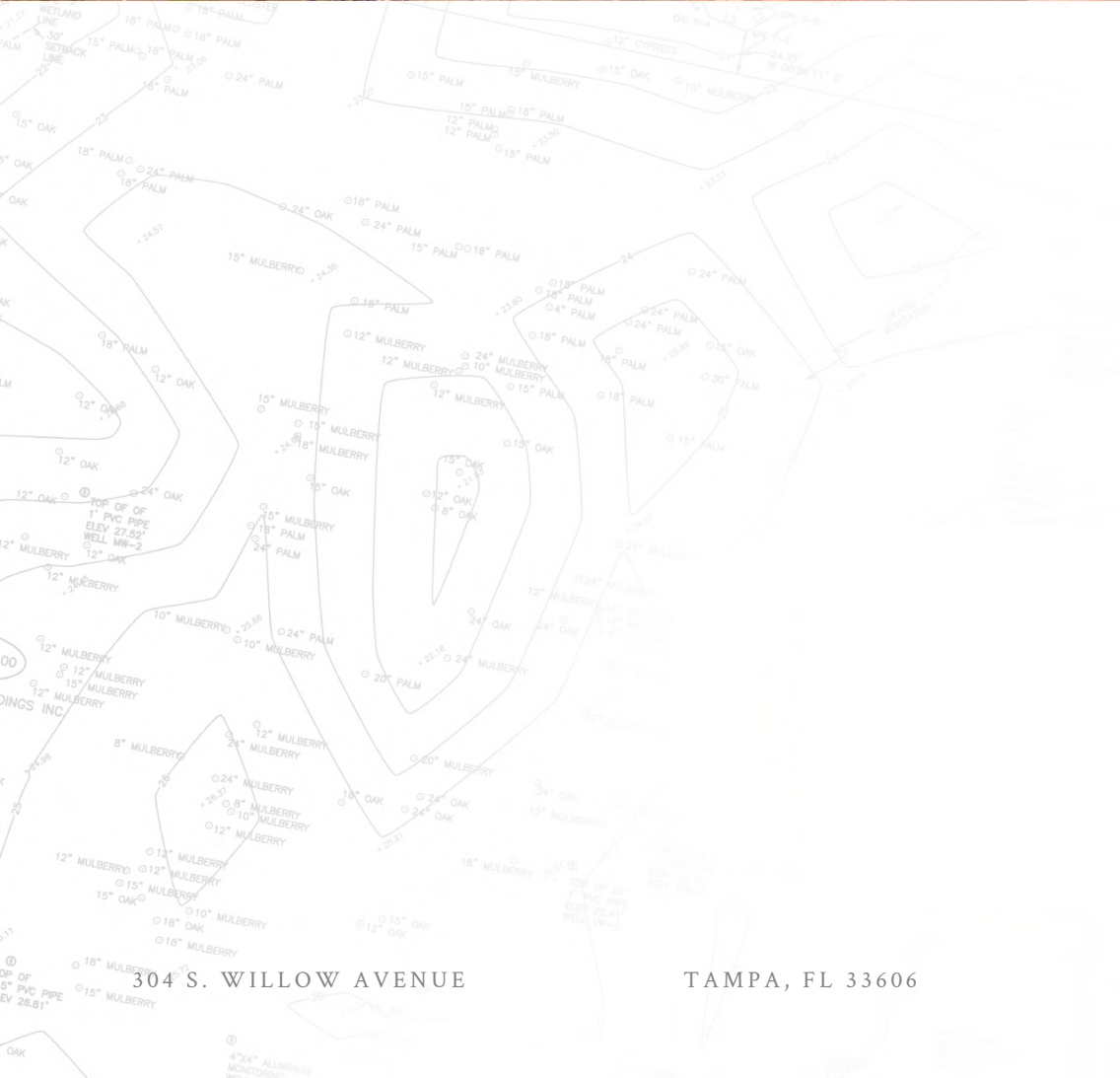
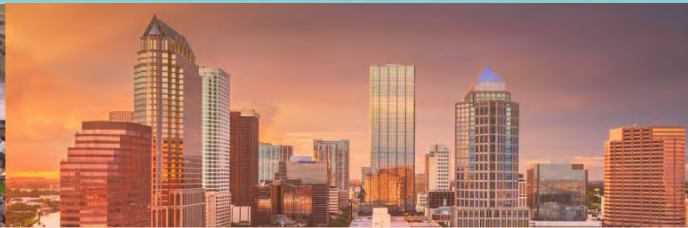


# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

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

# Aerials



LAKE THONOTOSASSA

2.5±  
ACRES

# Aerials (cont.)



# Property Description

## PROPERTY DESCRIPTION

The opportunity here is a rural homesite containing approximately 2.5± acres that is zoned for agricultural uses and would allow farm animals if desired. This lot would be a great place for a custom lakefront home with approximately 200 feet of frontage on Lake Thonotosassa. Improvements include a 18x36 hay barn and an active deep-well and pump currently used for potable water. The primary setbacks are Front 50ft, Sides 25ft, and Rear 50ft. A wetland setback from the lake would be 30 feet, but this is within the 50 foot rear setback already established and therefore not applicable.

The seller will also convey an ingress/egress easement along the gravel entrance "Old Fort Trail", which will provide access to Fort King Highway. Seller will retain reasonable approval rights with regard to architectural style and building placement, as well as fencing. It should be noted that there is a 10-foot lake access easement along the northern property line benefiting the adjacent property owner to the west, however, it is not currently improved or being utilized.

## LOCATION DESCRIPTION

The property is located adjacent to the north of 11106 Old Fort Trail, Thonotosassa, FL 33592. The site is conveniently located just off Fort King Highway along Lake Thonotosassa. Despite the rural nature of the area, it is only a 10 minute drive to I-4 and approximately 30 minutes to downtown Tampa.

## PROPERTY SIZE

2.5 Acres

## ZONING

ASC-0.4 Agricultural, Single-Family Estate

## PARCEL ID

Northern portion of 059814-0000

## PRICE

\$875,000

## BROKER CONTACT INFO

**Chase Collier, CCIM**

Sales Associate

813.287.8787 x3

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

# Aerials (cont.)



# Aerials (cont.)



LAKE THONOTOSASSA

2.5±  
ACRES

OLD FORT TRAIL

FORT KING HWY

# Additional Photos



Aerial Facing South



Aerial Facing West



Aerial Facing North



Aerial Facing East

# Additional Photos





# Demographics Map & Report

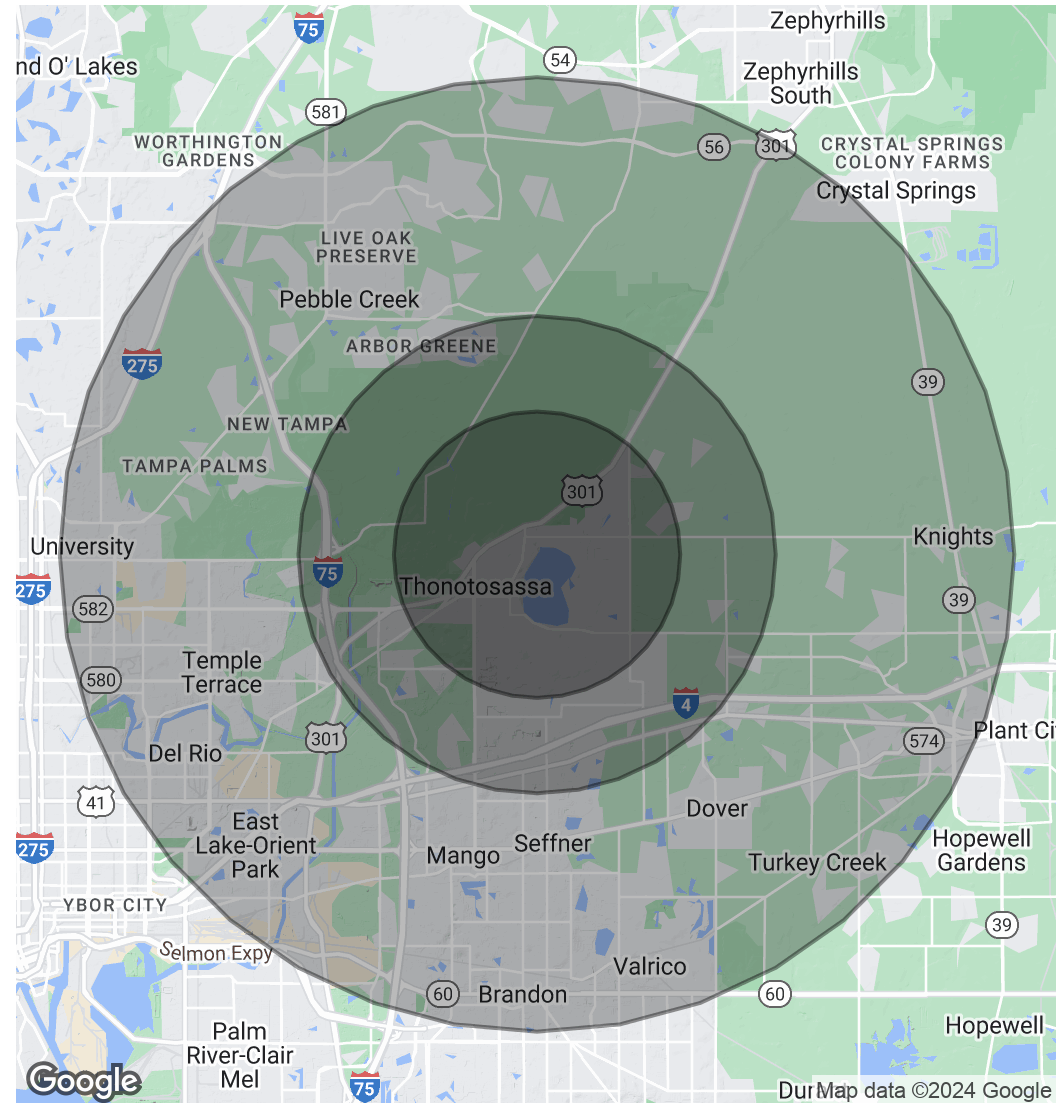
## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	9,288	35,992	422,065
Average Age	45.2	40.4	36.5
Average Age (Male)	44.1	39.5	35.6
Average Age (Female)	44.7	40.1	37.5

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	3,408	13,502	165,535
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$73,215	\$77,751	\$68,311
Average House Value	\$194,405	\$228,373	\$178,476

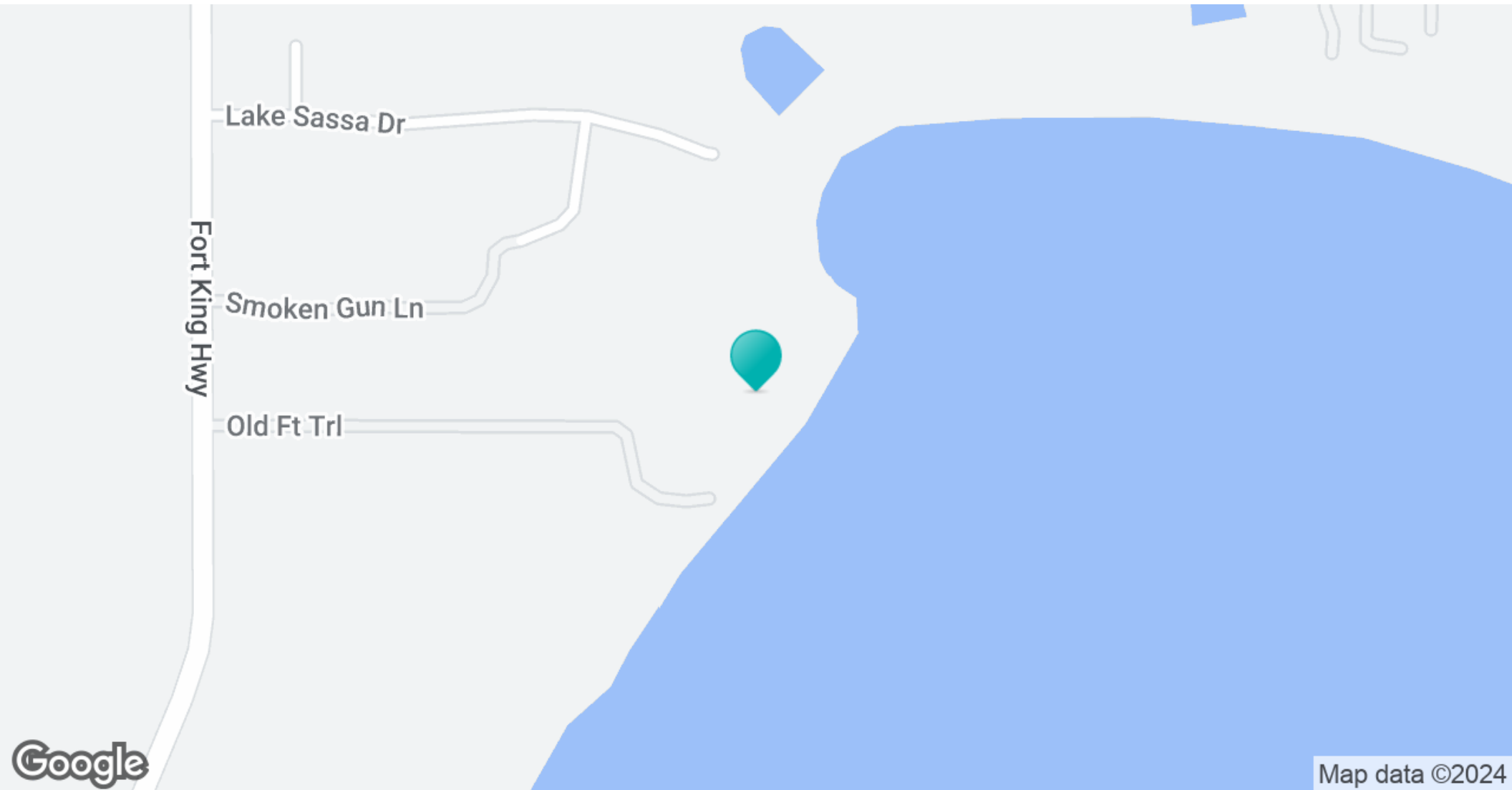
\* Demographic data derived from 2020 ACS - US Census



# Regional Map



# Location 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.

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