

# Offering Memorandum



**CROSSBUCK**

COSME ROAD, ODESSA, FL 33556

**Eshenbaugh**  
LAND COMPANY

The Dirt Dog



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

# Property Description

## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the sought-after Odessa area. Crossbuck Farm is a 2.58 acre cleared site, zoned ASC-1, boasting 364 feet of frontage on Cosme Rd, providing prime visibility and access. Nestled against a picturesque wetland, it offers a serene backdrop and a sense of natural tranquility. With convenient paved road access off Gunn Highway, this parcel is ideal to be built as a private residence.

## LOCATION DESCRIPTION

Discover the allure of Odessa, FL, an idyllic setting for your next land or residential investment. Nestled within this serene location, Crossbuck Farm offers a prime private estate. Here, you'll find a blend of rural charm and modern convenience, with easy access to local attractions like Lake Rogers Park, ideal for outdoor enthusiasts, and St. Petersburg for a cultural day trip. Situated on the south side of Cosme Rd, east of Gunn Highway, this picturesque setting presents an exceptional opportunity to create a stunning homestead embracing the tranquility and growth prospects that await at this exceptional location.

## PROPERTY SIZE

2.58 Acres

## ZONING

ASC-1

## FUTURE LAND USE

R-1

## PARCEL ID

U-26-27-17-ZZZ-000000-19220.1

## PROPERTY OWNER

Crossbuck Farm LLC

## PRICE

\$350,000

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**

Senior Advisor/Managing Partner

813.287.8787 x104

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# Aerial Photo



# Aerial



# Aerial



**W** Walker Middle Magnet School  
Hillsborough County Public Schools

**HAMMOND**  
ELEMENTARY  
**WOLF CUBS**

Cosme Rd

Lake Pretty Dr

# Aerial



# Demographics Map & Report

## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,478	37,530	135,377
Average Age	49.8	44.2	41.8
Average Age (Male)	51.0	42.9	40.8
Average Age (Female)	47.1	45.7	42.7

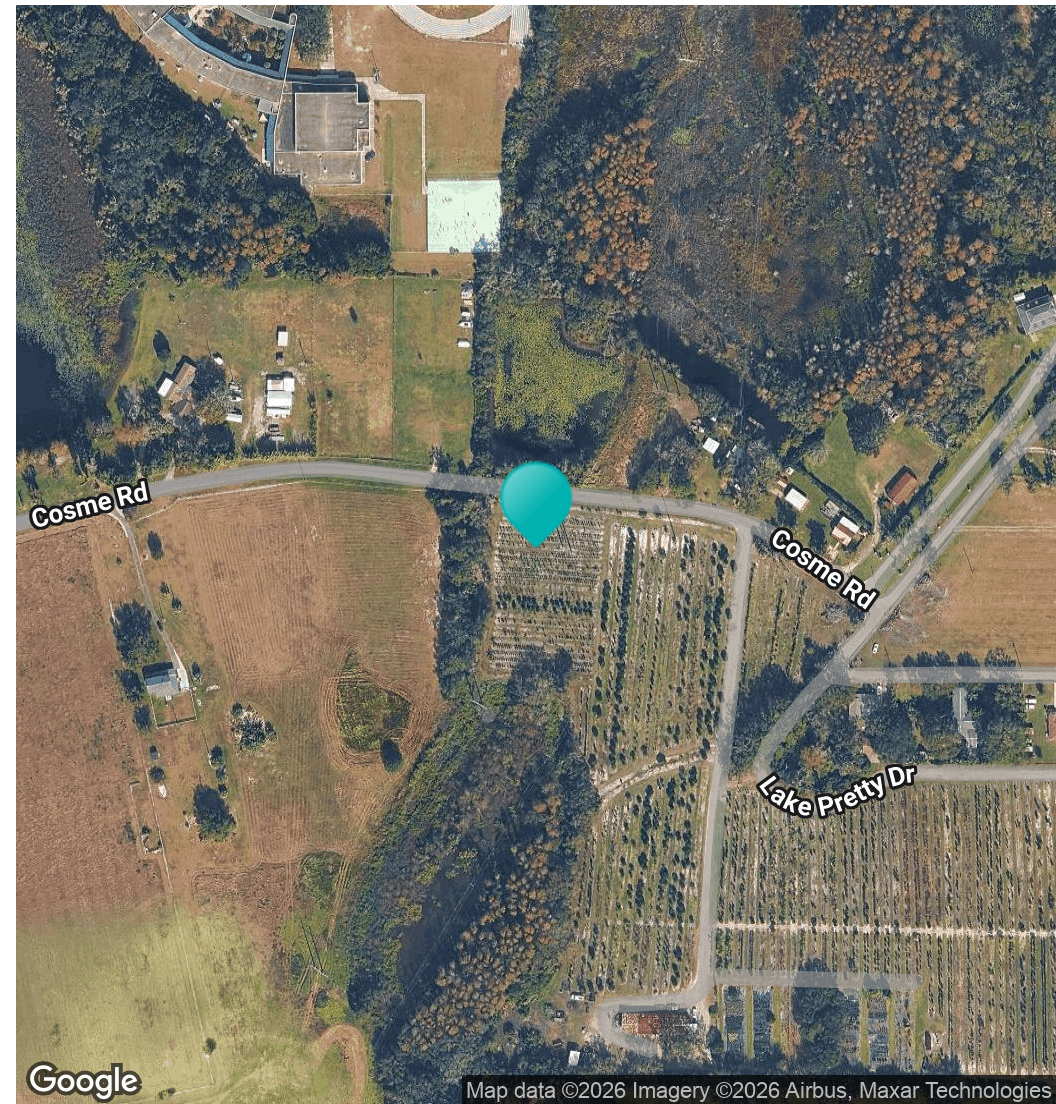
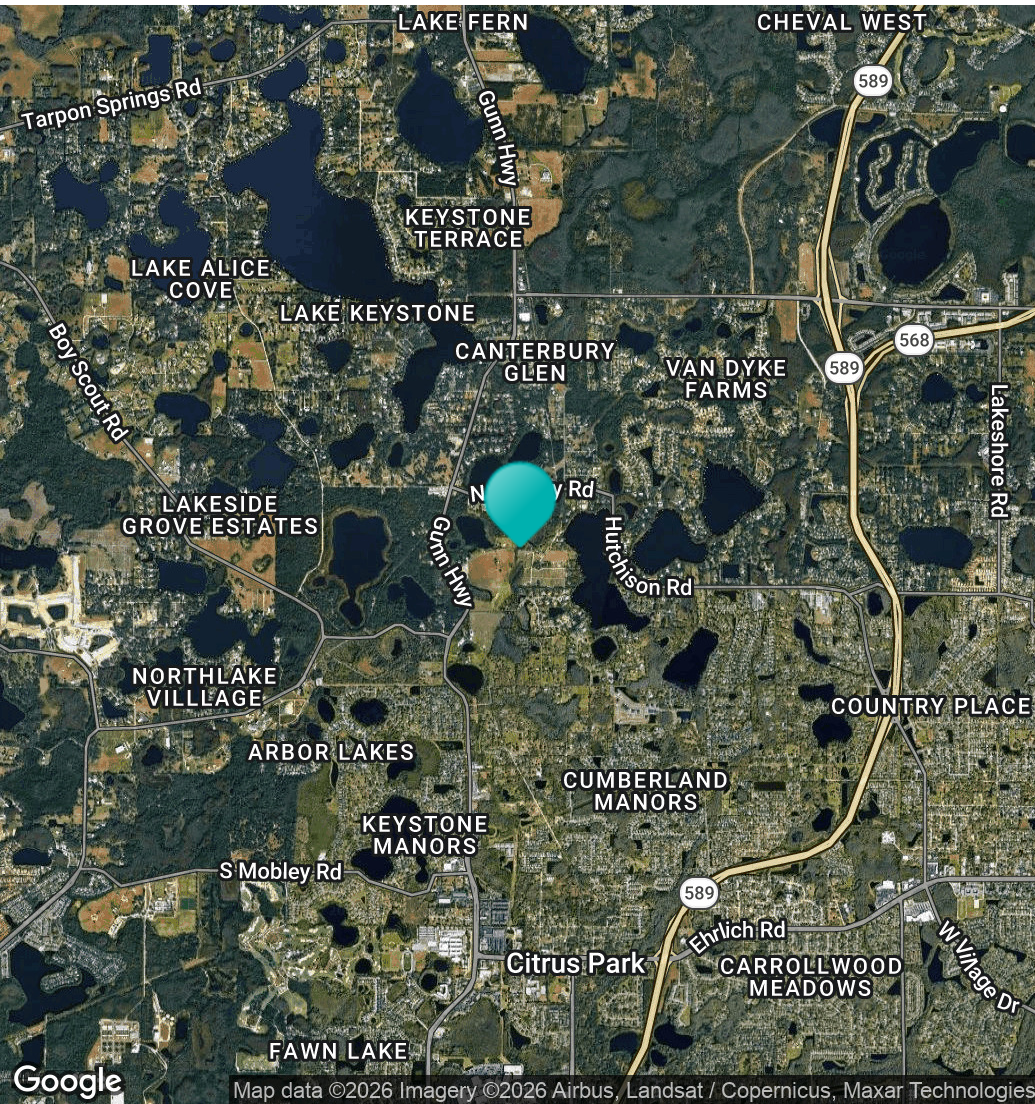
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	888	13,860	51,430
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$220,820	\$144,315	\$131,190
Average House Value	\$575,131	\$498,044	\$466,234

2023 American Community Survey (ACS)



# Location Maps



# Confidentiality & Disclaimer

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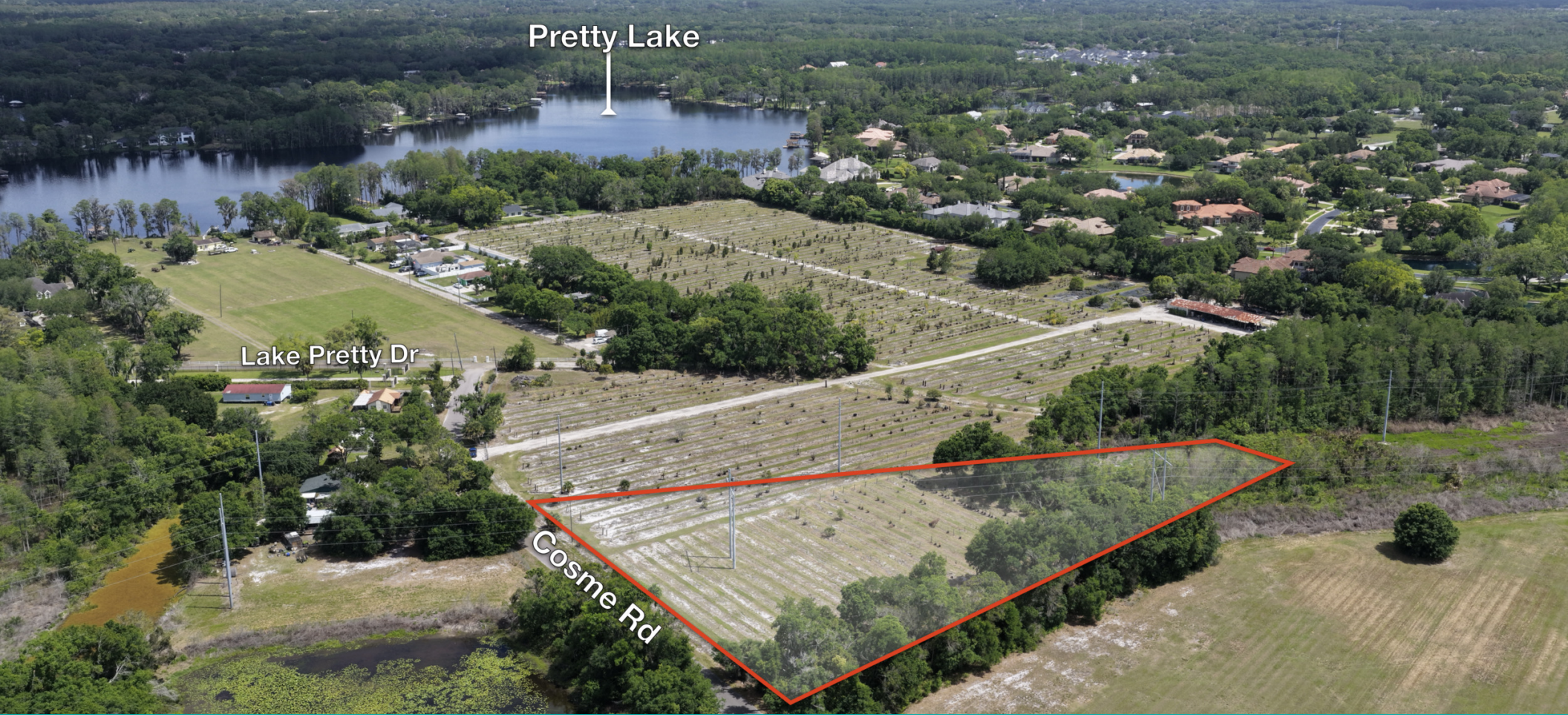
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.



## Your Advisor



Ryan Sampson, CCIM, ALC  
Senior Advisor/Managing Partner  
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Questions | Give us a call or drop us an email

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