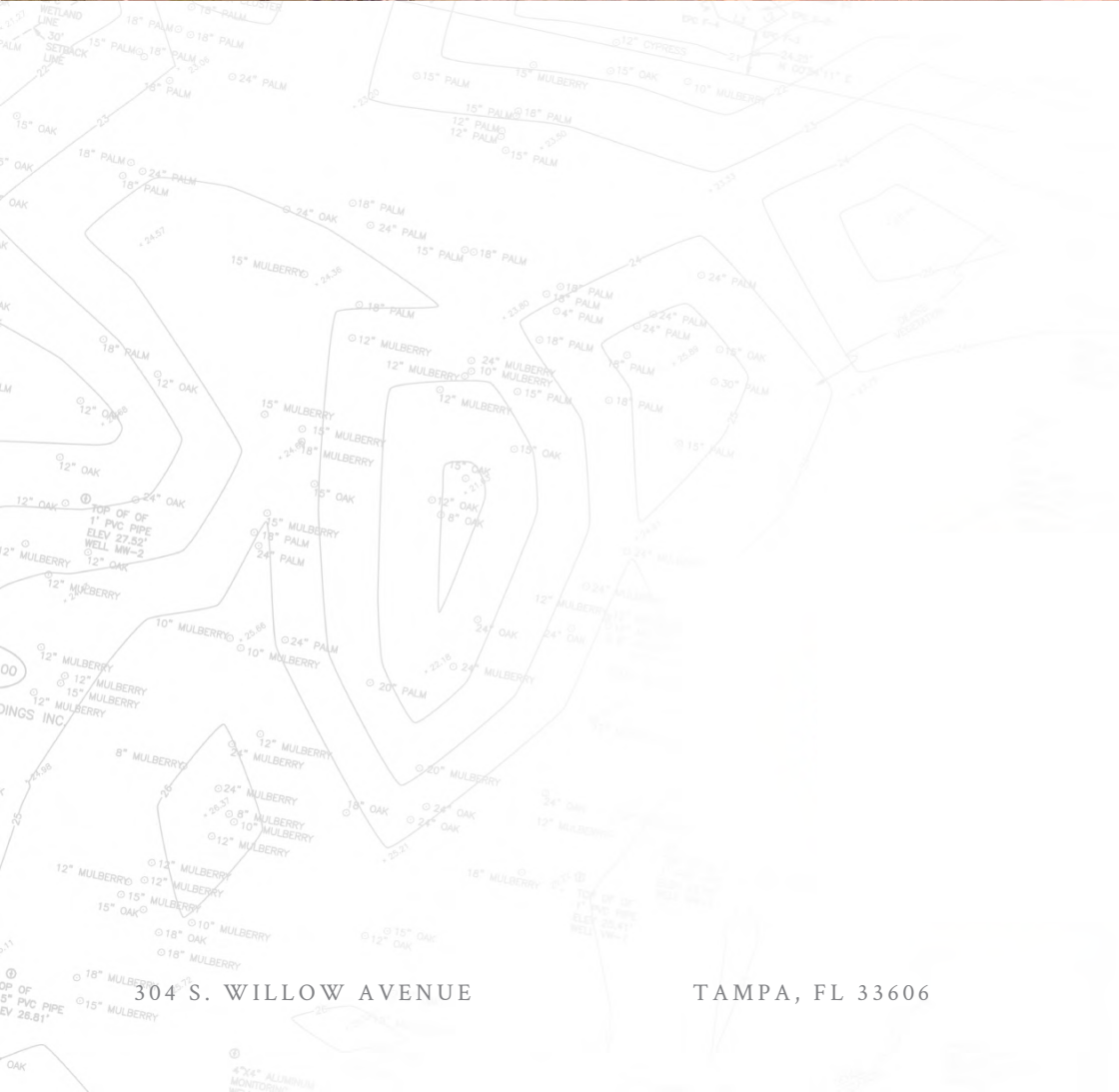
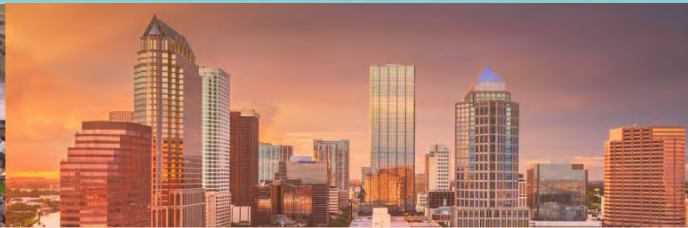


# We know this land.



# Eshenbaugh

LAND COMPANY



## The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Additional Aerials



2 2 HOMES ON 2.3 ACRES // 9215 & 9239 MCINTOSH ROAD DOVER, FL 33527

Eshenbaugh  
LAND COMPANY



The Dirt Dog

# Property Description

## PROPERTY DESCRIPTION

This is an opportunity to purchase two homes on 2.3± acres with ample room for a few farm animals. 9215 McIntosh Road is currently vacant and was built in 1979 with 3 bedrooms / 1 bath and approximately 1,450 SF. The adjacent house at 9239 McIntosh Road contains 1,393 SF is currently leased on a month-to-month basis. It contains 2 bedrooms / 1 bath and was built in 1972. The two parcels combined contain 2.3± acres zoned AS-1 in a great location along McIntosh Road with easy access to I-4.

## LOCATION DESCRIPTION

This is a very convenient location along McIntosh Road, just north of the I-4 exit. The interchange is currently built-out with several RV dealers, gas stations, and fast food restaurants. It is a highly desirable area outside of the urban service boundary (no public water or sewer), but a short drive to more urban areas around Tampa to the west or Plant City/Lakeland to the east.

## PROPERTY SIZE

2.3 Acres

## ZONING

AS-1

## PARCEL ID

U-19-28-21-ZZZ-000003-64630.0, U-19-28-21-ZZZ-000003-64650.0

## PROPERTY OWNER

Willa Mae Powell Revocable Trust UAD November 23, 2022

## PRICE

\$639,000

## BROKER CONTACT INFO

**Chase Collier, CCIM**

Sales Associate

813.287.8787 x3

[chase@thedirtdog.com](mailto:chase@thedirtdog.com)

# Additional Aerials



# Additional Aerials



5 2 HOMES ON 2.3 ACRES // 9215 & 9239 MCINTOSH ROAD DOVER, FL 33527

# Additional Aerials



# Additional Aerials



7 2 HOMES ON 2.3 ACRES // 9215 & 9239 MCINTOSH ROAD DOVER, FL 33527

# Additional Photos





# Demographics Map & Report

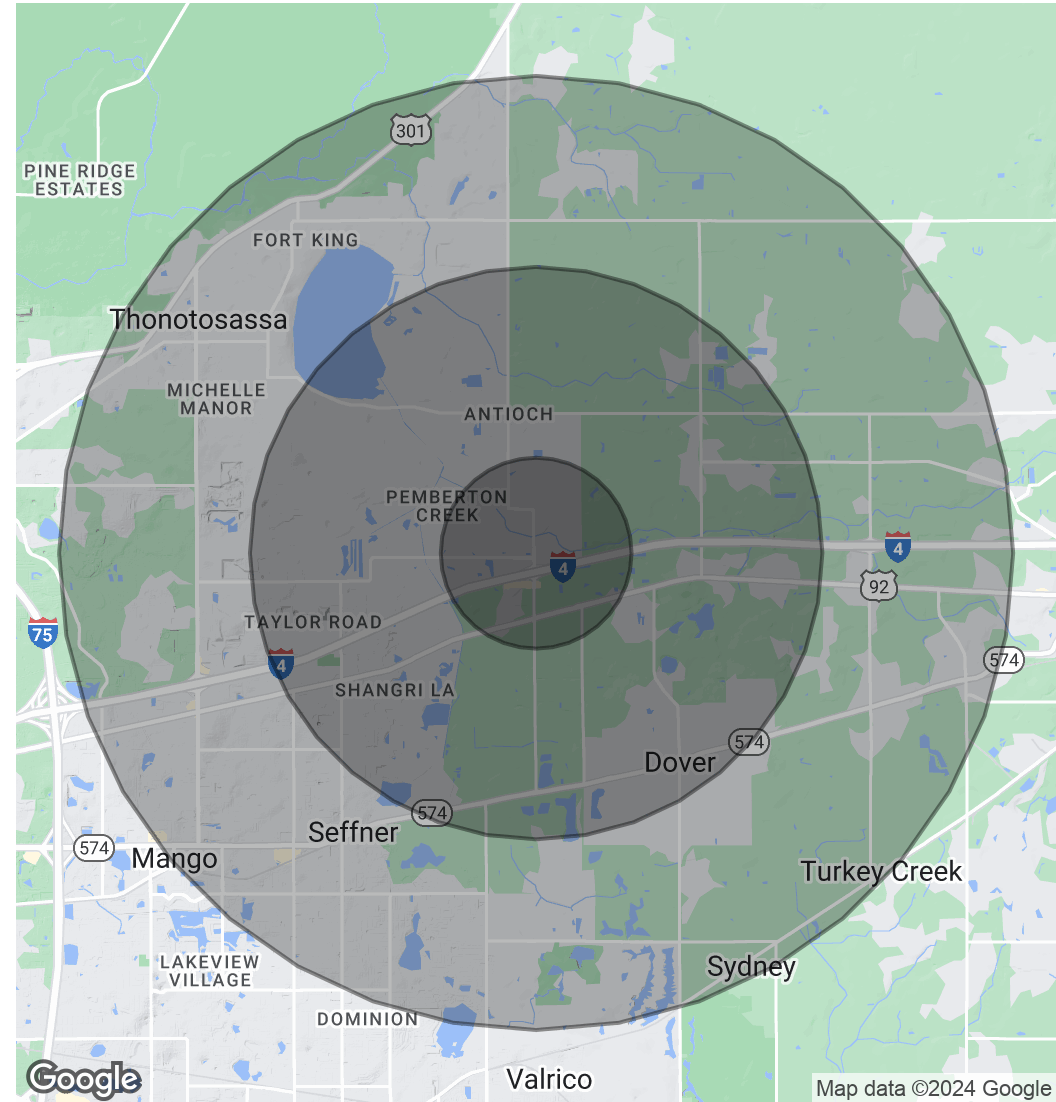
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,350	17,007	66,115
Average Age	45.3	43.4	41.4
Average Age (Male)	41.5	40.7	40.3
Average Age (Female)	45.8	44.9	42.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	525	6,147	24,472
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$76,190	\$79,273	\$72,360
Average House Value	\$233,608	\$229,403	\$201,681

\* Demographic data derived from 2020 ACS - US Census



# Regional Map



**IO** 2 HOMES ON 2.3 ACRES // 9215 & 9239 MCINTOSH ROAD DOVER, FL 33527



# Location Map



**II** 2 HOMES ON 2.3 ACRES // 9215 & 9239 MCINTOSH ROAD DOVER, FL 33527



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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.