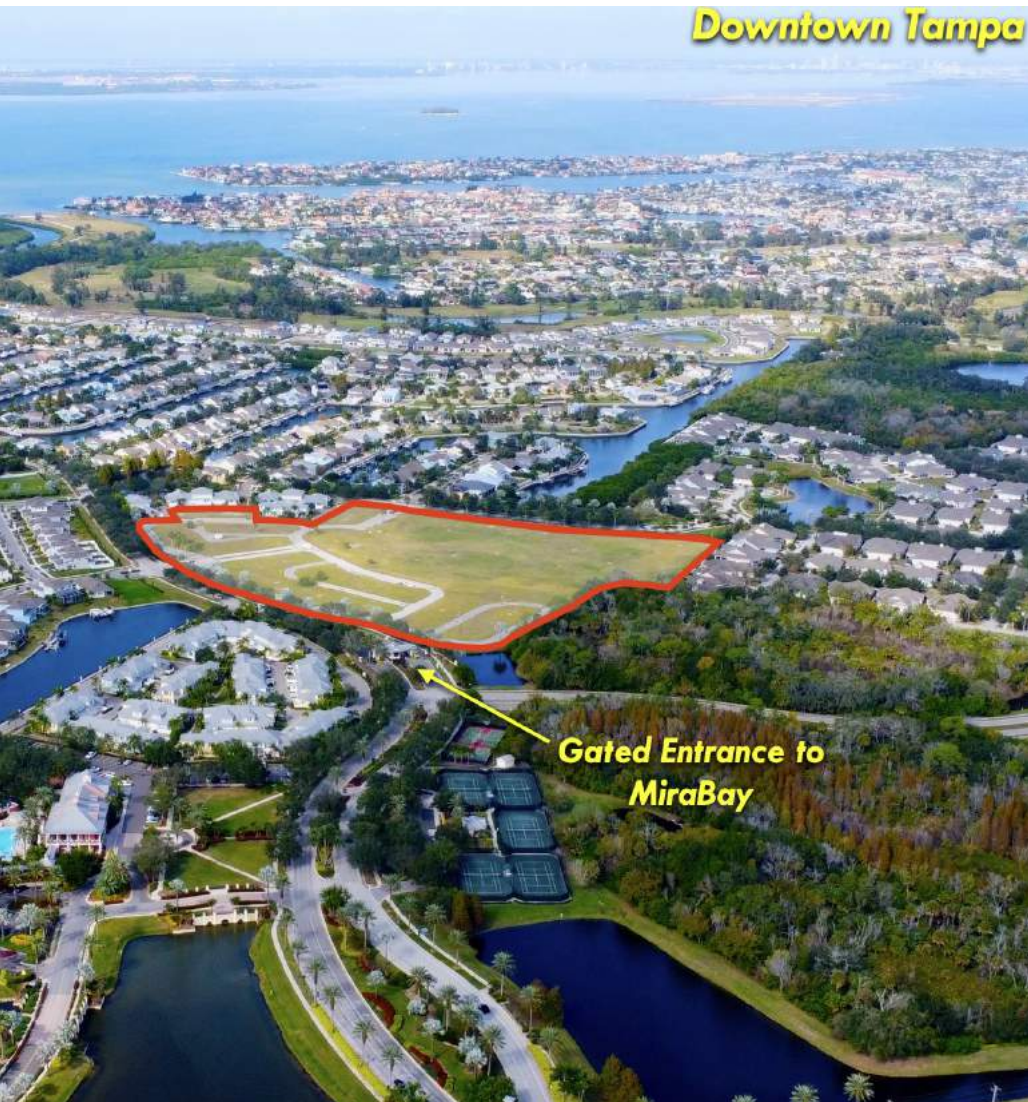


Property Summary



PROPERTY & LOCATION DESCRIPTION

84 townhome lots located within the gated MiraBay community in Apollo Beach, Florida. The site offers access to the amenities of MiraBay as well as proximity to major employment centers such as Downtown Tampa (30 minutes), Downtown St. Petersburg (30 minutes), Westshore Business District (35 minutes), and Downtown Bradenton (35 minutes). The location also provides proximity to major retailers such as Winn Dixie (half mile), Publix (two locations, 1.4 miles and 2.5 miles), and Walmart (coming soon, 1 mile). Tampa International Airport and St. Pete-Clearwater International Airport are both within a 40 minute drive.

MIRABAY COMMUNITY AMENITIES

The MiraBay community offers a wide range of amenities including:

- Resort style aquatic amenity area including junior olympic size swimming pool, children's wading pool, and waterslide.
- Boat lift providing water access to Tampa Bay.
- Saltwater lagoon with kayaks available to residents.
- Admiral Point Club event space.
- Children playground and waterfront park.
- State-of-the-art fitness center.
- Tennis Center with five courts.
- Two basketball courts.
- After school programs available five days a week.

TOWNHOME LOT CONDITIONS

41 of the lots are finished pads, with the exception of additional fill required to bring the lots to current FEMA elevation standards. The remaining 43 lots being fully entitled with approved civil drawings. The lots are subject to CDD and HOA fees. The sale of all 84 lots is AS-IS.

ADDITIONAL INFORMATION AND OFFERS

- CDD/HOA information as well as property documents such as survey, site plan, plat, etc are available upon request.

- To submit an offer or request additional information, please contact:

Jack Koehler, CCIM, ALC

Jack@TheDirtDog.com

813-541-4156

Community Access to Tampa Bay with Proximity to Downtown Tampa



Located at the Entrance of the MiraBay Community



Resort Style Pool - Lap Pool, Wading Pool, and Waterslide



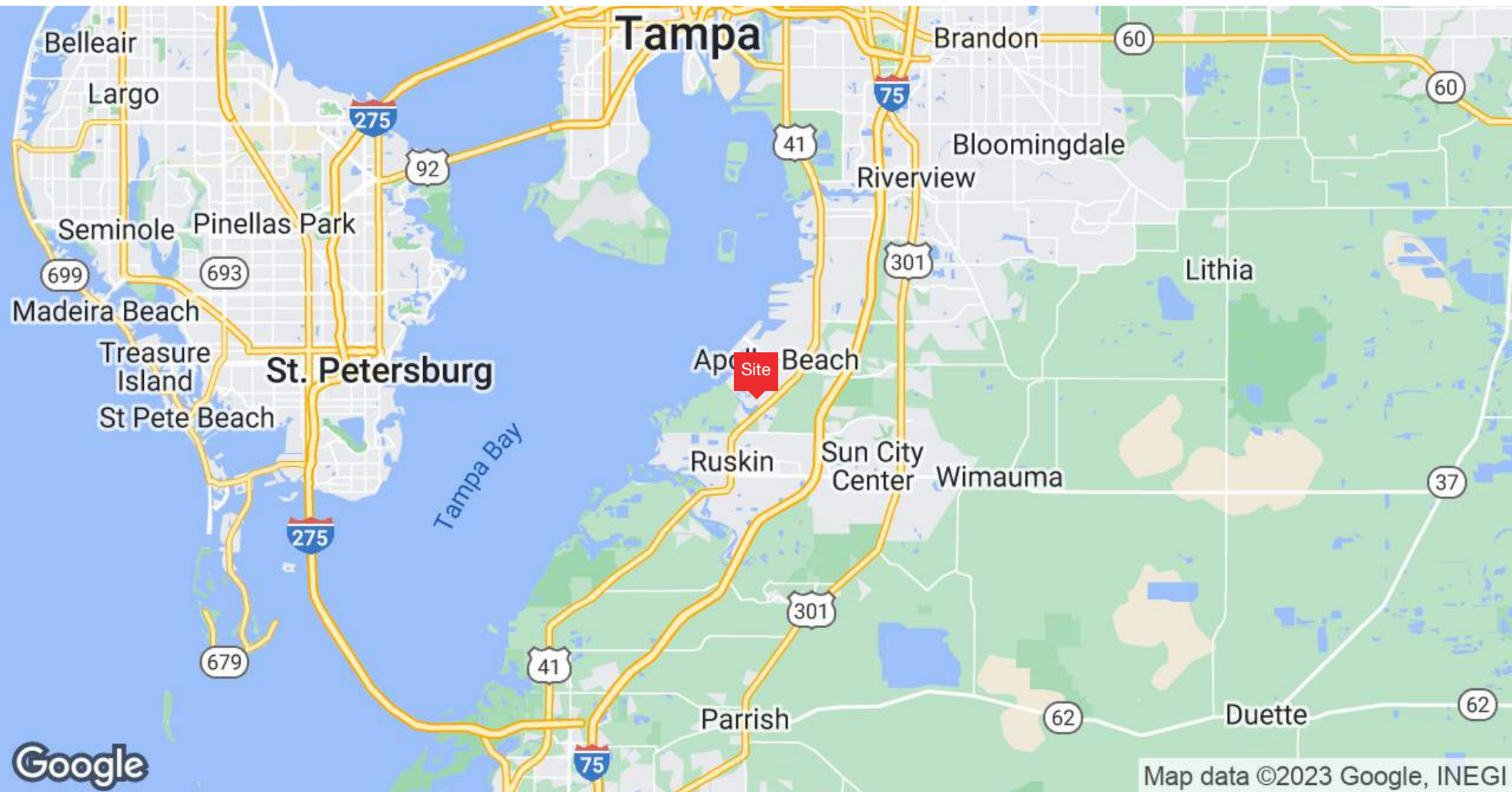
Recreational Amenities - Tennis Facility, Basketball Courts, & Kayak Launch



Proximity to Publix, Winn-Dixie, and Walmart



Proximity to Tampa and St. Petersburg



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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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.