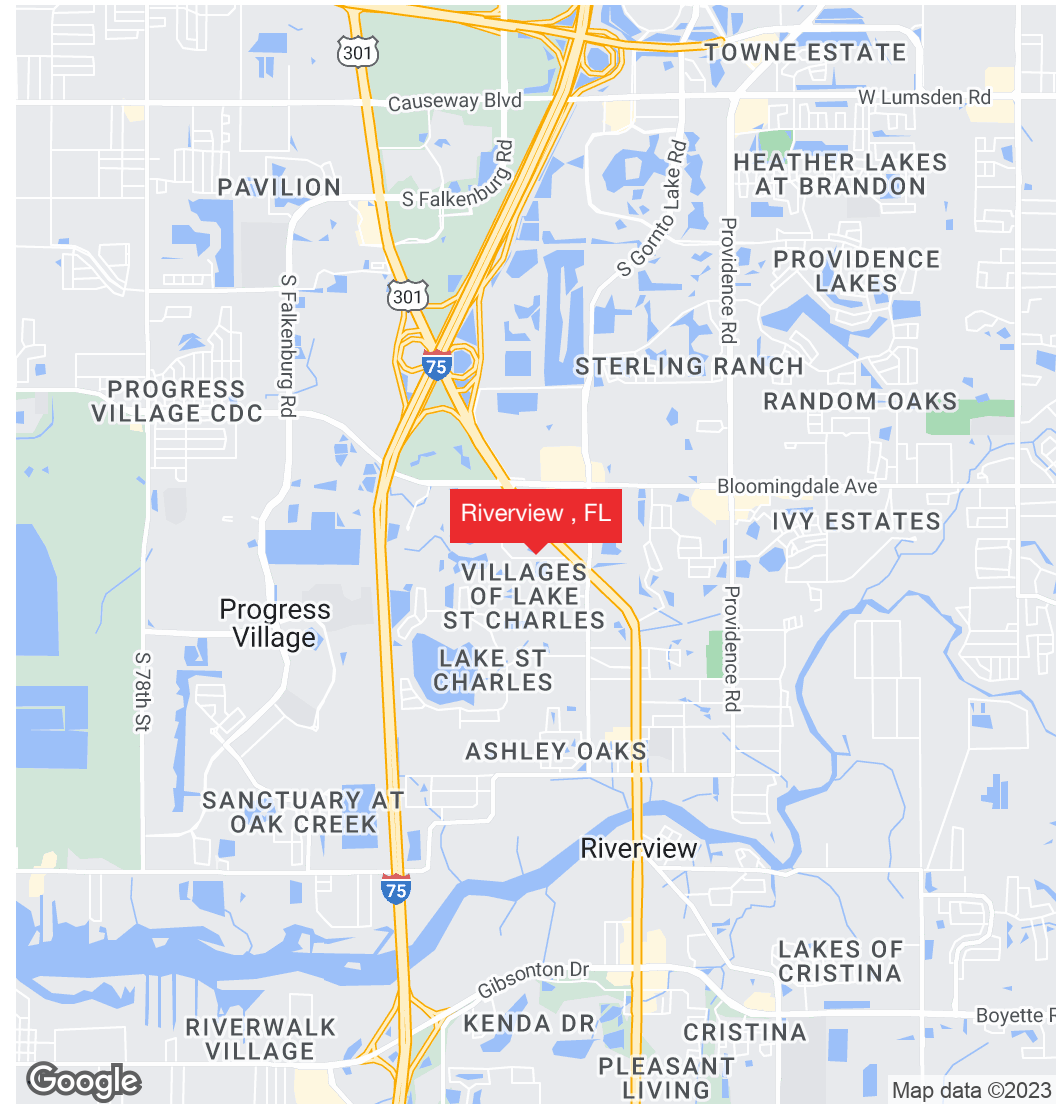
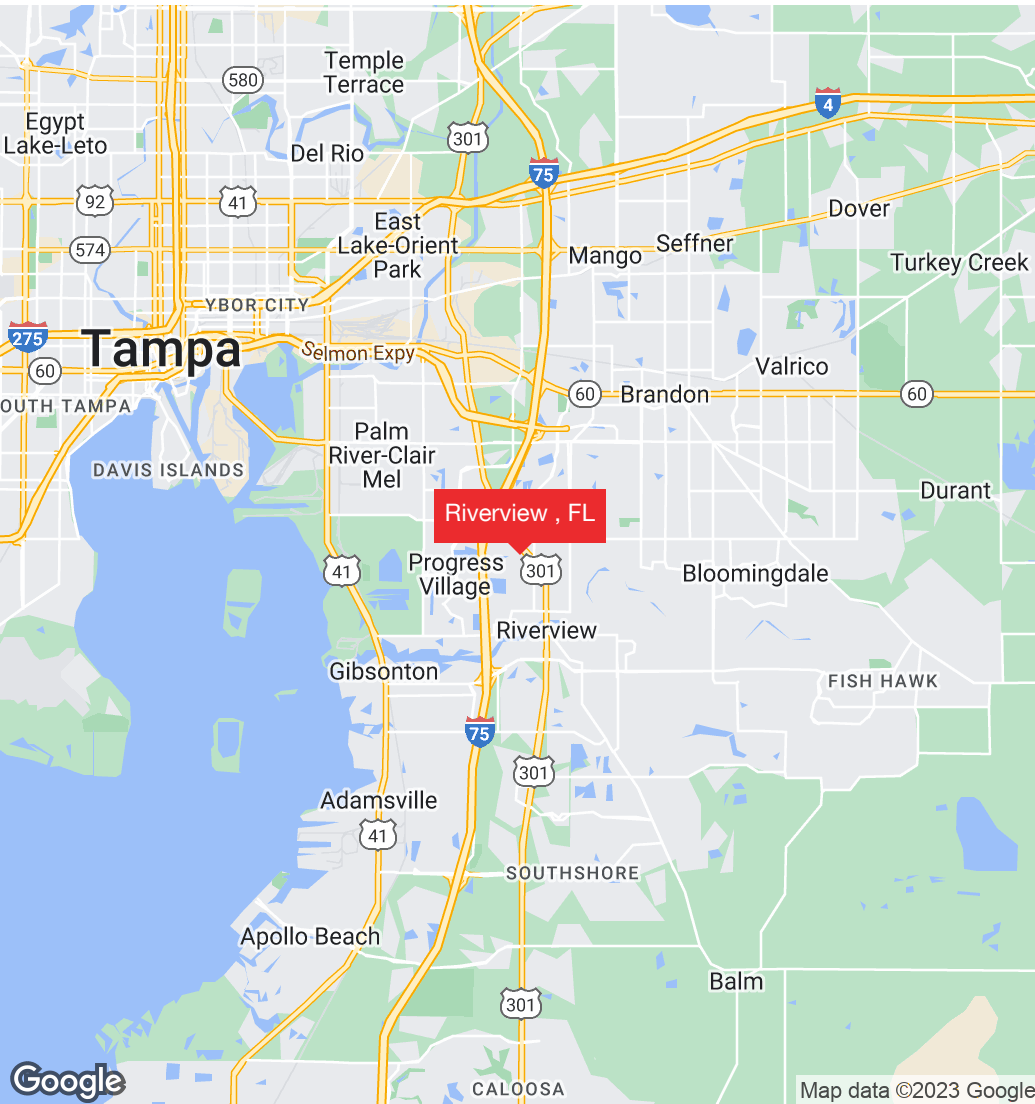
Local Demographics

	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	967	4,052	16,531
Average Age	31.5	31.9	33.2
Average Age (Male)	28.7	29.4	32.1
Average Age (Female)	33.0	33.7	34.2
HOUSEHOLDS & INCOME			
Total Households	366	1,627	7,265
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$62,224	\$61,721	\$60,370
Average House Value	\$164,273	\$157,721	\$144,667

* 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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.