

We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Executive Summary



PROPERTY & LOCATION DESCRIPTION

6.43 acres approved for 33 townhomes in the South Carrollwood submarket of Tampa, Florida. The site offers excellent proximity to all major employment centers within the Tampa Bay market such as the Westshore Business District (4 miles), Downtown Tampa (7.5 miles), Downtown Clearwater (22 miles), and Downtown St. Petersburg (24 miles). The location also provides proximity to major retailers such as Target, Walmart, Lowes, and Home Depot, all within a 10 minute drive. Both major airports, Tampa International Airport and St. Pete-Clearwater International Airport, are also in close proximity (6 miles and 18 miles, respectively).

This is one of the largest undeveloped sites remaining within the Carrollwood submarket and an extremely rare opportunity to purchase an entitled site within the highly competitive Tampa Bay market.

TOWNHOME LOTS

Planned for 33 townhome lots (20'X100'). Only requires a minor modification to the current PD zoning for approval. Civil plans will be completed by current owner in Q4 of 2024 allowing for permitting to commence in Q1 of 2025. Survey and site plan available upon request.

OFFERS AND ADDITIONAL INFORMATION

To submit an offer or request additional information, please contact:

Jack Koehler, CCIM, ALC
Jack@thedirtog.com
813-541-4156

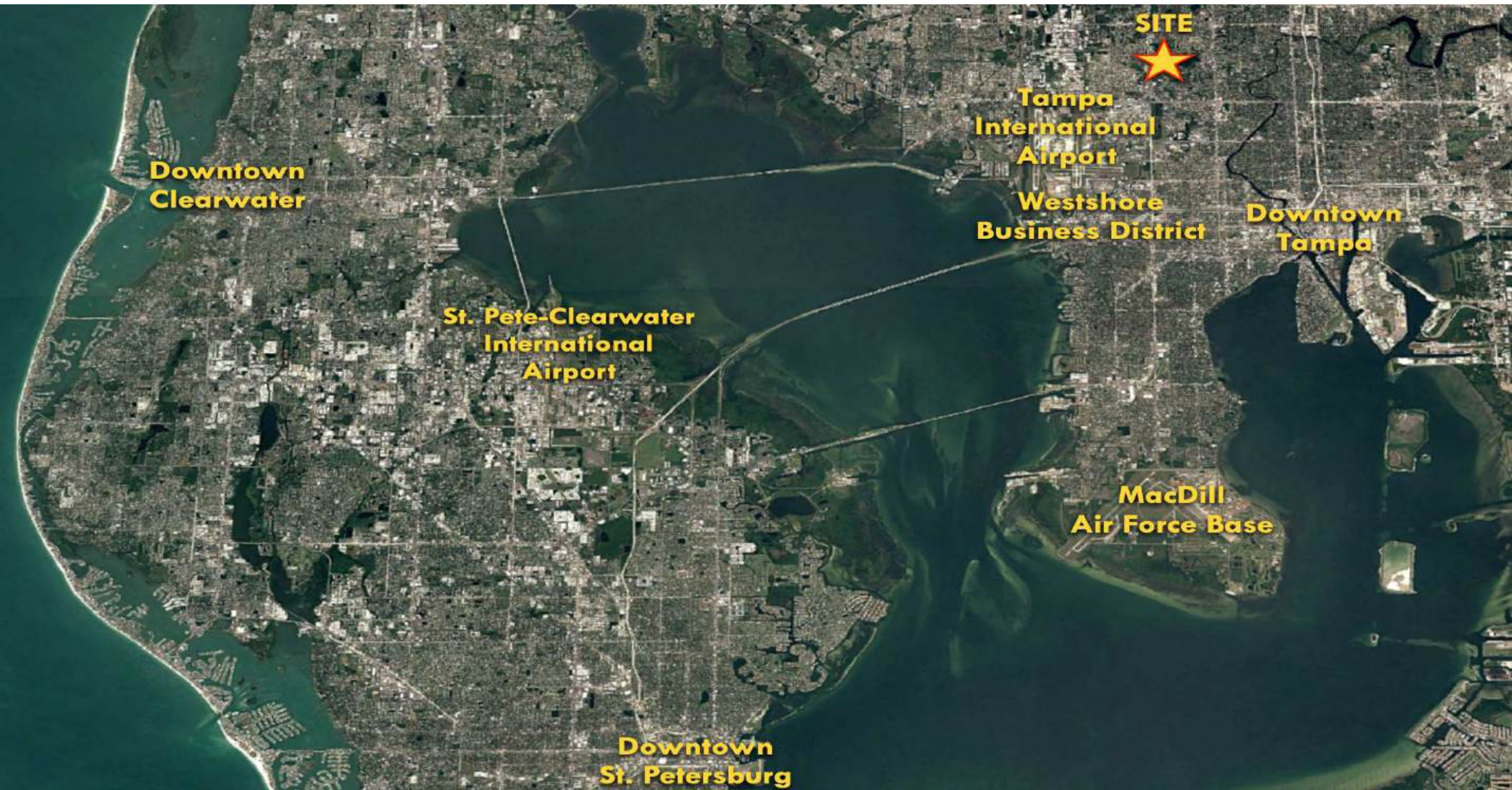
Proximity to Downtown Tampa & Westshore Business District



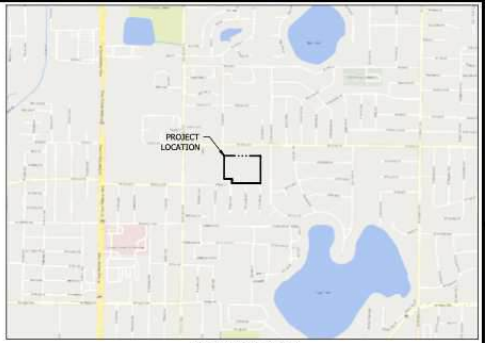
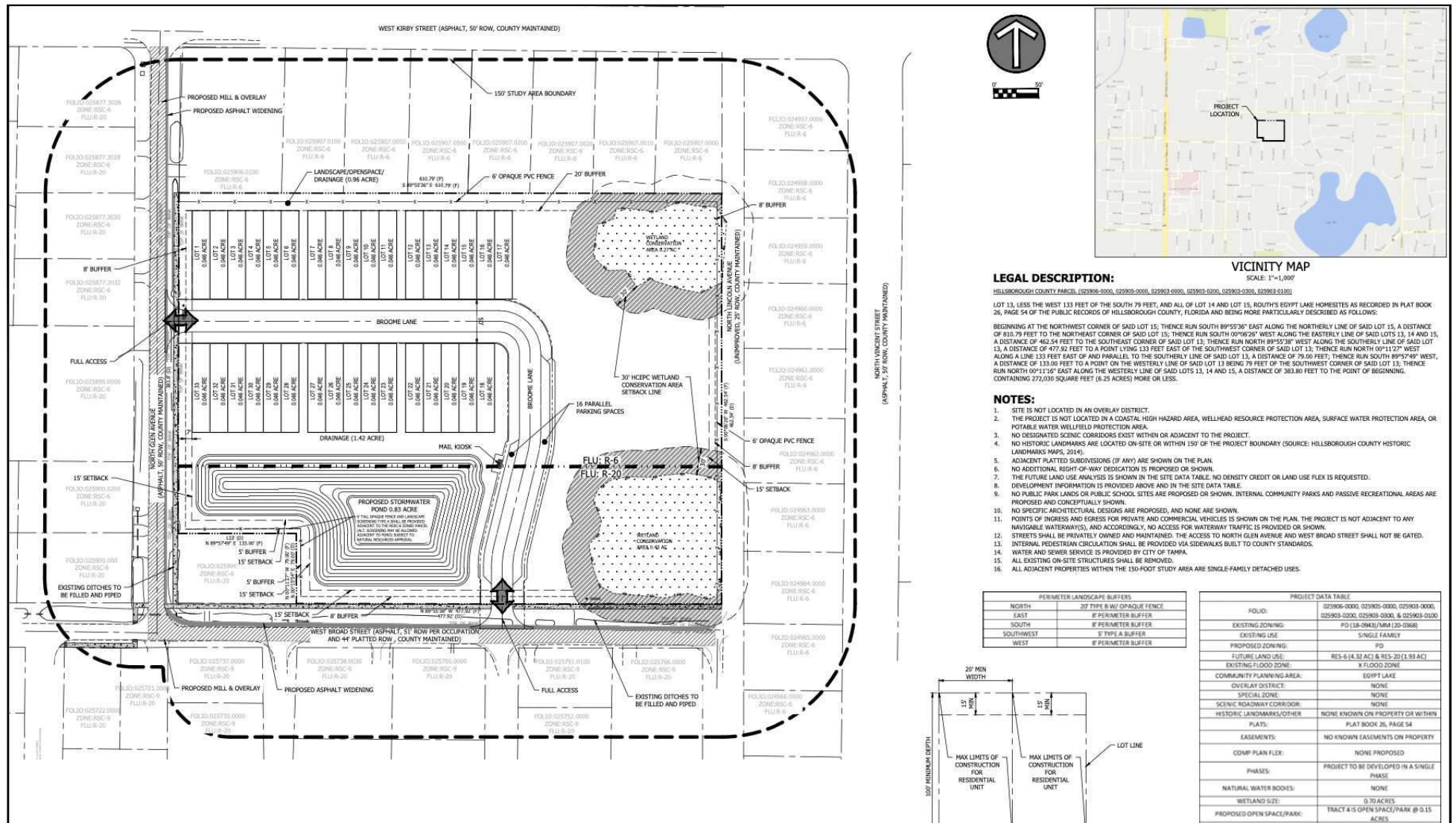
Proximity to Tampa International Airport



Proximity to Major Employment Centers in Tampa Bay



Site Plan



PERIMETER LANDSCAPE BUFFERS

NORTH	20' TYPE B/W/ OPAQUE FENCE
EAST	8' PERIMETER BUFFER
SOUTH	8' PERIMETER BUFFER
SOUTHWEST	8' TYPE A BUFFER
WEST	8' PERIMETER BUFFER

PROJECT DATA TABLE

FOLIO:	025906-0000, 025905-0000, 025903-0000, 025903-0100, 025902-0000, 025903-0100, & 025903-0100
EXISTING ZONING:	PD (SR-0943)/MRA (20-0368)
PROPOSED ZONING:	PD
FUTURE LAND USE:	RES-6 (4.32 AC) & RES-20 (1.93 AC)
EXISTING FLOOD ZONE:	X FLOOD ZONE
COMMUNITY PLANNING AREA:	EGYPT LAKE
OVERLAY DISTRICT:	NONE
SPECIAL ZONE:	NONE
SCENIC ROADWAY CORRIDOR:	NONE
HISTORIC LANDMARKS/OTHER:	NONE KNOWN ON PROPERTY OR WITHIN
PLATS:	PLAT BOOK 26, PAGE 54
EASEMENTS:	NO KNOWN EASEMENTS ON PROPERTY
COMP PLAN FLEX:	NONE PROPOSED
PHASE:	PROJECT TO BE DEVELOPED IN A SINGLE PHASE
NATURAL WATER BODIES:	NONE
WETLAND SIZE:	8.20 ACRES
PROPOSED OPEN SPACE/PARK:	TRACT 4 IS OPEN SPACE/PARK @ 0.15 ACRES

20' MIN WIDTH	15' MIN DEPTH	15' MIN
MAX LIMITS OF CONSTRUCTION FOR RESIDENTIAL UNIT	MAX LIMITS OF CONSTRUCTION FOR RESIDENTIAL UNIT	LOT LINE

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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.