

# Offering Memorandum



## GREYSTONE AT PRETTY LAKE

8028 COSME RD, ODESSA, FL 33556

**Eshenbaugh**  
LAND COMPANY

The Dirt Dog

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



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to acquire 18.73± acres in Odessa, Florida, within Hillsborough County. The property is zoned ASC-1 and has preliminary approval for up to 13 single-family lots. With approximately 1.6± acres of wetlands, the site offers a blend of development potential and natural features. Given the zoning, it could also serve as an estate property or family compound.

## LOCATION DESCRIPTION

The property is located at Lake Pretty Dr & Cosme Rd in Odessa, Florida, just west of the 82± acre Pretty Lake. The site sits immediately south of Hammond Elementary School and Walker Middle Magnet School and is less than 2.5 miles from Publix. The location offers a desirable Odessa setting with convenient access to nearby schools, shopping, and surrounding residential growth.

## MUNICIPALITY

Hillsborough County

## PROPERTY SIZE

18.73± Acres

## ZONING

ASC-1

## PARCEL ID

U-26-27-17-ZZZ-000000-19220.0

## PROPERTY OWNER

GREYSTONE AT LAKE PRETTY LLC

## PRICE

\$2,500,000

## BROKER CONTACT INFO

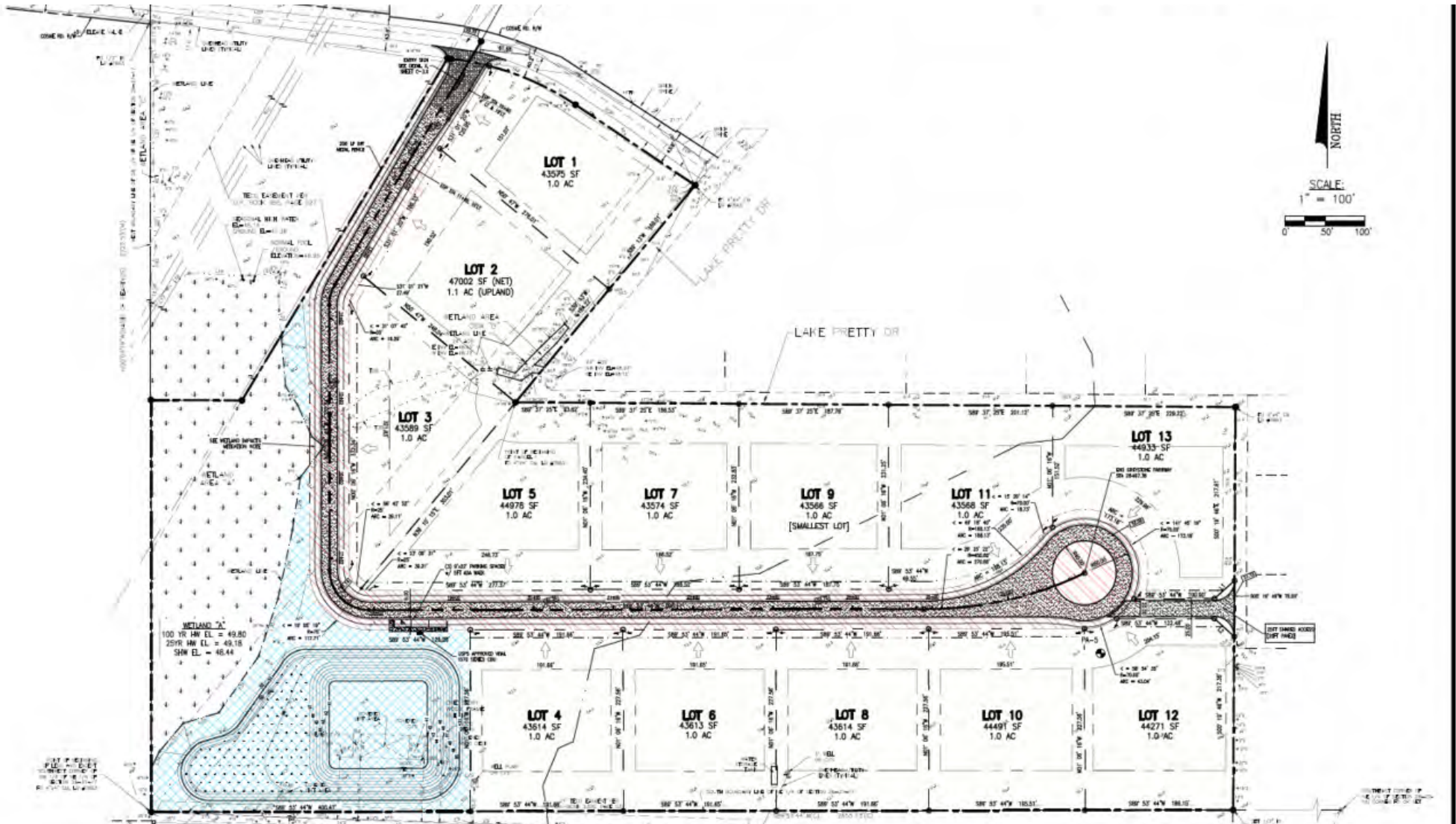
**Ryan Sampson, CCIM, ALC**

Senior Advisor/Managing Partner

813.287.8787 x104

[ryan@thedirtdog.com](mailto:ryan@thedirtdog.com)

# Proposed Plat



# Aerial



# Aerial



# Aerial



Lake Rogers

Horse Lake

Cosme Rd

Lake Pretty Dr

 Walker Middle Magnet School  
Hillsborough County Public Schools

# Demographics Map & Report

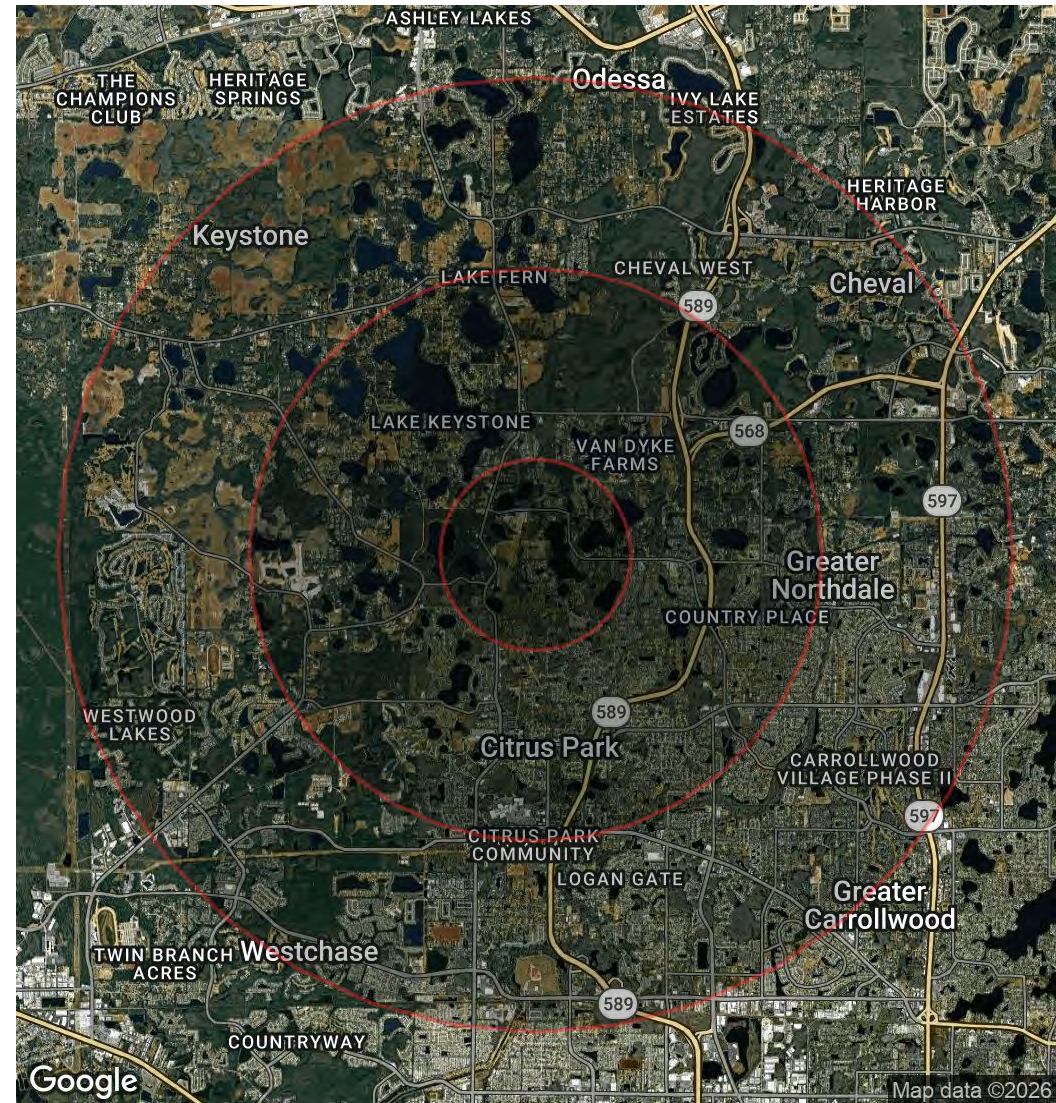
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,560	39,569	139,406
Average Age	49.4	44.1	41.9
Average Age (Male)	50.4	42.9	40.9
Average Age (Female)	46.9	45.6	42.8

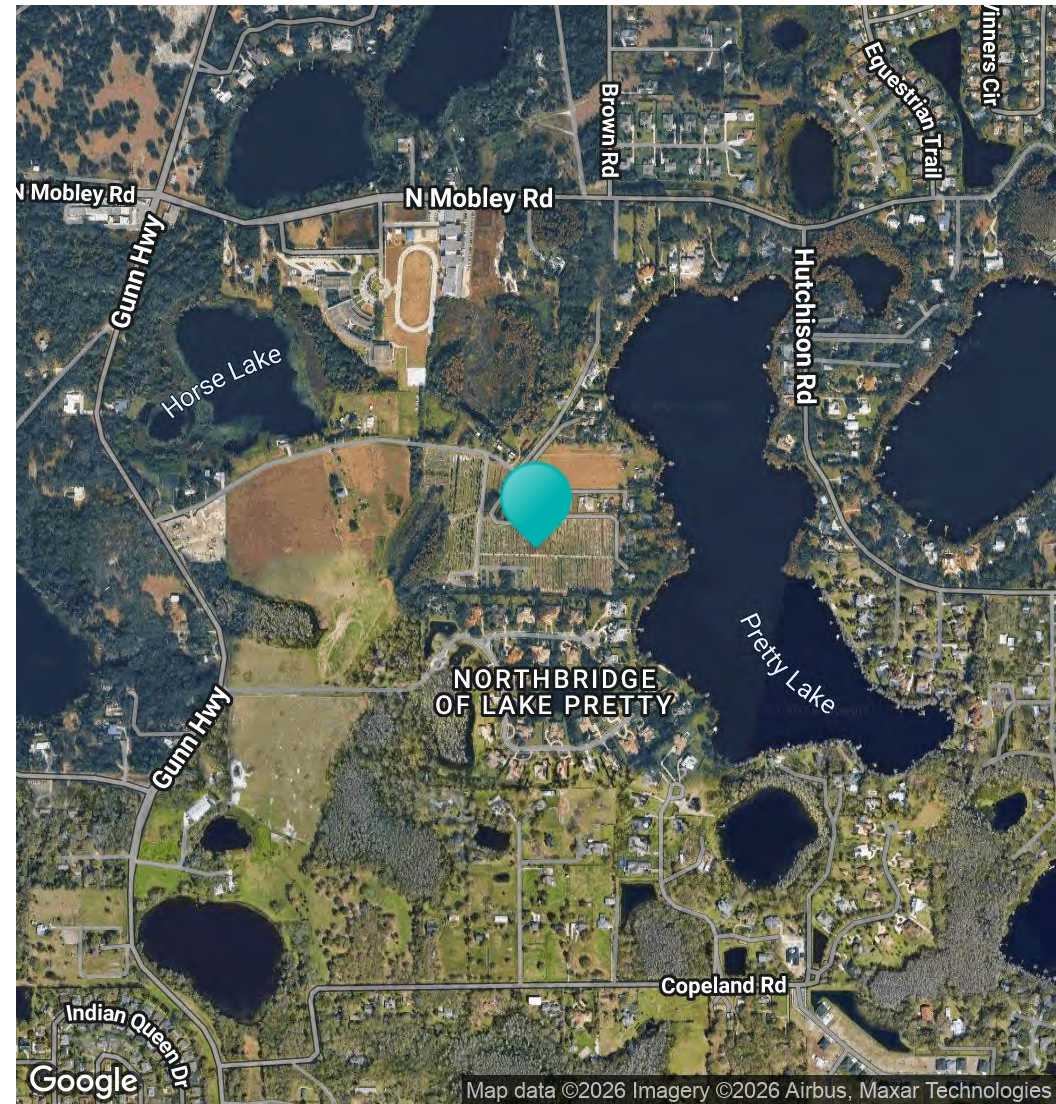
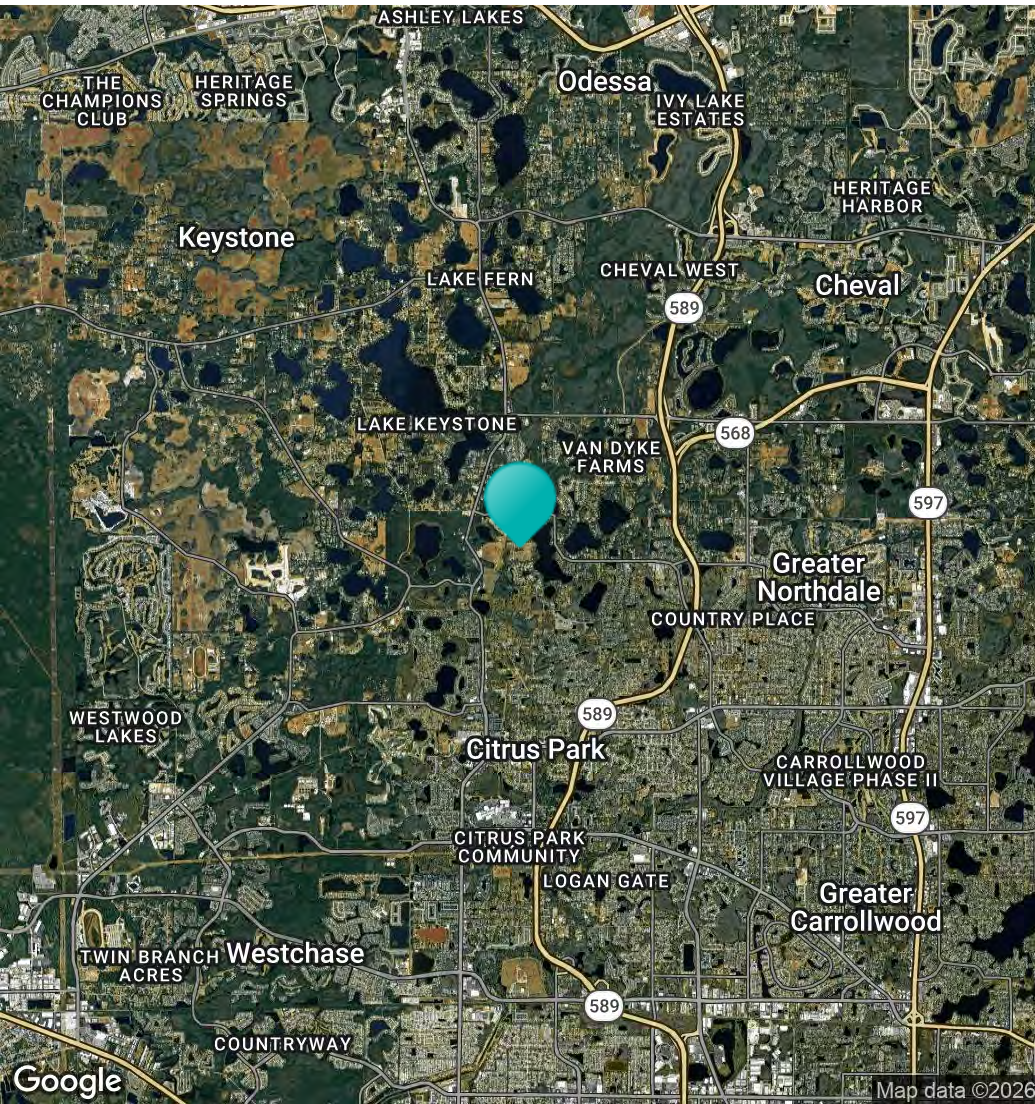
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	927	14,620	52,915
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$211,242	\$142,795	\$129,935
Average House Value	\$552,167	\$488,489	\$459,485

2023 American Community Survey (ACS)



# Location Maps



# Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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  
 813.287.8787 x104  
 ryan@thedirtdog.com



Questions | Give us a call or drop us an email



The Dirt Dog

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