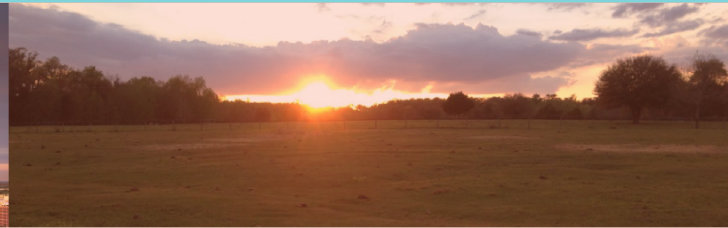
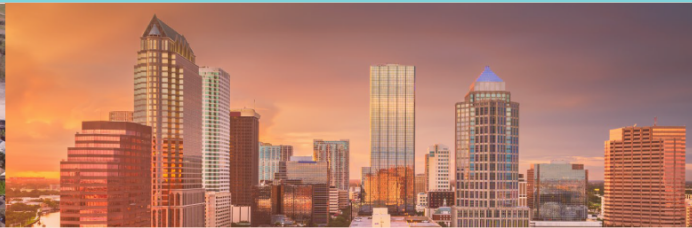


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog.

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 15.22± acres of vacant land located on Balm Road/County Road 673 in Riverview, Hillsborough County, FL. The property is zoned Planned Development (PD) for a charter school of 65,000 SF. The sites has 11.6 usable acres based on the current wetland delineation. The future land use is R-4.

LOCATION DESCRIPTION

The property is located on the SEC of Balm Road/Co.Rd. 672 and US Hwy. 301 in Riverview, FL. It has approximately 768' of frontage along US Hwy. 301 and sits directly across the street from a new Publix at Belmont Shopping Center. The property is located near the Big Bend Rd. and US Hwy. 301 intersection which houses a large amount of retail and medical.

PROPERTY SIZE

13.54± Acres

ZONING

PD

PARCEL ID

077783-0000 & 077781-0000

PRICE

\$3,500,000

BROKER CONTACT INFO

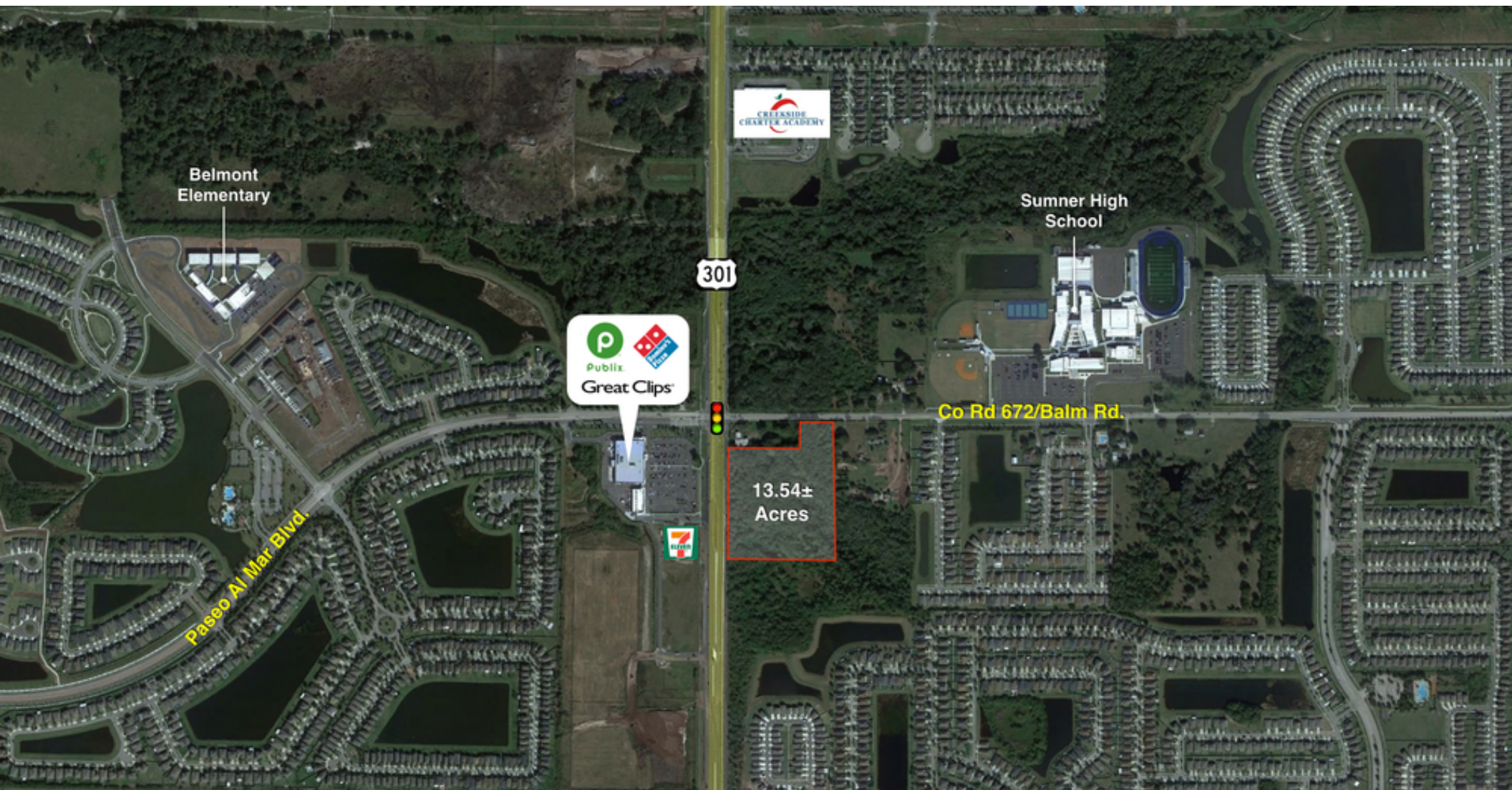
Ryan Sampson, CCIM, ALC

Principal

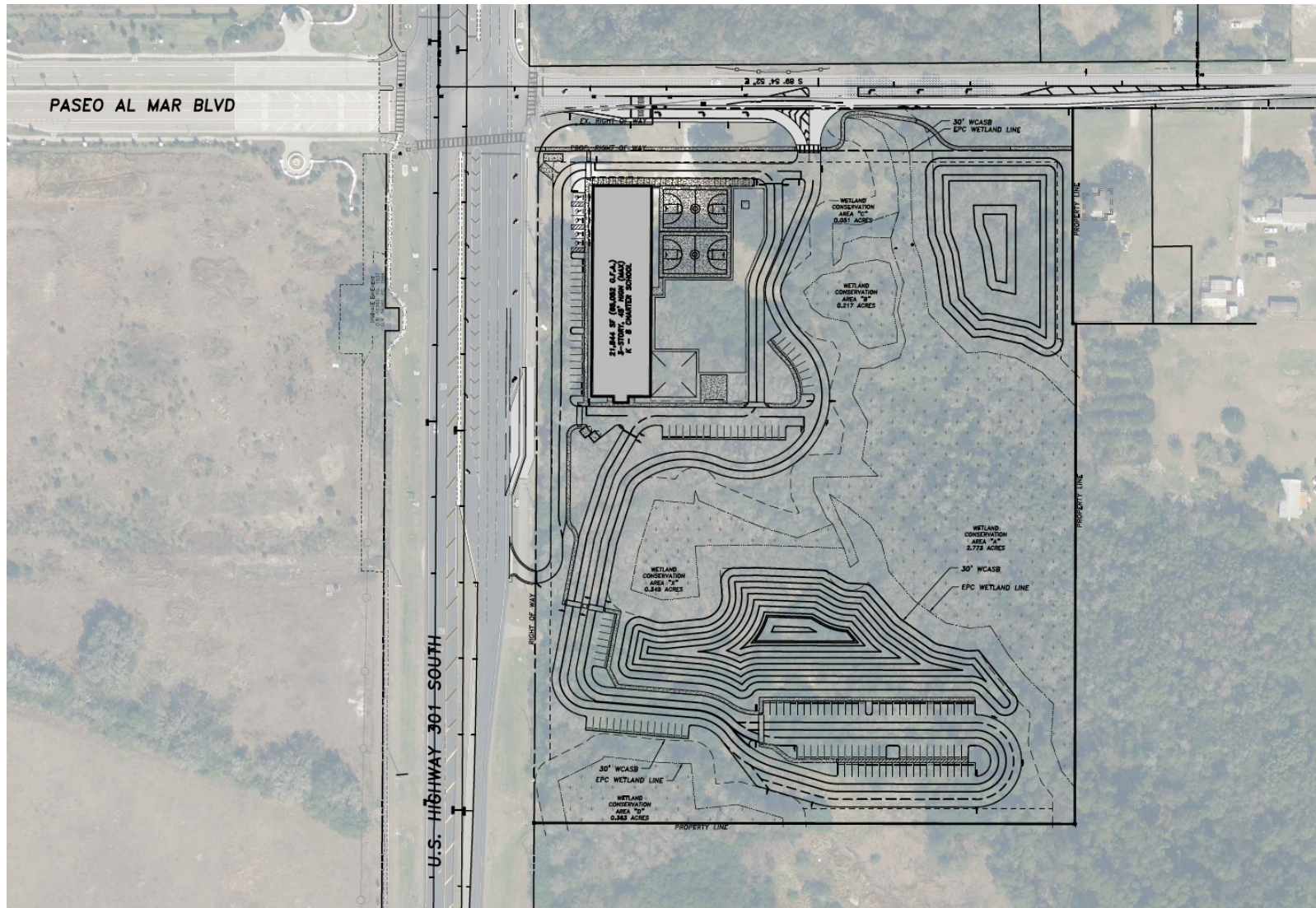
813.287.8787 x4

Ryan@TheDirtDog.com

Aerial



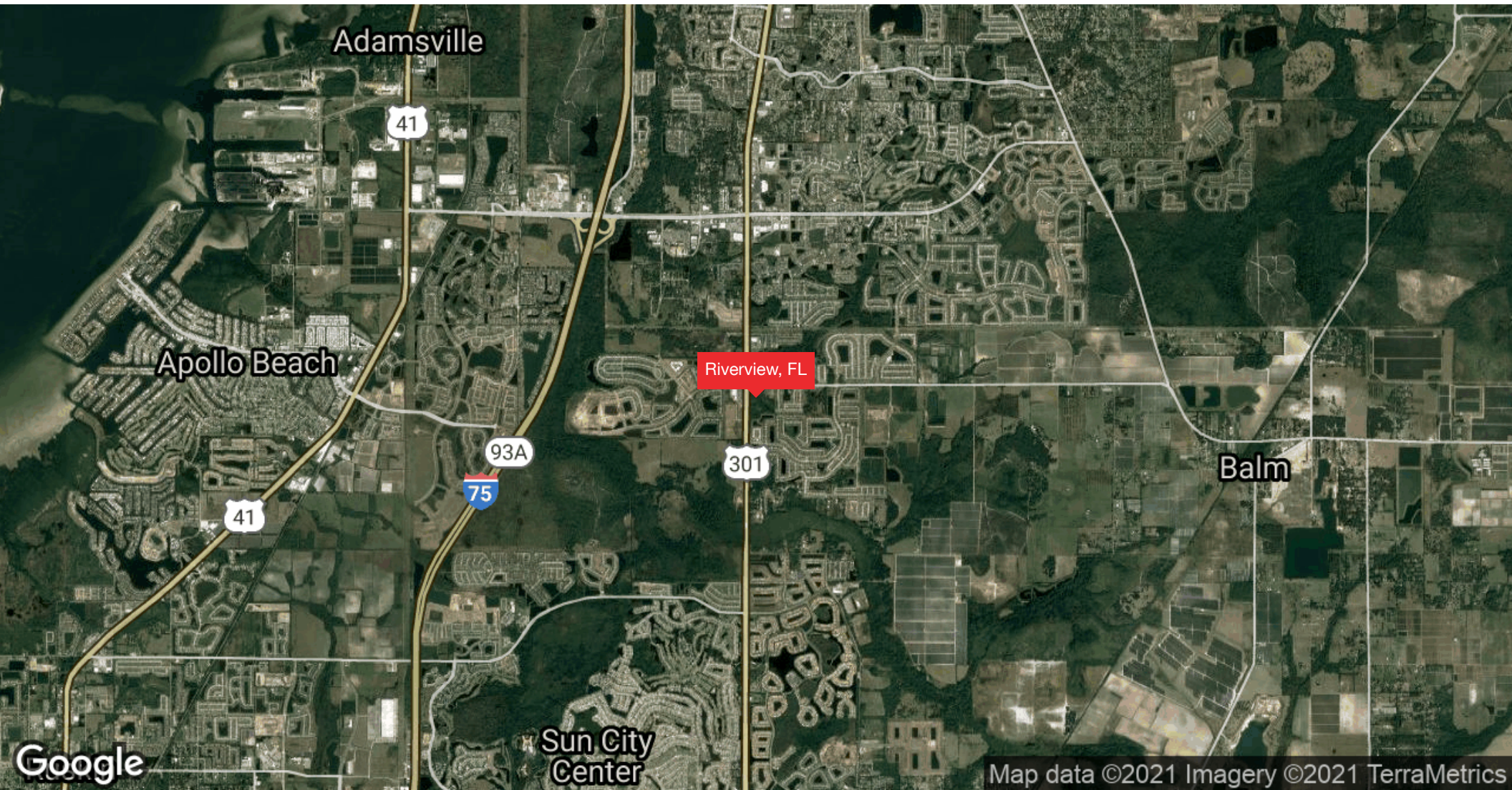
Site Plans



Additional Photos

[illegible]

Regional Map



Map data ©2021 Imagery ©2021 TerraMetrics

Retailer Map



Map data ©2021 Google

Demographics Map & Report

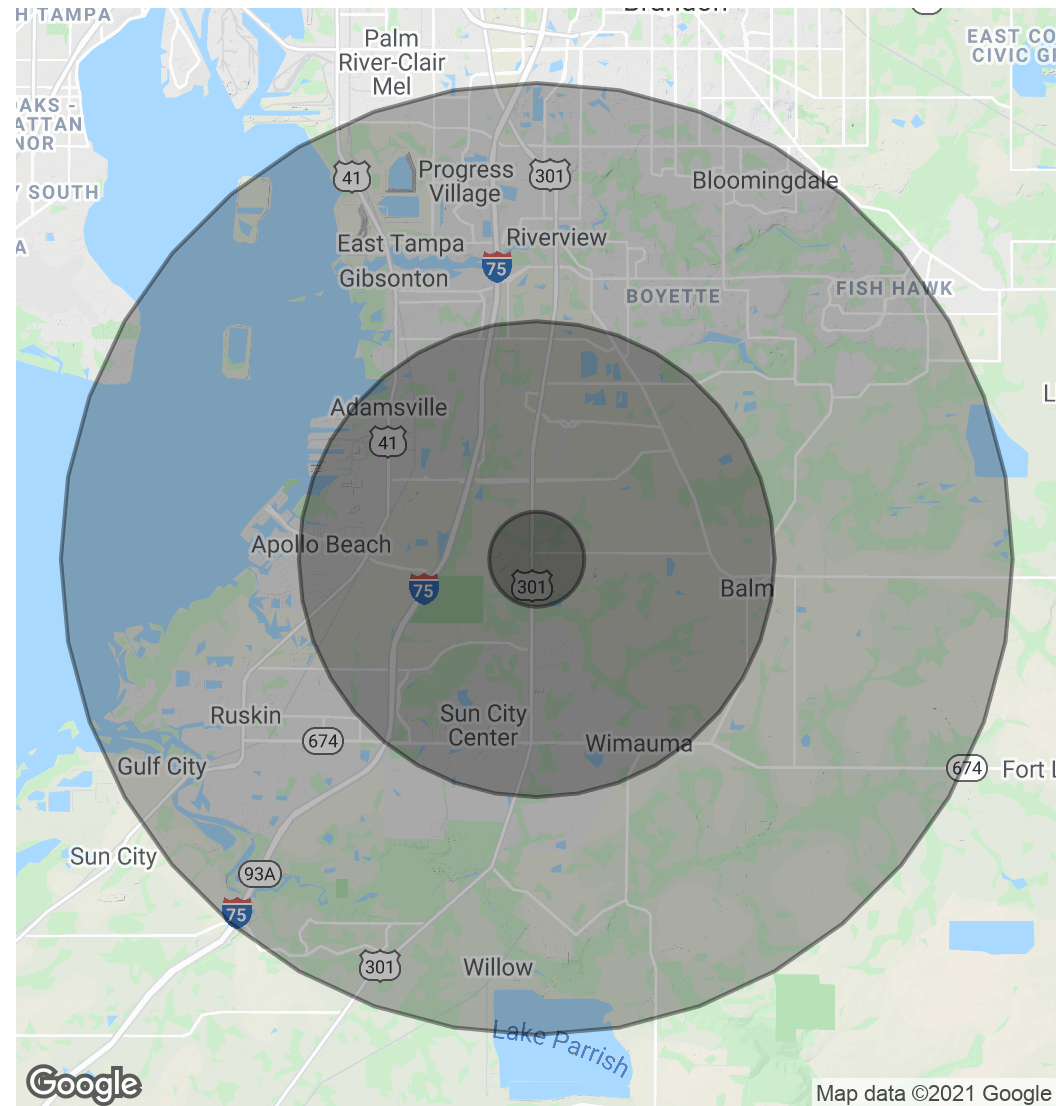
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,222	65,736	210,940
Average age	32.0	41.2	39.1
Average age (Male)	29.1	40.0	38.5
Average age (Female)	36.3	43.3	39.9

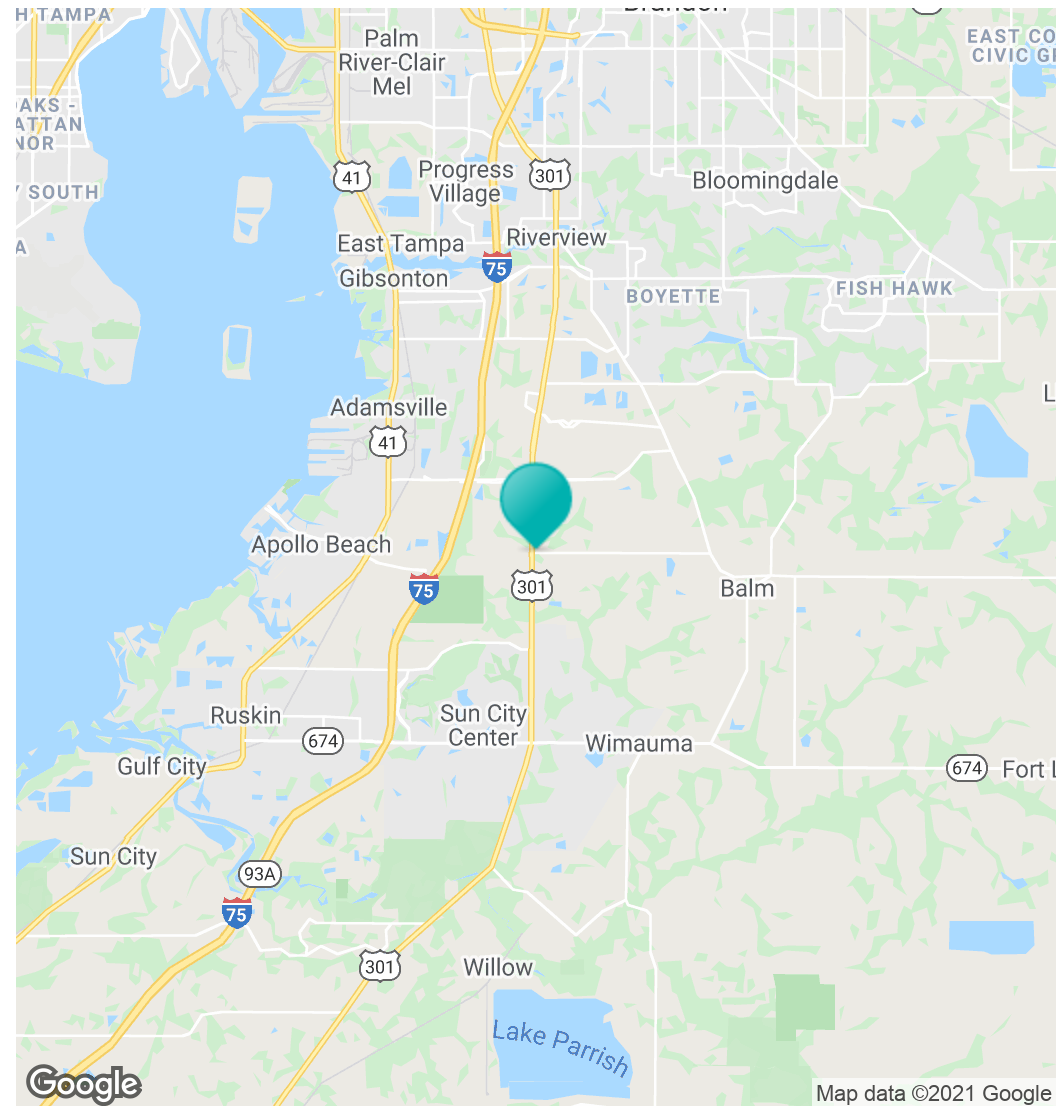
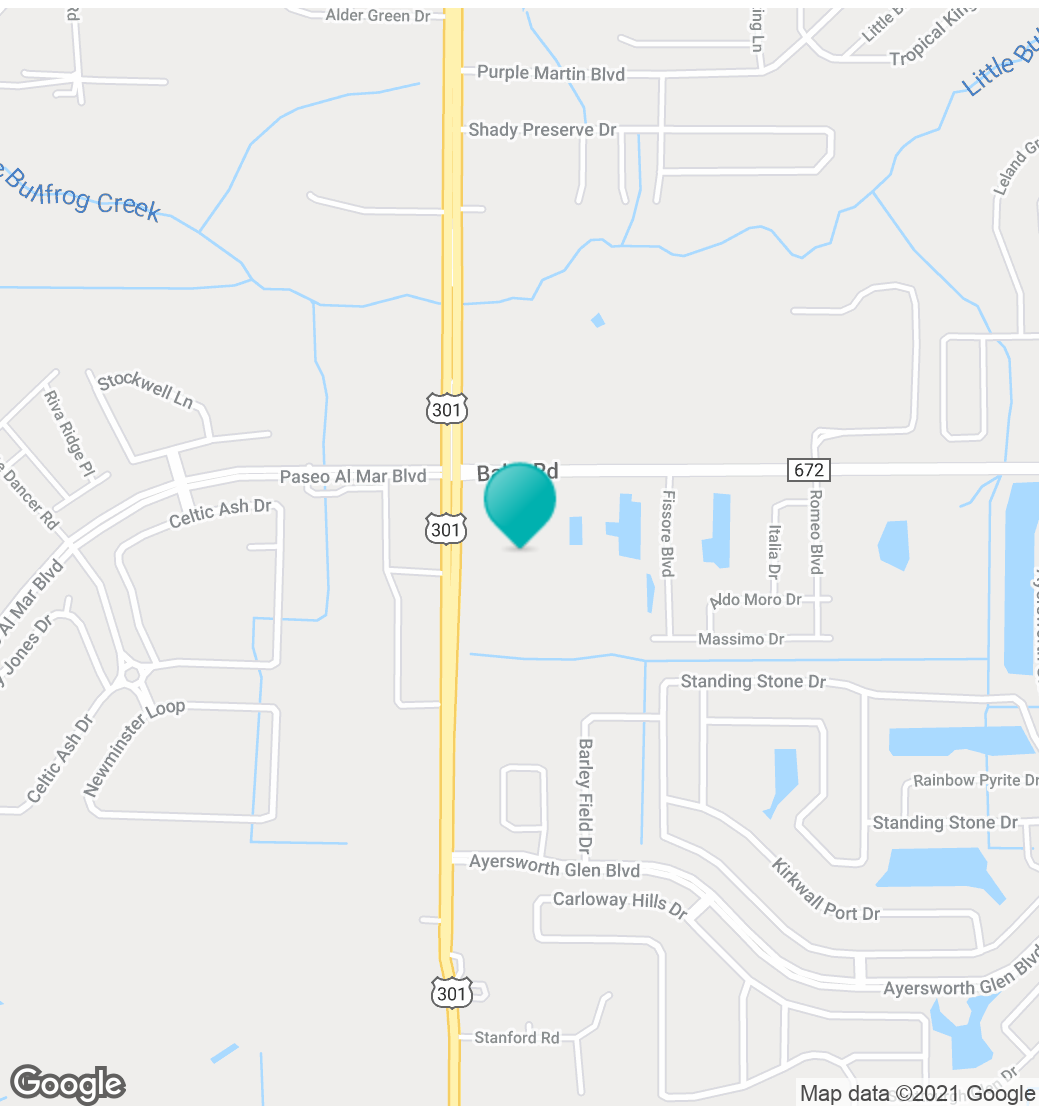
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	435	26,328	80,264
# of persons per HH	2.8	2.5	2.6
Average HH income	\$70,345	\$63,291	\$71,736
Average house value	\$291,043	\$201,297	\$236,557

* Demographic data derived from 2010 US Census



Location Map



Confidentiality & Disclaimer

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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.