

# 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)



# Aerial



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to acquire 723± contiguous acres across six parcels in Plant City, Florida, within Hillsborough County. The property features a mix of AR (Agricultural Rural) and AM (Agricultural – Mining) zoning and has a history of mining-related use.

## LOCATION DESCRIPTION

Strategically located just two miles south of State Road 60, the property sits along County Road 39, which sees approximately 12,700 vehicles per day. The site provides convenient access to major regional corridors, including I-4 and SR 60, linking it to Tampa, Lakeland, and Orlando.

## MUNICIPALITY

Hillsborough County

## PROPERTY SIZE

723± Acres

## ZONING

AR (Agricultural), AM (Agricultural - Mining)

## FUTURE LAND USE

A/R (Agricultural/Rural)

## PARCEL ID

U-05-30-22-ZZZ-000005-11830.0, U-06-30-22-ZZZ-000005-12540.0, U-07-30-22-ZZZ-000005-12600.0, U-31-29-22-ZZZ-000005-11310.0, U-36-29-21-ZZZ-000004-20690.0, U-01-30-21-ZZZ-000004-20710.0

## PRICE

\$7,500,000

## BROKER CONTACT INFO

**Chris Bowers ALC, CCIM**

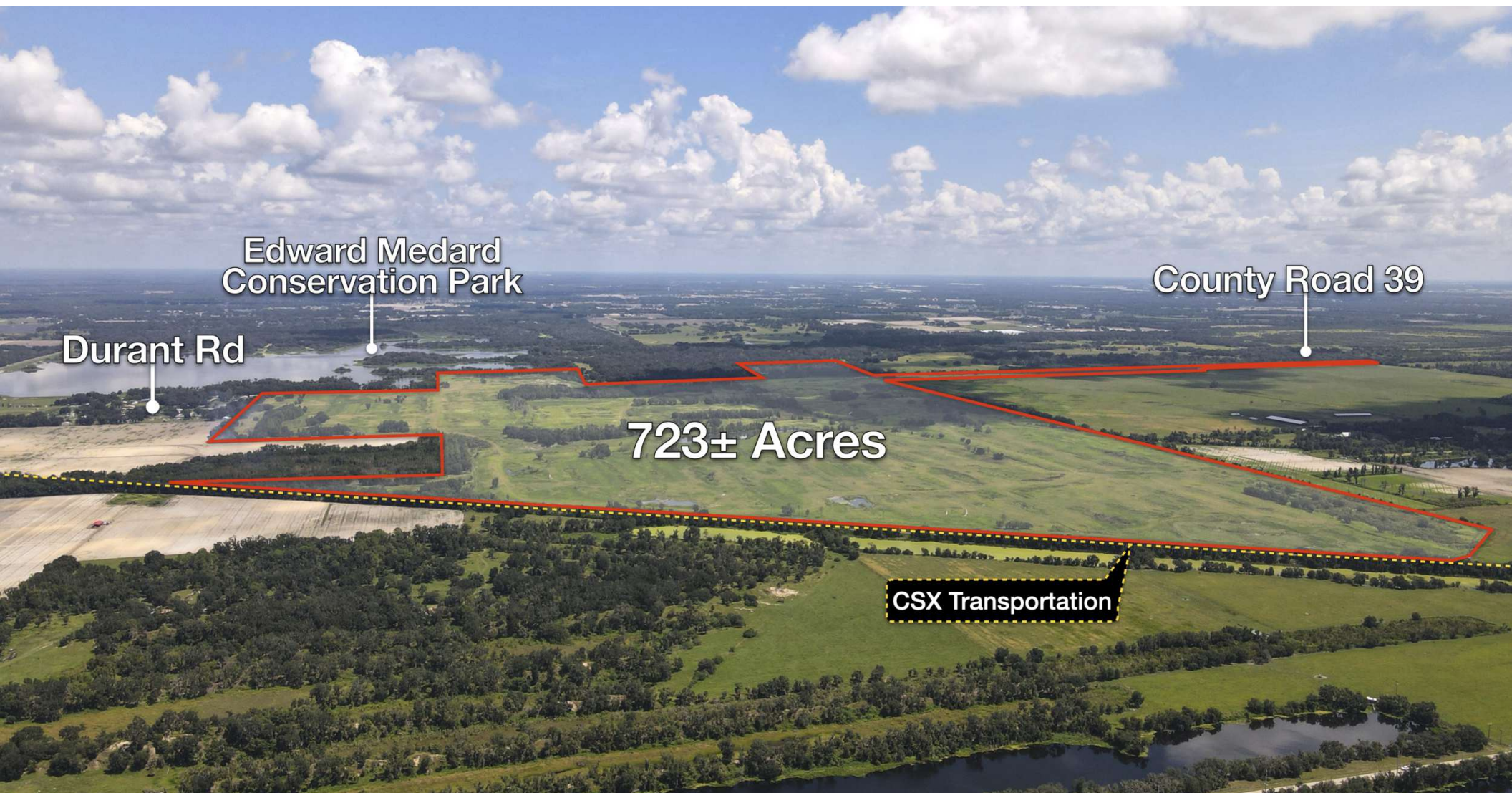
Senior Advisor/Partner

813.287.8787 x108

[chris@thedirt dog.com](mailto:chris@thedirt dog.com)

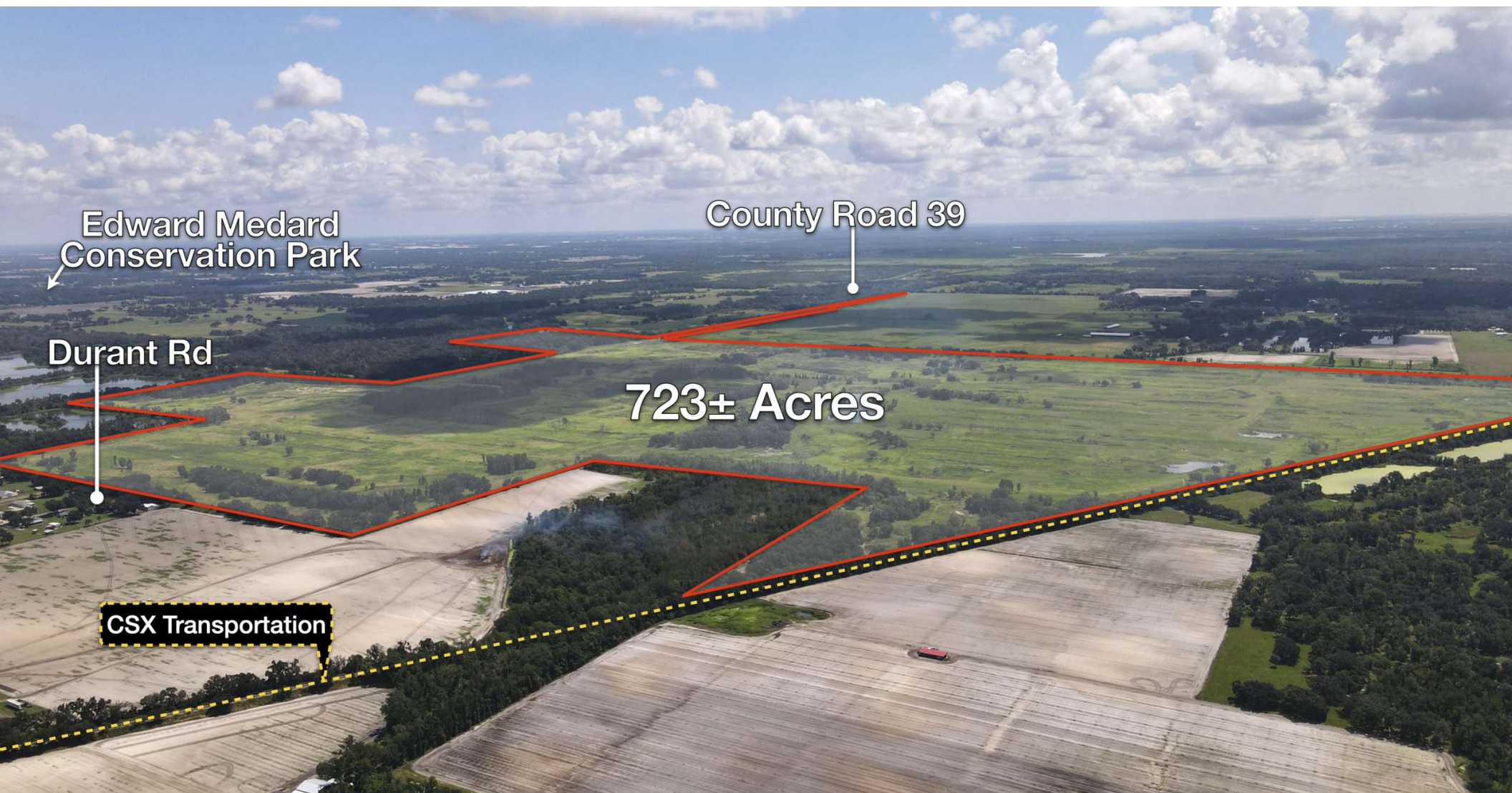


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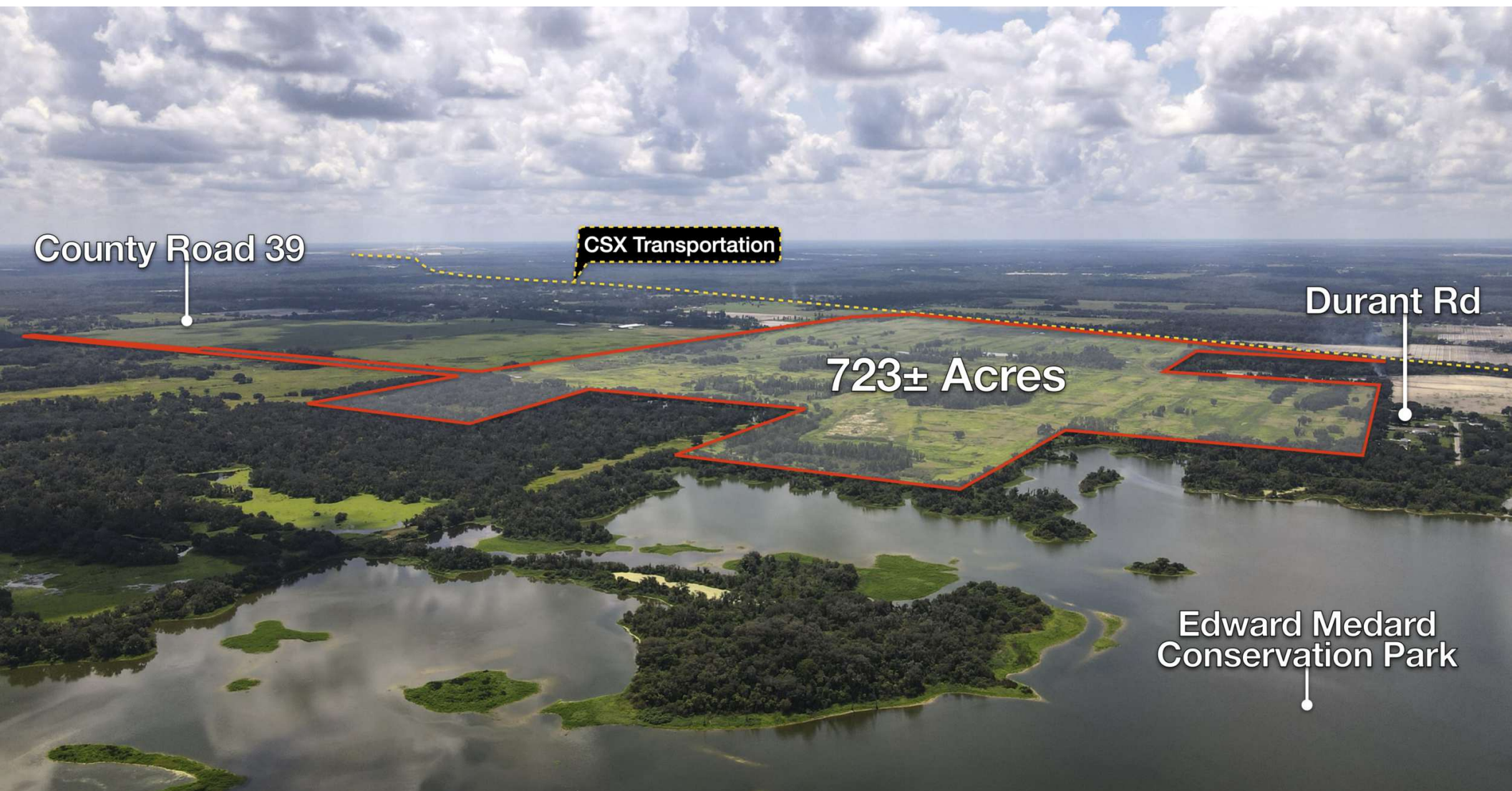


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# Property Photos





# Demographics Map & Report

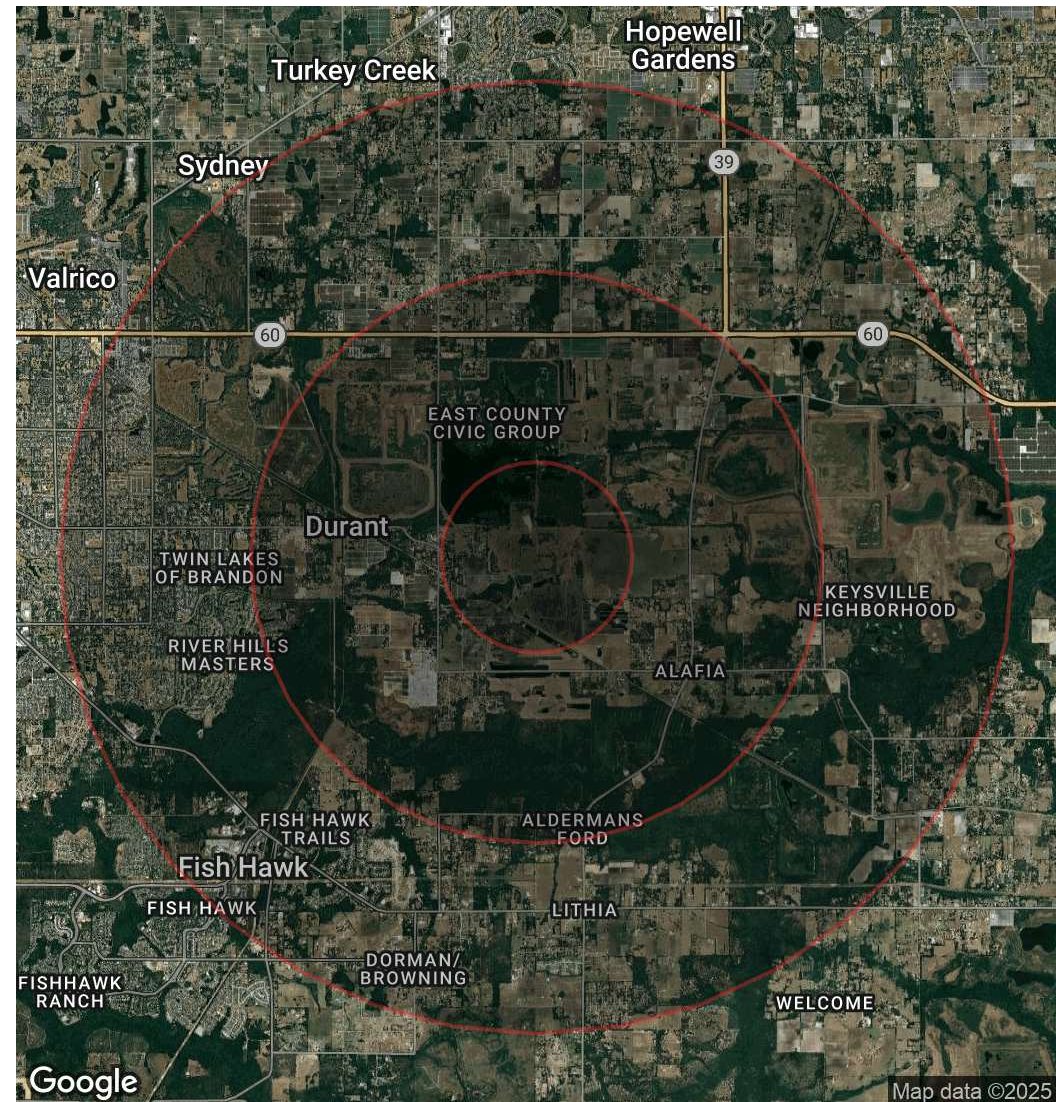
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	262	3,917	30,910
Average Age	42	40	39
Average Age (Male)	40	39	38
Average Age (Female)	43	41	40

## HOUSEHOLDS & INCOME

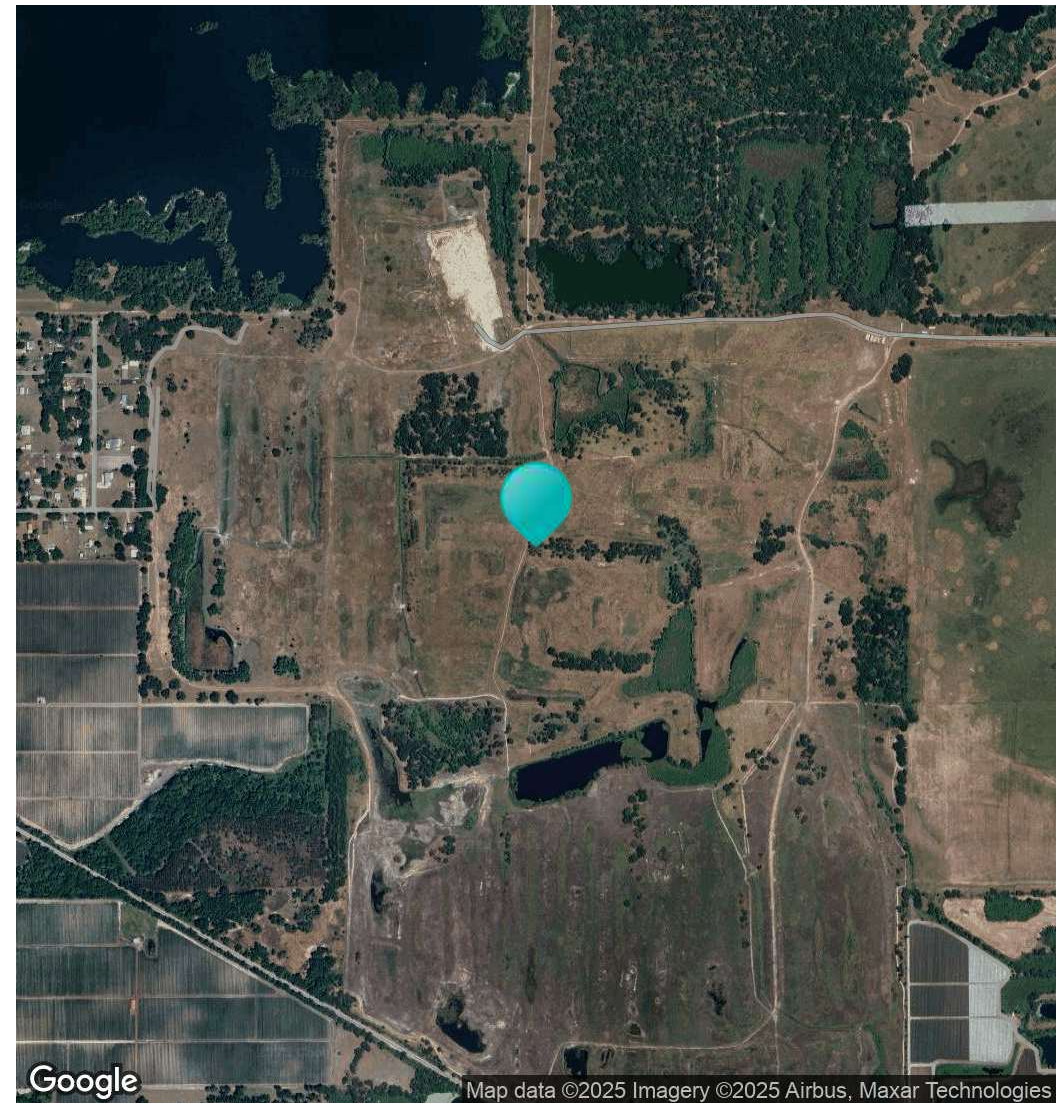
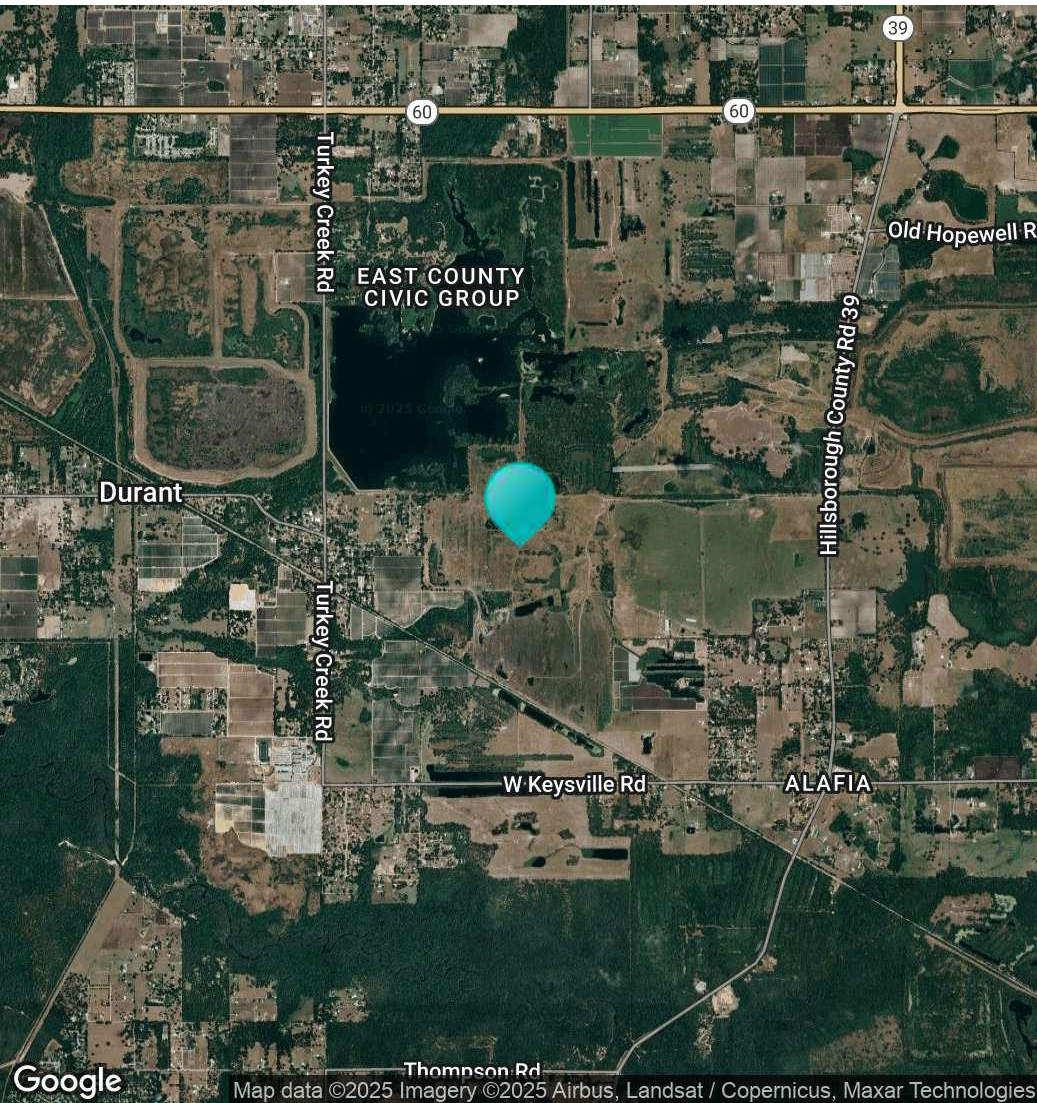
	1 MILE	3 MILES	5 MILES
Total Households	92	1,304	9,832
# of Persons per HH	2.8	3	3.1
Average HH Income	\$87,744	\$93,073	\$121,685
Average House Value	\$319,253	\$328,015	\$408,953

Demographics data derived from AlphaMap





# 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.