

BURNETT PRUETT

PRUETT RD, SEFFNER, FL 33584

**Eshenbaugh**  
LAND COMPANY

The Dirt Dog

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



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to acquire 24.13± acres located at the northeast corner of Pruet Road and Taylor Road in unincorporated Hillsborough County. The property consists of two parcels and is zoned AR (Agricultural Rural). The property has an AE (Agricultural Estate) Future Land Use designation which allows up to 1 dwelling unit per 2.5 gross acres.

## LOCATION DESCRIPTION

The property is directly adjacent to McDonald Elementary School in the Seffner area of Hillsborough County. The site provides convenient access to I-4 and I-75, offering regional connectivity to Tampa, Brandon, and Plant City, and is positioned within an area experiencing continued residential growth throughout eastern Hillsborough County.

## MUNICIPALITY

Hillsborough County

## PROPERTY SIZE

24.13 Acres

## ZONING

AR (Agricultural Rural)

## FUTURE LAND USE

AE (Agricultural Estate)

## PARCEL ID

62107-0000, 062109-0000

## PRICE

\$1,900,000

## BROKER CONTACT INFO

**Bill Eshenbaugh, ALC, CCIM**  
Senior Advisor/Founder  
813.287.8787 x101  
[bill@thedirttdog.com](mailto:bill@thedirttdog.com)

**Chase Collier, CCIM**  
Advisor  
813.287.8787 x103  
[chase@thedirttdog.com](mailto:chase@thedirttdog.com)

# Additional Photos



 McDonald Elementary School  
Hillsborough County Public Schools

24.13± Acres

Pruett Rd

Taylor Rd

# 360 Virtual Tour



# Additional Photos



# Additional Photos



# Demographics Map & Report

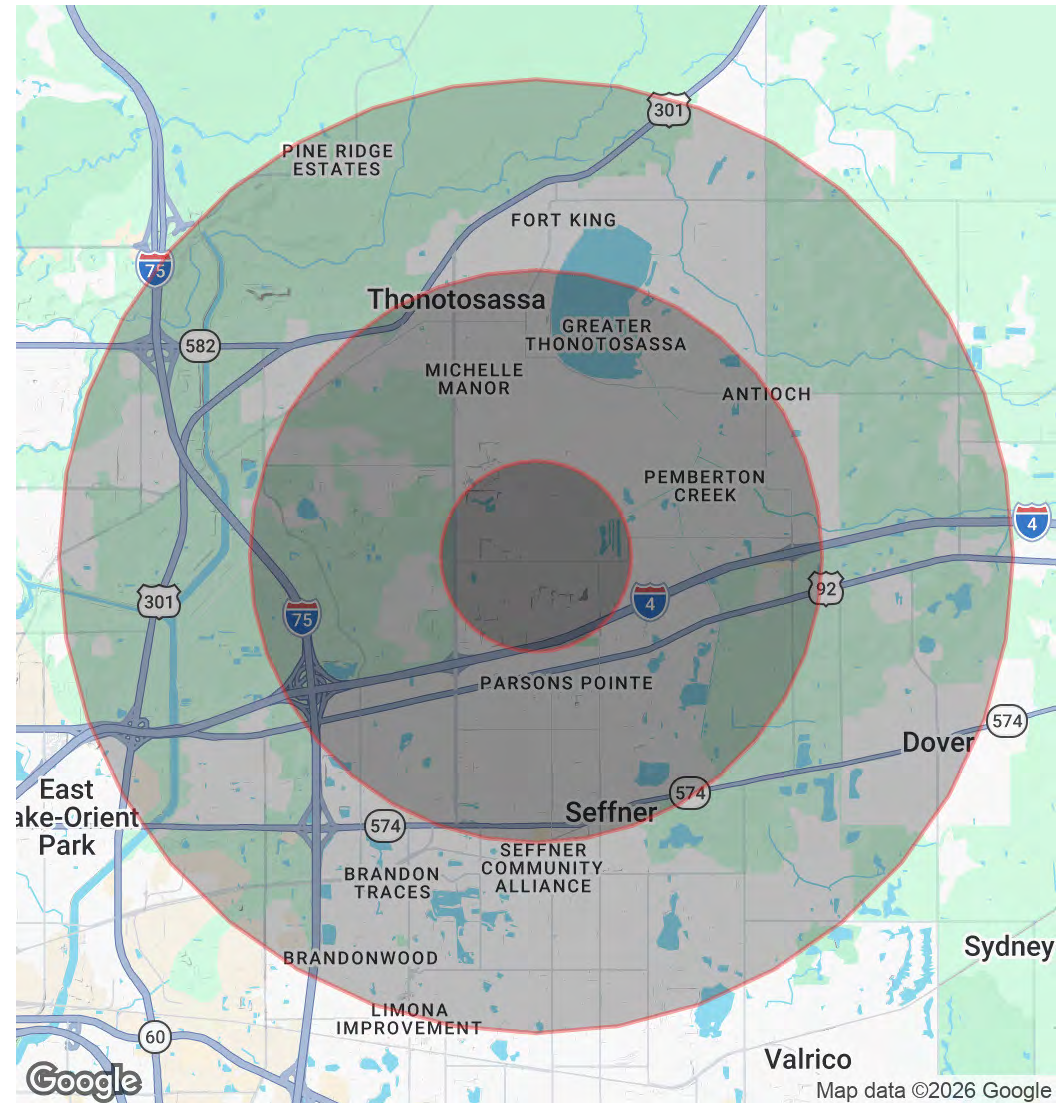
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	763	28,375	89,862
Average Age	43.8	40.2	40.4
Average Age (Male)	45.0	39.8	39.1
Average Age (Female)	46.1	41.5	41.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	254	10,160	33,338
# of Persons per HH	3.0	2.8	2.7
Average HH Income	\$92,040	\$84,672	\$91,613
Average House Value	\$397,298	\$286,616	\$311,052

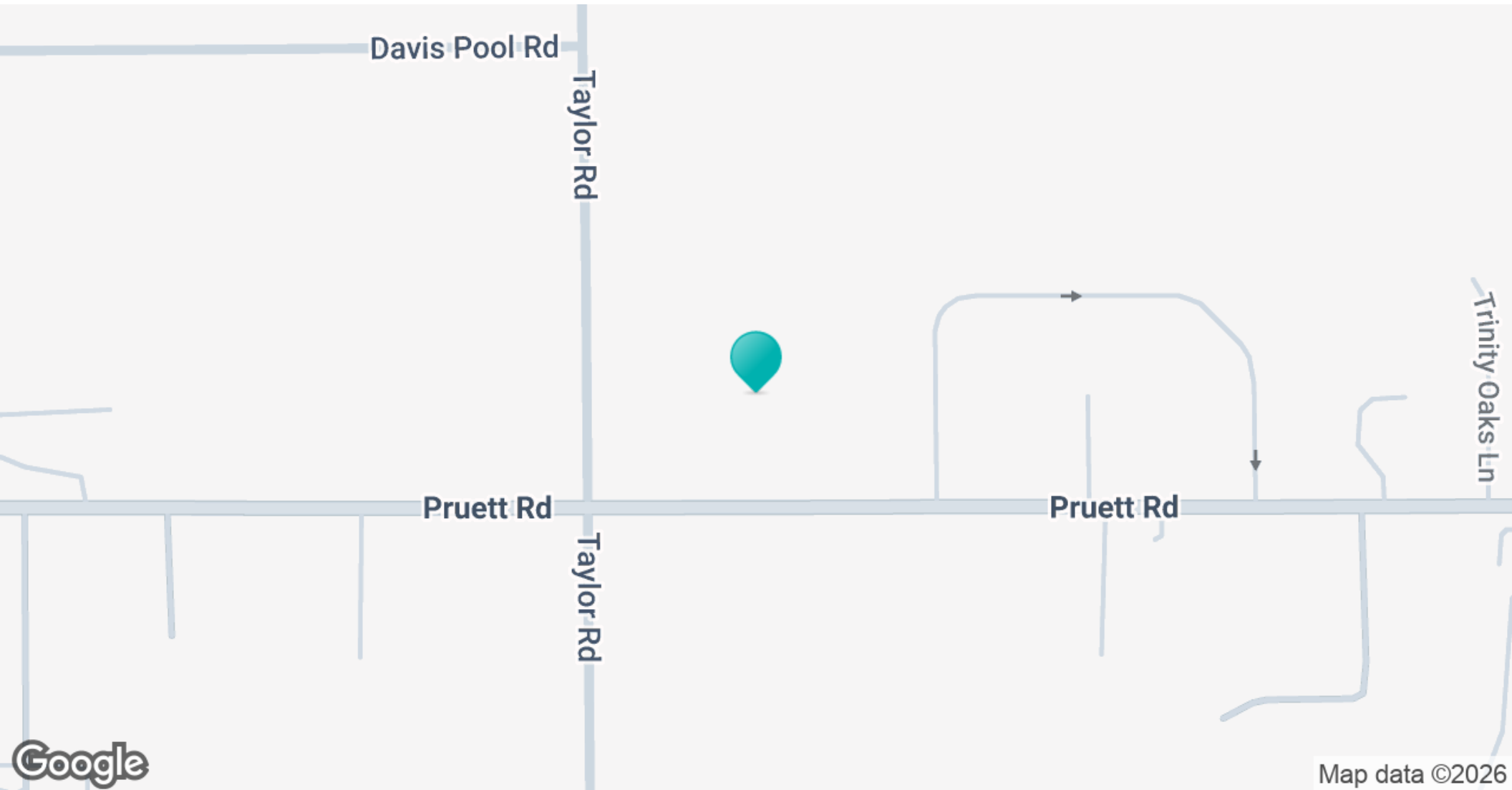
2023 American Community Survey (ACS)



# 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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Heritage Estates  
94 Single Family Homes

Lake Thonotosassa

Taylor Rd

24.13± Acres

McDonald Elementary School  
Hillsborough County Public Schools

Pruett Rd

**Your Advisors**



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Questions | Give us a call or drop us an email



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