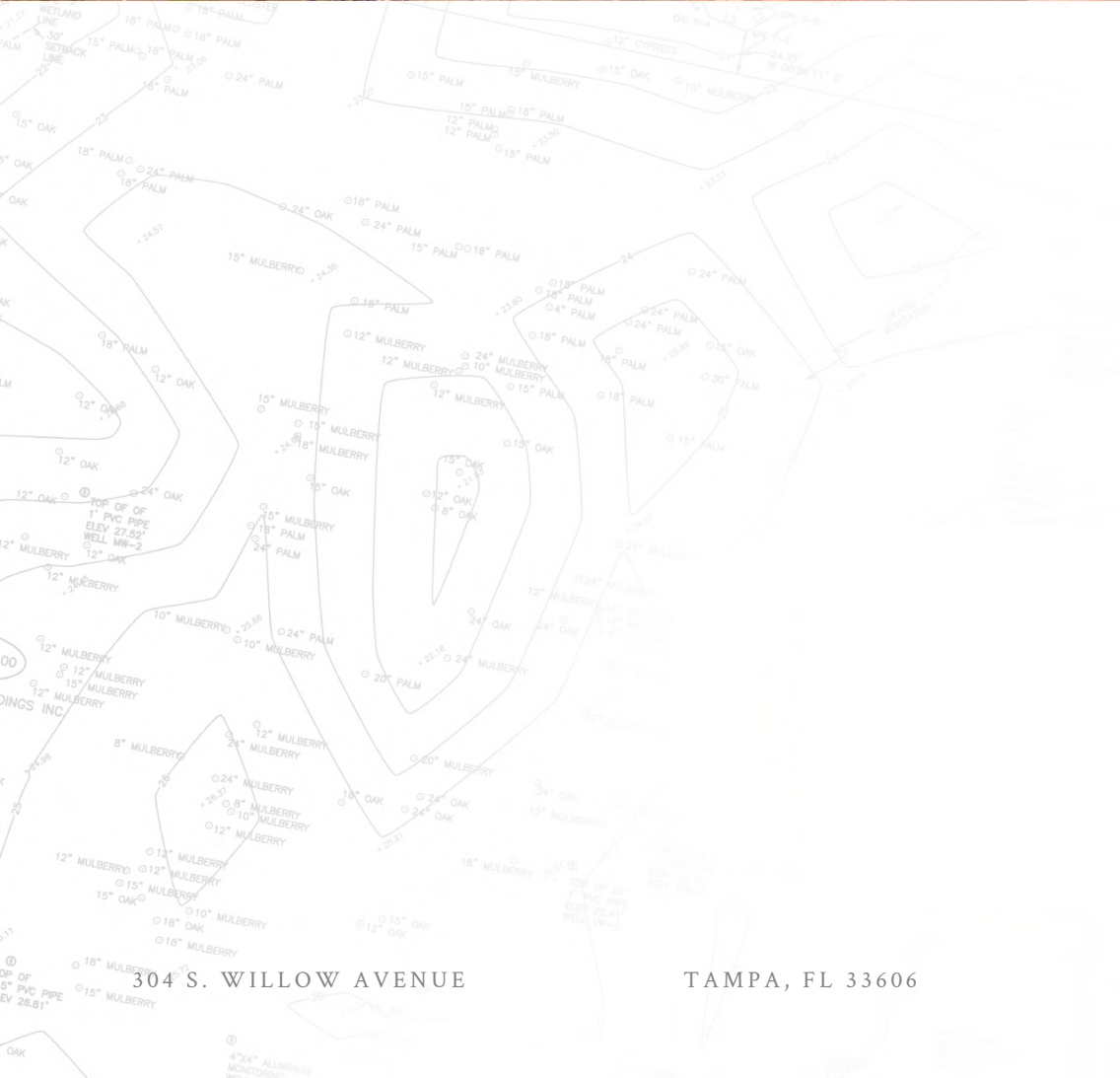
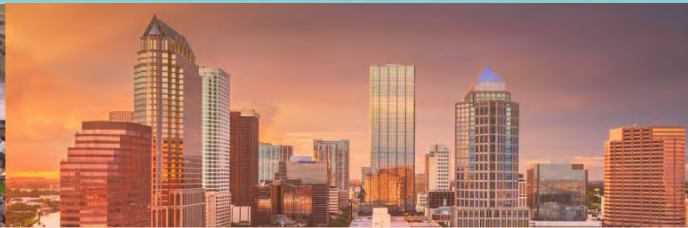


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

As a former equestrian facility, this would be a great opportunity to purchase 20.5± acres for an equestrian themed estate or family compound. The property has an old horse track and is fenced/cross-fenced with multiple wells and electric. Existing improvements such as a 5,076 SF (47'x108') that was formerly a 17-stall horse barn with tack room built in 1998 and a small pond. Additionally, a former horse barn with only a foundation and concrete block walls remaining could potentially be rebuilt. There is also a 60' x 60' cell tower site on the norther half that is included in the sale, however, the lease was bought out by the owner/operator and has no future income. Two points of ingress/egress can be utilized at 4815 Rustic Court East (west) and another at 3410 Youngway Drive (east).

LOCATION DESCRIPTION

This property is located south of Deeson Road and north of Mount Tabor Road in the Kathleen area of Lakeland, Florida. It is west of Kathleen Road and CSX Railroad tracks that run parallel to this well traveled 4-lane road. The area is comprised of mostly single-family and mobile homes, with a limited amount of support retail in the immediate area. Additional retail is more dominant both north and south along Kathleen Road.

PROPERTY SIZE

20.5 Acres

ZONING

R-3

FUTURE LAND USE

RS (Residential-Suburban)

PARCEL ID

23272800000041040 (plus 6 other parcels)

PROPERTY OWNER

Westmark Ranch LLC and Ybor Hope Homes, LLC

BROKER CONTACT INFO

Chase Collier, CCIM

Sales Associate

813.287.8787 x3

chase@thedirtdog.com

Aerials (cont.)



Aerials (cont.)



Aerials (cont.)



Demographics Map & Report

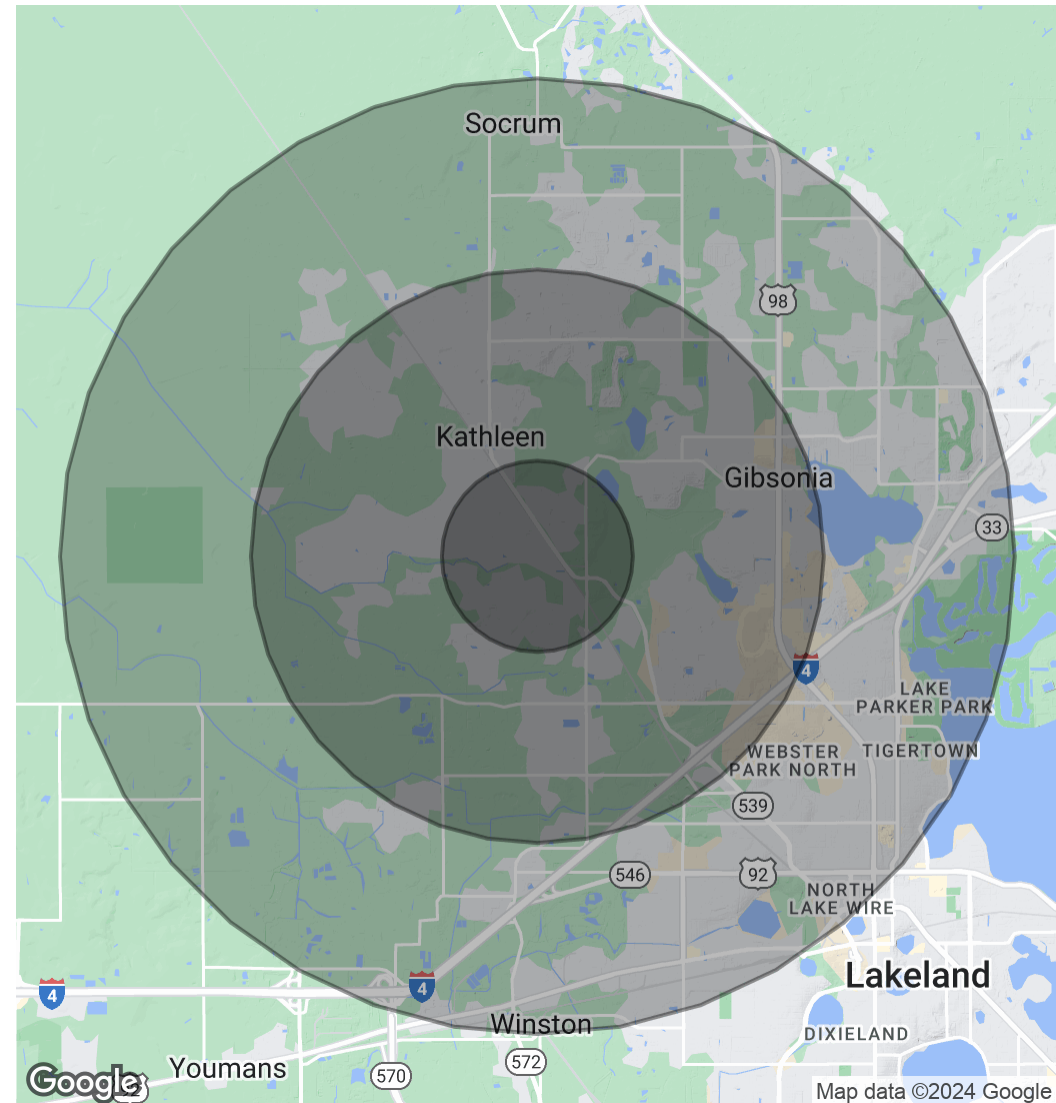
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,501	39,022	94,447
Average Age	43.4	41.9	40.9
Average Age (Male)	42.3	40.3	39.9
Average Age (Female)	43.7	42.3	41.6

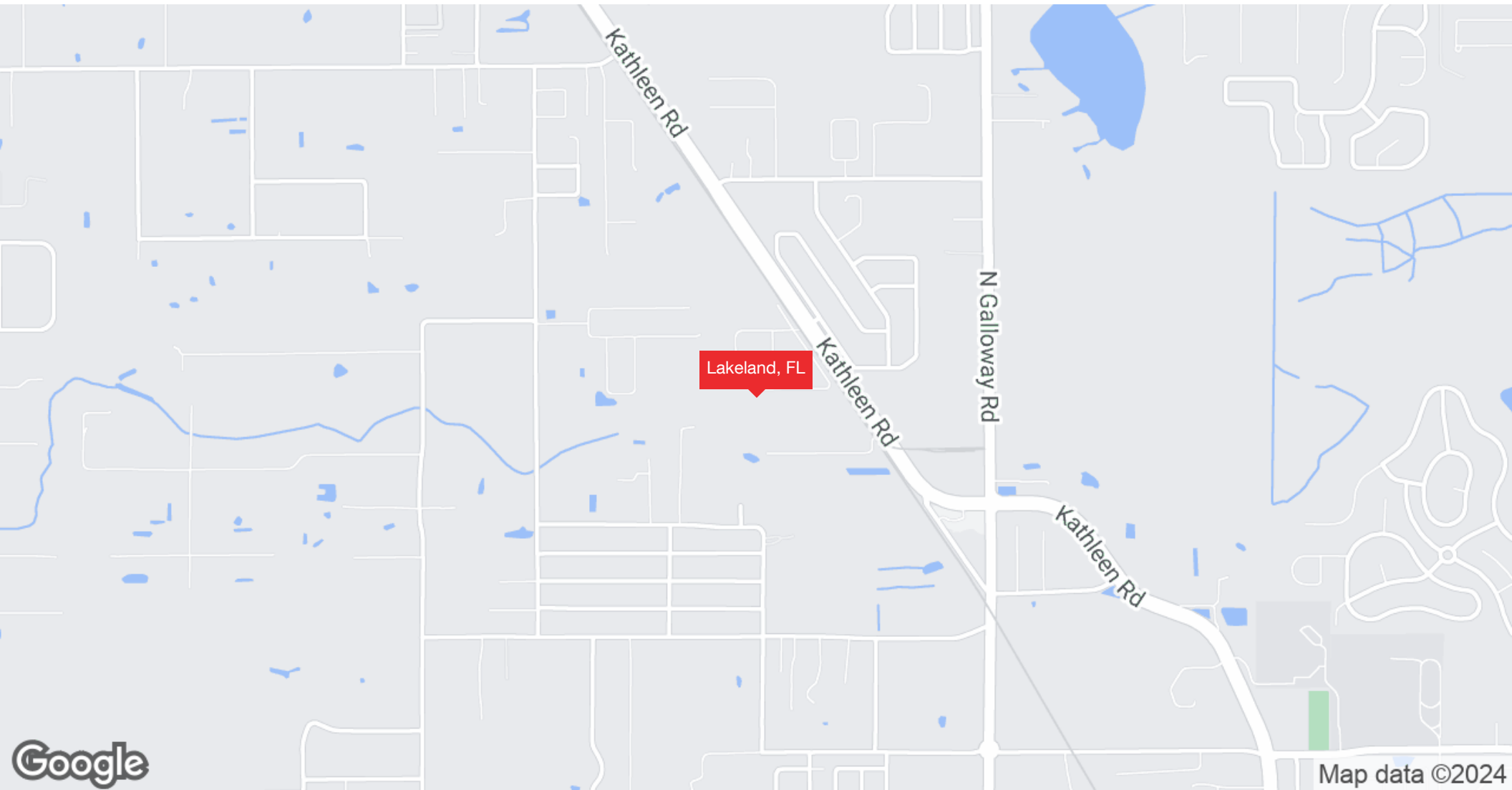
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,851	15,787	39,175
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$56,559	\$59,819	\$53,014
Average House Value	\$185,621	\$170,524	\$146,165

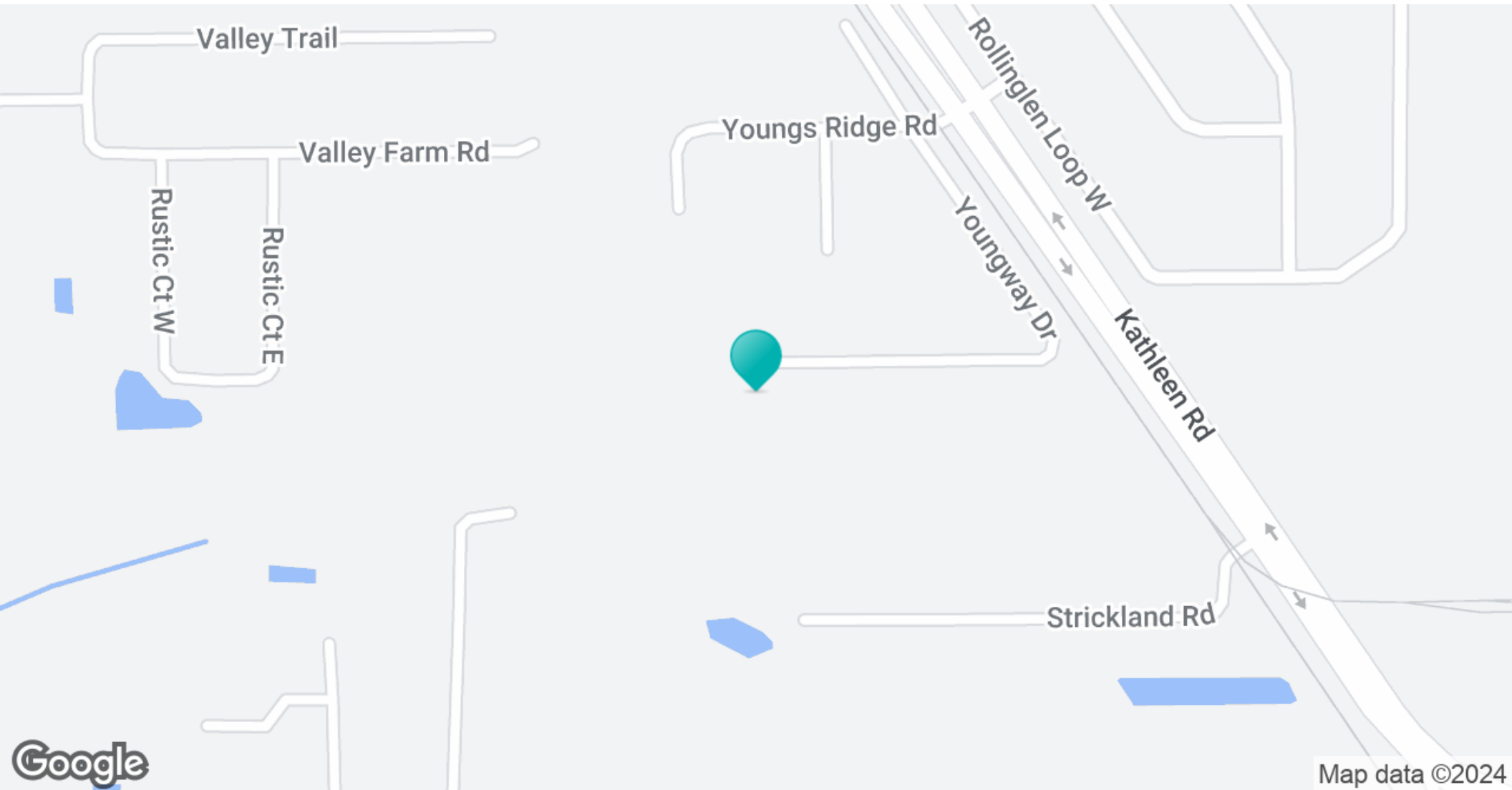
2020 American Community Survey (ACS)



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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.