

Offering Memorandum



HSW - HARBOR LAKE DR

HARBOR LAKE DR, SAFETY HARBOR, FL 34695

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Property Description

PROPERTY DESCRIPTION

This 3.37± acre opportunity in the City of Safety Harbor presents a unique opportunity for investors and users seeking additional land in a highly supply-constrained area of Northeast Pinellas County. Currently designated Transportation/Utility with Public zoning, the property offers the potential for a variety of future uses, subject to the appropriate approvals. The site may be particularly attractive as an expansion opportunity for neighboring industrial users or groups seeking a strategic long-term land holding.

LOCATION DESCRIPTION

Located in Northeast Pinellas County within the City of Safety Harbor, the property is adjacent to an established industrial park and benefits from convenient access to major transportation corridors serving both Pinellas and Hillsborough Counties. The surrounding area is a mix of industrial, commercial, and residential uses, making the site well positioned for users seeking a centrally located property in one of Tampa Bay's most desirable submarkets.

MUNICIPALITY

City of Safety Harbor

PROPERTY SIZE

3.37 Acres

ZONING

P - Public

FUTURE LAND USE

T/U - Transportation/Utility

PARCEL ID

162833000004400110

PRICE

Subject To Offer

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

Additional Photos



Additional Photos



Drone Video



Demographics Map & Report

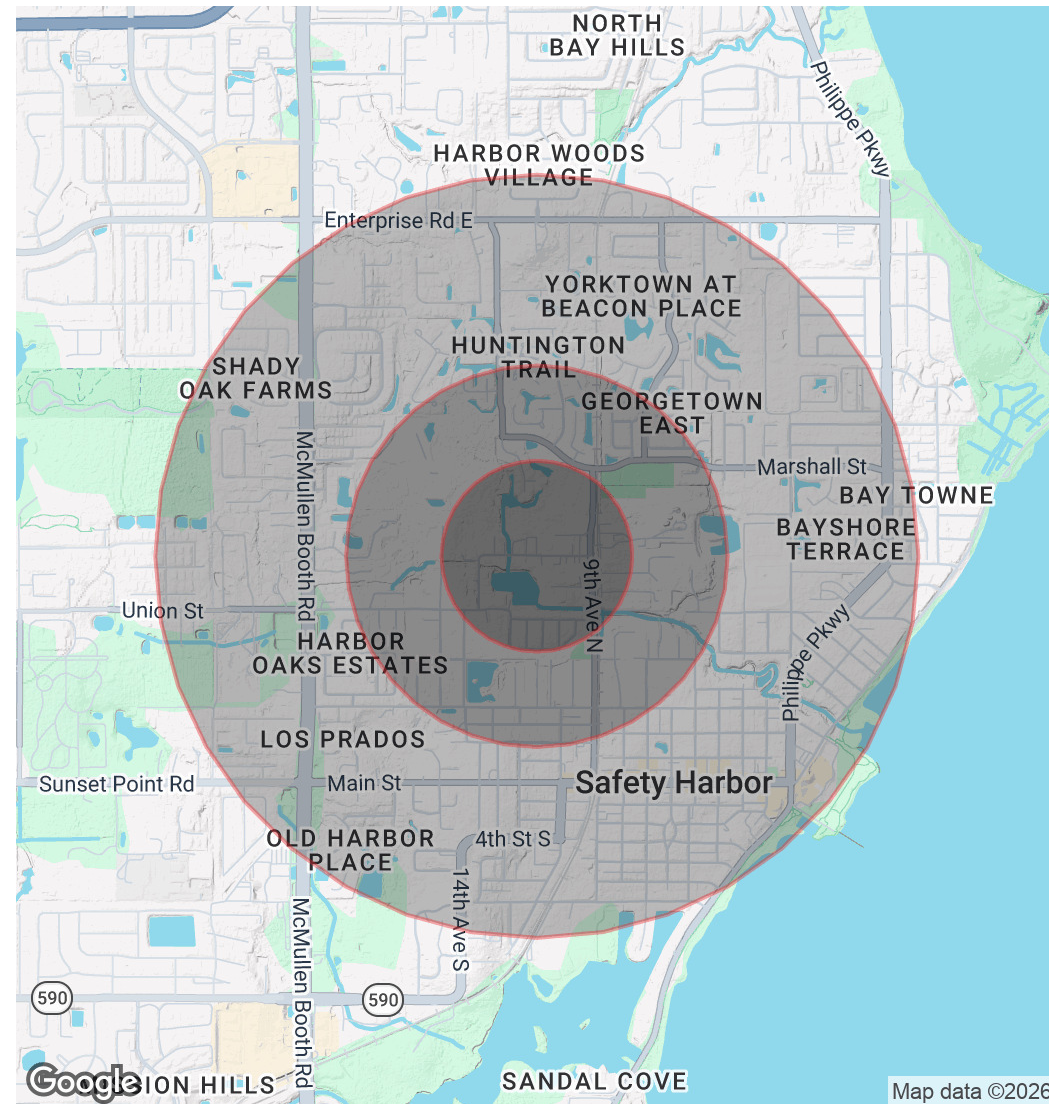
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	561	2,745	9,902
Average Age	52.1	50.0	47.1
Average Age (Male)	51.5	49.2	46.7
Average Age (Female)	52.4	50.6	47.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	222	1,053	3,873
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$131,279	\$128,080	\$137,522
Average House Value	\$480,583	\$425,752	\$453,676

2023 American Community Survey (ACS)



Regional Map



Map data ©2026 Google, INEGI

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 Advisors



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



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

Questions | Give us a call or drop us an email

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com

