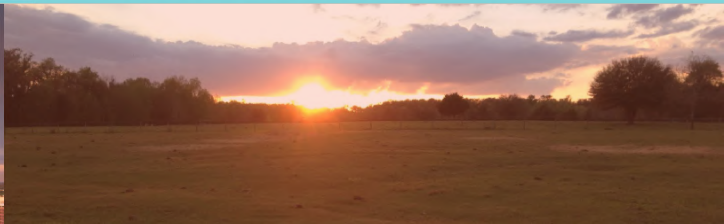
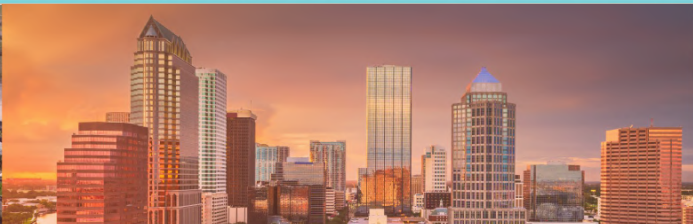


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

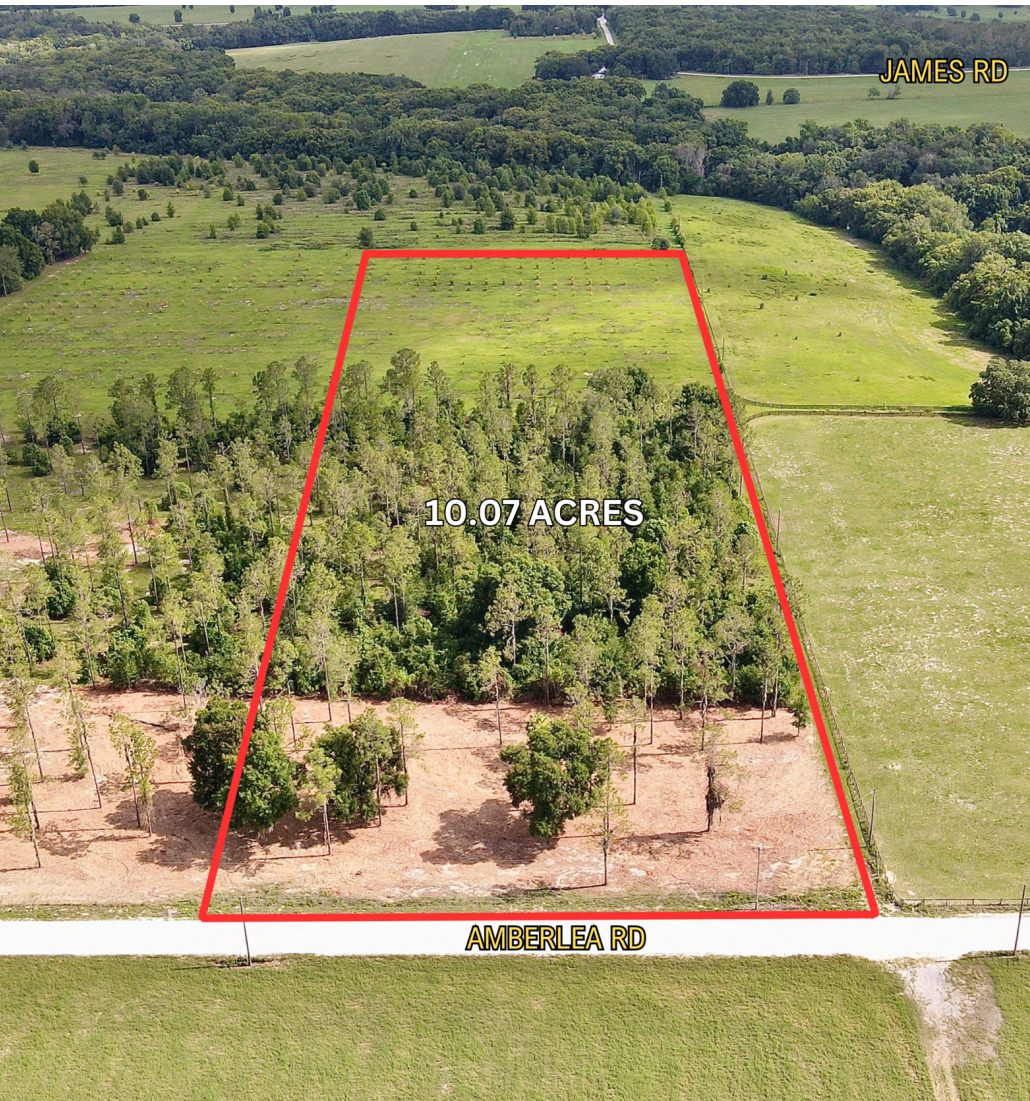
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

The subject property is a 10-acre gently rolling lot nestled in the hills of north Dade City. The 10-acre lot is carved from a 40-acre parcel consisting of 4 potential lots. It is partially wooded and is accessible via 332 feet of frontage on Amberlea Road. Additionally, the site is tucked away allowing for a private, rural setting while still being in close proximity to modern conveniences.

The property appears to be high and dry. Zoning is AC (Agricultural District), which allows for 1 unit per 10 acres, and future land use is AG/R (Agricultural Rural), which allows for 1 unit per 5 acres. Utilities are well and septic.

LOCATION DESCRIPTION

The property is located in Dade City on Amberlea Road in scenic northern Pasco County. Its proximity to I-75 allows for quick travel times to Wesley Chapel (20 minutes), downtown Tampa (40 minutes), Tampa International Airport (40 minutes), St. Petersburg (1 hour), Ocala (1 hour), and Orlando (1 hour 20 minutes). Local shopping, schools and medical are all within 15 minutes as well.

Access is provided by taking Jessamine Road to Amberlea Road. Once on Amberlea, the property is 0.5 miles down on the right.

SIZE

10 acres

ZONING AND FUTURE LAND USE

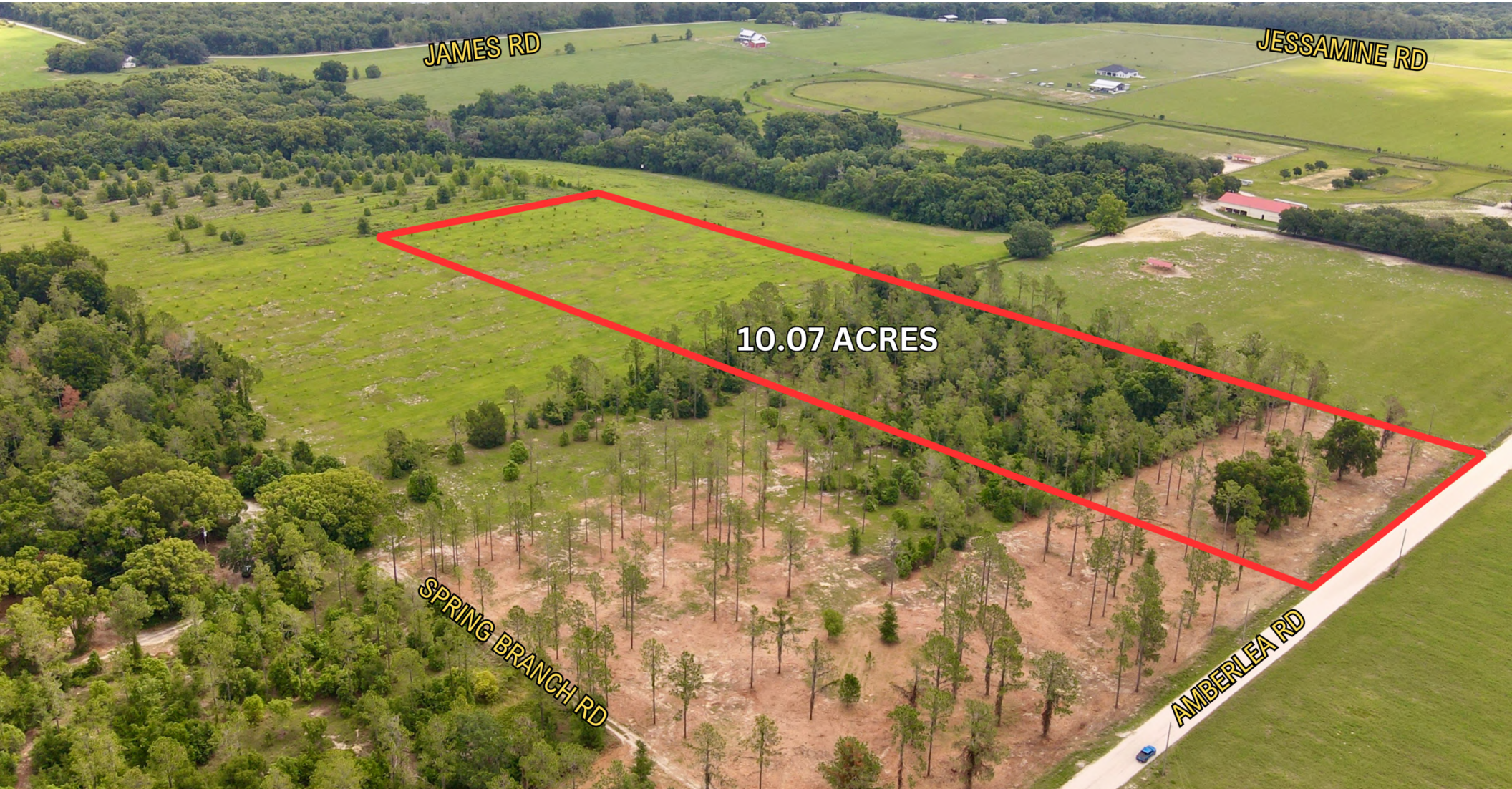
Zoning: AC (Agricultural District)

Future land use: AG/R (Agricultural Rural)

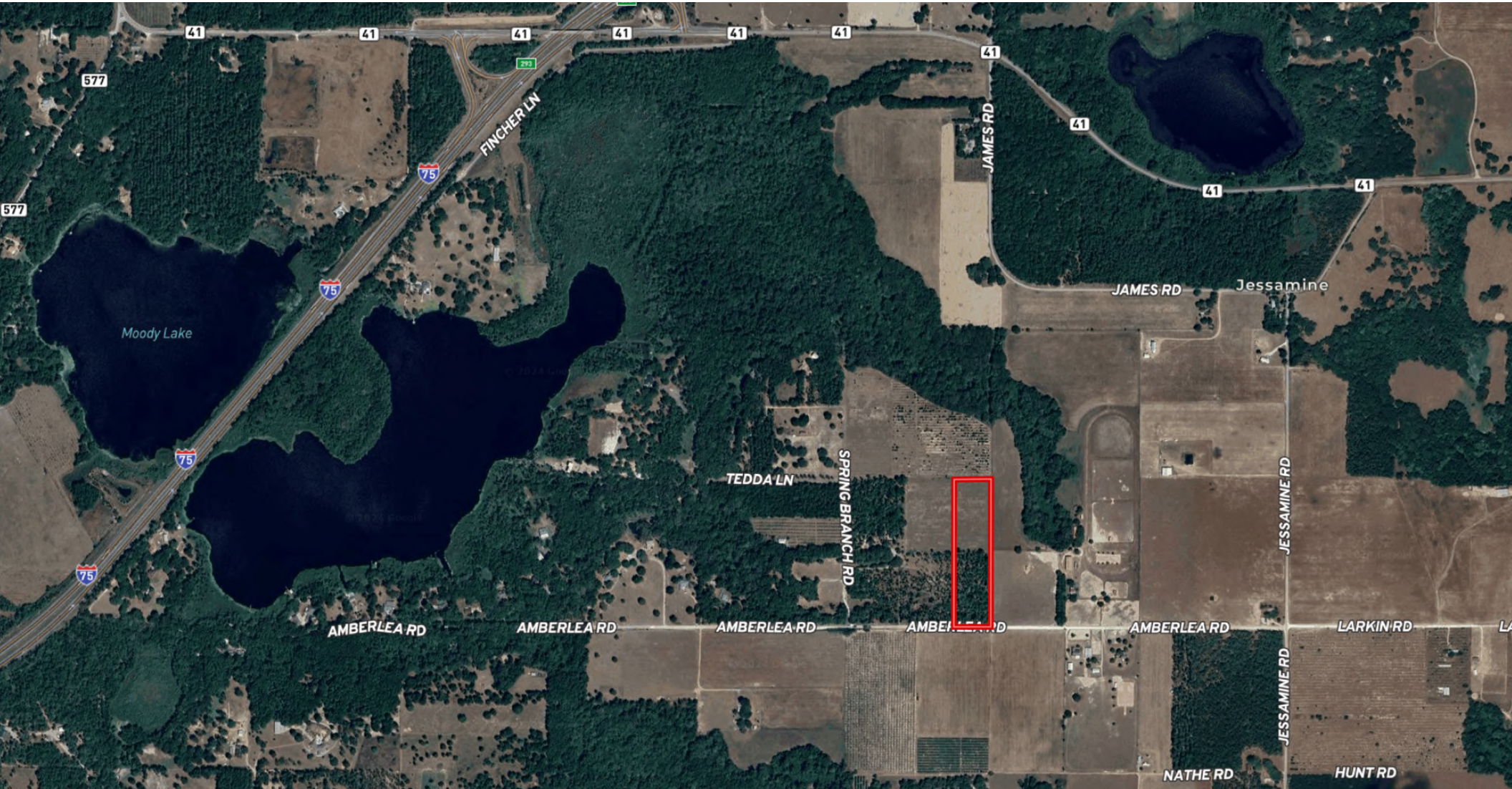
PRICE

\$425,000

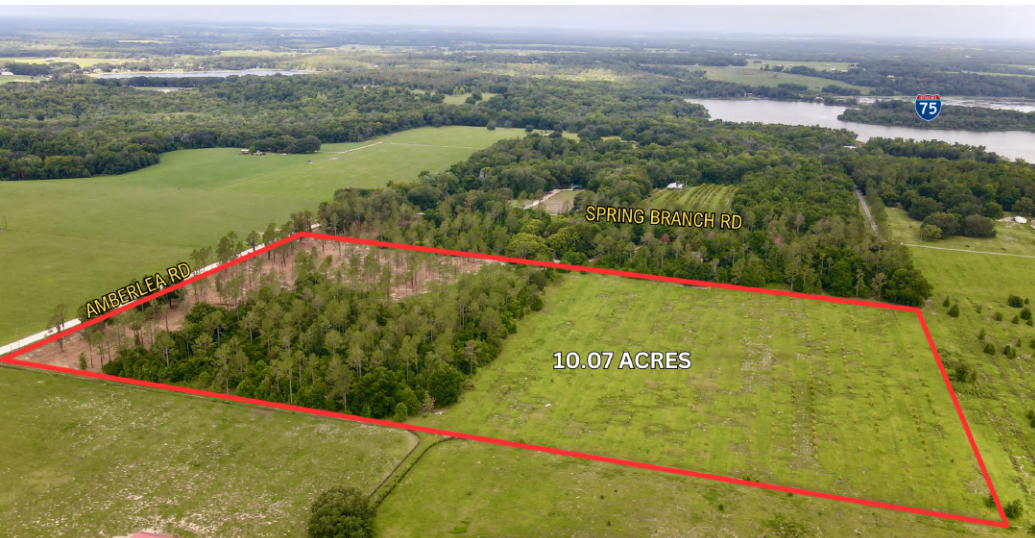
Aerial



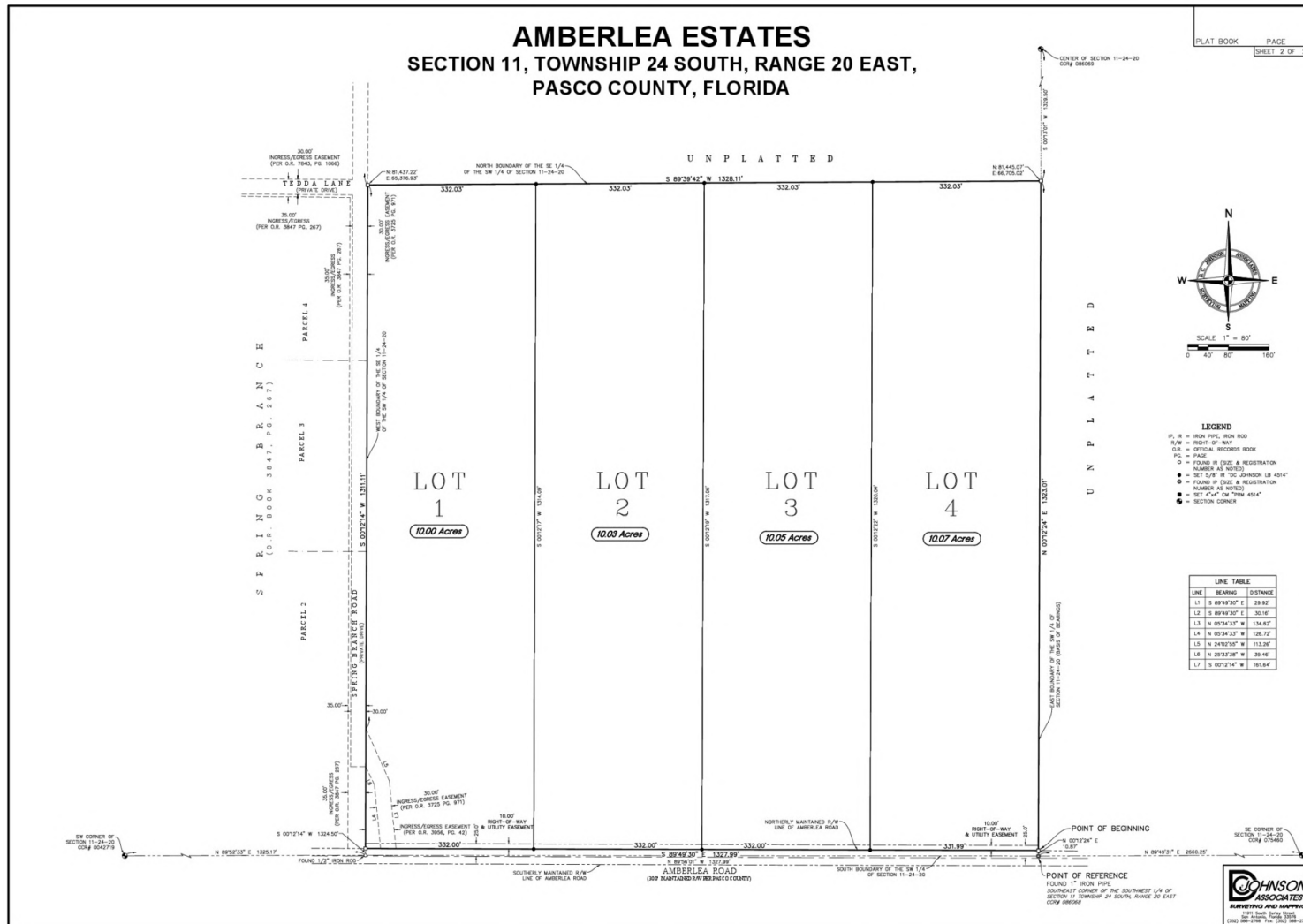
Aerial Zoomed Out



Drone Aerials



Survey



Retailer Map



Map data ©2024 Imagery
©2024 TerraMetrics

Demographics Map & Report

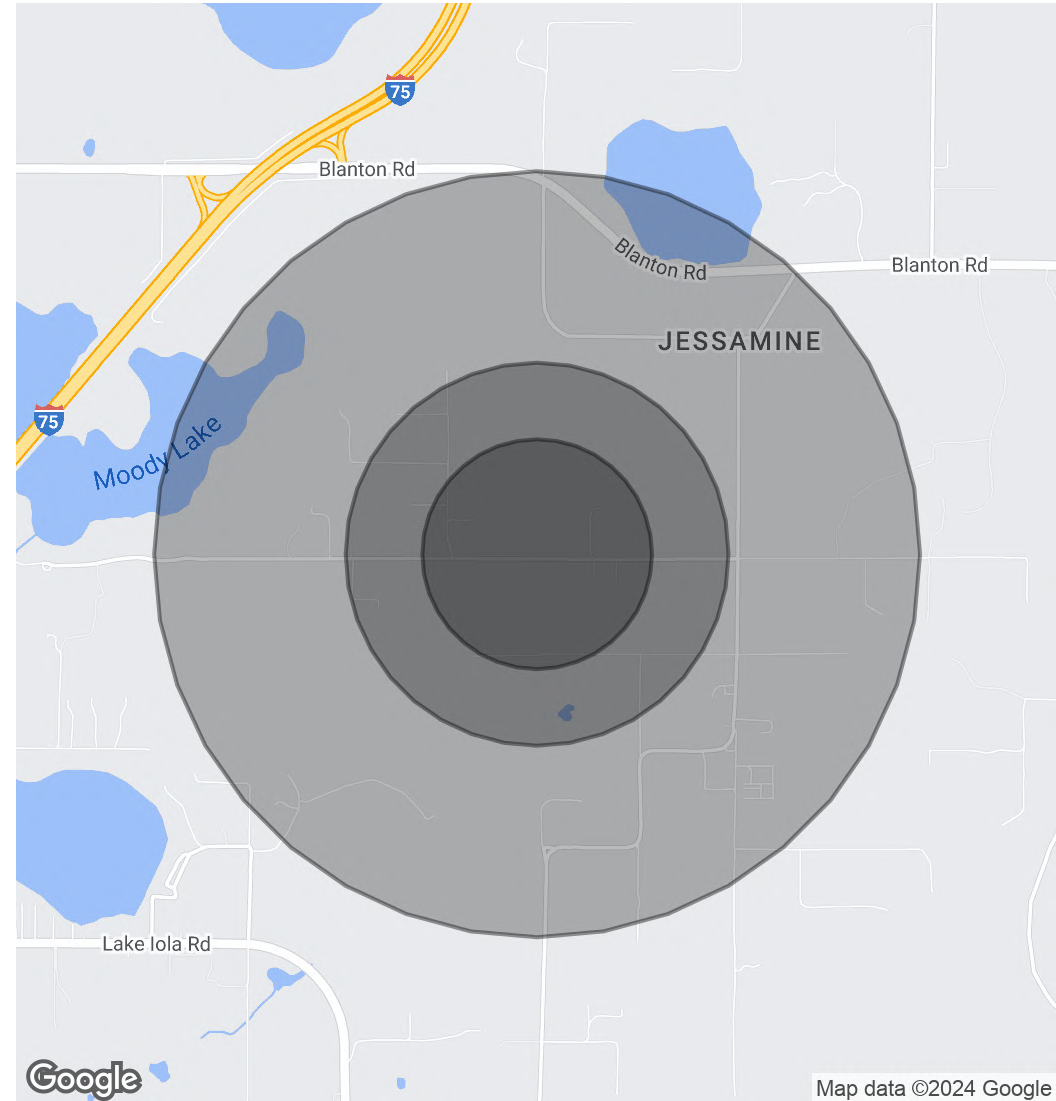
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	29	81	286
Average Age	44	44	44
Average Age (Male)	44	44	44
Average Age (Female)	44	44	44

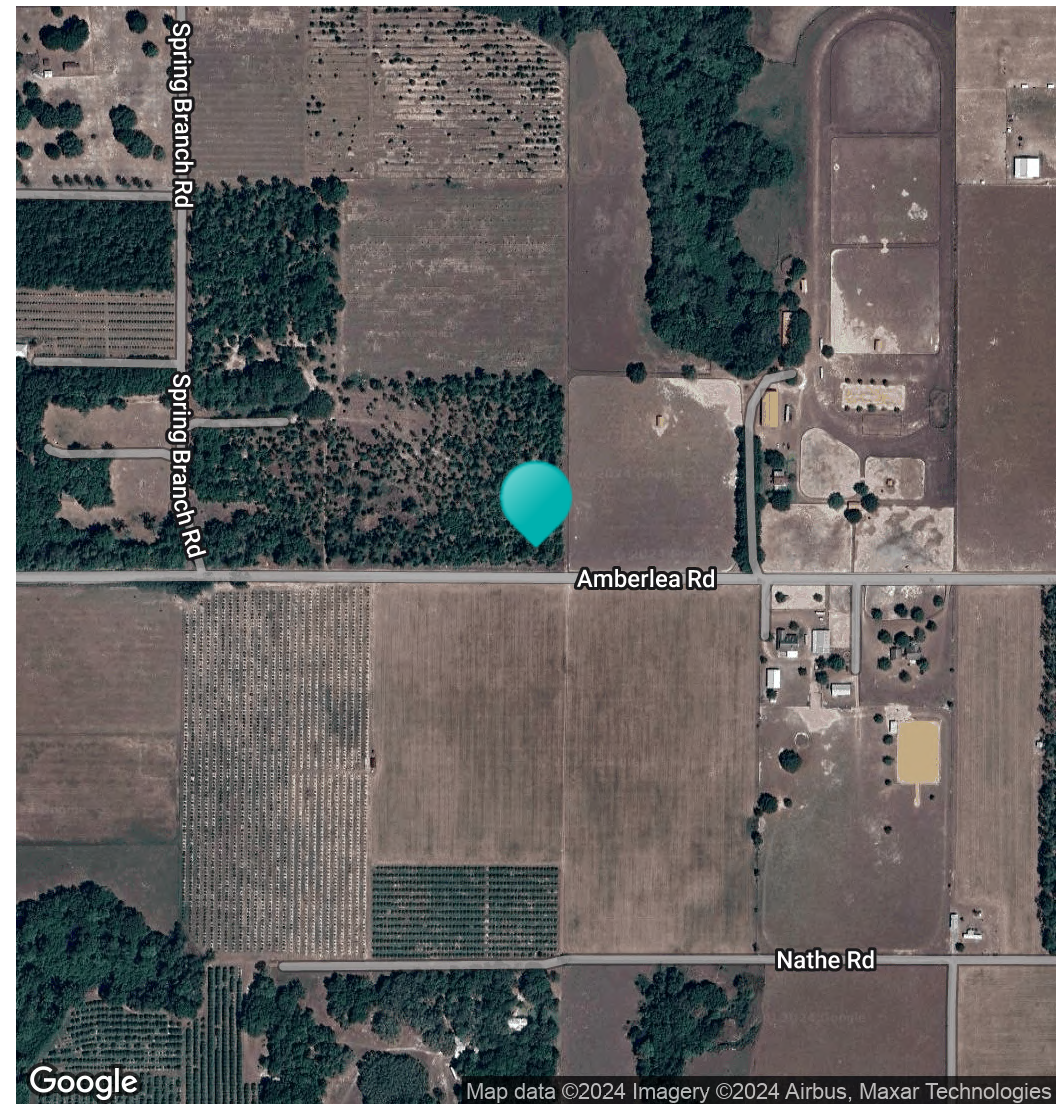
HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	30	107
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$136,636	\$136,636	\$136,418
Average House Value	\$484,024	\$484,024	\$483,900

Demographics data derived from AlphaMap



Location Maps



Confidentiality & Disclaimer

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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.