

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. All required permits are approved.

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

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Senior Advisor/President

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Aerials (cont.)



Aerials (cont.)



Aerials (cont.)



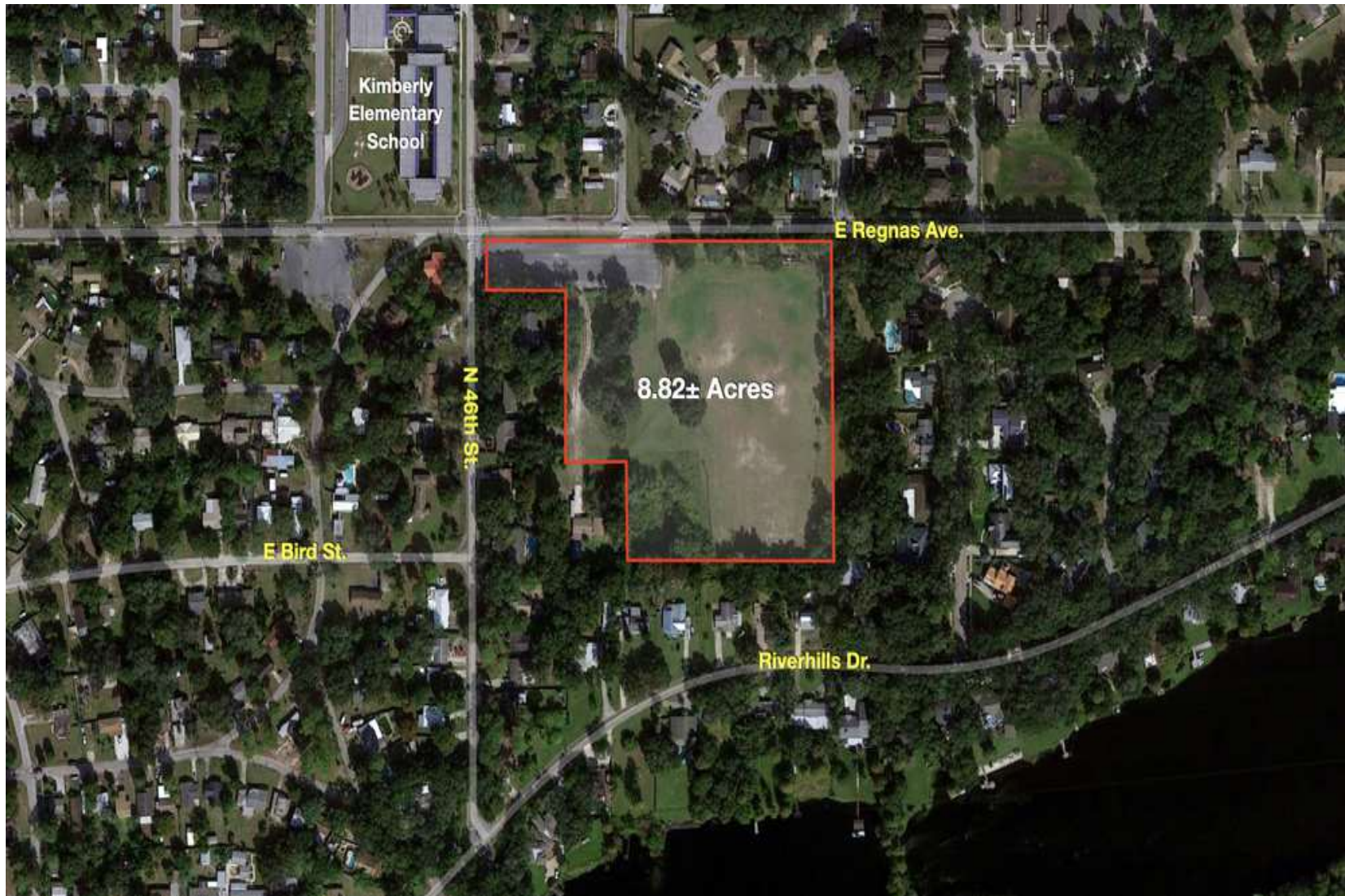
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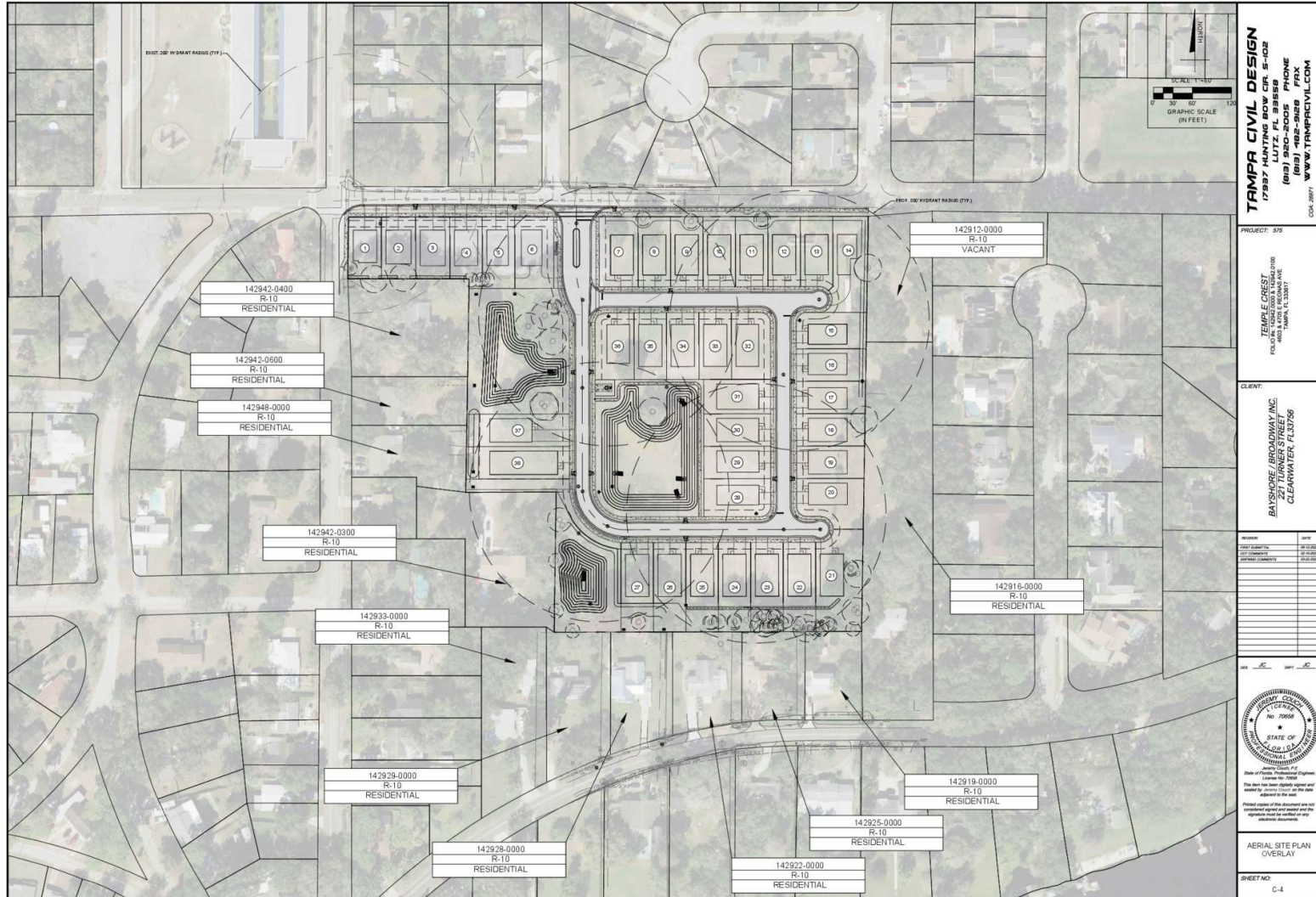
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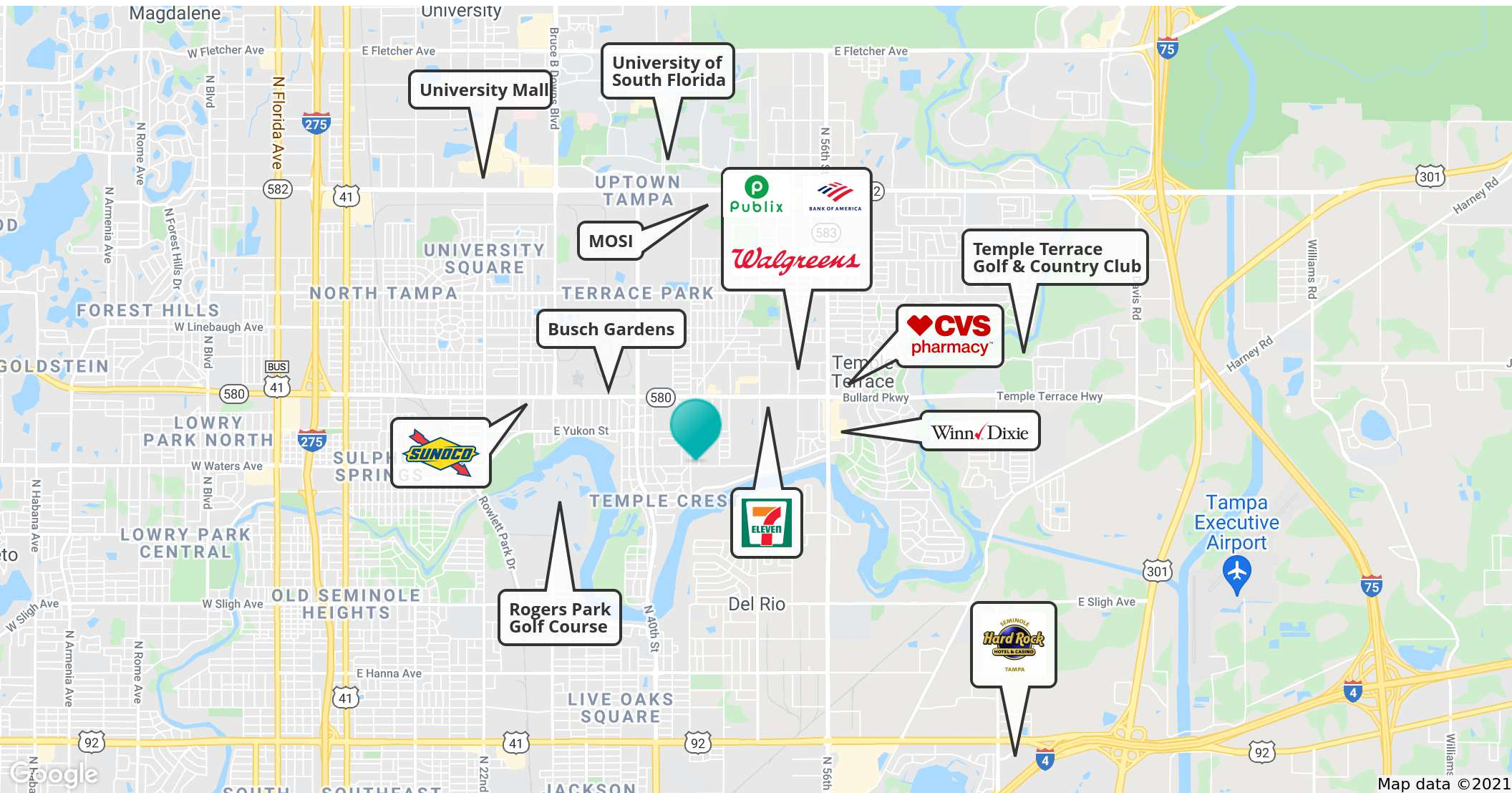
Survey



Preliminary Plat



Retailer Map



Demographics Map & Report

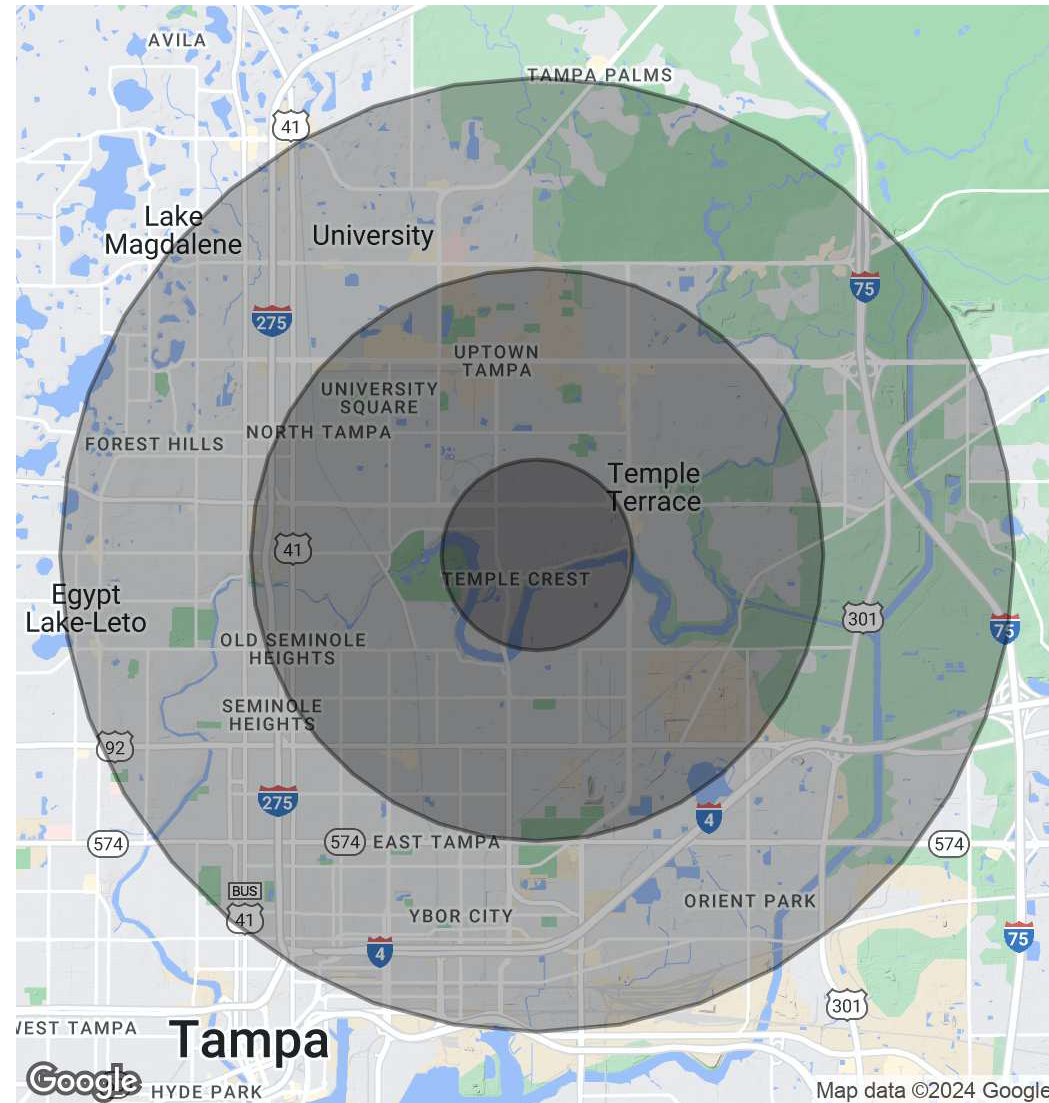
POPULATION

	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

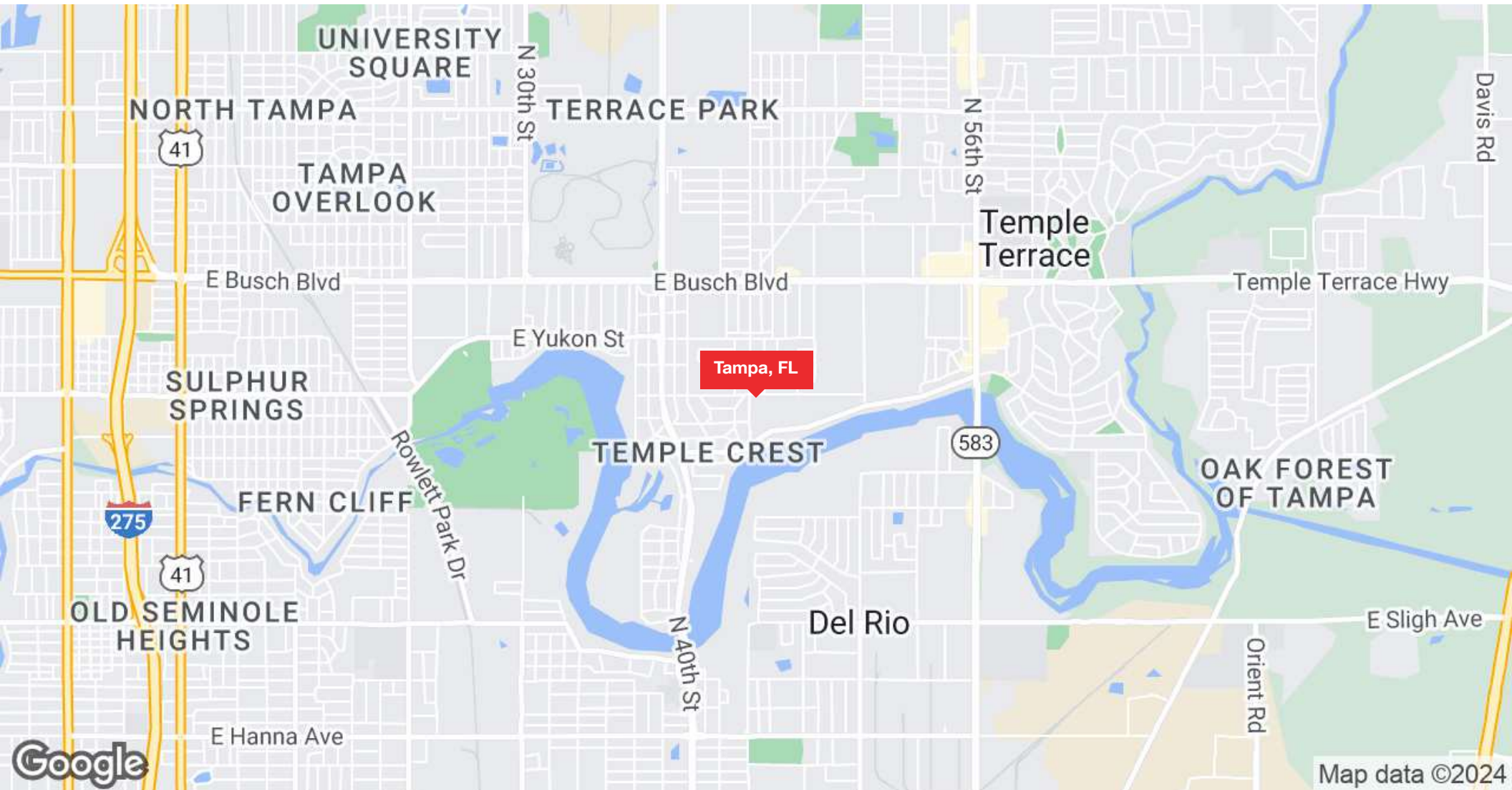
HOUSEHOLDS & INCOME

	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

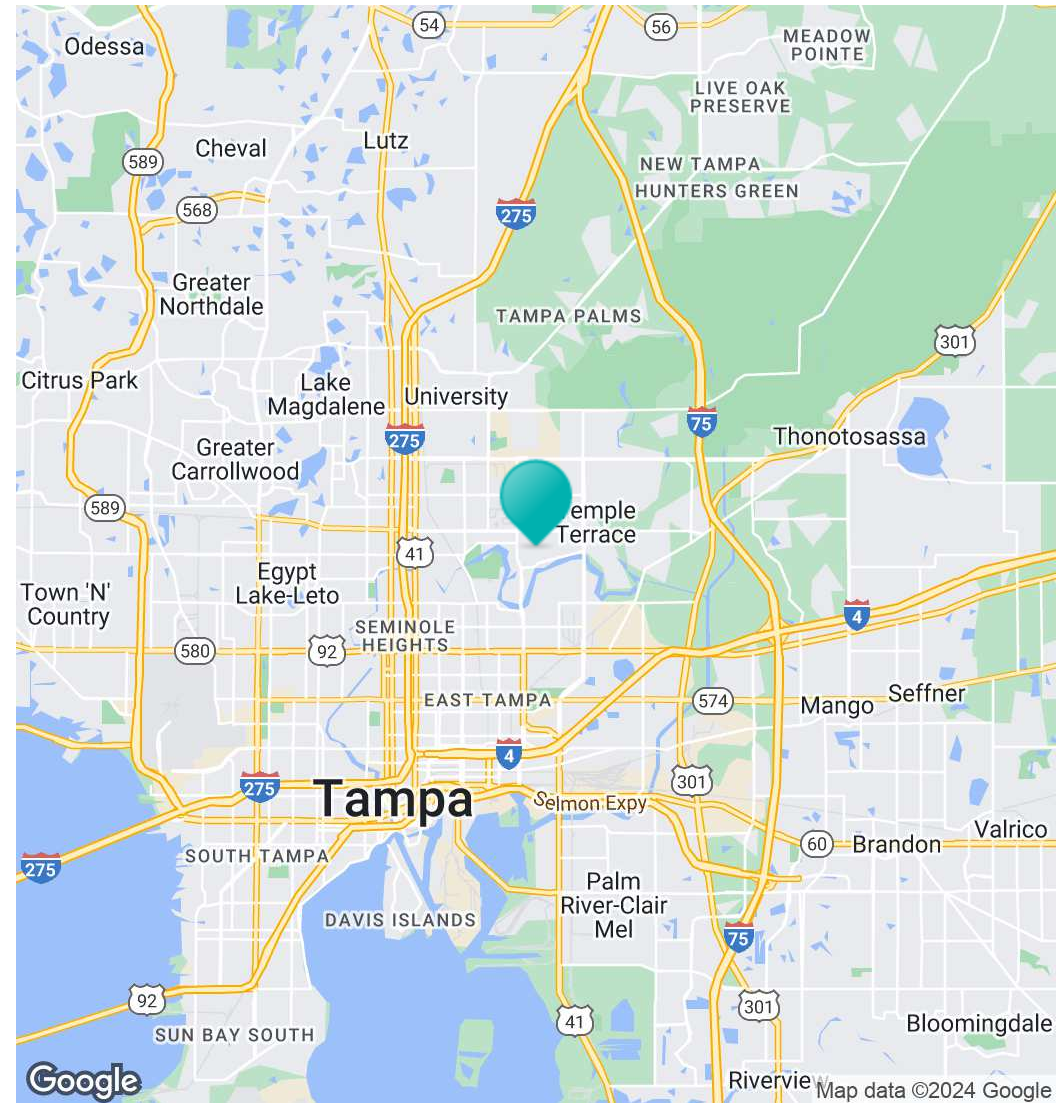
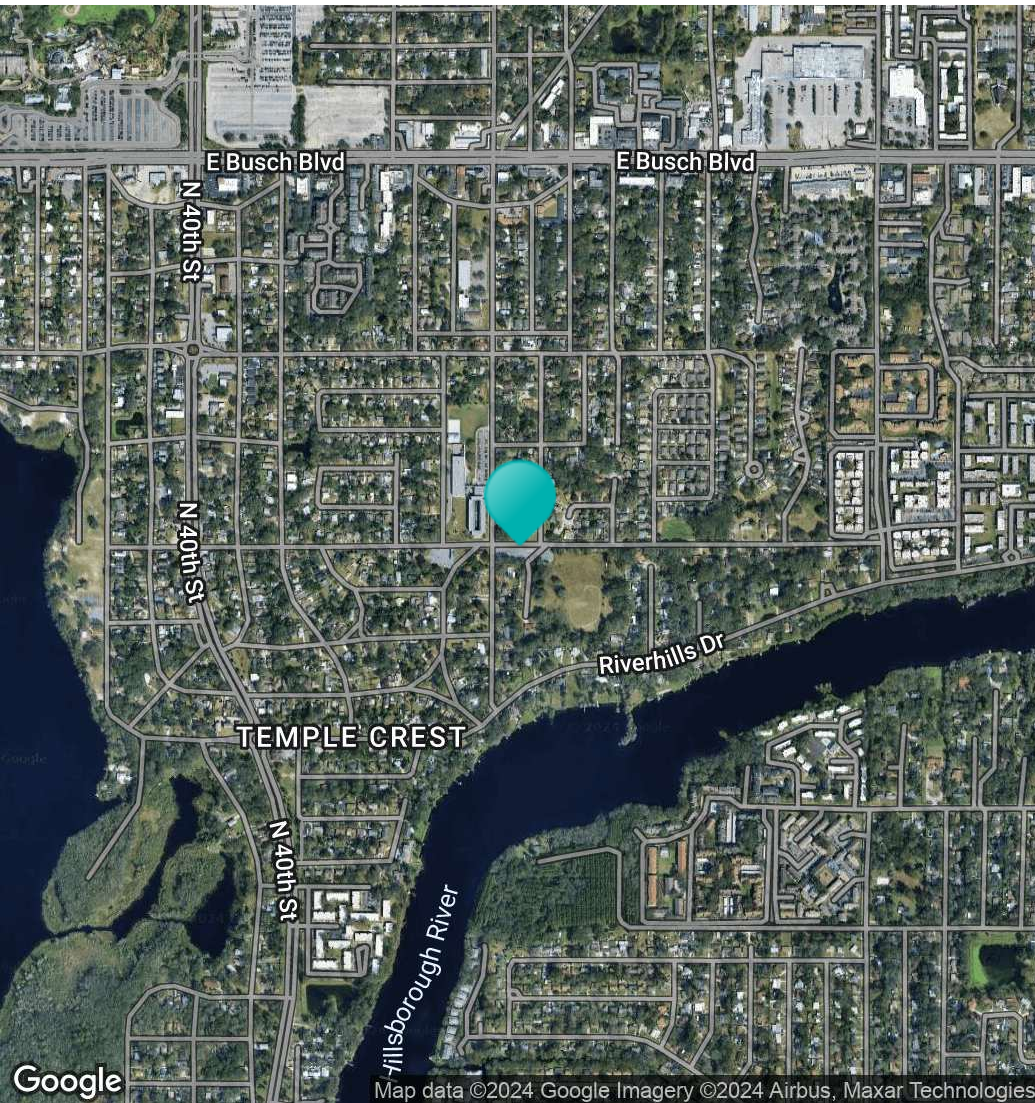
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Maps



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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.