

Offering Memorandum



5.5± ACRES

GIBSON LN

TARPON SPRINGS RD

TYLER RD

TARPON SPRINGS RD NURSERY

12980 TARPON SPRINGS RD, ODESSA, FL 33556

Eshenbaugh
LAND COMPANY

The Dirt Dog



www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire 5.5± acres at 12980 Tarpon Springs Road in Odessa, Florida, in unincorporated Hillsborough County. The property is currently operating as a nursery and benefits from AR zoning with a Conditional Use Permit in place for the existing use. The property is fenced and includes a 1,200 SF office and a 576 SF garage. The site offers a functional agricultural setting along a well-traveled corridor in northwest Hillsborough County. Site is currently has tenant in place with the lease expiring. **BROKER MUST BE PRESENT WHEN TOURING. DO NOT DISTURB THE TENANT.**

LOCATION DESCRIPTION

The property is located on Tarpon Springs Road in Odessa, a growing area of northwest Hillsborough County, with approximately 15,700 vehicles per day providing strong roadway exposure. The site offers convenient access to nearby residential communities, everyday retail and services, and major roadways connecting to the greater Tampa Bay region.

PROPERTY SIZE

5.5± Acres

ZONING

AR

FUTURE LAND USE

A/R

PARCEL ID

U-18-27-17-001-000000-13280.1

PRICE

\$1,500,000

ADVISOR CONTACT INFO

Chris Bowers ALC, CCIM

Senior Advisor/Partner

813.287.8787 x108

chris@thedirt dog.com

Aerial



5.5± ACRES

GIBSON LN

TARPON SPRINGS RD

TYLER RD

Aerial



Aerial



TYLER RD

5.5± ACRES

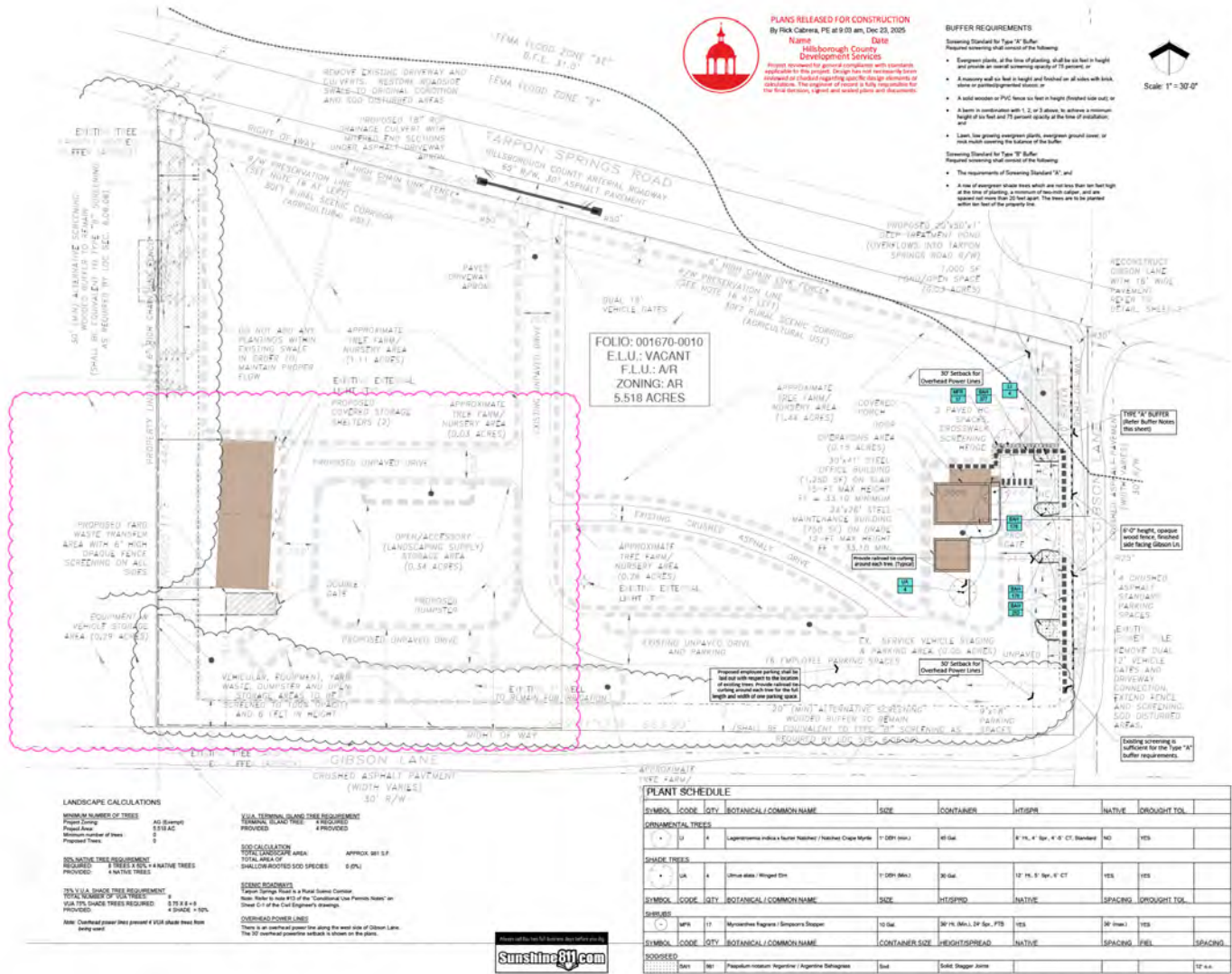
GIBSON LN

TARPON SPRINGS RD

360 Virtual Tour



Site Plan



PLANS RELEASED FOR CONSTRUCTION
 By Rick Calver, PE at 9:00 am, Dec 23, 2025
Name: Hillsborough County Development Services
Date:
 Project reviewed for general compliance with standards established by this project. Design has not received the final approval of Hillsborough County. The engineer of record is not responsible for the final drawings, right-of-way and related public and easements.

- BUFFER REQUIREMENTS**
- Screening Standard for Type "A" Buffer:
 Minimum screening that amount of the following:
- Equipment placed at the time of planting, shall be six feet in height and provide an overall screening capacity of 75 percent or more.
 - A nursery wall six feet in height and finished on all sides with brick, stone or finished structural concrete.
 - A solid wooden or PVC fence six feet in height (finished side out) or more.
 - A berm in combination with 1, 2, or 3 above, to address a maximum height of six feet and 75 percent opacity at the time of installation.
- Level: The planting vegetation shall, throughout ground cover, or rock mulch covering the balance of the buffer.
- Screening Standard for Type "B" Buffer:
 Minimum screening that amount of the following:
- The requirements of Screening Standard "A"; and
 - A row of evergreen shrubs trees which are not less than ten feet high at the time of planting, a minimum of seven feet wide, and are spaced not more than 30 feet apart. The trees will be planted within ten feet of the property line.



FOLIO: 001670-0010
E.L.U.: VACANT
F.L.U.: AR
ZONING: AR
5.518 ACRES

LANDSCAPE CALCULATIONS

MINIMUM NUMBER OF TREES

Project Area: 5.518 Acres
 Minimum Number of Trees: 5
 Proposed Trees: 5

SOIL CALCULATION

TOTAL LANDSCAPE AREA: APPROX. 5.518 ACRES
 TOTAL AREA OF SHADE-CORRECTED SOIL SPACES: 5.518 ACRES

SCREENING REQUIREMENTS

Tarpon Springs Road is a Rural Access Control Area. Refer to Item #11 of the "Conditional Use Permit" under Item C-1 of the Civil Engineer's drawings.

OVERHEAD POWER LINES

There is an overhead power line along the west side of Gibson Lane. The 30' minimum setback is shown on the plans.



STURCH DESIGN GROUP
 Landscape Architecture
 Planning
 Urban Design

Sturch Design Group, Inc.
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 Tampa, FL 33624
 813.910.4525
 sturchdesigngroup@gmail.com

George T. Sturch, Jr.
 FL License: LA 20007306

PROJECT TITLE:
 LANDSCAPE CONTRACTOR NURSERY FACILITY

CLIENT:
 Florida Nursery Land, LLC

George T. Sturch, Jr.
 Digitally signed by George T. Sturch, Jr.
 DN: cn=George T. Sturch, o=Sturch Design Group, ou=Sturch Design Group, email=sturch@sturchdesign.com

SHEET TITLE:
 LANDSCAPE PLAN

ISSUE DATE:
 February 26, 2025

REVISIONS:

- County Comments: 03/17/2025
- County Comments: 07/21/2025

SHEET NUMBER:
 L-01



Demographics Map & Report

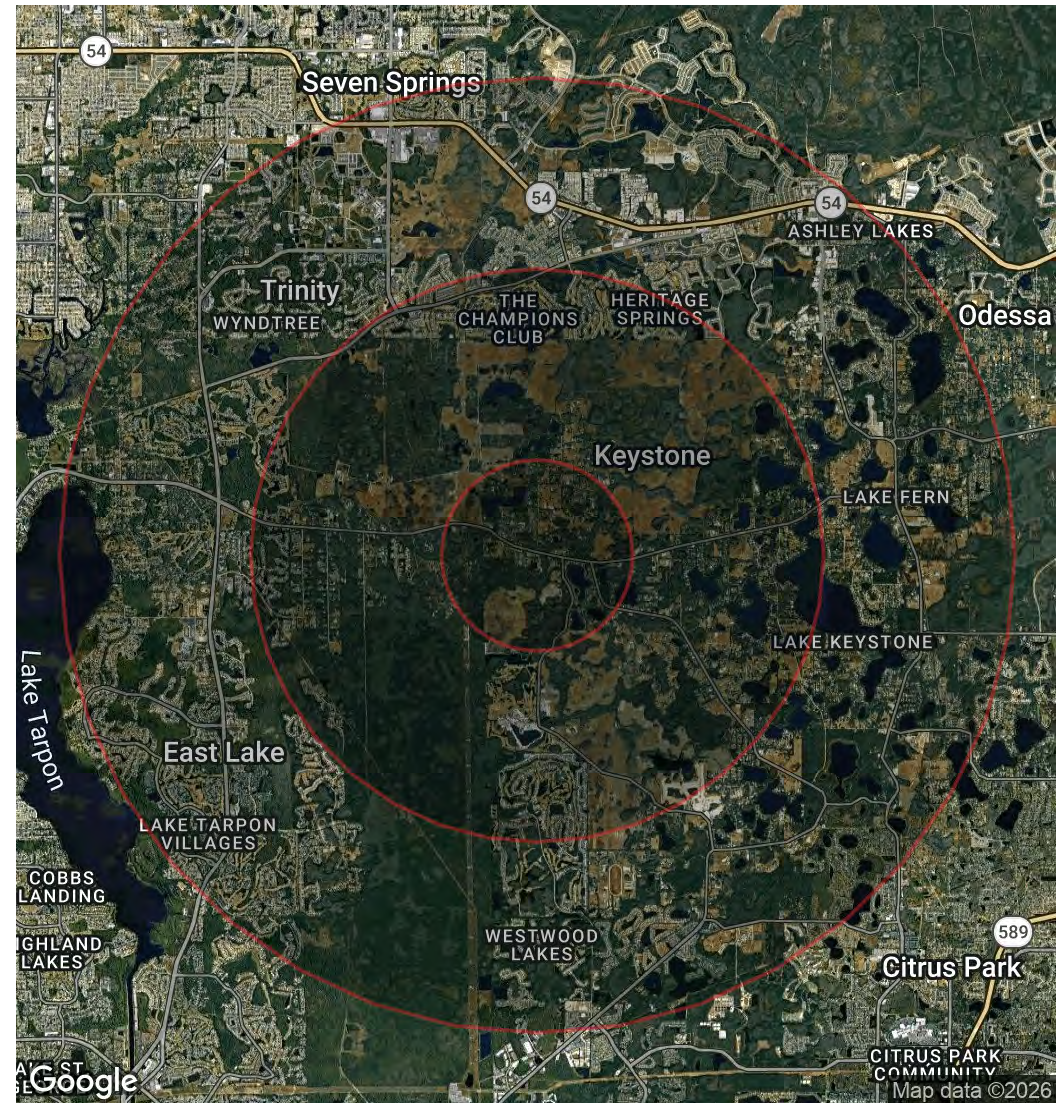
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,264	15,150	72,301
Average Age	49.6	49.7	45.4
Average Age (Male)	49.6	49.0	44.8
Average Age (Female)	49.0	49.4	45.6

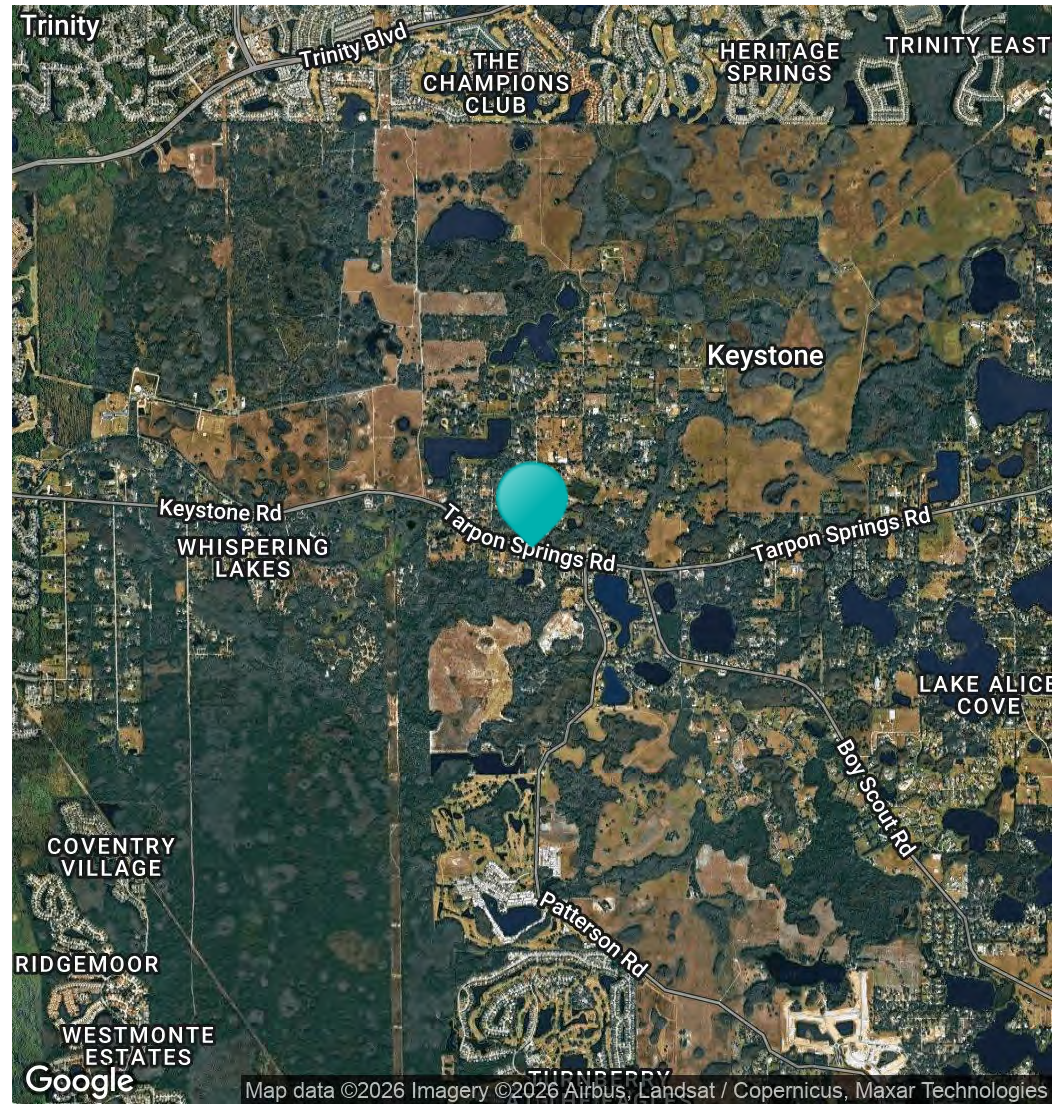
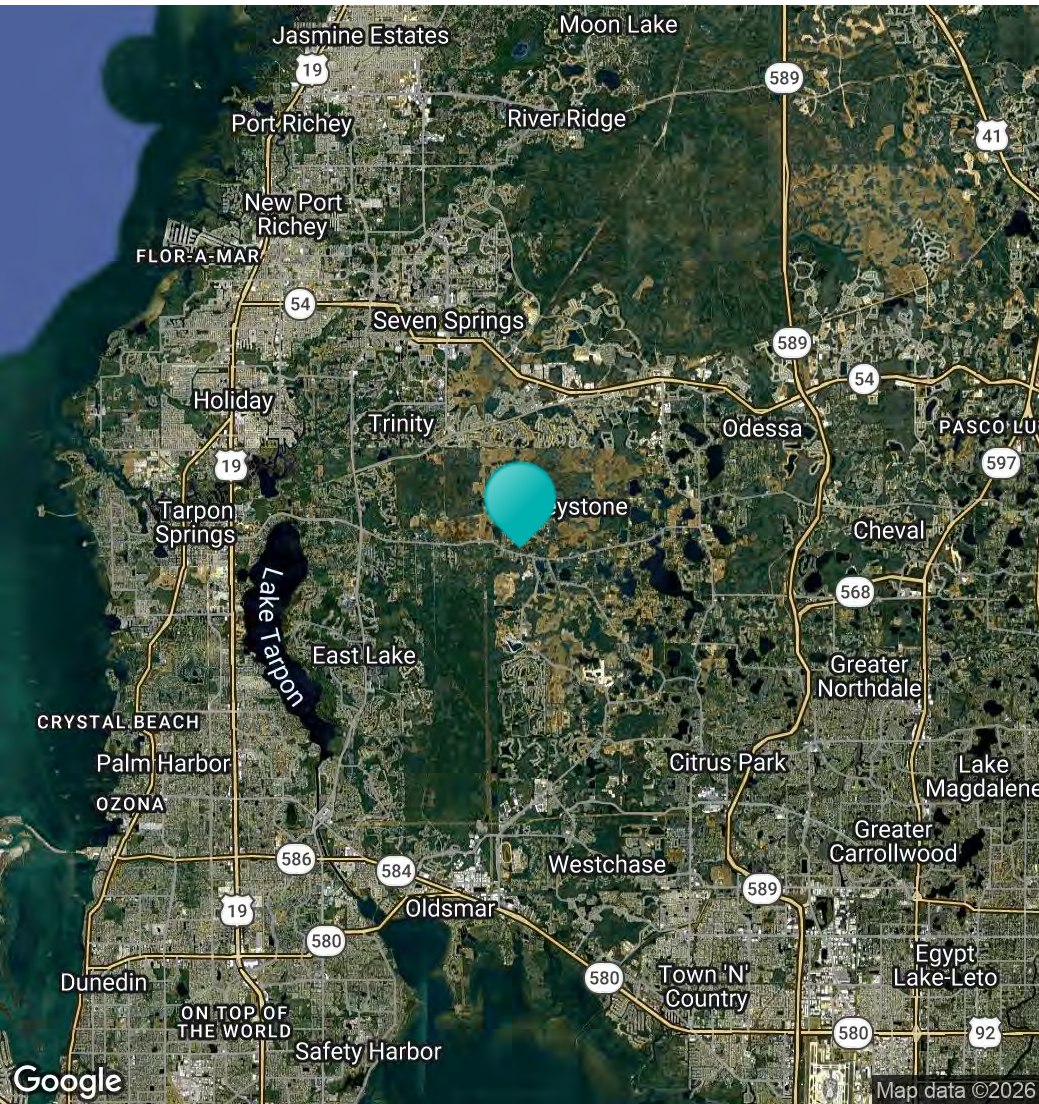
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	481	5,807	26,630
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$172,549	\$152,136	\$156,452
Average House Value	\$665,062	\$553,320	\$515,853

2023 American Community Survey (ACS)



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.



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Questions | Give us a call or drop us an email



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