

Offering Memorandum



HSW - DORMAN RD

17615 DORMAN ROAD, FISH HAWK, FL 33547

Eshenbaugh
LAND COMPANY

The Dirt Dog



www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

This ±19.46-acre site offers a manageable scale for a well-designed single-family community, with the potential to deliver a quality infill product within a highly sought-after submarket. Given its location, surrounding uses, and underlying land use designation, the highest and best use for the property is anticipated to be a single-family residential development. The site presents an opportunity for a builder or developer to capitalize on strong demand in the FishHawk area, where new housing supply remains limited relative to buyer interest.

LOCATION DESCRIPTION

The ±19.4-acre Dorman Rd property is ideally located in Hillsborough County, just off Boyette Road in one of the most established and desirable residential corridors in the southeast Tampa submarket. The site sits adjacent to FishHawk Ranch, a premier master-planned community known for its strong home values, amenities, and consistent residential demand.

Immediately north of the property is a neighborhood retail center anchored by Publix, along with Newsome High School—one of the area's top-rated schools—providing convenient access to daily needs and highly desirable school zoning. The surrounding area is characterized by established residential communities, strong demographics, and continued growth, making this an attractive location for new housing development.

PROPERTY SIZE

19.46± Acres

ZONING / LAND USE

AR / R-2

PARCEL ID

U-27-30-21-ZZZ-000004-42280.0

PRICE

\$1,250,000

BROKER CONTACT INFO

Jack Koehler, CCIM, ALC
Senior Advisor/Partner
813.287.8787 x109
jack@thedirt dog.com

Tyler Woody, ALC
Advisor
813.287.8787 x111
tyler@TheDirtDog.com

Aerial Facing West



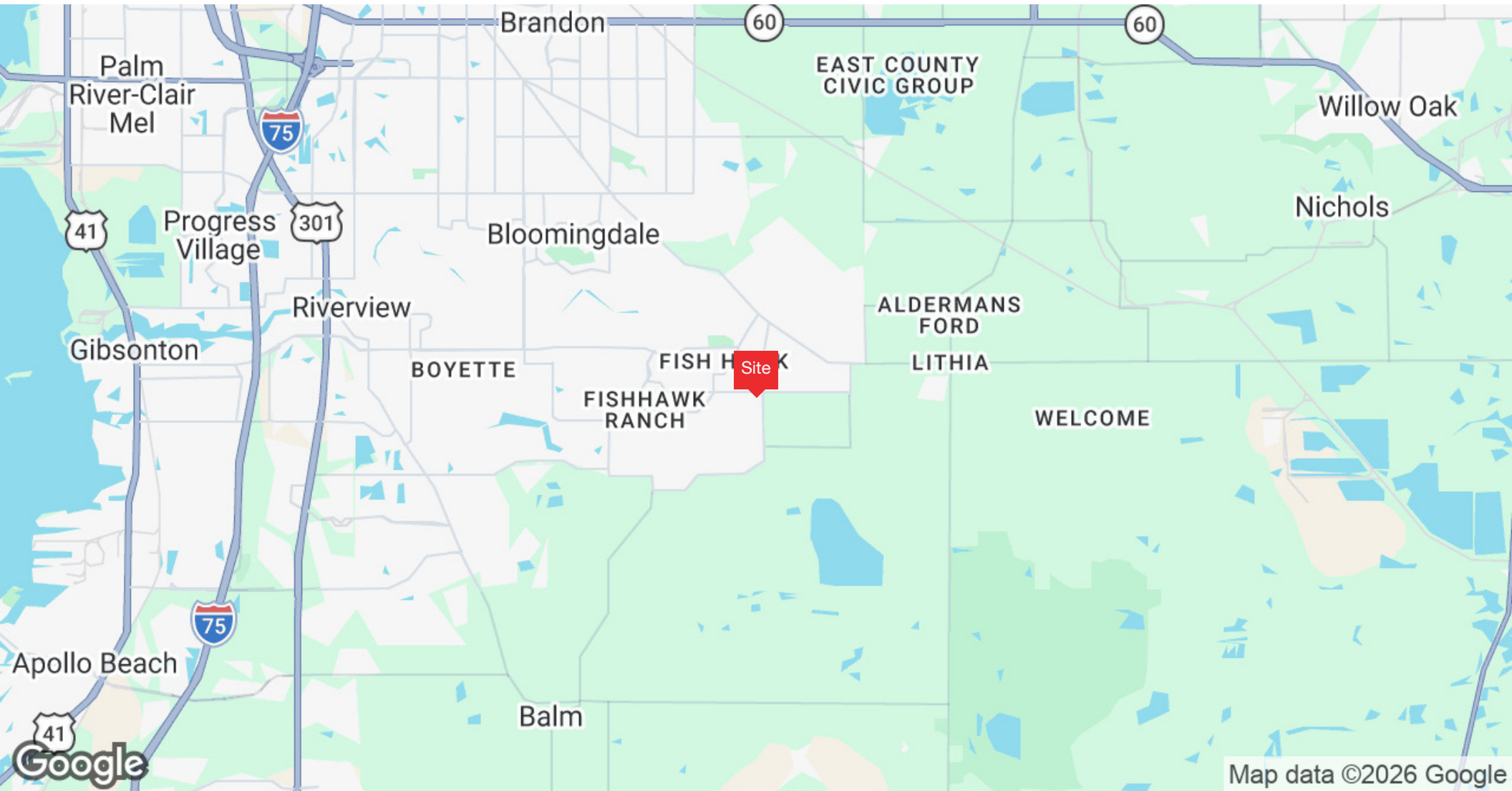
Aerial Facing Southeast



Drone Video



Location Map



Map data ©2026 Google

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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.



19.46±
ACRES

Your Advisors



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Questions | Give us a call or drop us an email

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