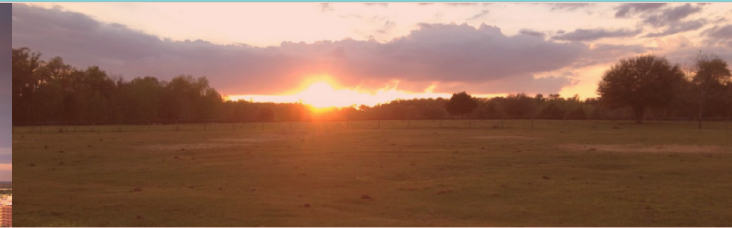
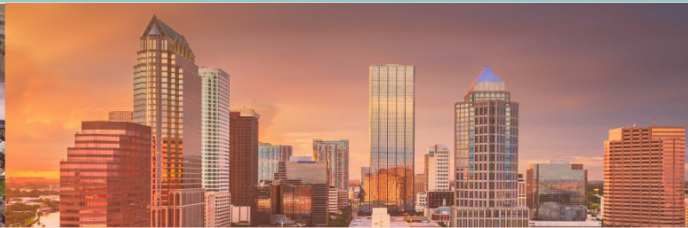


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Additional Photos



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 3.10± acres on N Pinellas Ave at the corner of Anclote Rd in Tarpon Springs, FL within Pinellas County. This site offers direct access to the Anclote River. Mostly zoned GB (General Business), the property allows for a variety of specialty retail, restaurant, office and residential uses and supports up to 15 units per acre. The site offers excellent visibility to traffic counts of 17,900 AADT.

LOCATION DESCRIPTION

Situated near Tarpon Springs' historic Sponge Docks, this prime location benefits from vibrant local culture and tourist attractions. The site is well-positioned in a thriving area, approximately 3 miles from downtown Tarpon Springs and easily accessible from surrounding communities.

MUNICIPALITY

Tarpon Springs

PROPERTY SIZE

3.12 Acres

ZONING

GB (General Business) & LC (Land Conservation)

PARCEL ID

12-27-15-00972-001-0020

PRICE

\$1,500,000

BROKER CONTACT INFO

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Advisor
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josh@thedirt dog.com



Additional Photos



Additional Photos



6



Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,440	59,695	121,801
Average Age	47	47	47
Average Age (Male)	46	46	46
Average Age (Female)	47	48	48

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,735	26,326	52,781
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$98,744	\$84,269	\$93,205
Average House Value	\$412,216	\$321,601	\$361,844

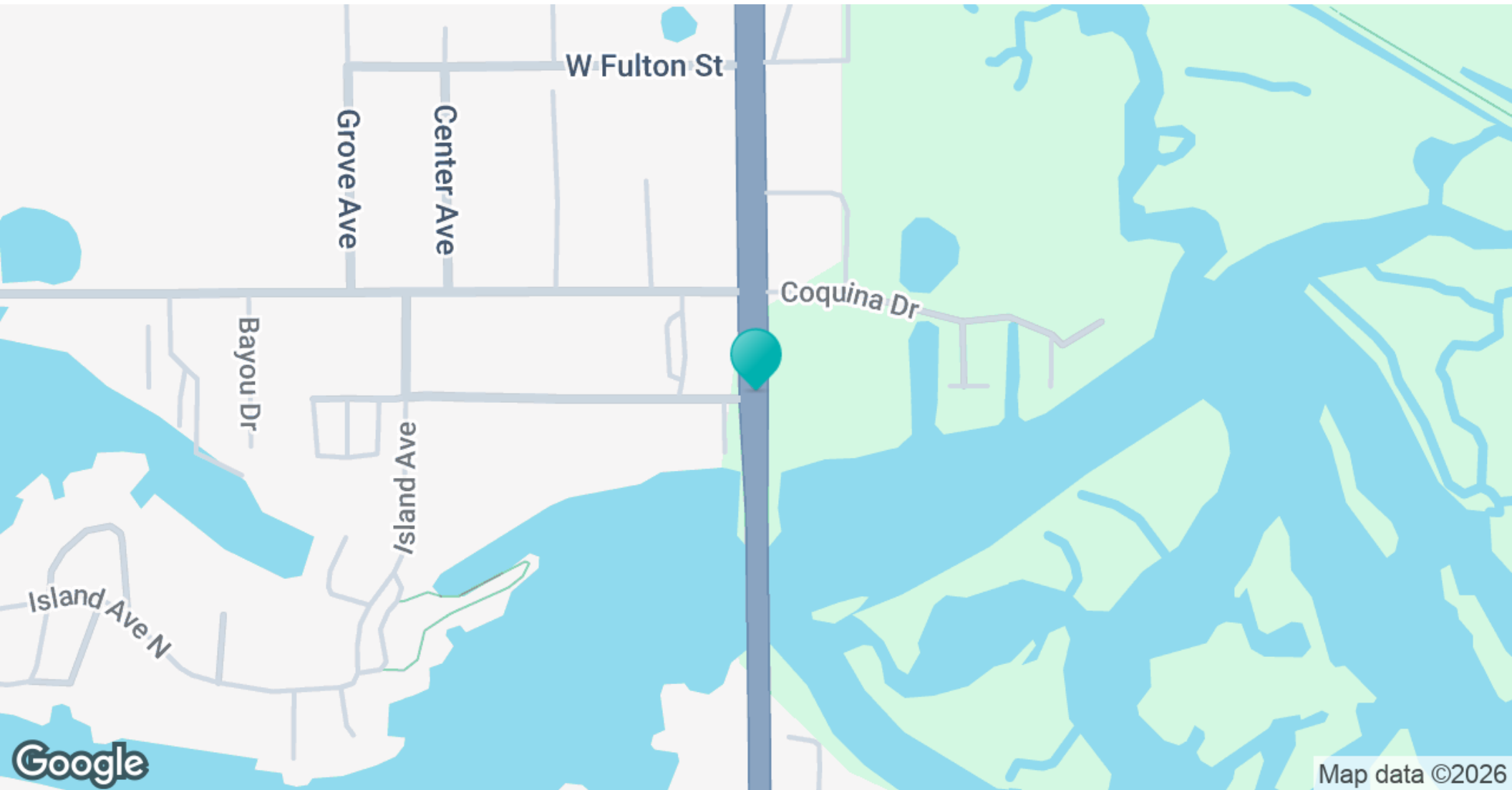
2020 American Community Survey (ACS)



Regional Map



Location Map



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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.