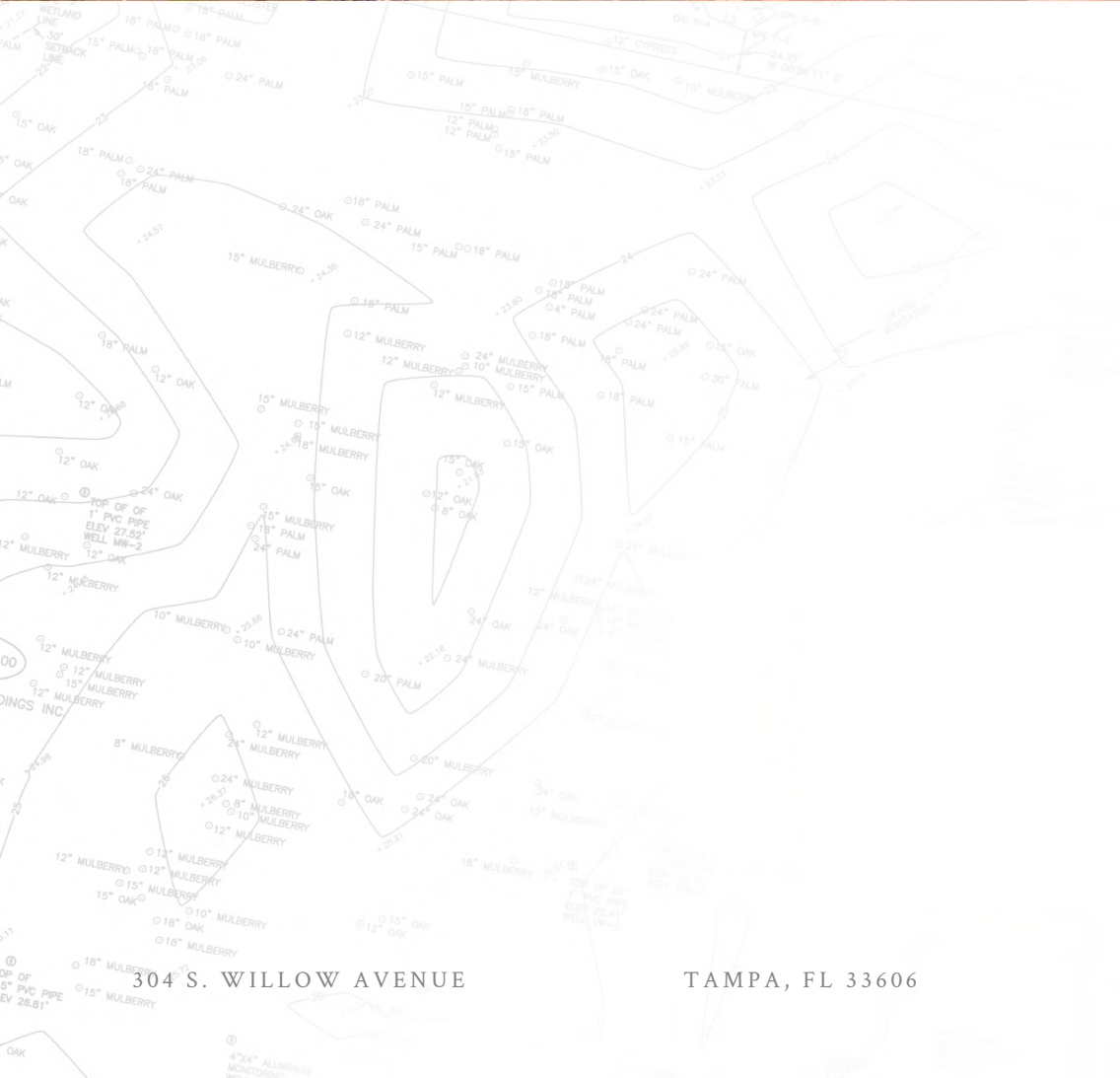
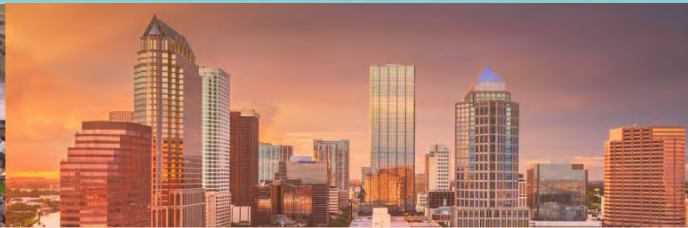


# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Aerial Overview South



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase 5.92 acres of vacant land located on a 24 acre private, quiet lake known as Lake Brooker, boasting 400 feet of frontage to it. The property also showcases 220 feet of frontage to N Dale Mabry Hwy with visibility to 38,500 cars per day. The site consists of what appears to be 2.2± acres of developable land with the remainder being lowlands. The site allows for up to 20,000 square feet buildable, with a variety of possible uses including single family residence, professional/medical office, day care, vet clinic and more. The site is on well and septic.

## LOCATION DESCRIPTION

The property is located in northern Hillsborough County, on the east side of Dale Mabry Hwy, about a quarter-mile north of the Dale Mabry & Lutz Lake Fern Road intersection. The property sits conveniently just to the north of a Publix anchored shopping center and professional office complexes, while sitting just over 1 mile south of Target and Walmart.

## PROPERTY SIZE

5.92± Acres

## ZONING

ASC-1

## FUTURE LAND USE

R-1

## PARCEL ID

U-02-27-18-ZZZ-000000-47220.0

## PRICE

\$800,000

## BROKER CONTACT INFO

**Pat Shelton**

Broker Associate

813.287.8787 x14

pat@thedirtdog.com

**Bill Eshenbaugh, ALC, CCIM**

President, Lic. Real Estate Broker

813.287.8787 x1

Bill@TheDirtDog.com

# Aerial Overview East



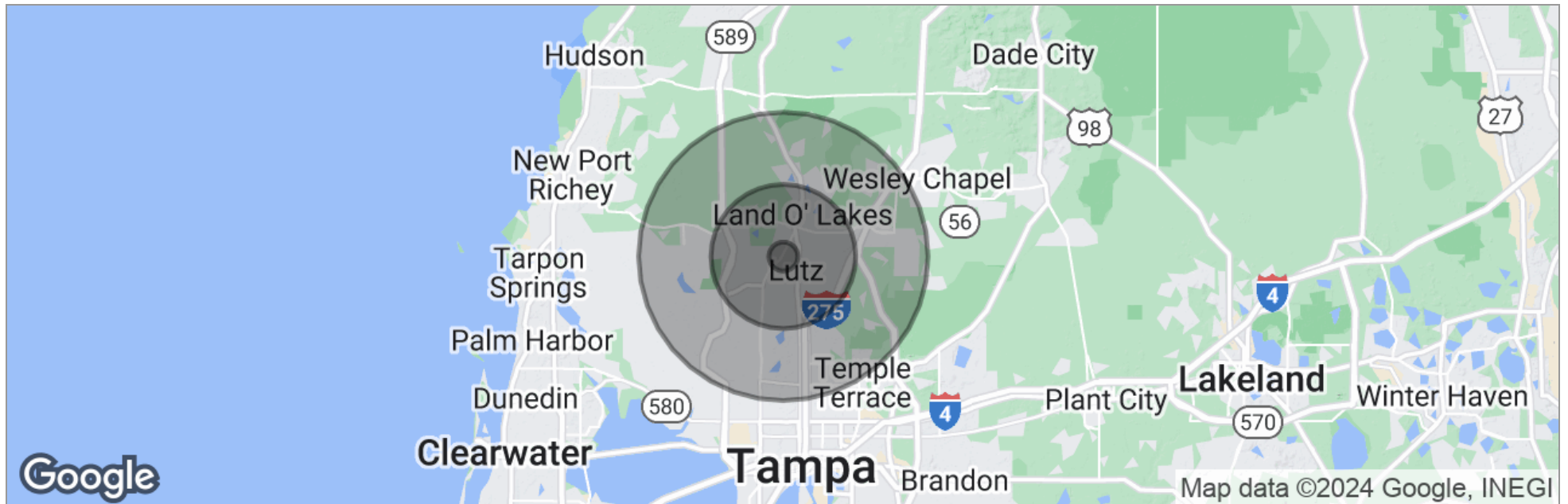
# Aerial Overview



# Property Photos



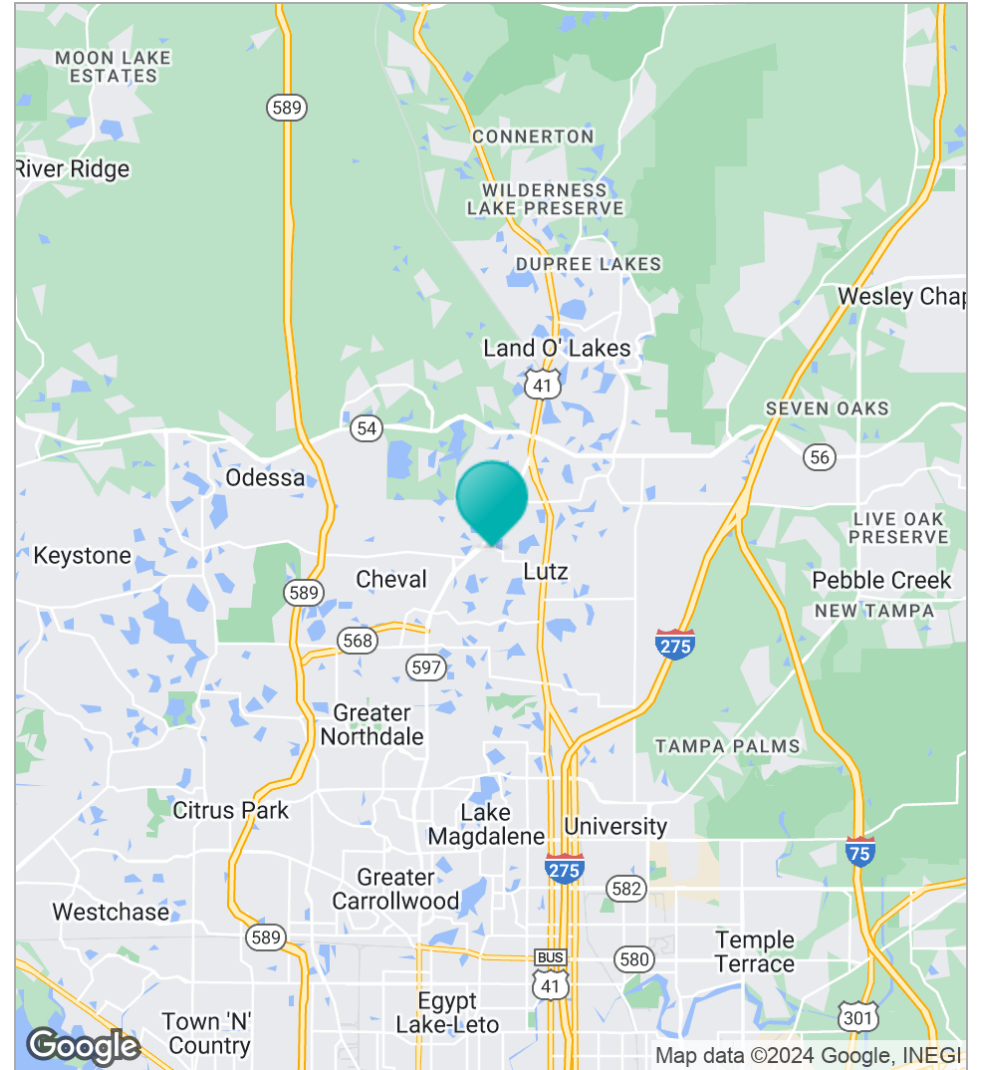
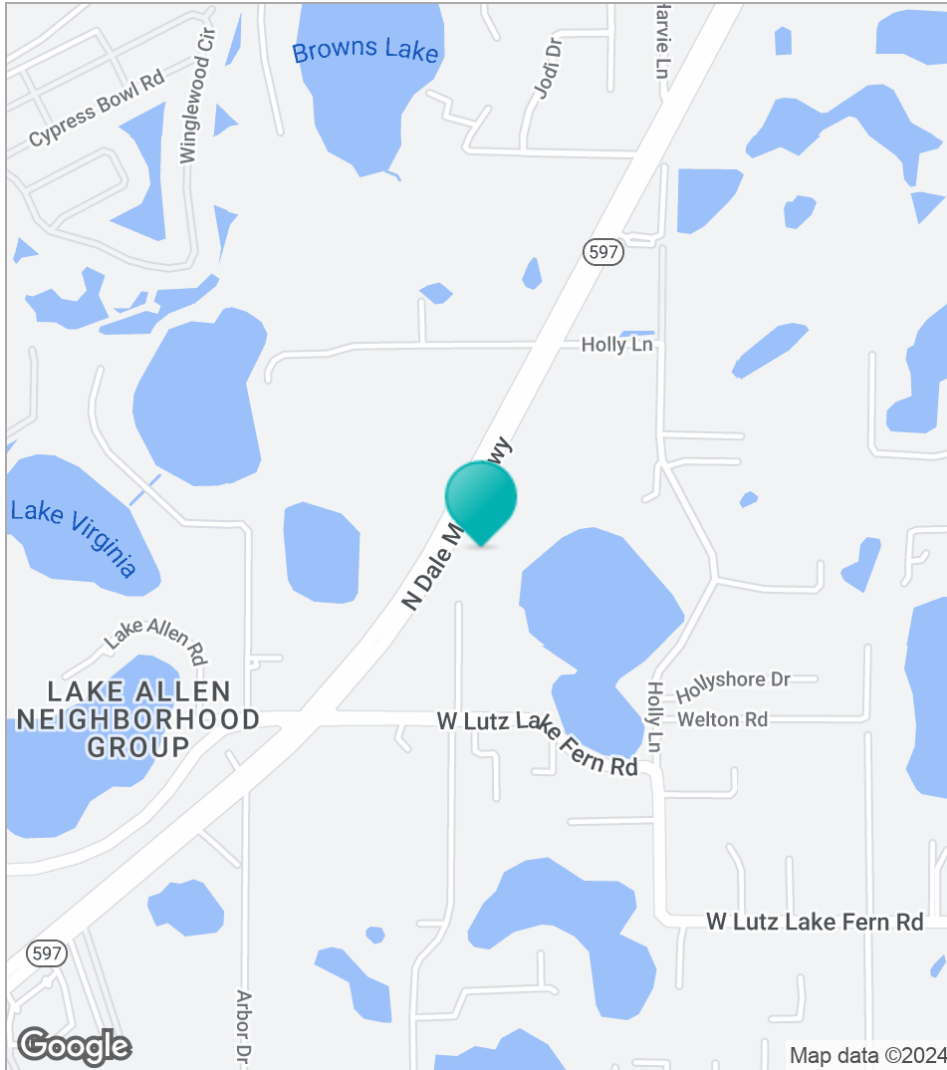
# Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	3,264	92,367	451,876
Population Density	1,039	1,176	1,438
Median Age	41.4	39.6	35.6
Median Age (Male)	41.6	38.6	34.8
Median Age (Female)	41.4	40.6	36.5
Total Households	1,107	35,027	171,785
# of Persons Per HH	2.9	2.6	2.6
Average HH Income	\$108,158	\$87,409	\$70,343
Average House Value	\$338,436	\$316,378	\$272,079

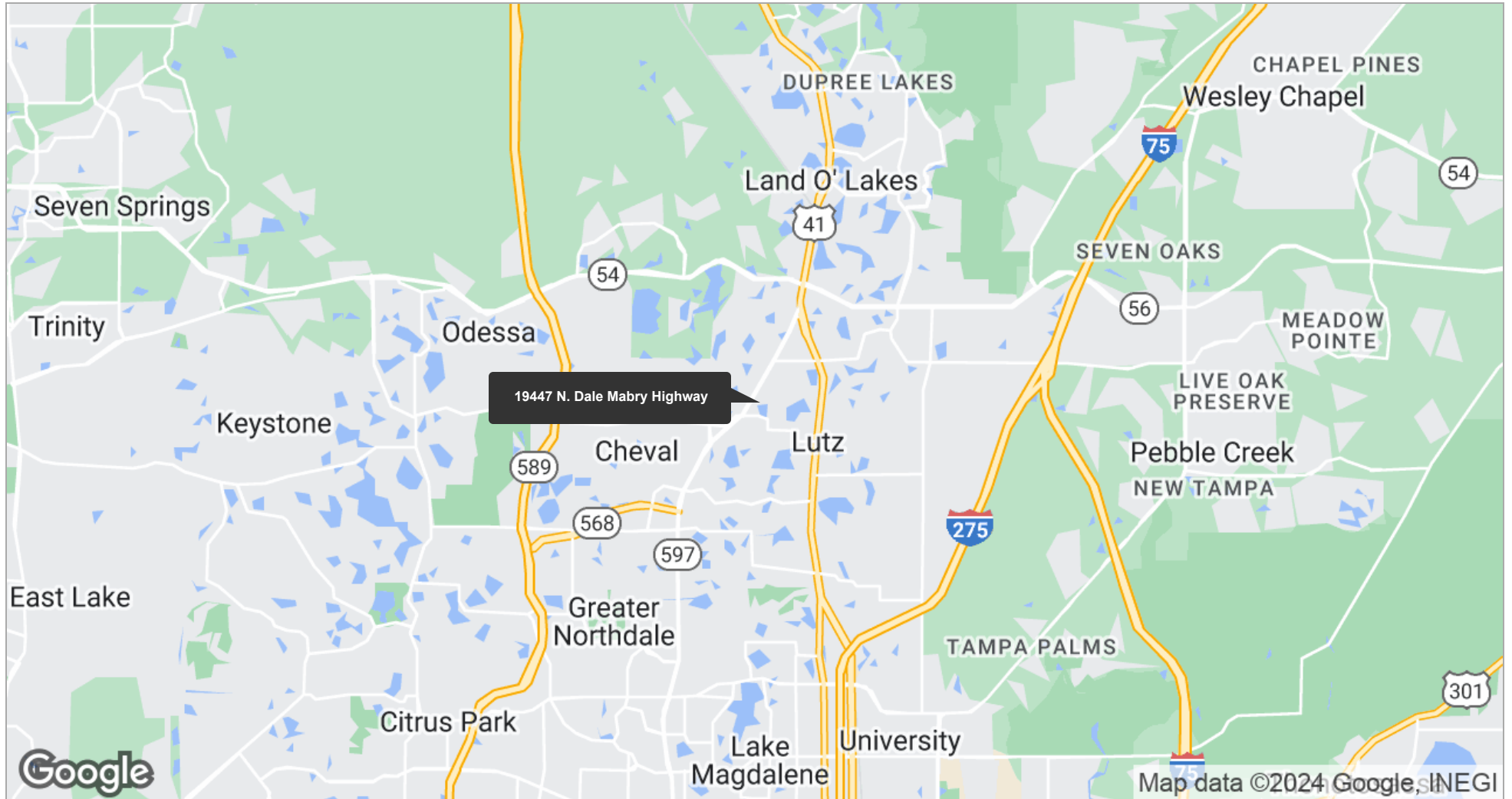
\* Demographic data derived from 2020 ACS - US Census

# Location Maps





# Regional Map



# 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.