

We know this land.



**Eshenbaugh**  
**LAND COMPANY**



**The Dirt Dog**

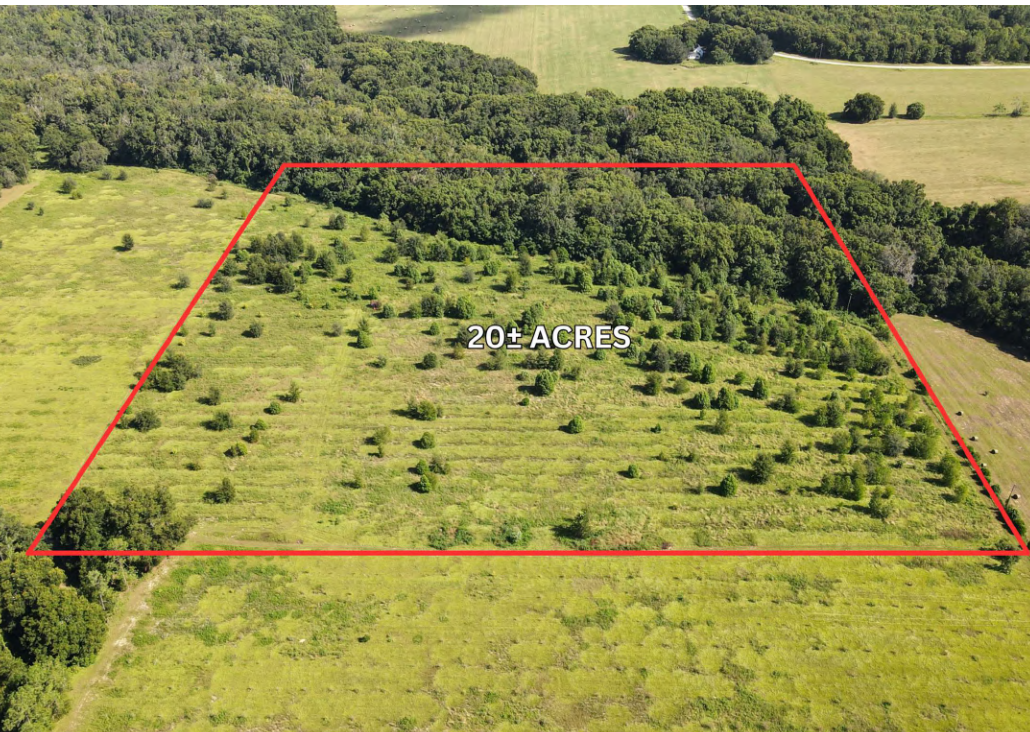
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

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

# Property Description



## PROPERTY DESCRIPTION

Beautiful 20-acre gently rolling parcel nestled in the hills of north Dade City. The property slopes from the south to the north. The north half includes a beautiful wooded area. This provides a unique opportunity for someone to build a home with serene views. Additionally, the site is tucked away allowing for a private, rural setting while still being in close proximity to modern conveniences.

There is a 10 inch well on site with an average GPD of 25,600, peak GPD of 144,900, and max GPD of 864,000. It is permitted until 2035.

The property can potentially be split into two 10-acre lots, but due diligence is required to confirm this option. Previously a productive citrus grove, the property could also be utilized for a small farming operation.

## LOCATION DESCRIPTION

The property is located in Dade City on Spring Branch Road in scenic northern Pasco County. It's 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, Spring Branch Road is 0.75 miles down on the right. The property is a 0.25 miles up on the right.

## SIZE

20 acres

## ZONING/FUTURE LAND USE

Zoning: AC (Agricultural District)

Future Land Use: AG/R (Agricultural Rural)

## PRICE

\$690,000

# Aerial





# Additional Photos



# Additional Photos



# Retailer Map



# Demographics Map & Report

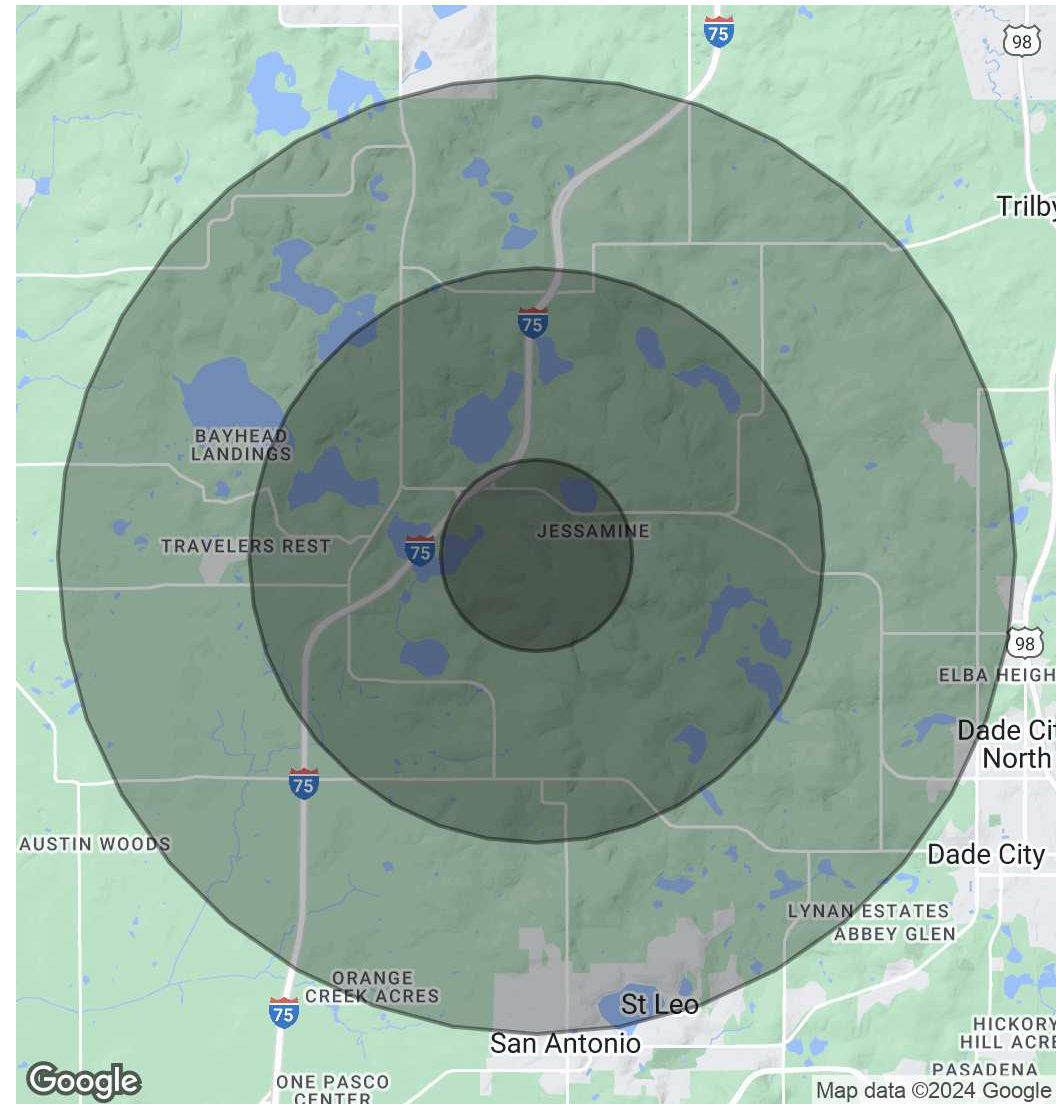
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	261	2,800	11,784
Average Age	44	45	44
Average Age (Male)	44	45	43
Average Age (Female)	44	45	44

## HOUSEHOLDS & INCOME

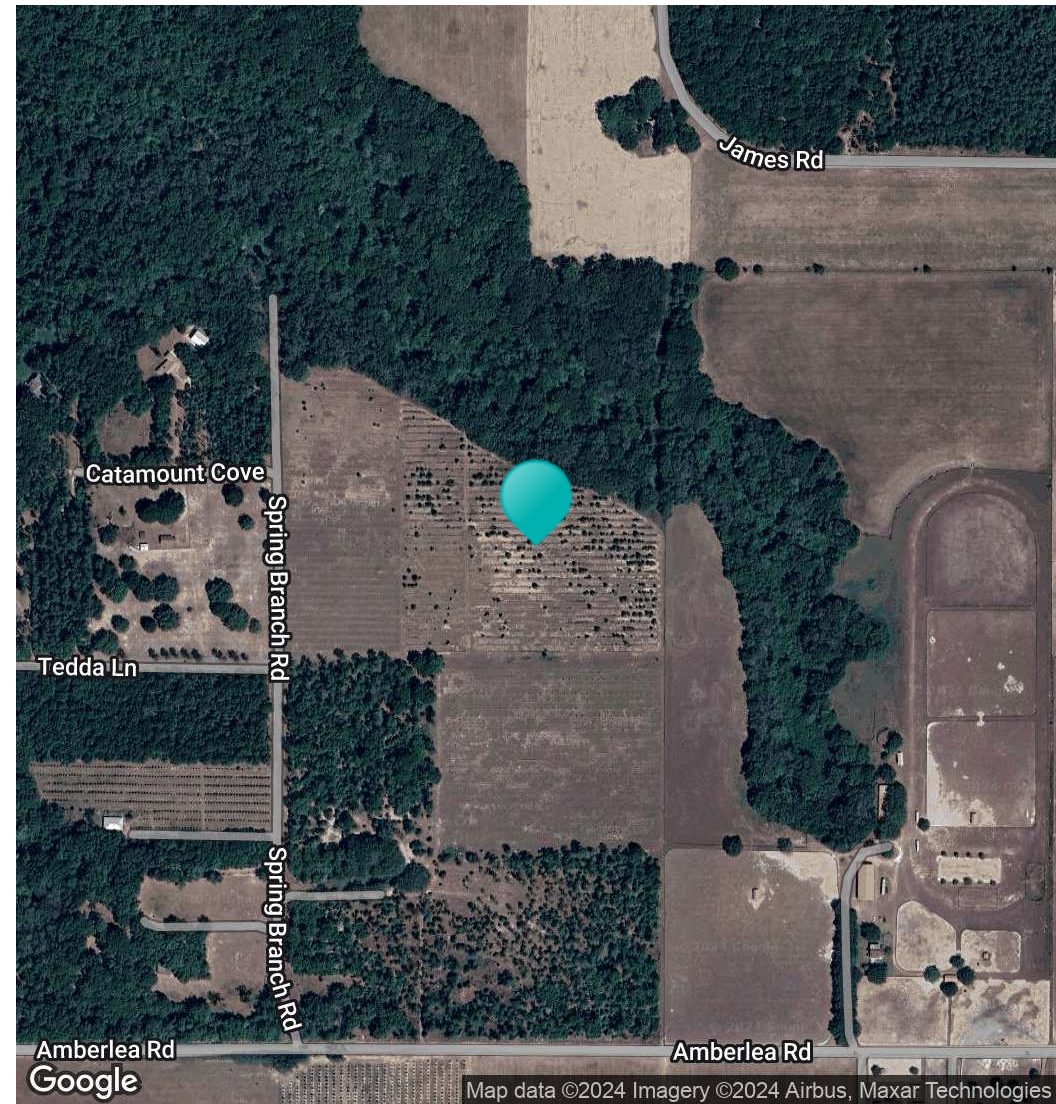
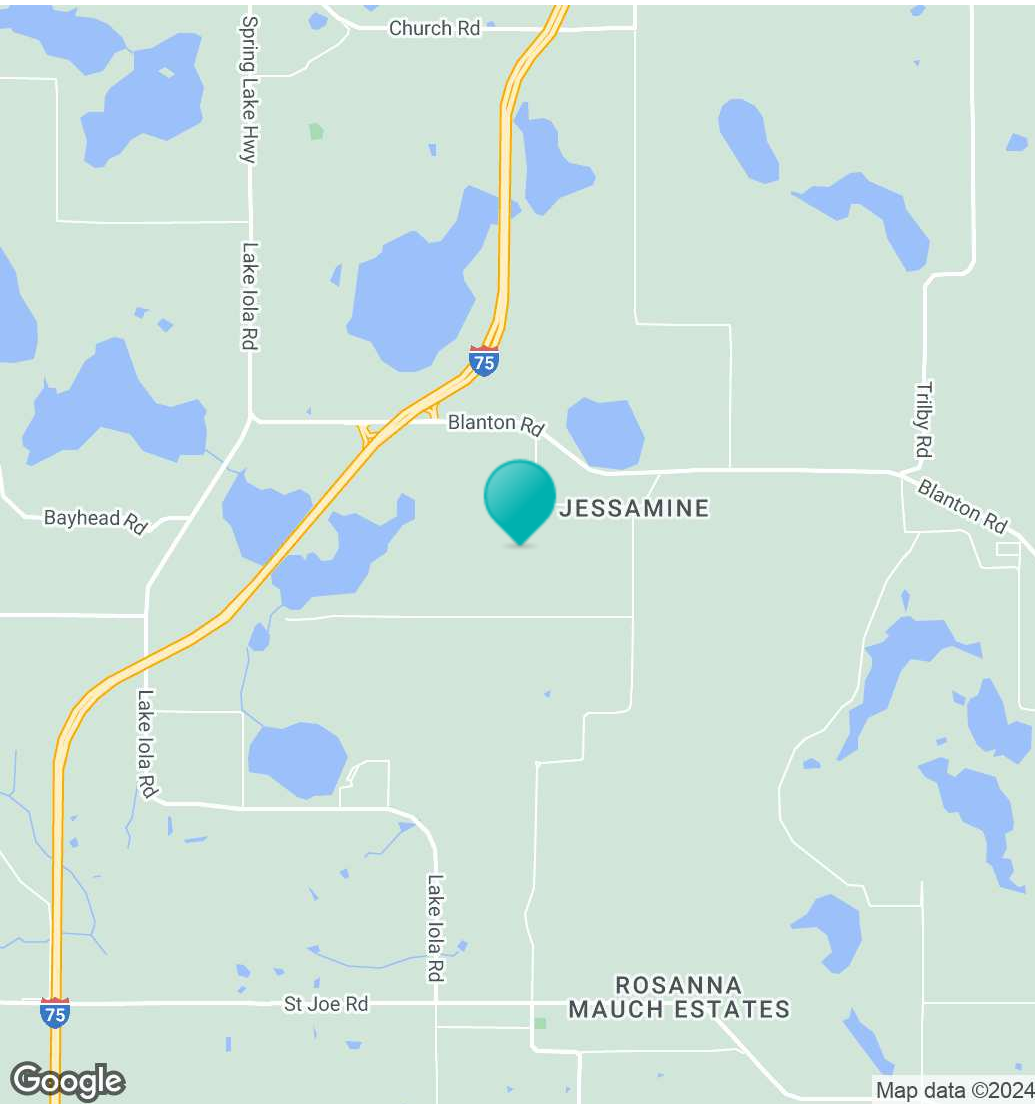
	1 MILE	3 MILES	5 MILES
Total Households	97	1,064	4,396
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$136,559	\$125,930	\$110,859
Average House Value	\$483,981	\$485,181	\$429,060

Demographics data derived from AlphaMap





# 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.