

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

This former citrus grove includes extensive improvements including five (5) brand new 30x90 greenhouses built in tandem that totals about 13,500 SF, a 1,529 SF 3 BR/2 BA house, and a 10-inch SWFWMD permitted deep well with 46,900 average GPD / 99,200 peak GPD / 1,764,300 maximum GPD volumes. An additional 8-inch well has recently been constructed to serve as a redundant back-up well. The western 30x90 greenhouse has been finished and demised with highly specialized air-conditioned workspace for the future cultivation of cannabis. It should also be noted that a natural gas pipeline (main) is located along the southern property line and preliminary discussions with TECO Peoples Gas indicated that a tap would be permitted with a service agreement. The entire site is highly secure with 6 foot chain link fence with barbed wire on top and bottom.

LOCATION DESCRIPTION

The property is located along the north side of W. Knights Griffin Road, just north of Lake Thonotosassa in unincorporated Hillsborough County, FL. It is conveniently located less than 15 minutes from I-4, and only 25 minutes to downtown Tampa. The property is also located in close proximity to local shopping and schools.

PROPERTY SIZE

29.66 +/- Acres

ZONING

AR

FUTURE LAND USE

R-1

PROPERTY OWNER

Visio Clara, LLC

PRICE

Contact Broker

BROKER CONTACT INFO

Chase Collier, CCIM

Advisor

813.287.8787 x103

chase@thedirtdog.com

Aerials



3 THONO T // 11426 W. KNIGHTS GRIFFIN RD THONOTOSASSA, FL 33592



Aerials



LAKE THONOTOSASSA

KELSO RD

KNIGHTS GRIFFIN RD

30±
ACRES

Aerials



Aerials



Additional Photos



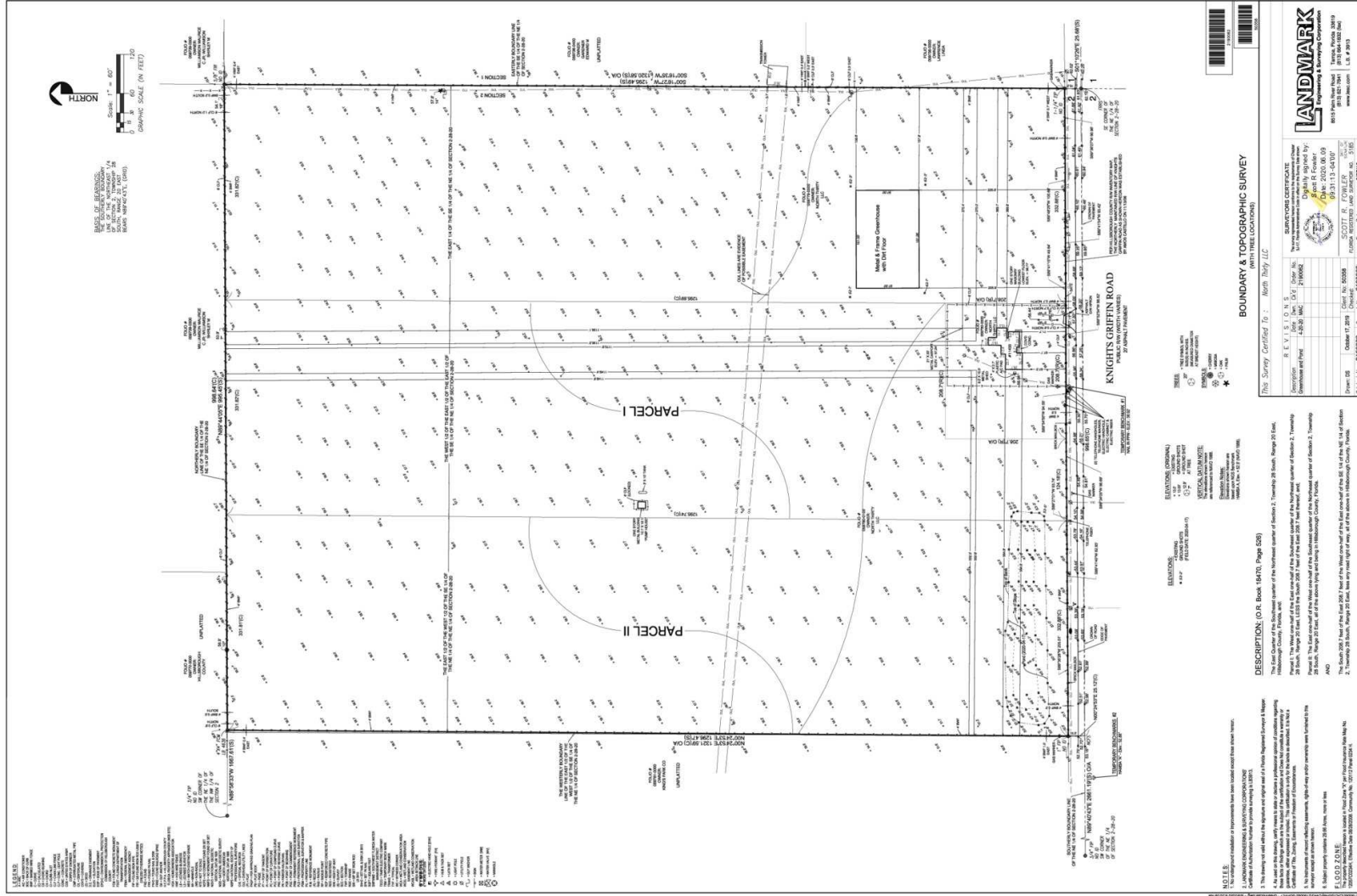
Additional Photos



Additional Photos



Survey



Additional Photos

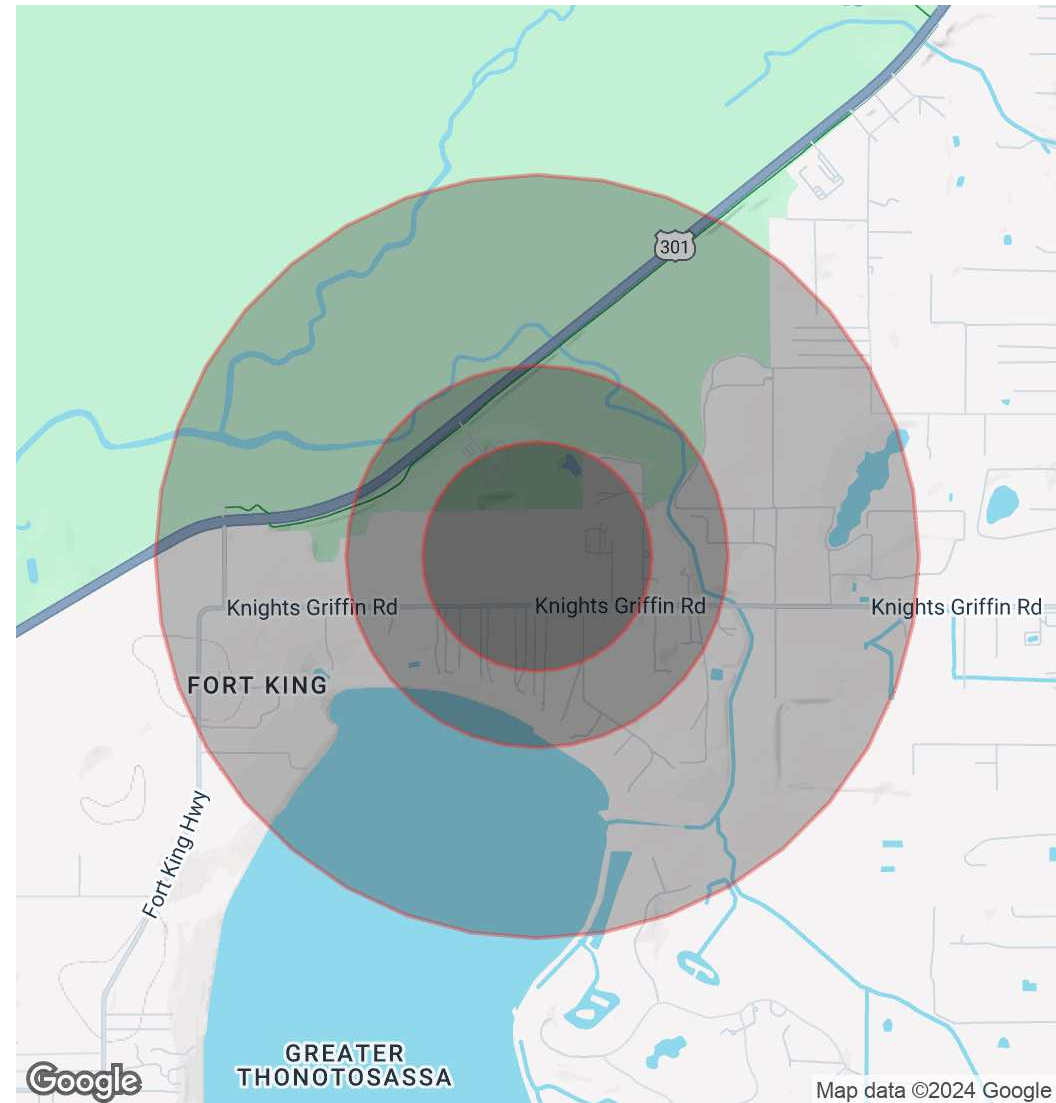


Demographics Map & Report

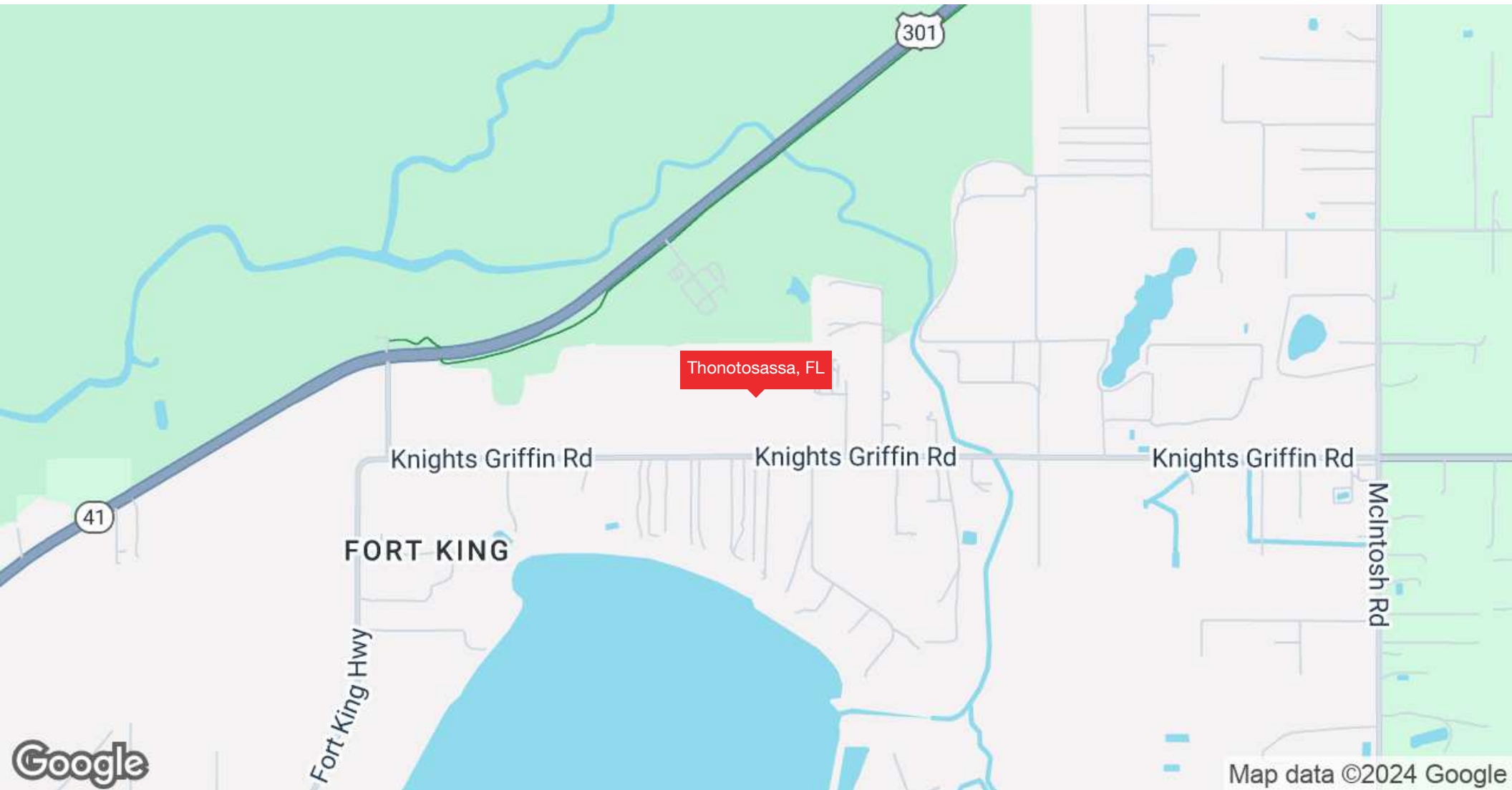
| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 50 | 206 | 568 |
| Average Age | 45 | 45 | 45 |
| Average Age (Male) | 44 | 44 | 44 |
| Average Age (Female) | 46 | 46 | 46 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 17 | 70 | 194 |
| # of Persons per HH | 2.9 | 2.9 | 2.9 |
| Average HH Income | \$154,517 | \$152,394 | \$148,693 |
| Average House Value | \$830,177 | \$815,911 | \$791,301 |

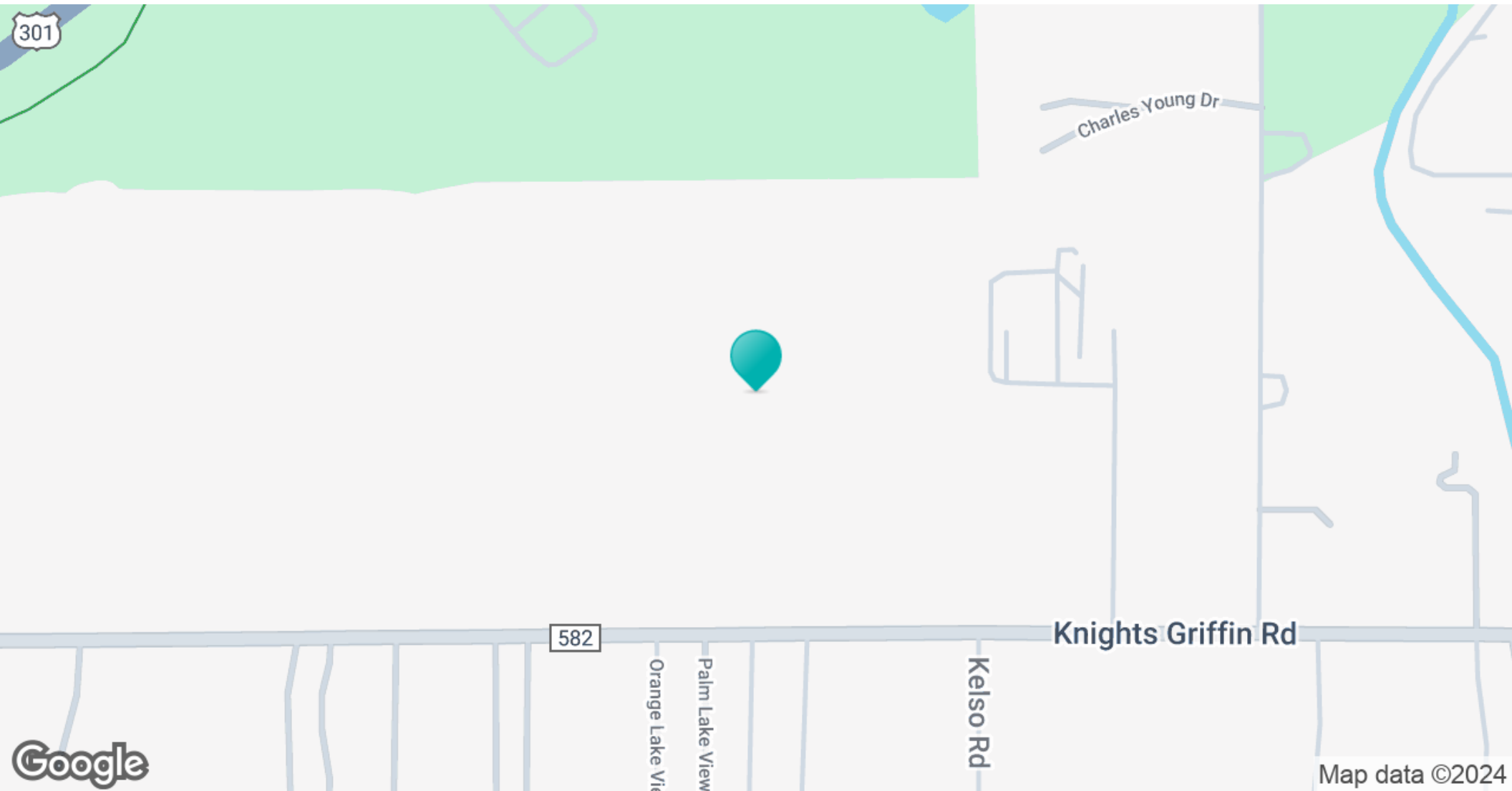
* Demographic data derived from 2020 ACS - US Census



Regional Map



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.

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