

Offering Memorandum



BRANDON APARTMENTS

5416 ROBERT TOLLE DR, BRANDON, FL 33578



www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The property is a 16.97± usable acre site that is zoned for multifamily development and located in the heart of Brandon, FL. It is entitled under an approved PD allowing for up to 326 multifamily units. The site offers a sizable, contiguous footprint suitable for a well-scaled, surface-parked, medium-density multifamily community in a high-growth suburban market. The site has a 3-story max height with a 45' height limitation.

LOCATION DESCRIPTION

The site is located at 5416 Robert Tolle Drive in Brandon, FL. It is east of US 301 and north of Bloomingdale Avenue, providing convenient access to both downtown Tampa via a 12 minute ride on the Crosstown Expressway as well as all of the South Hillsborough Countys commercial nodes. It lies between the Valhalla Townhome community and the Lenox at Bloomingdale apartment complex. The site benefits from proximity to established retail, residential neighborhoods, and employment centers throughout Riverview and Brandon, with strong connectivity to I-75 and the greater Tampa Bay region.

UTILITIES

Electric, water, and sewer are available to the site.

PROPERTY SIZE

16.97± Acres

ZONING

PD- 279 MF units max; max height of 3-story and 45 feet height limitation

FUTURE LAND USE

UMU-20

PARCEL ID

073858-0000, 073864-0100, 073860-0000, 073864-0000, 073862-0000

PRICE

All offers are due by 4pm on August 13, 2026 via email to Ryan@TheDirtDog.com

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

813.287.8787 x104

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Aerial



Aerial



Aerial

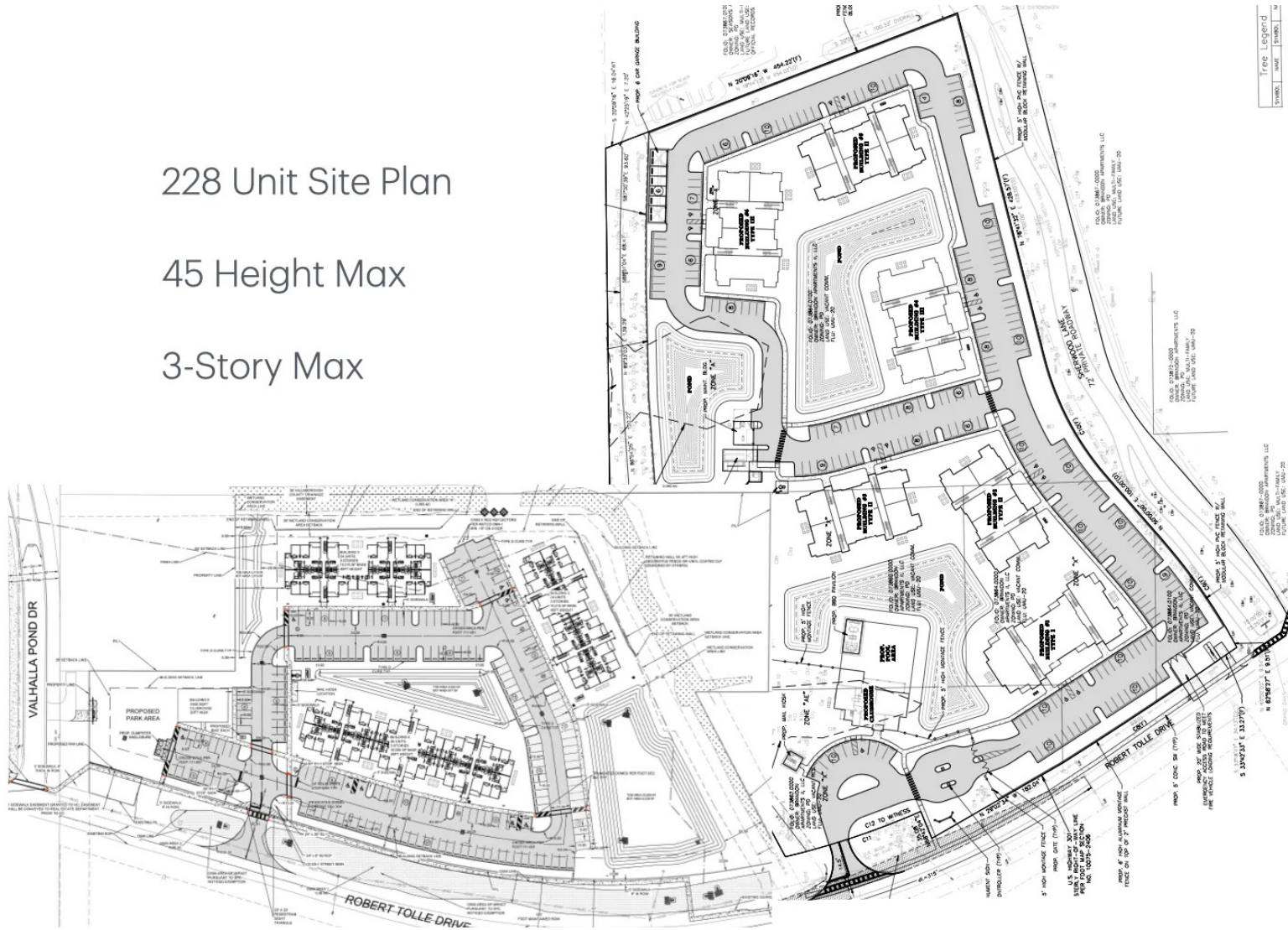


Proposed Site Plan

228 Unit Site Plan

45 Height Max

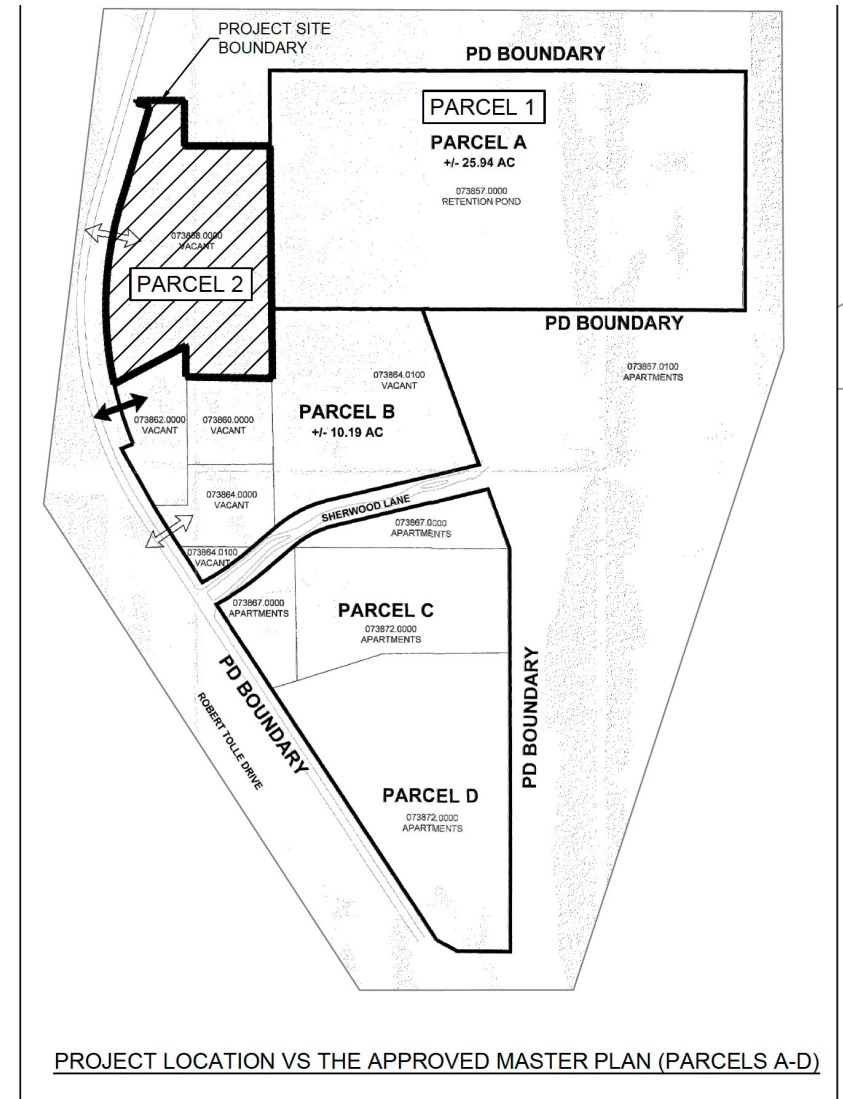
3-Story Max



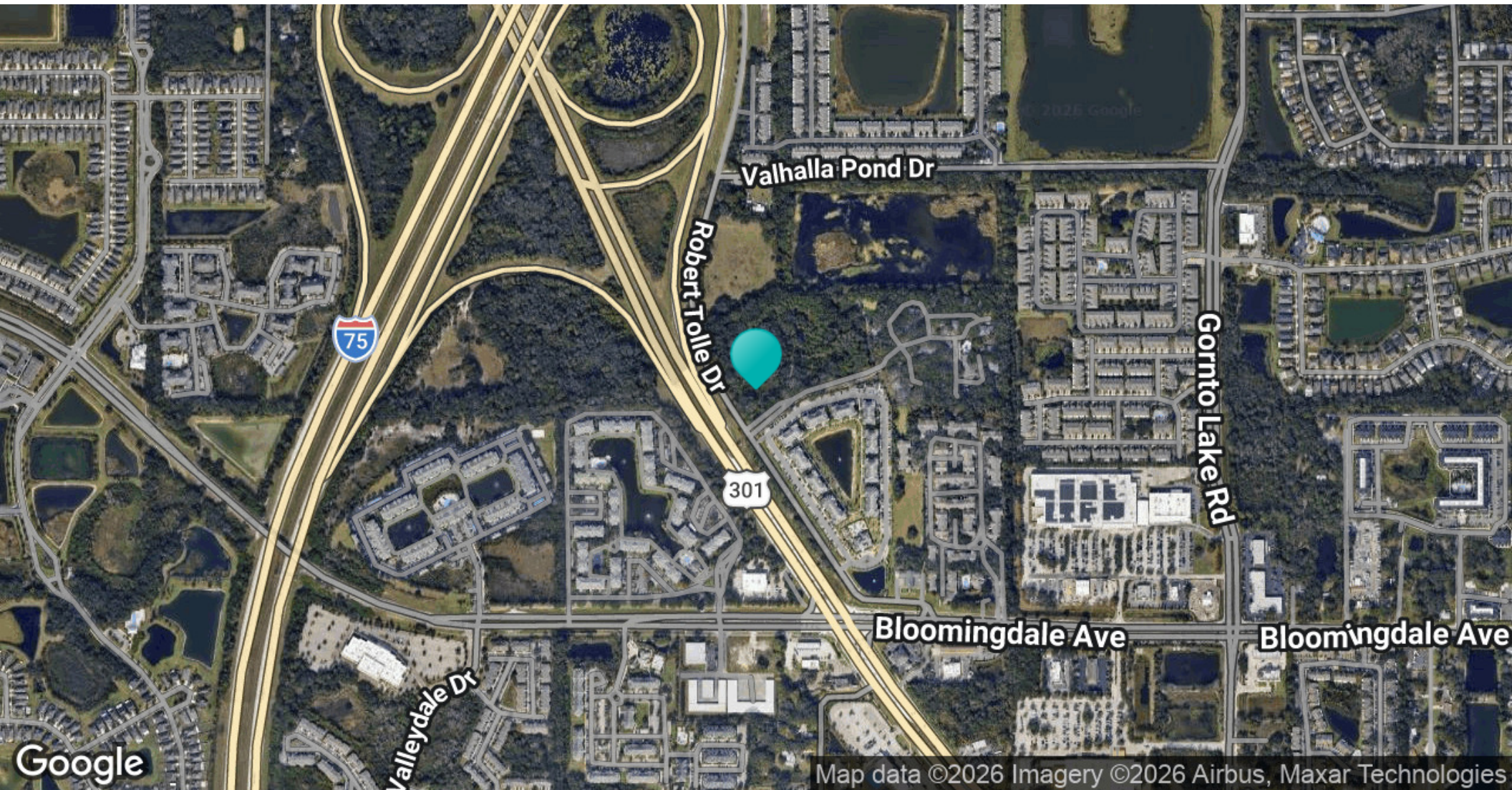
Zoning PD Info- PRS 20-0197

The 50.85-acre project shall be permitted Residential Multi-Family Conventional uses with a maximum of 860 multi-family units with a maximum of 20 dwelling units per acre (du/acre); Business, Professional–Office uses with a maximum of 132,000 square feet (maximum Floor Area Ratio (FAR) 0.32); and General Commercial uses with a maximum of 10,000 square feet (maximum FAR 0.32), all housed in conventional buildings with a maximum building height of 45 feet/3 stories, as shown below:

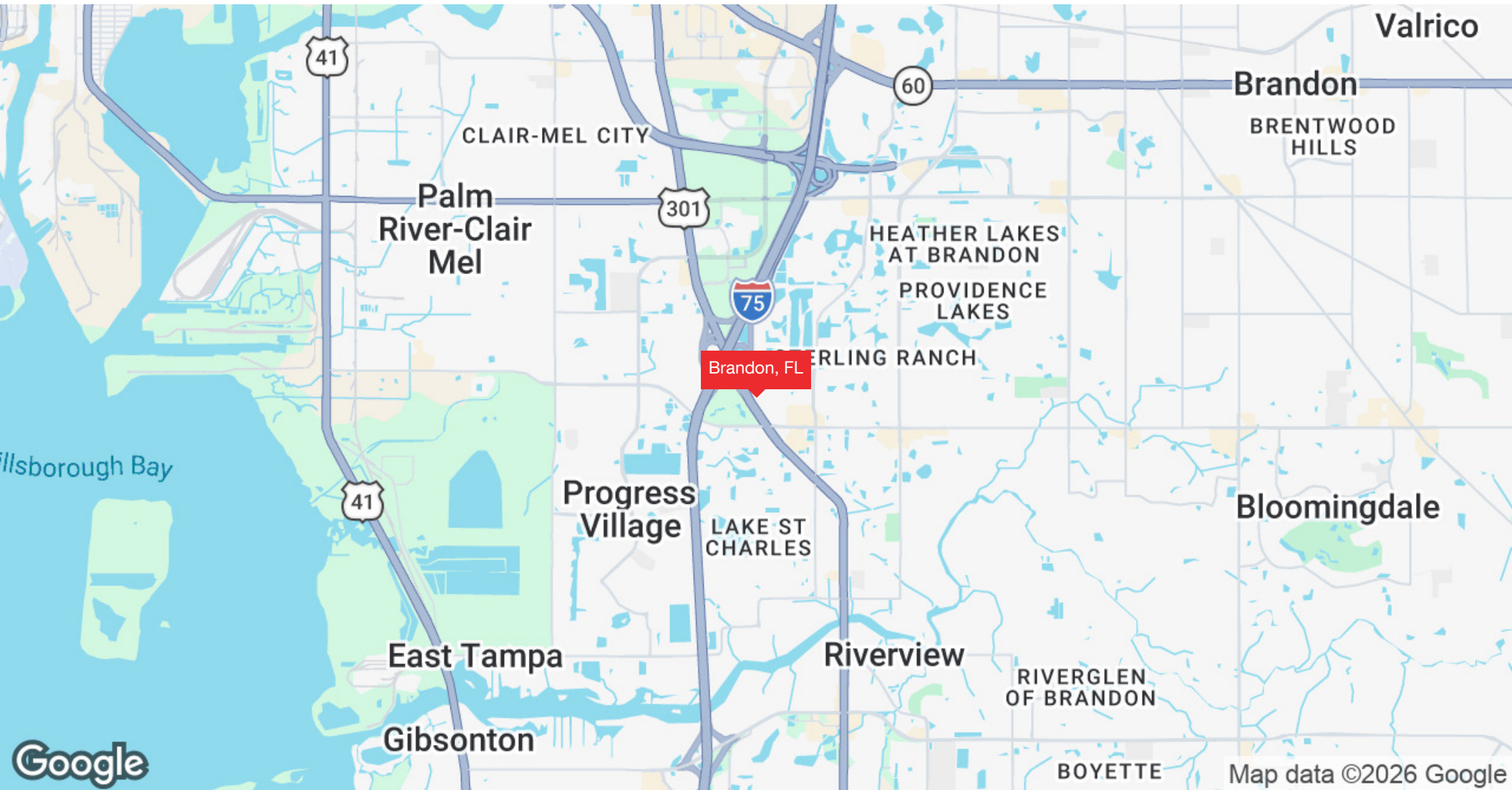
- Parcel A - Restricted to Residential Multi-Family Conventional uses, with a maximum of 20 multi-family dwelling units per acre (du/acre) and a maximum building height of 45 feet/3 stories. Building will be required. Required setbacks for the structures over 20 feet in height and adjacent to the Parcel Folio 73861.0000 will be 50 feet. The buildings with residential units adjacent to Folio 73861.0000 will be oriented perpendicular to the parcel so that the sides of the structures will face the parcel. The project clubhouse shall be limited to a maximum building height of 35 feet, two stories.
- Parcel B - Restricted to Residential Multi-Family Conventional uses with a maximum of 20 multi-family dwelling units per acre (du/acre) and a maximum building height of 45 feet/3 stories, or Business, Professional - Office Uses with a maximum Floor Area Ratio (FAR) of 0.32 and a maximum building height of 45 feet/3 stories;
- Parcel C - Restricted to Residential Multi-Family Conventional uses with a maximum of 20 multi-family dwelling units per acre (du/acre) and a maximum building height of 45 feet/3 stories, or Business, Professional - Office Uses with a maximum FAR of 0.32 and a maximum building height of 45 feet/3 stories; and
- Parcel D - Restricted to Residential Multi-Family Conventional uses with a maximum of 20 multi-family dwelling units per acre (du/acre), or Business, Professional - Office Uses with a maximum FAR of 0.32, or Commercial General with a maximum FAR of 0.32, with all uses allowed a maximum building height of 45 feet/3 stories.



Location Map



Regional Map



Demographics Map & Report

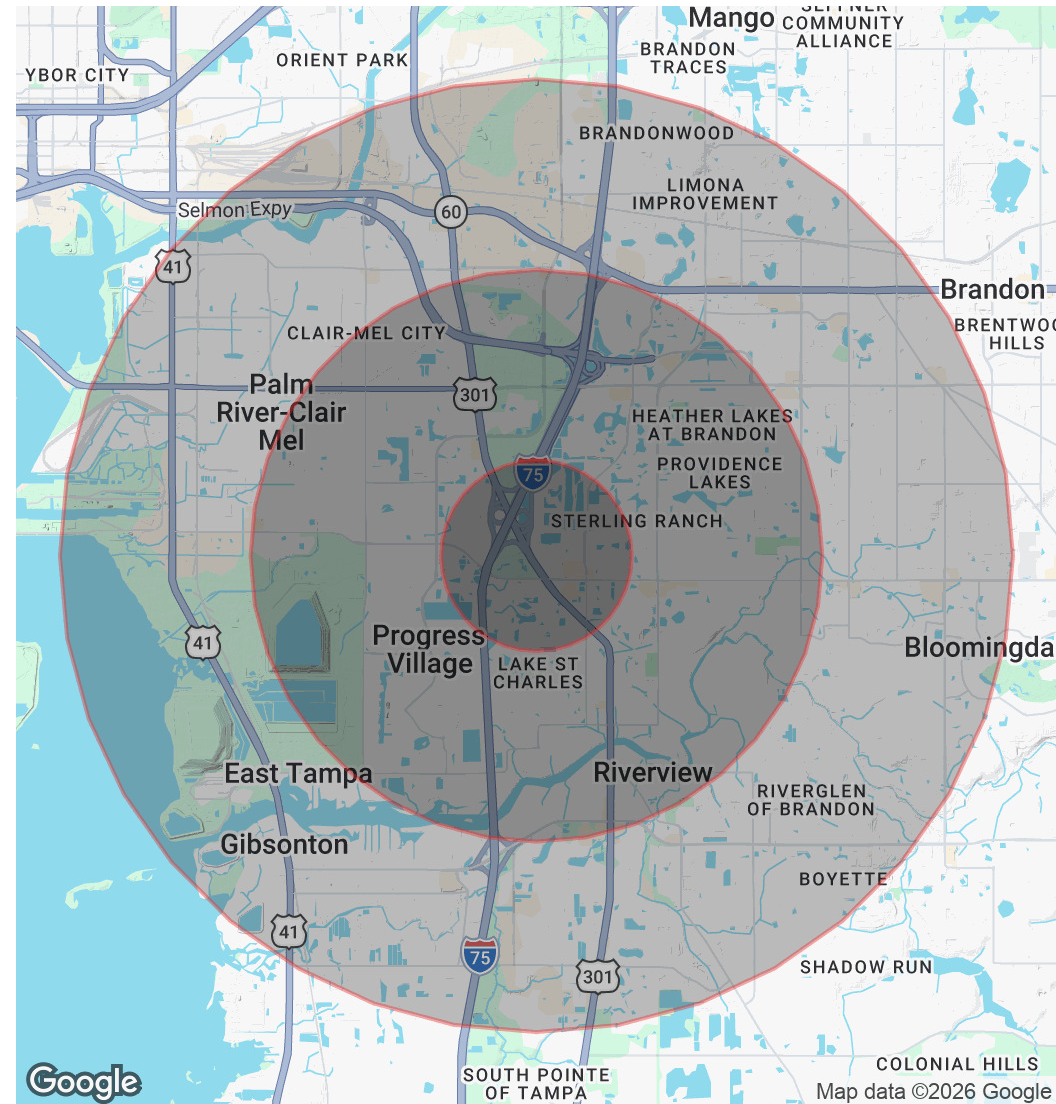
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,984	100,226	196,328
Average Age	36	38	39
Average Age (Male)	35	36	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,352	40,936	74,960
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$78,004	\$86,931	\$93,422
Average House Value	\$247,771	\$328,846	\$337,434

2020 American Community Survey (ACS)



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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



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Questions | Give us a call or drop us an email

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