

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)

# Aerial



# Property Description

## PROPERTY DESCRIPTION

Explore the opportunity to build your dream home on this spacious 5+/- acre property situated on 23rd St just south of Pretty Pond Rd in Zephyrhills, FL. Tucked away for seclusion in a strategic location with close proximity to US 301 and conveniently close to Wesley Chapel, a vibrant area with shops, restaurants, medical facilities, and entertainment. Easy access to Tampa, Lakeland, Disney, and beaches. Ideal for those who enjoy fishing, hunting, horses, and outdoor activities.

## PROPERTY SIZE

5.0+/- Acres

## ZONING

AR

## PARCEL ID

36-25-21-0010-07400-0000

## PROPERTY OWNER

Combs Charles III

## ASKING PRICE

\$275,000

## BROKER CONTACT INFO

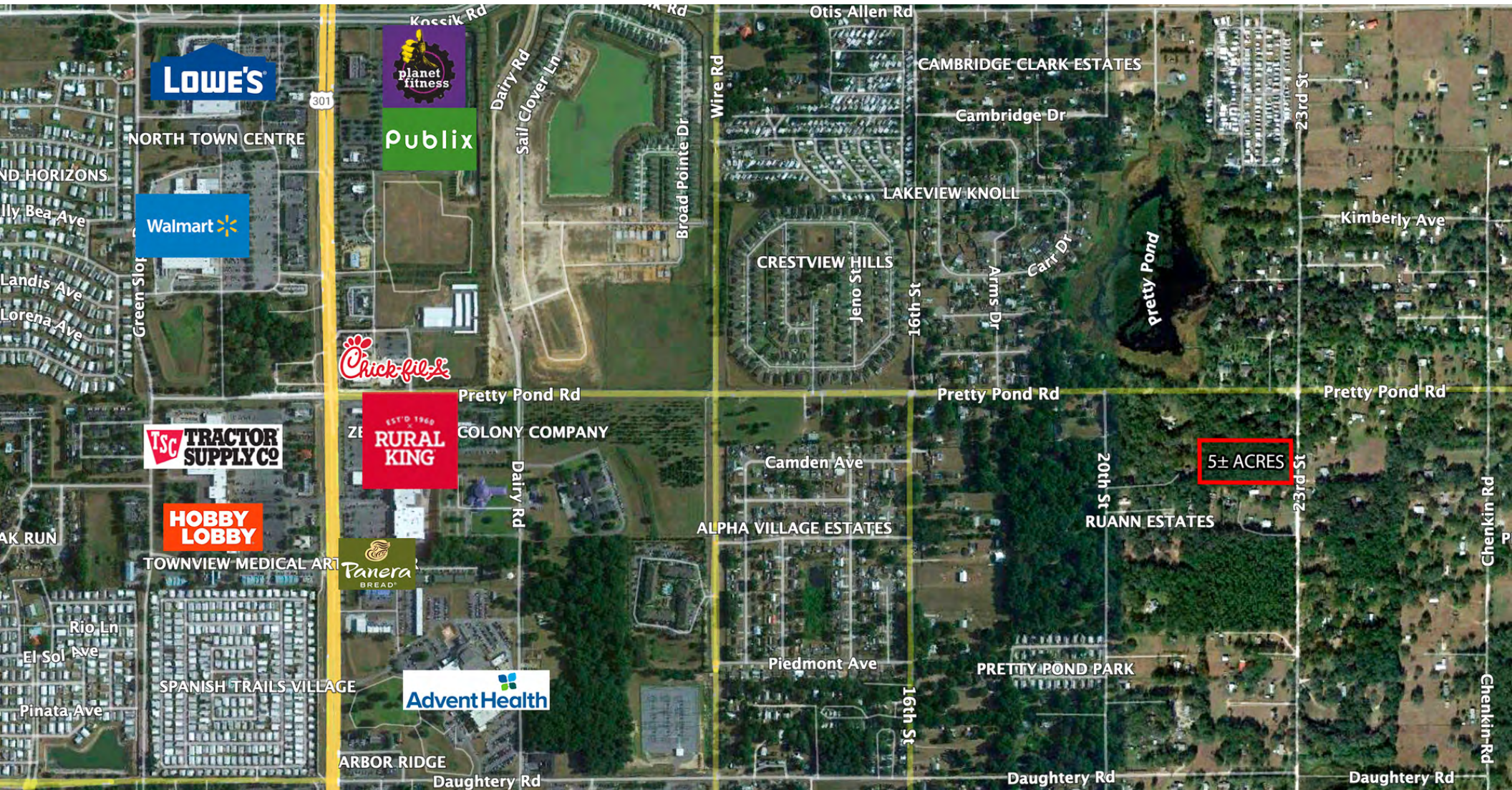
**Chris Bowers, CCIM**

Senior Broker Associate

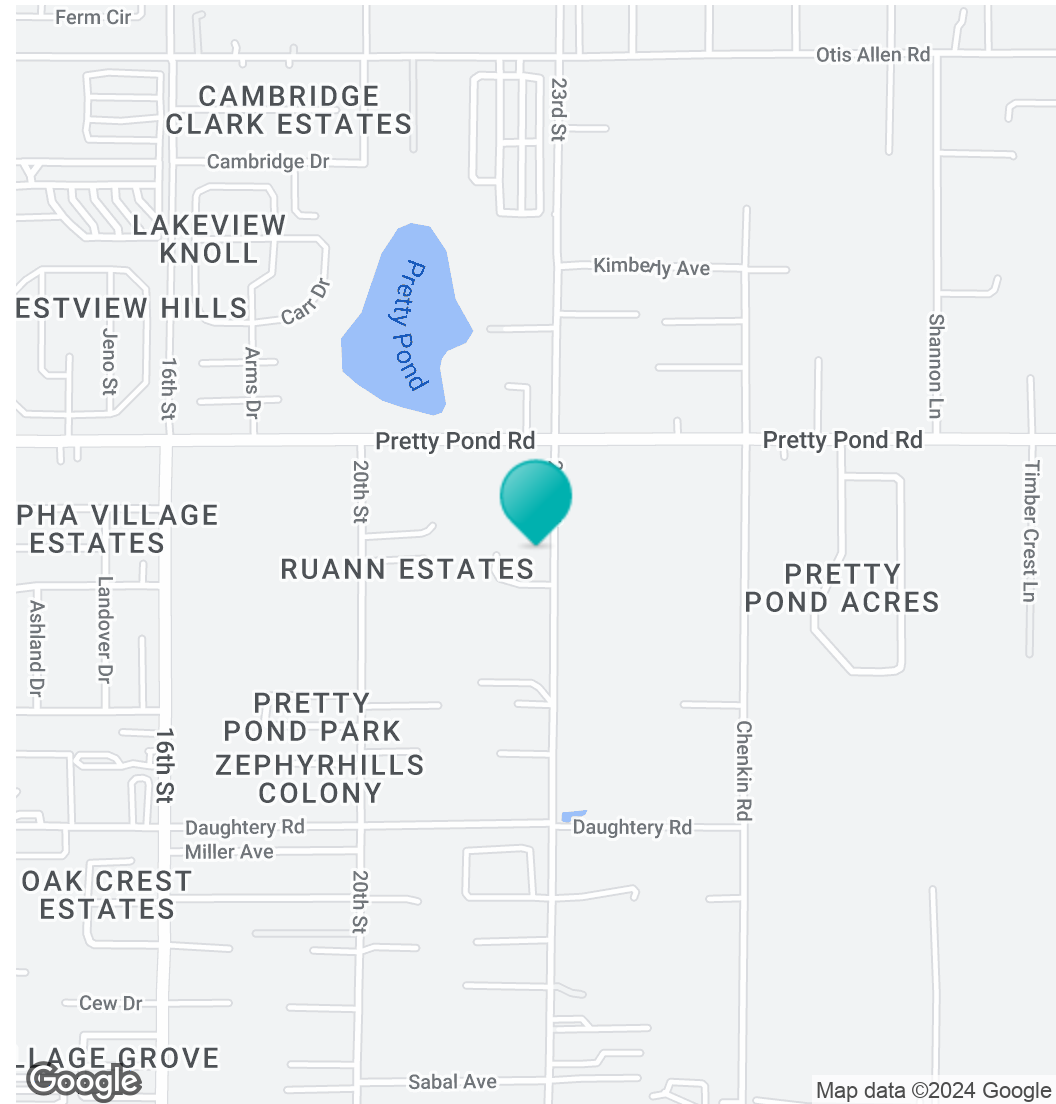
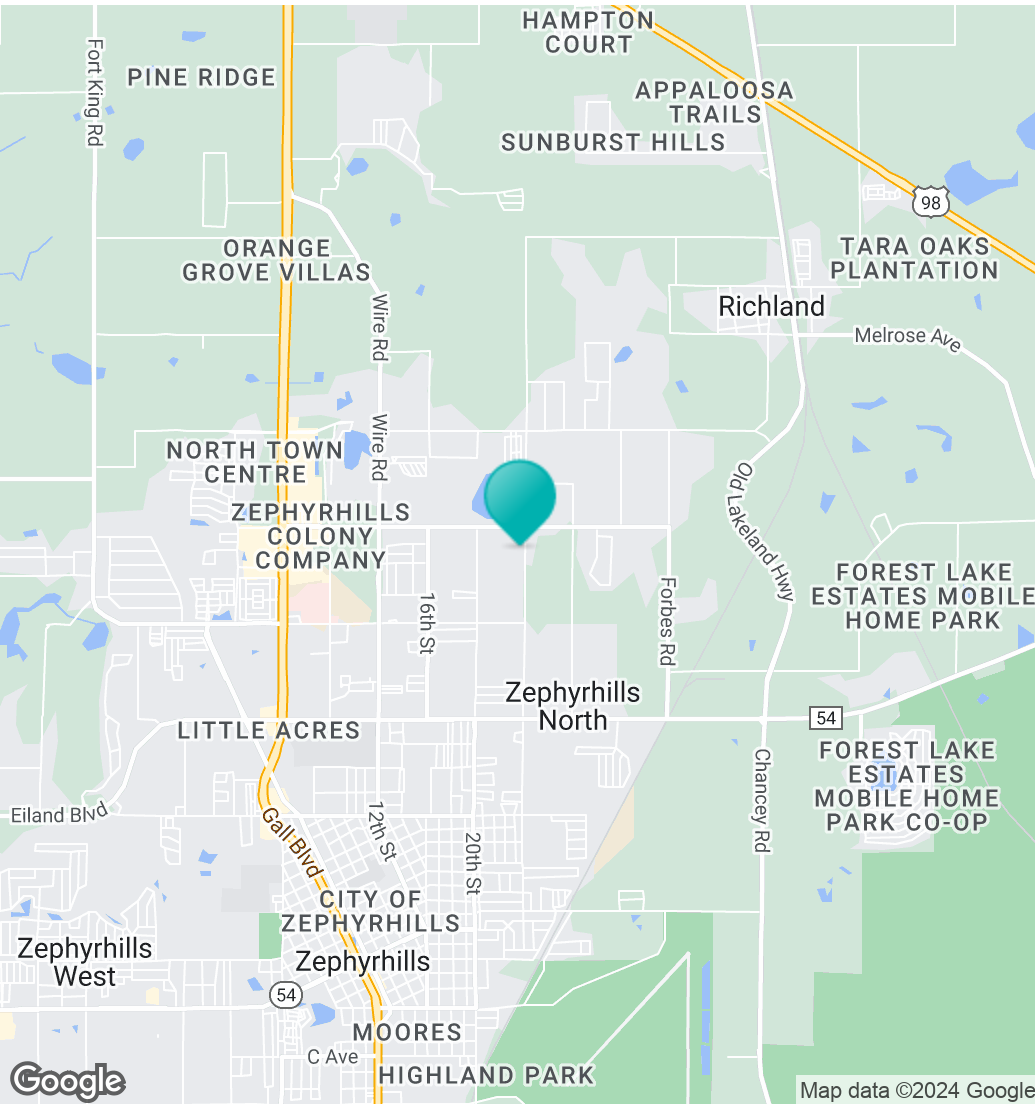
813.287.8787 x8

[chris@thedirt dog.com](mailto:chris@thedirt dog.com)

# Aerial



# Location Map



# Confidentiality & Disclaimer

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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.