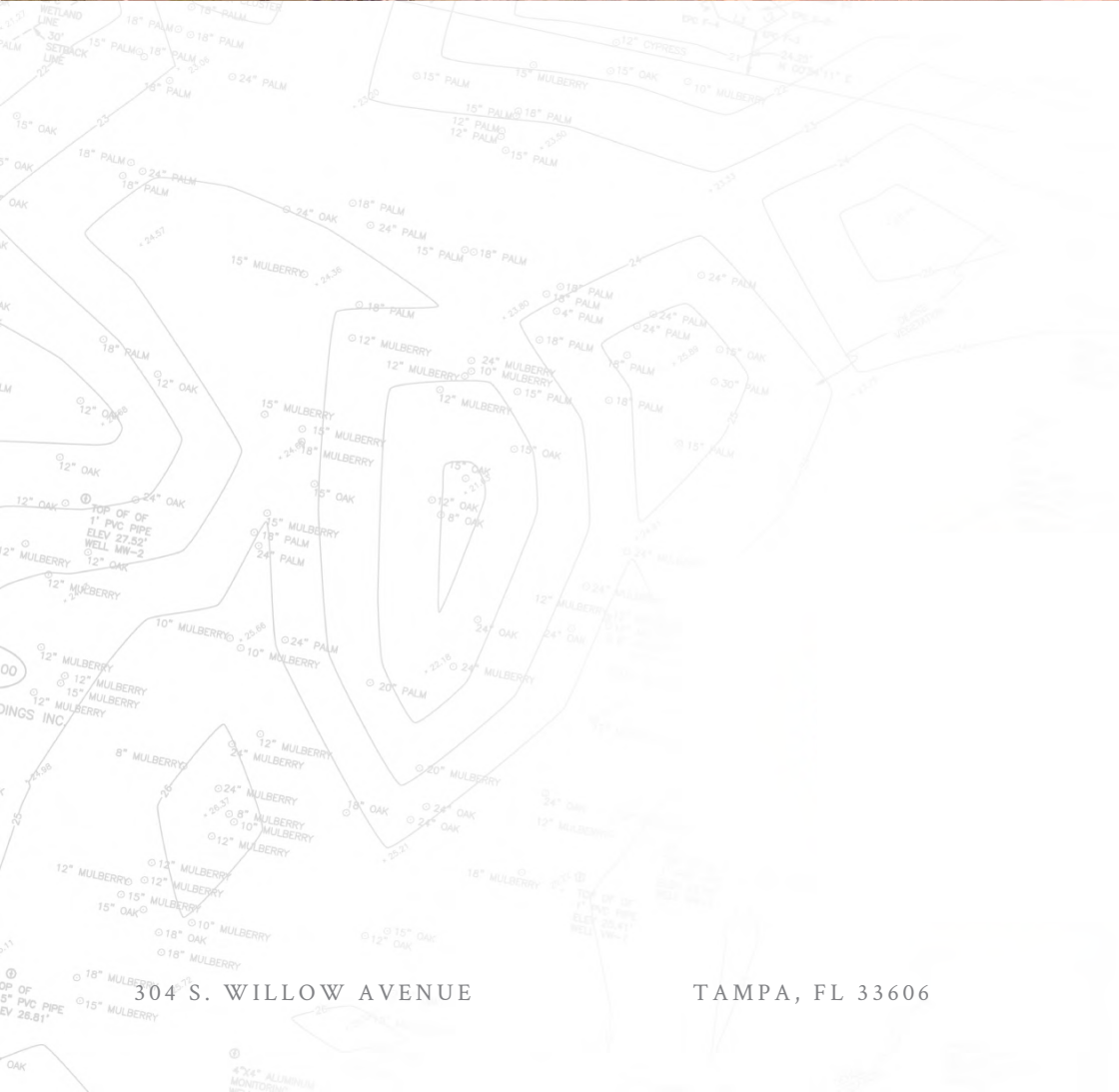
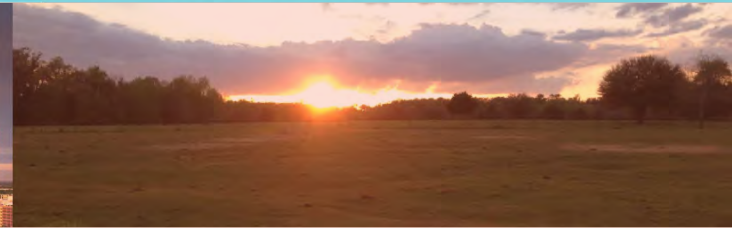
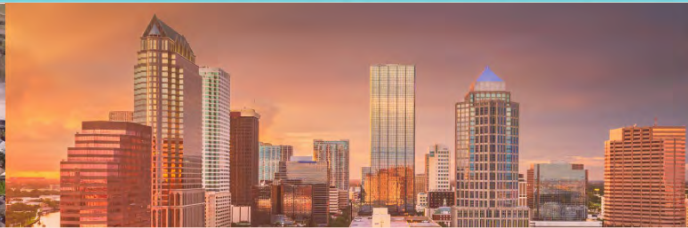


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

This infill opportunity is 8.82± upland acres nearly ready for the development of 38 single family residential lots. The property is ideally located with all neighborhood amenities within a 5 minute drive. The site was rezoned by the City of Tampa to PD for 38 single-family lots. Setbacks for the property are as follows; Front 18', side 7', rear 20', (front porches may protrude maximum 8' into front yards on lots with 15' front yards or more excluding lots facing Regnas Ave. under the zoning approval). The site previously had all approvals for 41 lots but those approvals expired. The new plan improved layout and standardized lot sizes. Permits for construction are expected in Q1 2024. Construction plans are available and are being reviewed by SWFWMD, the City of Tampa and FDEP. Comments from the agencies are being addressed by Seller's engineer and plans and permits are 90% along the path for approvals.

LOCATION DESCRIPTION

The property is located at 4603-4705 Regnas Avenue in Tampa, FL. Approximately 1 mile southeast of Busch Gardens Theme Park, 2.5 miles south of the University of South Florida which houses an abundance of restaurants and shopping in the area. Major roadways including I-275 (2.5 miles) and Hillsborough Ave. (2 miles) allow for a quick commute to Downtown Tampa, Tampa International Airport, and employment centers.

PROPERTY SIZE

8.82± Acres

ZONING

Planned Development (PD), with a maximum of 38 single family lots.

PARCEL ID

142942-0000, 142942-0100

PROPERTY OWNER

Regnas, LLC

PRICE

Contact Broker For Pricing

BROKER CONTACT INFO

Bill Eshenbaugh, ALC,CCIM
President, Lic. Real Estate Broker
813.287.8787 x1
Bill@TheDirtDog.com

Pat Shelton
Broker Associate
813.287.8787 x14
pat@thedirtdog.com

Aerials (cont.)



Aerials (cont.)



Aerials (cont.)



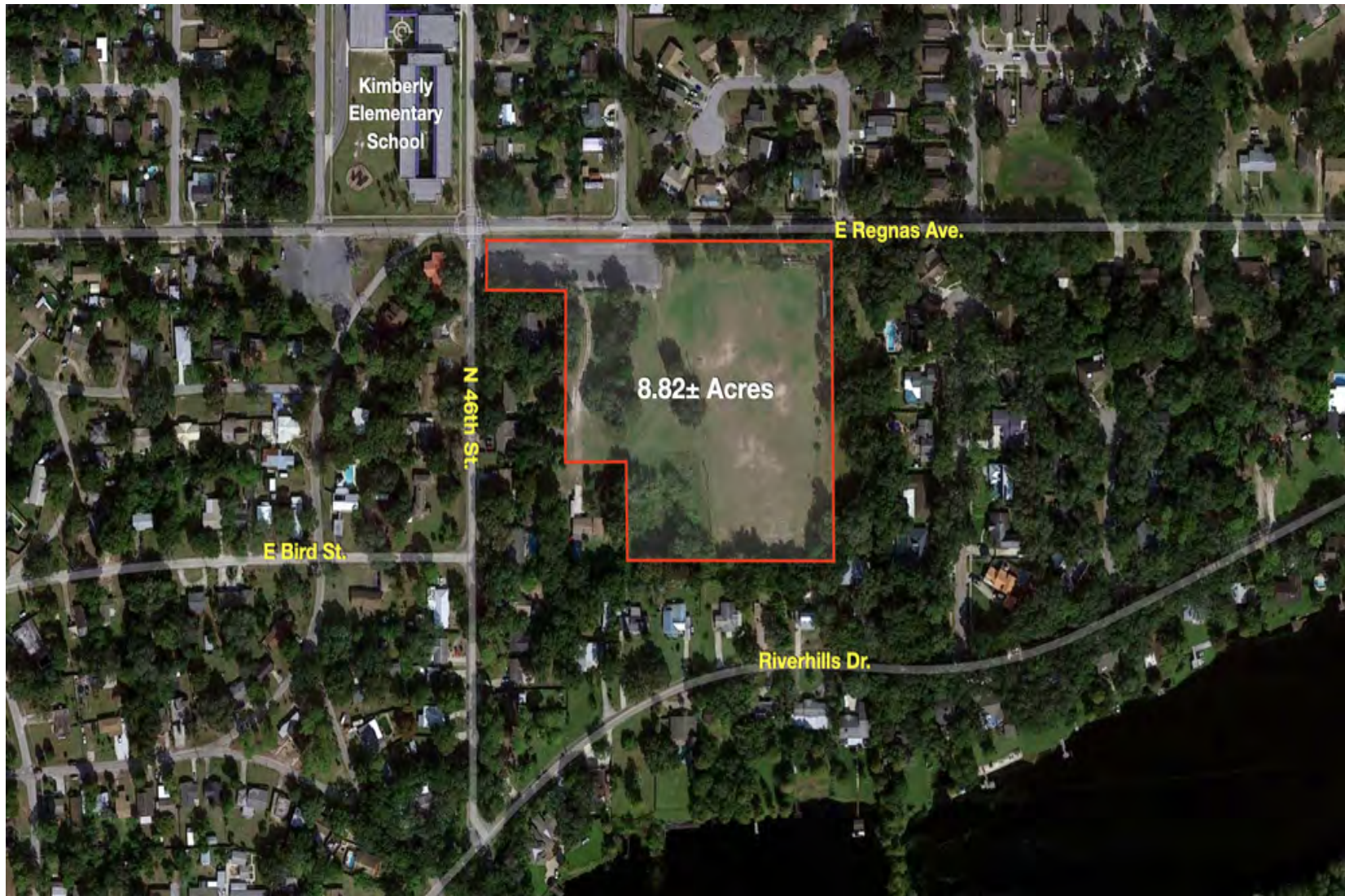
Aerials (cont.)



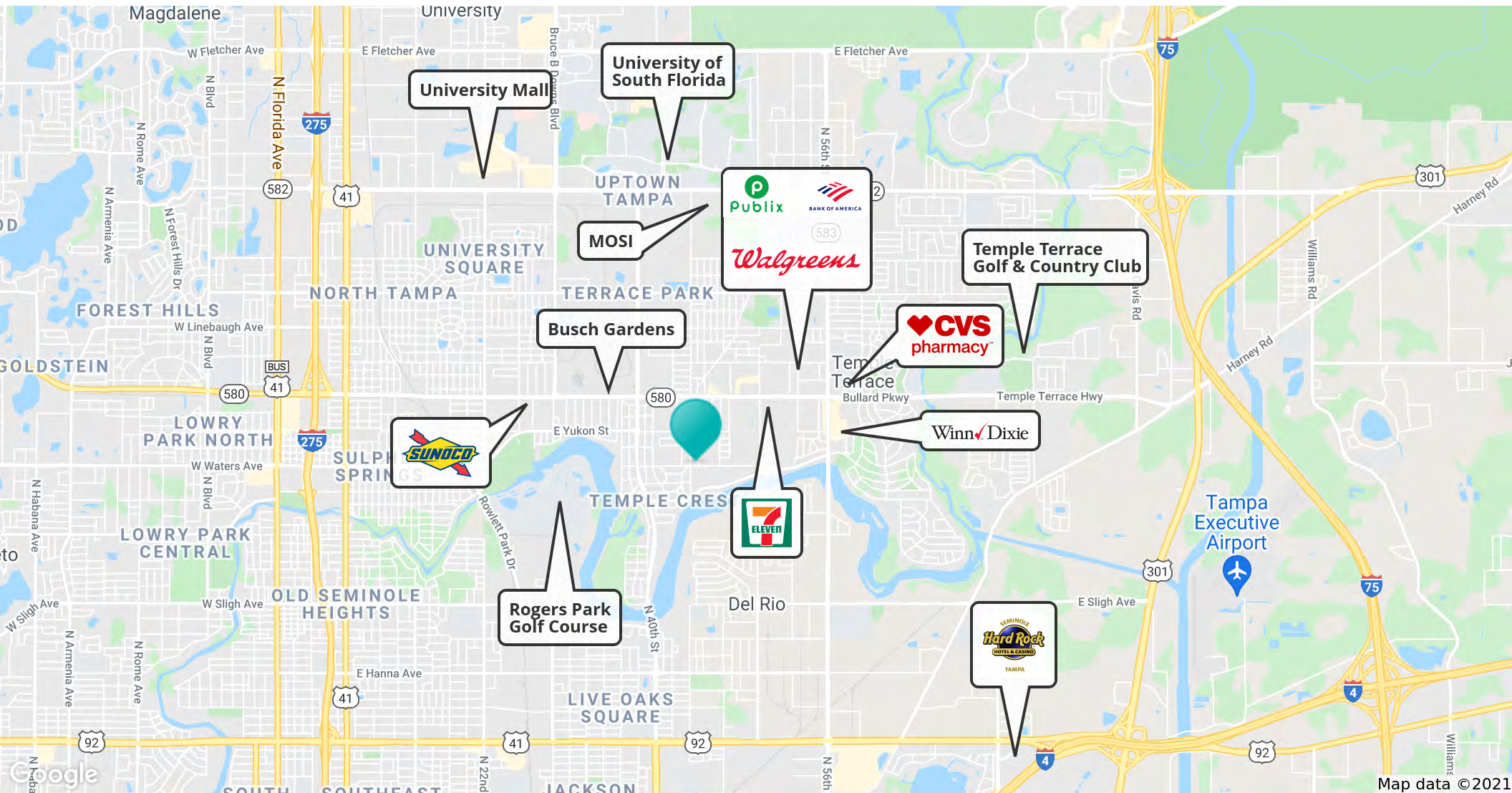
Aerials (cont.)



Survey



Retailer Map



Demographics Map & Report

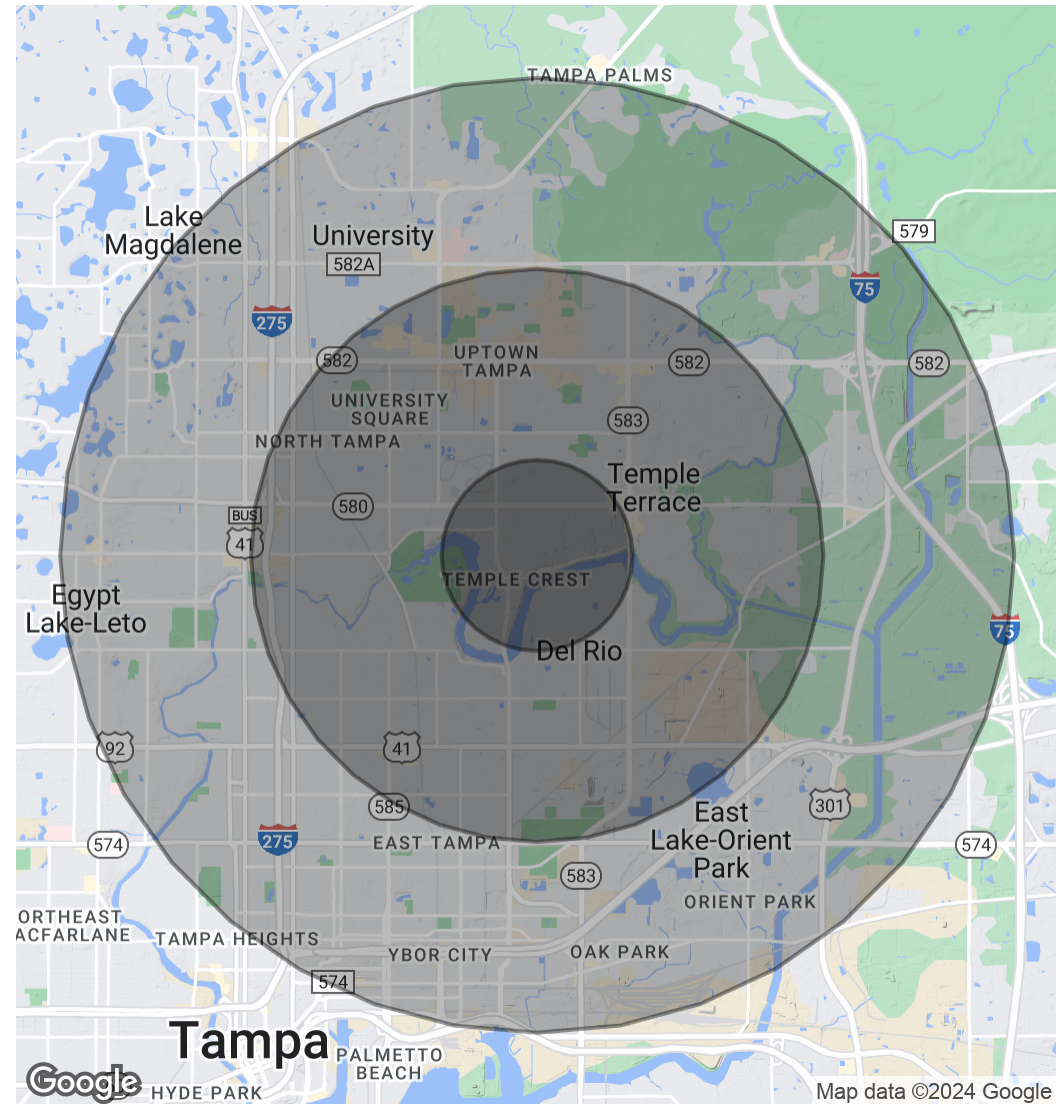
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,544	110,508	267,207
Average age	31.7	32.5	32.6
Average age (Male)	30.3	30.8	31.5
Average age (Female)	32.6	34.1	33.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,528	40,802	101,951
# of persons per HH	2.4	2.7	2.6
Average HH income	\$36,795	\$43,165	\$44,099
Average house value	\$146,894	\$164,701	\$169,243

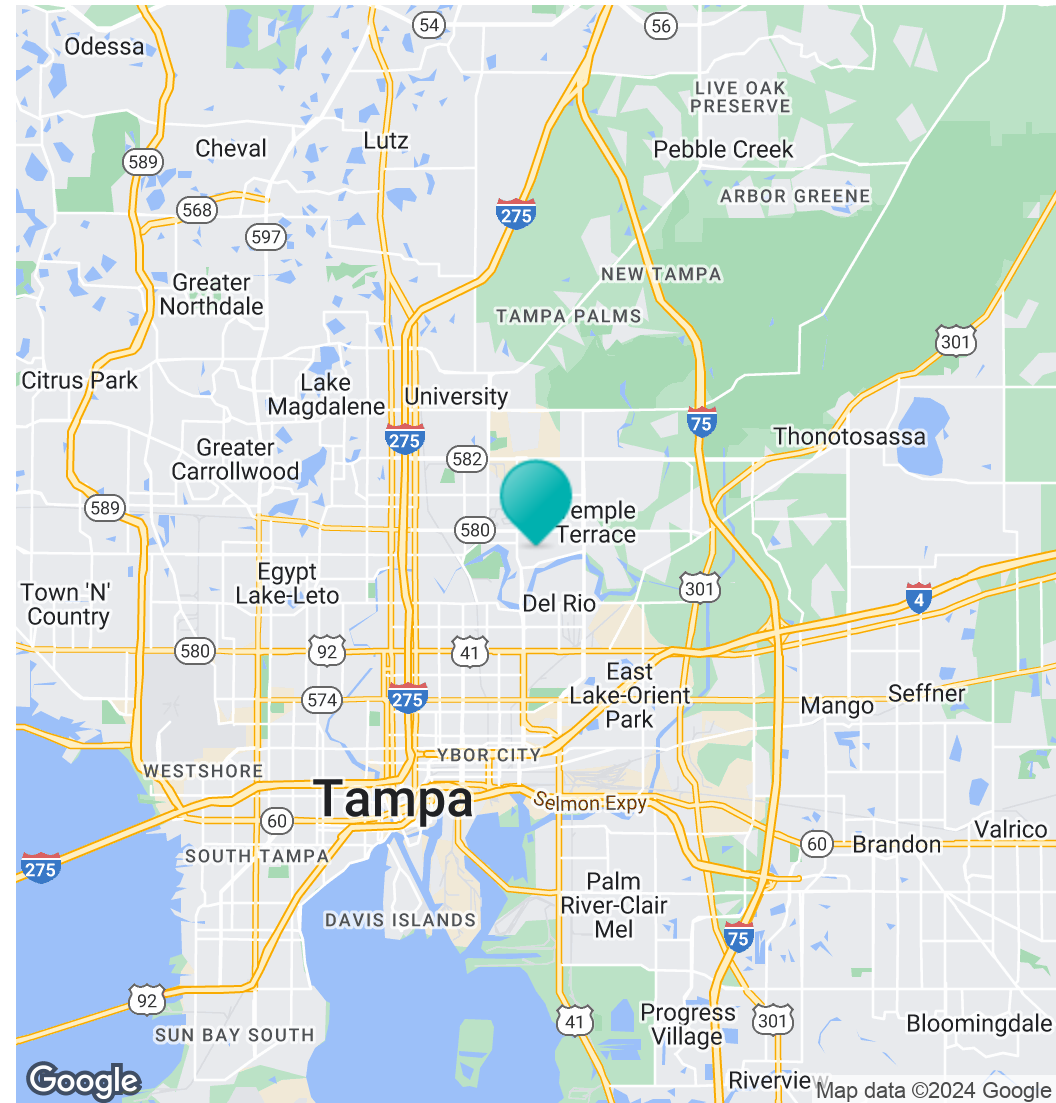
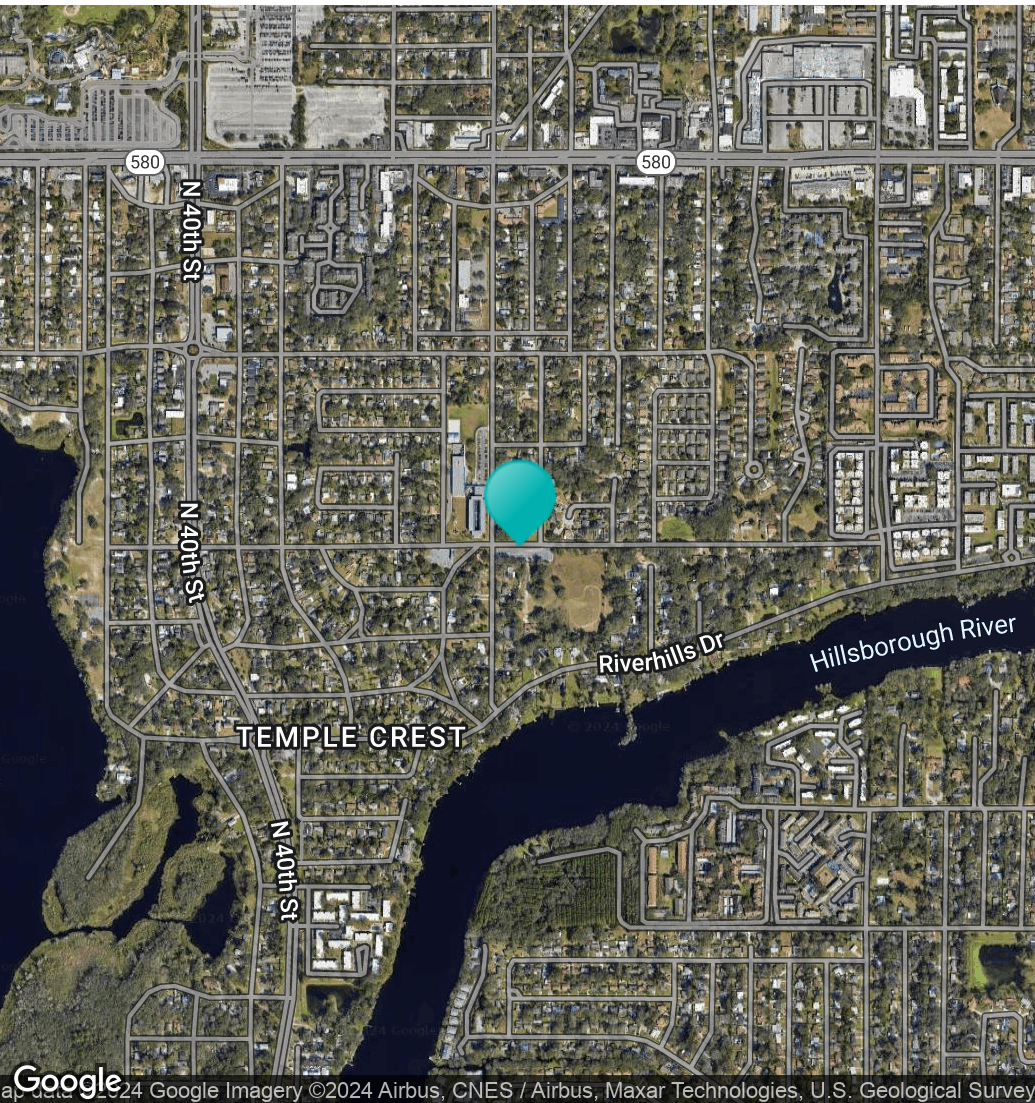
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Maps



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.