

Marketing Package

“Paradiso”

**2.68+/- Acres approved for
53 Multifamily Units
Apollo Beach, FL**

Exclusively Offered By

Bill Eshenbaugh, ALC, CCIM & Ryan Sampson, ALC, CCIM

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Consultant



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*Individual designation.

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Executive Summary

<u>The Opportunity:</u>	The opportunity is for a developer to purchase the 2.68+/- acre waterfront site overlooking the pristine Tampa Bay that is entitled for up to 53 multifamily units. The seller has preliminary site plan approval for a 48 unit luxury condo project. Possible other uses for the site include hotel, estate home or several single family lots (rezoning may be necessary).
<u>Paradiso Plan:</u>	The proposed project, <i>Paradiso</i> , envisions a 48 unit luxury condo project (although zoning allows for 53 units) laid out between 4 floors over parking, providing 2 and 3 car garages. The project includes an extensive amenity and recreational facilities to include lagoon pool with a waterfall feature, expansive decks, private and common cabanas, beach area, BBQ & picnic area, fitness room and roof top gardens. The seller holds SWFWMD approvals and preliminary site plan approvals.
<u>Location:</u>	The property is located at 6502 Surfside Blvd, Apollo Beach, FL 33572. The site is approx. 2 miles to the west of US-41 on Apollo Beach Blvd, fronting directly on the open water (Tampa Bay) with views of downtown Tampa, downtown St. Petersburg and the Sunshine Skyway Bridge.
<u>Size:</u>	2.68 +/- Acres (388.5 Ft wide X 300 Ft deep)
<u>Zoning:</u>	Planned Development (#RZ 04-0979 RU)
<u>Entitlements:</u>	This site is approved for up to for 53 condominium units. A new seawall was recently installed and the seller believes that it is possible to get a permit for a pier, even though it has not been applied for.
<u>Utilities:</u>	Water and Sewer are available to the site.
<u>Flood Zone:</u>	The site is located in Flood Zone "A12". The first finished floor must be at or above 12' elevation.
<u>Due Diligence:</u>	The seller has significant due diligence and marketing materials for a prospect once a confidentiality agreement is in place.
<u>Height Restriction:</u>	The maximum building height is 50' above finished floor elevation
<u>Set Backs:</u>	Front and rear setbacks are 50 feet with a north side setback of 10 feet and a south side setback of 20 feet.
<u>Listing Price:</u>	\$2,580,000 (Reduced from \$3,900,000)
<u>Broker:</u>	Eshenbaugh Land Company will offer a fee to a buyer's broker.
<u>Contact:</u>	Bill Eshenbaugh, ALC, CCIM 813-287-8787 Ext 1 Bill@TheDirtDog.com Ryan Sampson, ALC, CCIM 813-287-8787 Ext 4 Ryan@theDirtDog.com

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Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and Utah and William A. Eshenbaugh is the broker of record. Eshenbaugh Land Company does not offer sub-agency to other brokers. Compensation is only offered after the completion and acceptance by Eshenbaugh of a fully executed confidentiality agreement, the acknowledgement of the registration of a prospect and the acceptance by Eshenbaugh of the acknowledgement, and a fully executed fee agreement with the broker desiring to receive and present a listing or property that Eshenbaugh represents.

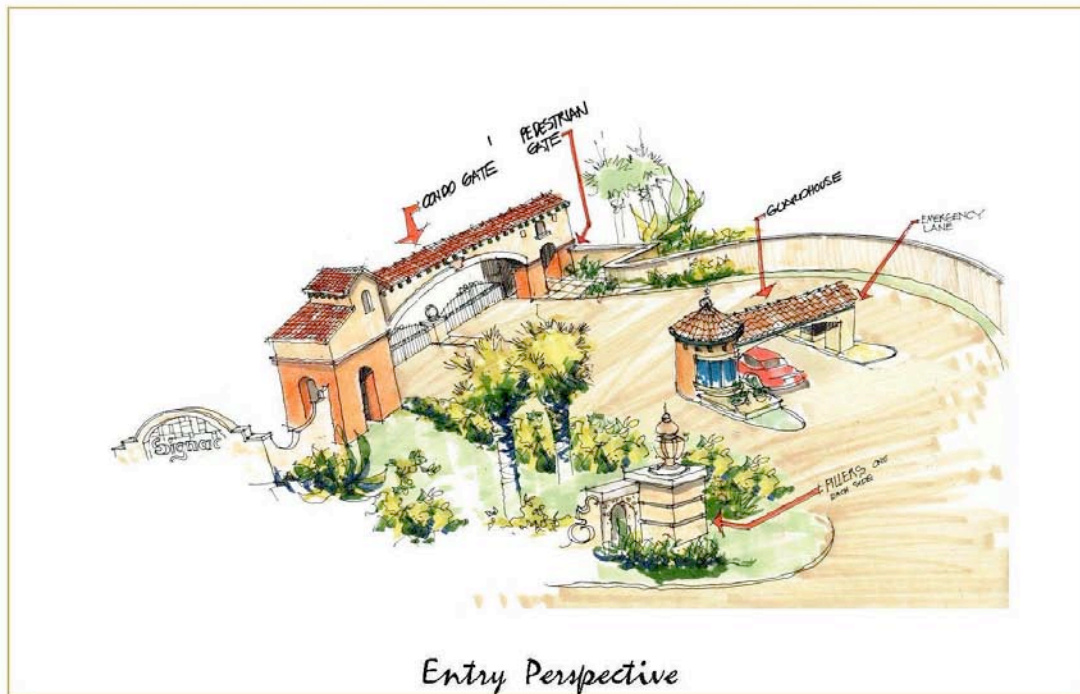
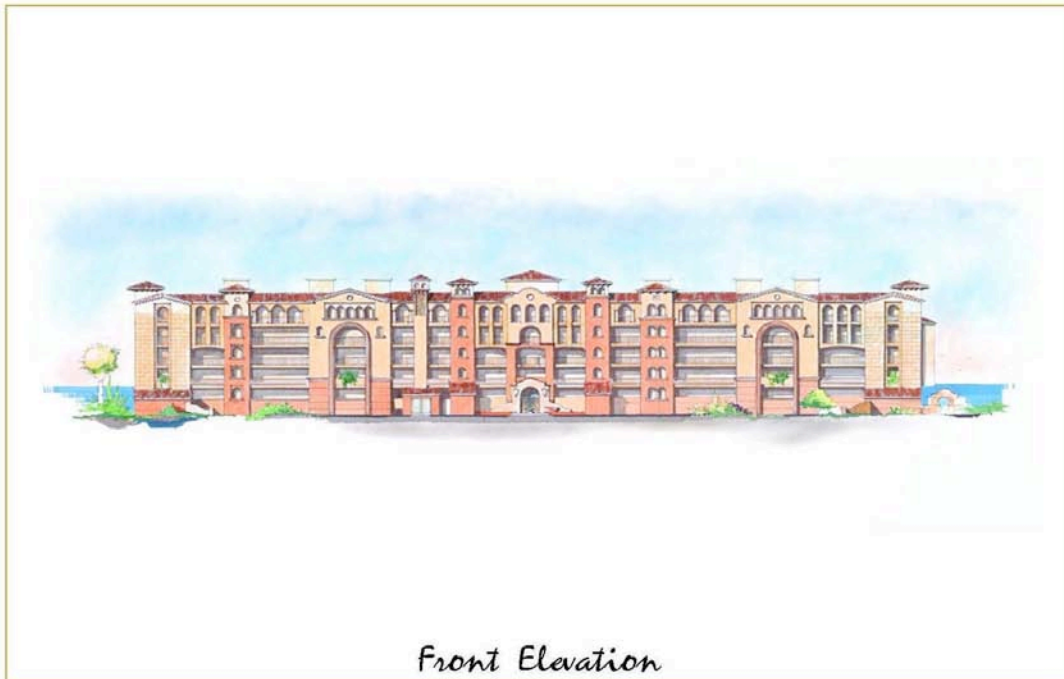
Brokers please note that a variable rate commission exists on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction.

Aerials



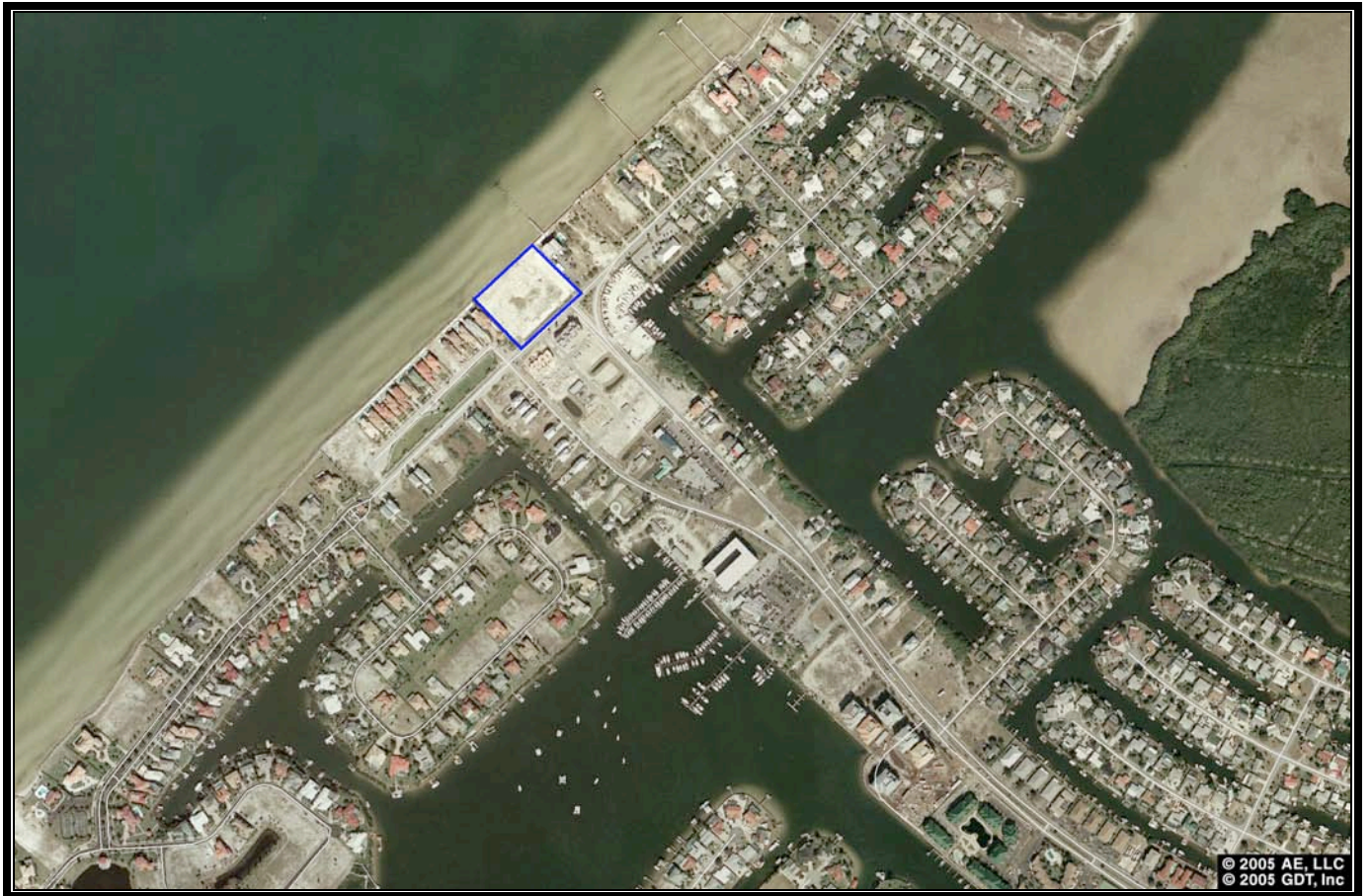


Paradiso Elevations





Aerials



Location Maps



Proposed Floor plans

