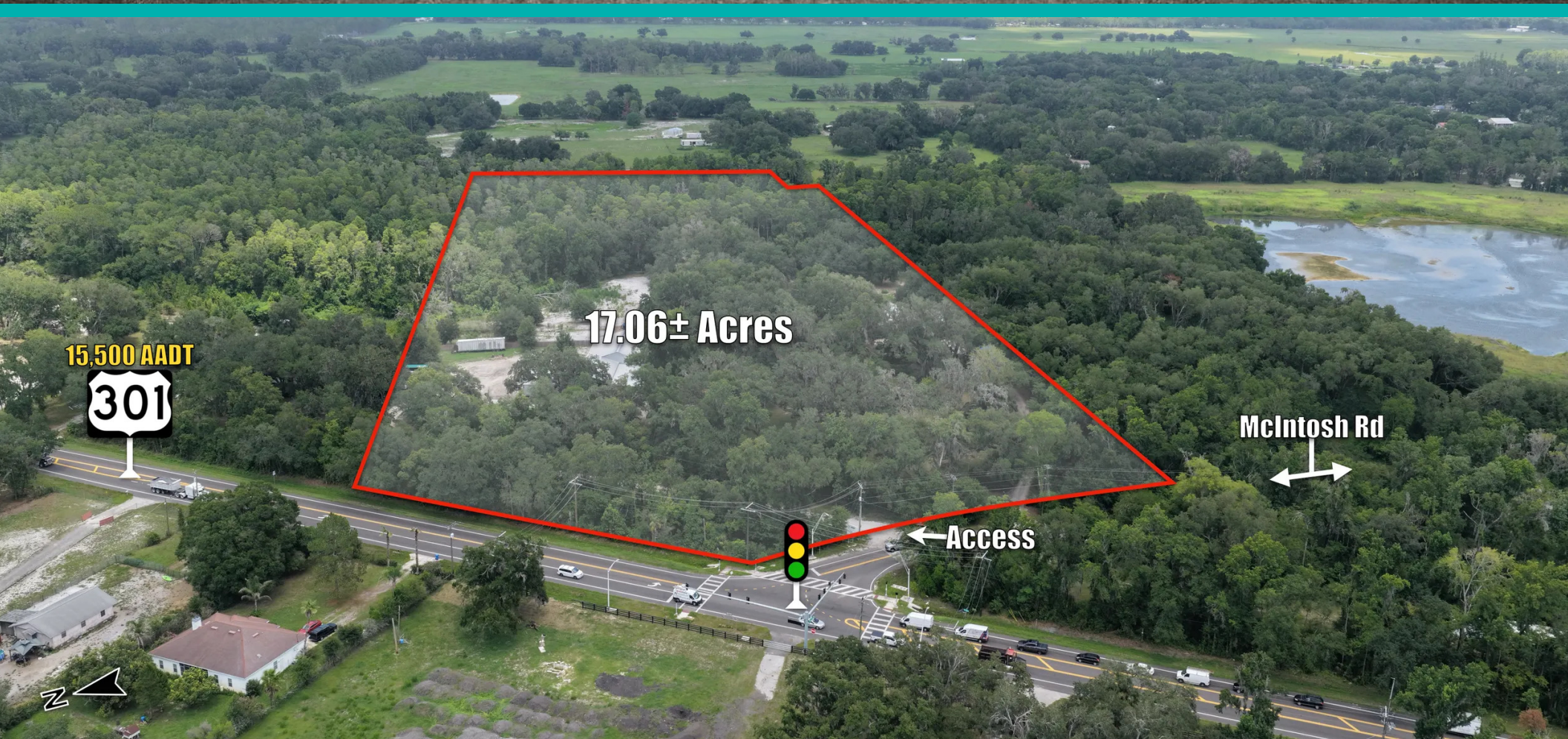


Offering Memorandum



MCINTOSH 301

14302 MCINTOSH RD, THONOTOSASSA, FL 33592

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire 17.06± acres at 14302 McIntosh Road in Thonotosassa, Florida, within Hillsborough County. Currently zoned AS-0.4 (Agricultural – Single-Family Estate) with an AE (Agricultural Estate) Future Land Use, the site offers approximately 9± acres of usable uplands and strong viability for commercial rezoning.

LOCATION DESCRIPTION

Located in northeast Hillsborough County just off US 301, which carries approximately 15,500 vehicles per day, the site offers convenient access to I-4 and the greater Tampa and Orlando markets.

MUNICIPALITY

Hillsborough County

PROPERTY SIZE

17.06± Acres (roughly 9± acres usable)

ZONING

AS-0.4 (Agricultural - Single-Family Estate)

FUTURE LAND USE

AE (Agricultural Estate)

PARCEL ID

U-30-27-21-ZZZ-000003-34820.0

PRICE

\$2,400,000

BROKER CONTACT INFO

Chase Collier, CCIM

Advisor

813.287.8787 x103

chase@thedirt dog.com

Richie Timmons

Advisor

813.287.8787 x116

richie@thedirt dog.com

Aerial



17.06± Acres

McIntosh Rd

Access

15,500 AADT

301

Aerial



Aerial



Conceptual Gas/C-Store Site Plan



Demographics Map & Report

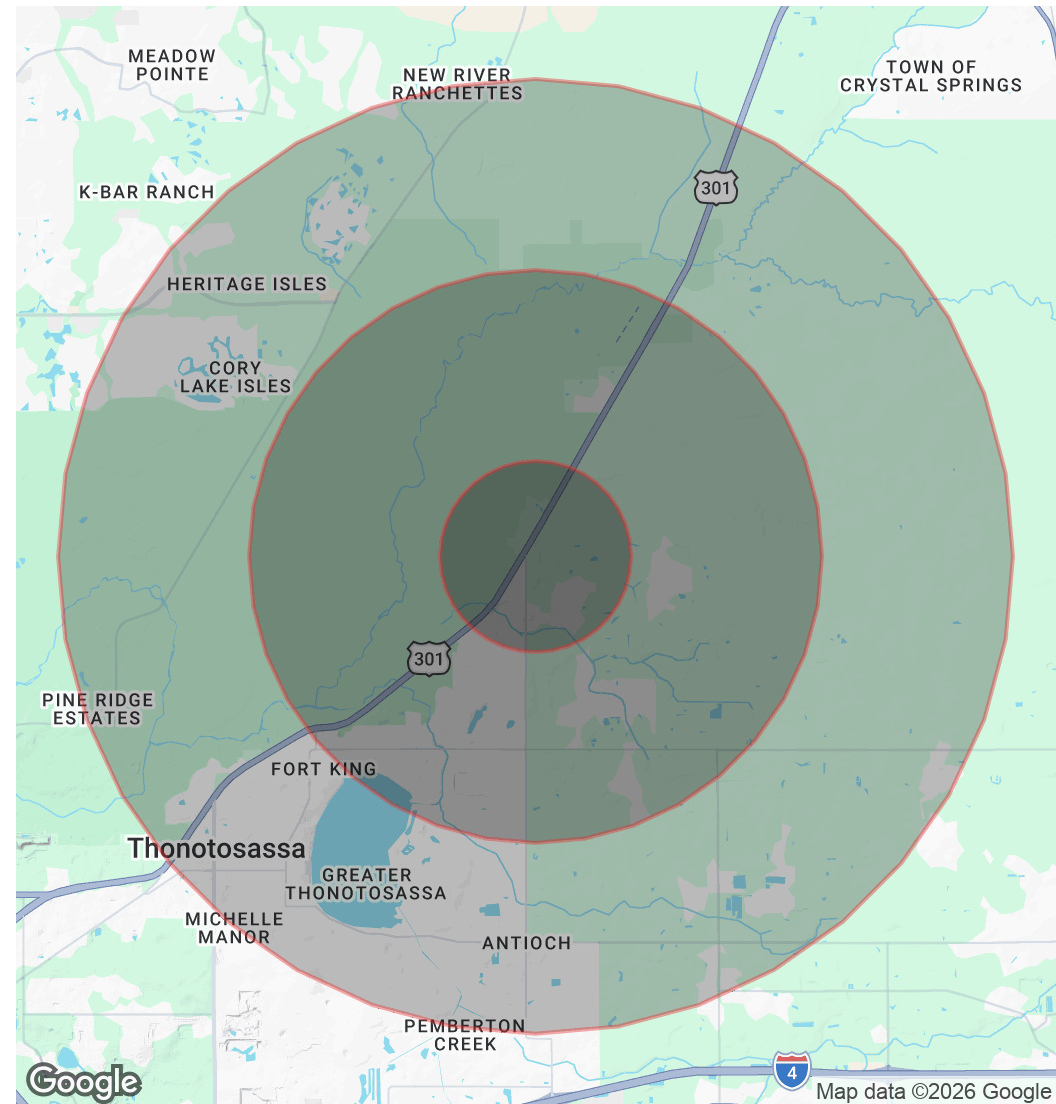
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	478	3,614	26,890
Average Age	40.8	41.9	40.1
Average Age (Male)	44.6	43.3	40.0
Average Age (Female)	38.5	41.5	39.9

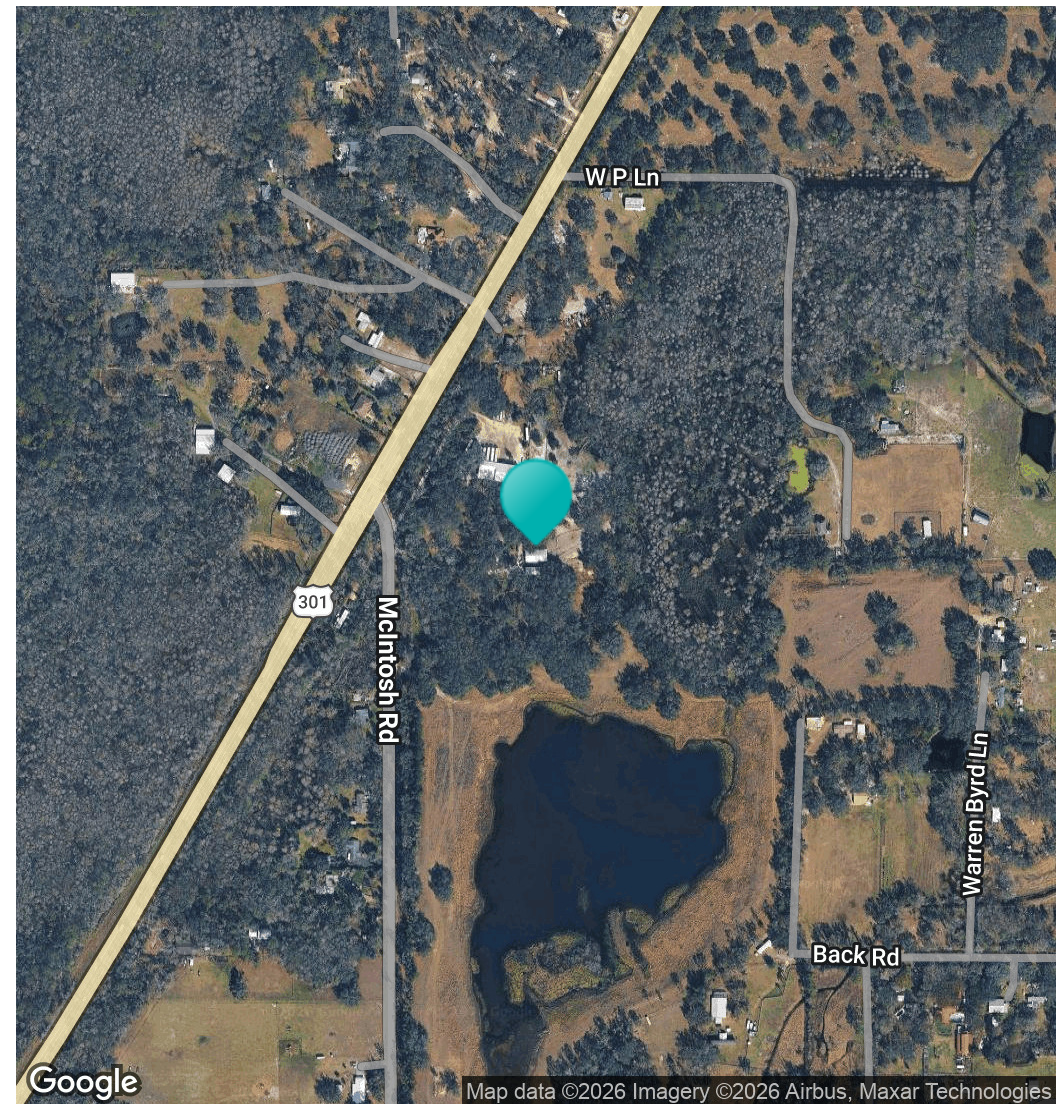
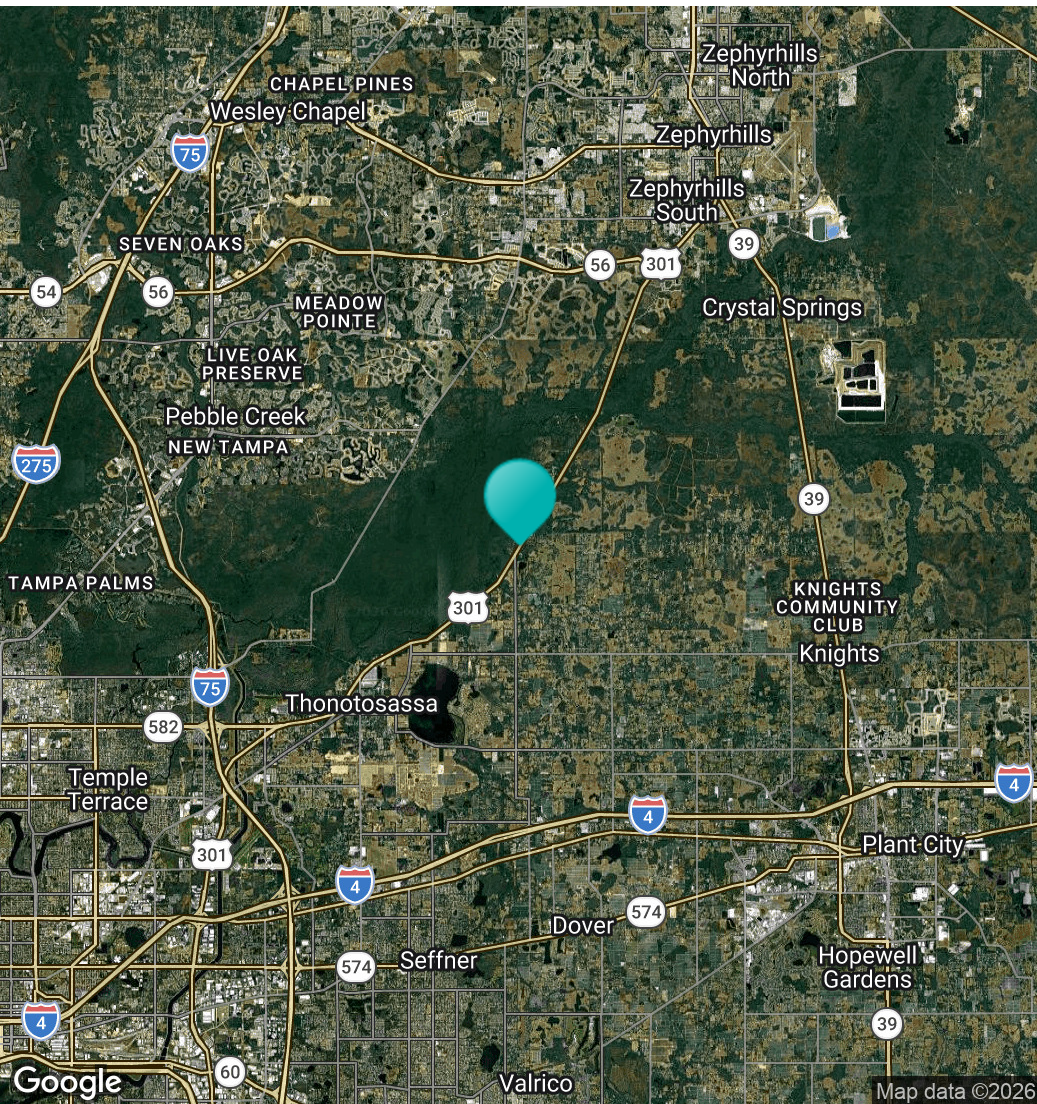
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	165	1,240	9,135
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$118,034	\$119,802	\$134,609
Average House Value	\$435,600	\$445,662	\$422,790

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.

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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

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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.



15,500 AADT



17.06± Acres

McIntosh Rd

Access

Your Advisors



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Questions | Give us a call or drop us an email

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