

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)

# Additional Photos



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase a .79 acre parcel that could be subdivided into up to 4 residential lots. The site is wooded and the approximate dimensions are 115 feet by 299 feet subject to a survey.

## LOCATION DESCRIPTION

The property is located at 6416 E. 23rd Avenue in Tampa, FL. it is located at SW corner of N 65th Street and E. 24th Avenue.

## PROPERTY SIZE

0.79 Acres

## ZONING

RSC-9

## PARCEL ID

042378-0200

## PRICE

\$150,000

## BROKER CONTACT INFO

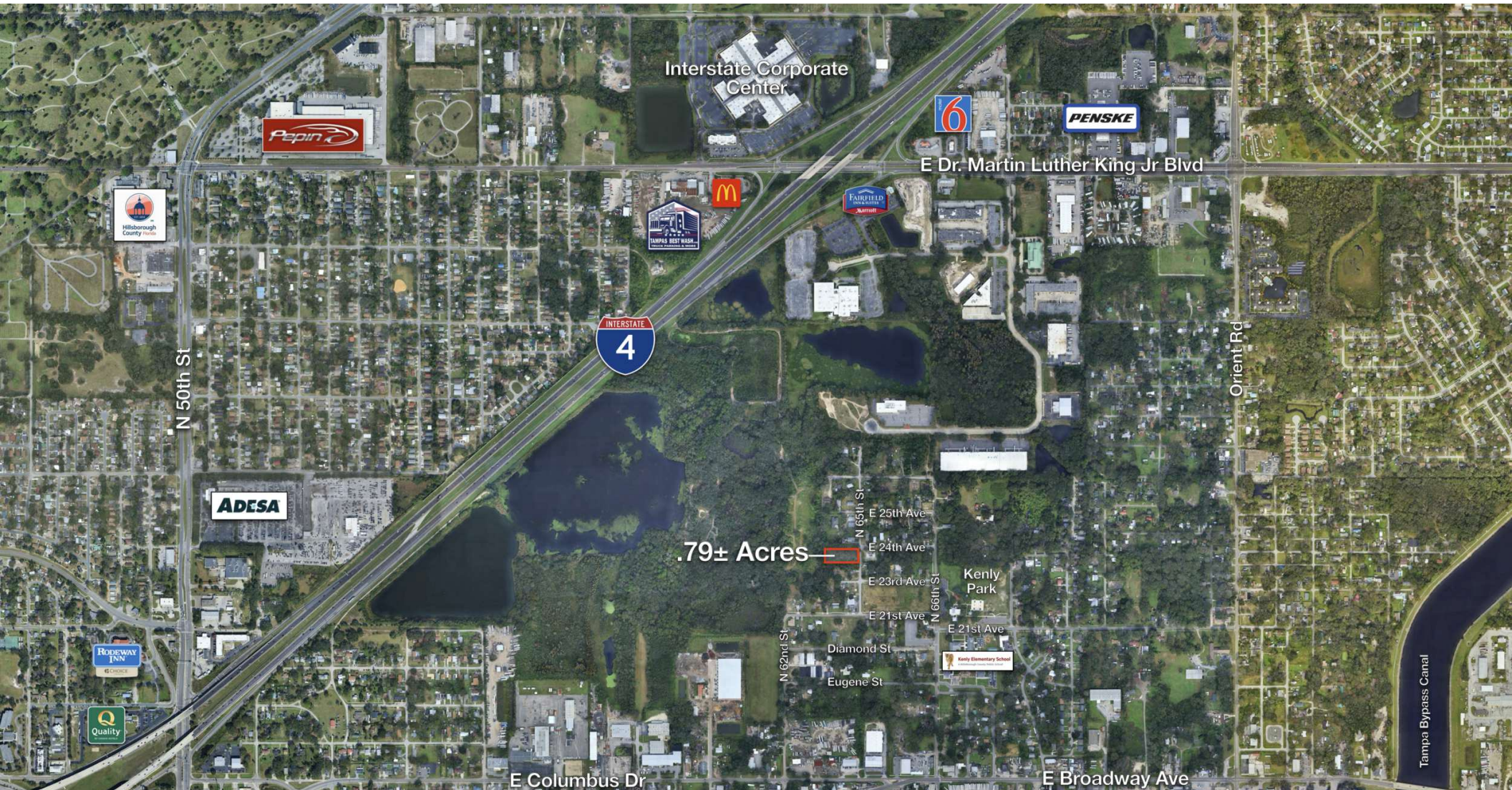
**Ryan Sampson, CCIM, ALC**

Senior Advisor/Managing Partner

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# Additional Photos



# Additional Photos



# Demographics Map & Report

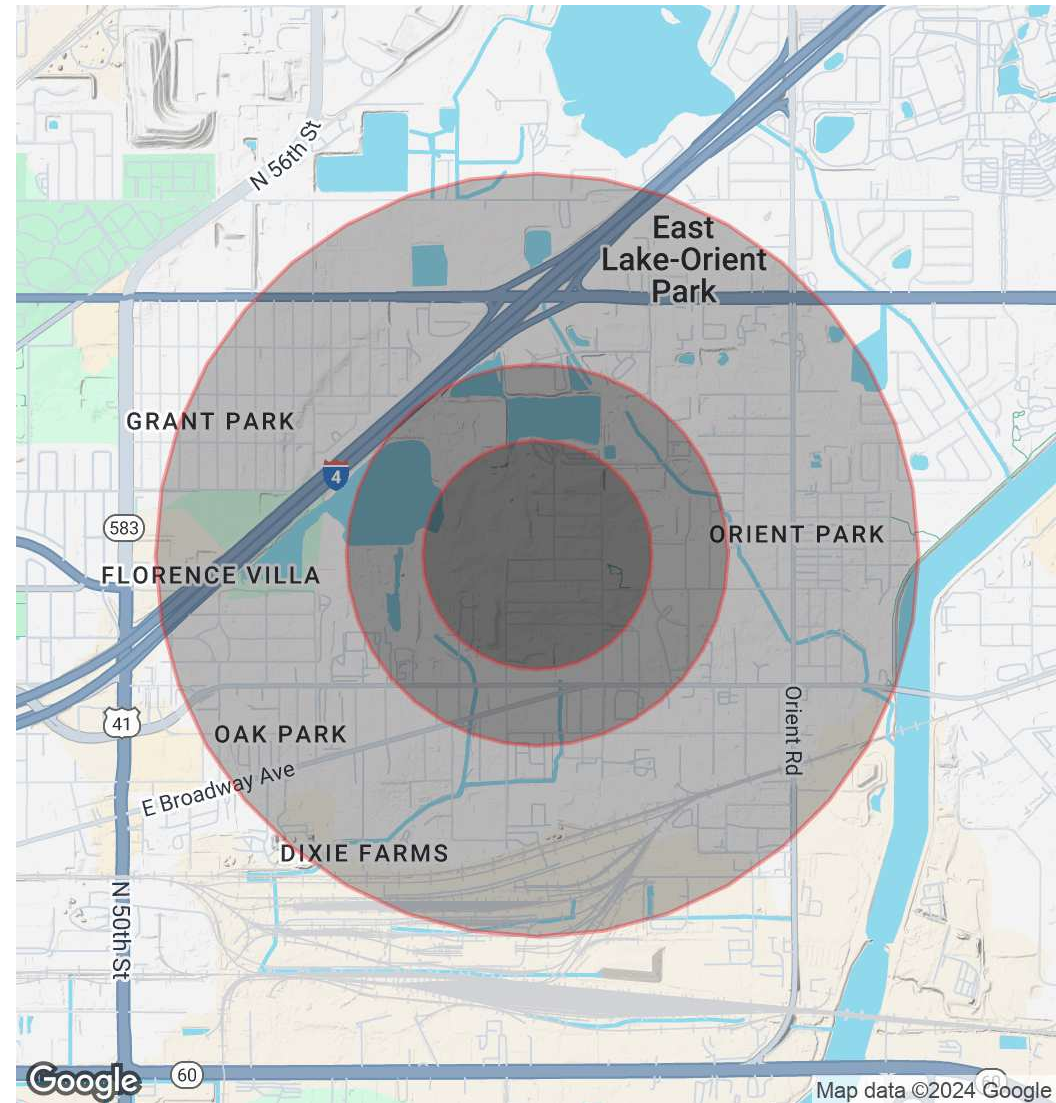
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	318	1,032	5,995
Average Age	37	37	36
Average Age (Male)	36	36	34
Average Age (Female)	38	38	37

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	110	340	1,911
# of Persons per HH	2.9	3	3.1
Average HH Income	\$67,053	\$63,304	\$53,126
Average House Value	\$159,421	\$161,608	\$177,795

Demographics data derived from AlphaMap



# Regional Map



# Location Map





# Confidentiality & Disclaimer

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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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