

We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

The opportunity is to purchase 7.29 acres of future development land located on County Road 672 (Balm Road) in southern Hillsborough County. It has 180 feet of frontage on County Road 672 (Balm Road).

The property is currently zoned both AS-0.4 (Agricultural Single-Family, which permits 1 dwelling unit per 2.5 acres) and AR (Agricultural Rural, which permits 1 dwelling unit per 5 acres). It has a future land use of RP-2 (Residential Planned-2).

It appears to be completely high and dry. Utilities are being brought east to service the neighboring Balm Groves East project. Once completed, utilities will be in close proximity to the property.

LOCATION DESCRIPTION

The property is located in Balm in southern Hillsborough County. It has frontage on County Road 672, providing easy access to the property.

It is within a commutable distance to FishHawk Ranch (15 minutes), Apollo Beach (30 minutes), Ruskin (30 minutes), Downtown Tampa (40 minutes), and Tampa International Airport (1 hour).

The Riverview/Balm/Wimauma market is a rapidly growing area consisting of new residential communities, retail, and schools. The subject property is adjacent to an upcoming development, Balm Grove East, which is permitted for 346 units.

SIZE

7.29 acres

ZONING/FUTURE LAND USE

Zoning: AS-0.4 (Agricultural Single-Family) and AR (Agricultural Rural)
Future Land Use: RP-2 (Residential Planned-2)

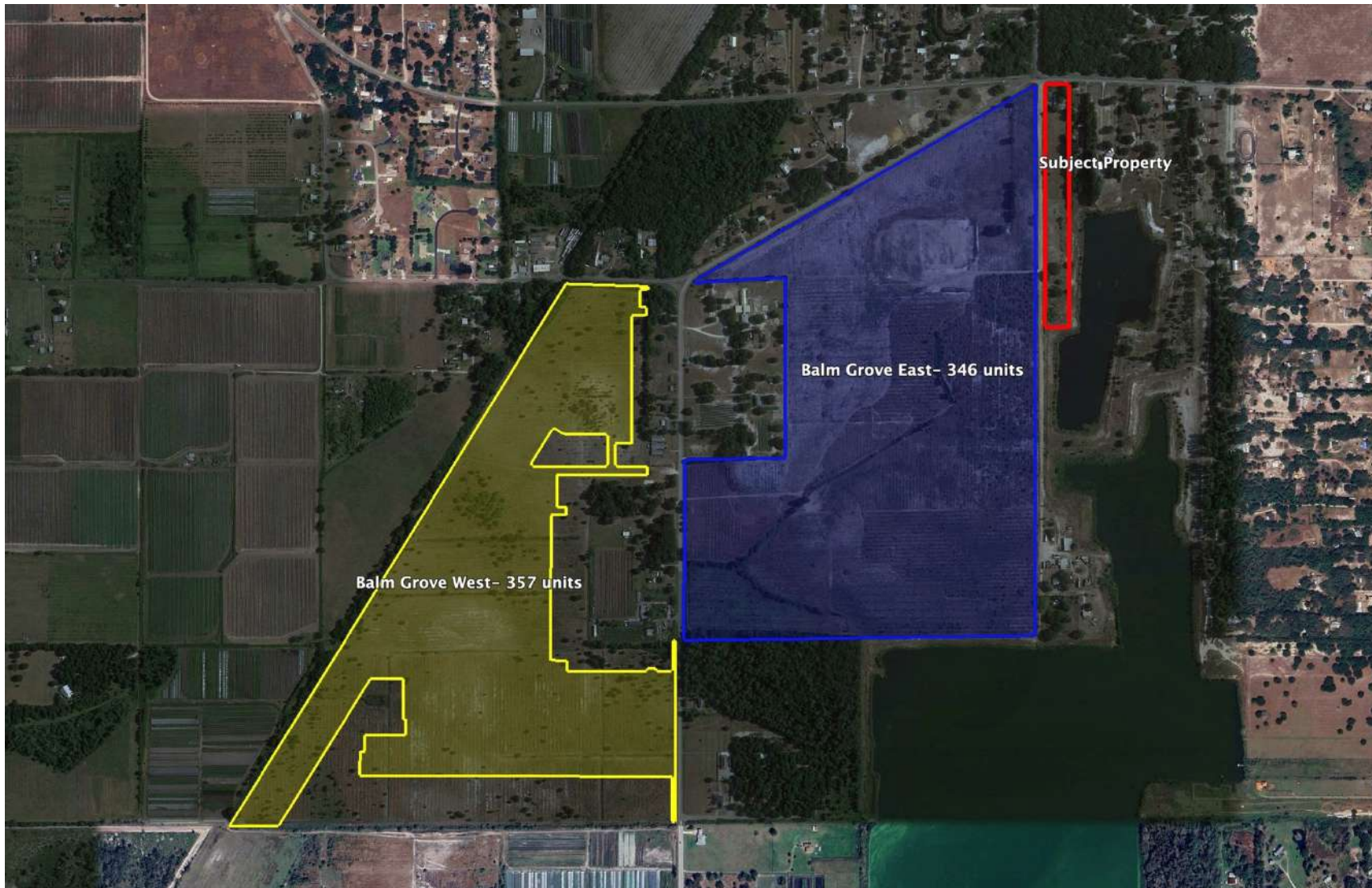
PRICE

\$2,000,000

Aerial



Development Map



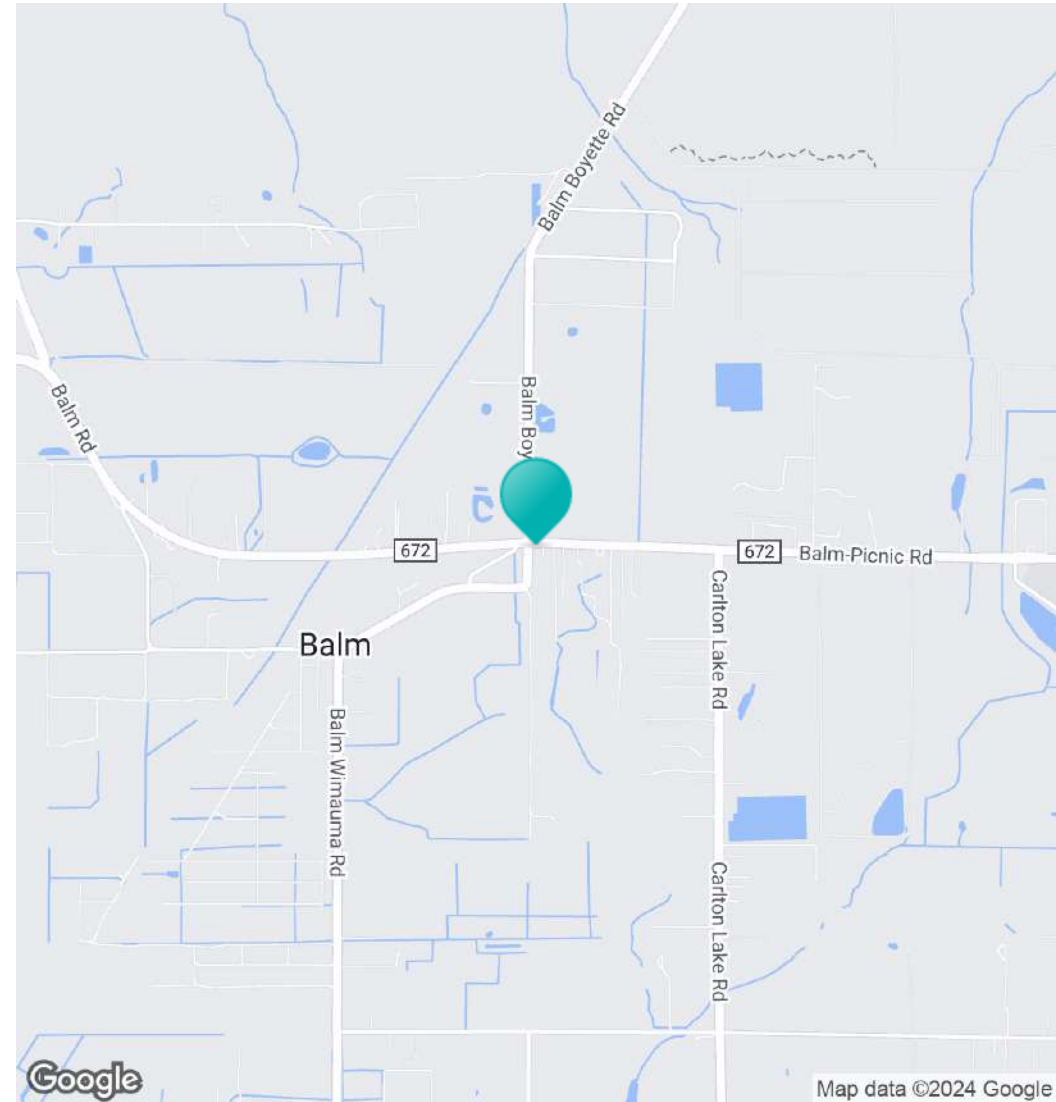
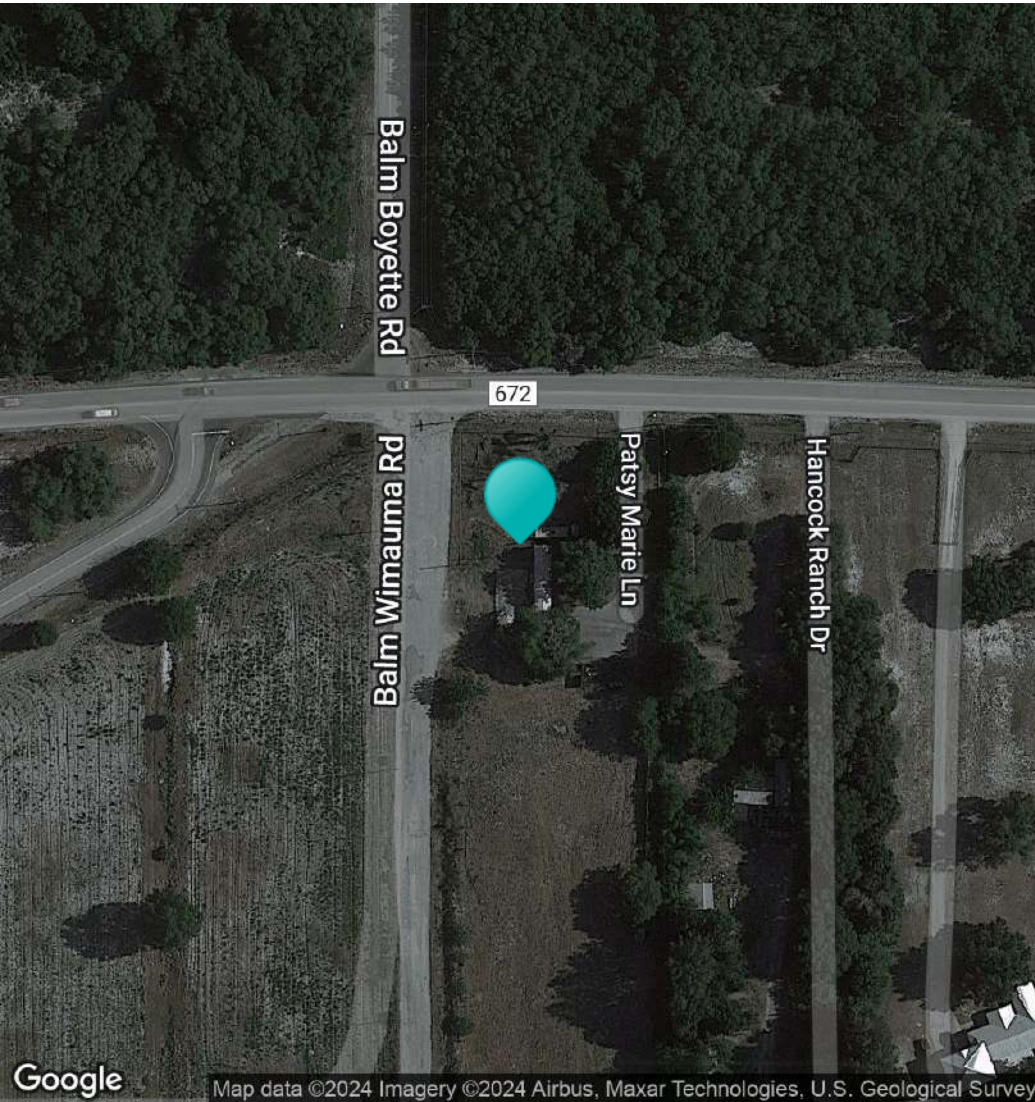
Aerials



Aerials



Location Map



Demographics Map & Report

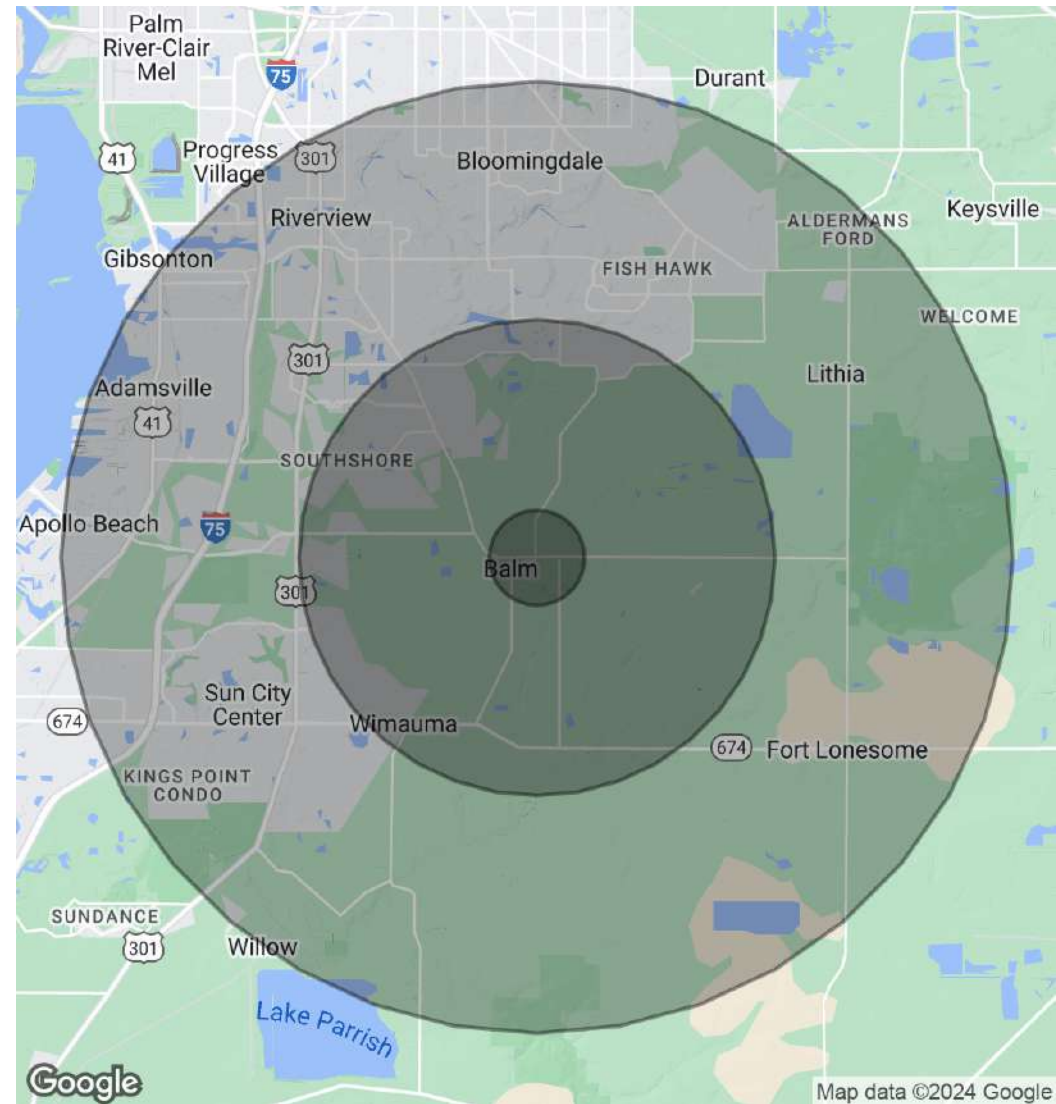
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,121	46,981	187,728
Average Age	26.2	48.8	40.6
Average Age (Male)	26.5	48.4	39.8
Average Age (Female)	21.7	48.5	41.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	907	21,404	73,218
# of Persons per HH	3.4	2.2	2.6
Average HH Income	\$42,165	\$65,470	\$79,376
Average House Value	\$155,299	\$208,915	\$226,080

* Demographic data derived from 2020 ACS - US Census



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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.