

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 two parcels containing 2.84± acres and 4.81± acres in Tampa, FL. Currently zoned C-N for neighborhood commercial uses, the future land use is RES-9 which allows for up to 9 residential units per acre. There is an easement between the northern and southern parcel to allow access to the adjacent Camden Woods residential development.

LOCATION DESCRIPTION

Located at the southeast quadrant of Camden Field Parkway and S 78th Street in Tampa, unincorporated Hillsborough County, FL. Only 15 minutes from downtown Tampa and the I-75 job corridor. Located halfway between downtown Tampa and Brandon with easy access to both I-75 and the Selmon Expressway. Across the street is a new subdivision being developed by Lennar called Touchstone containing a combination of single family homes and townhomes totaling 998 lots with clubhouse, fitness center, resort-style swimming pool and a community park.

MUNICIPALITY

Hillsborough County

PROPERTY SIZE

N Parcel: 4.81± acres

S Parcel: 2.84± acres

ZONING

C-N (Neighborhood Commercial)

FUTURE LAND USE

R-9 (allows up to a maximum of 9.0 dwelling units per gross acre)

PARCEL ID

0478900148, 0478900148

PRICE

N Parcel: \$850,000

S Parcel: \$800,000

BROKER CONTACT INFO

Chris Bowers, CCIM

Senior Broker

813.287.8787 x8

chris@thedirt dog.com



Aerial Looking N



Aerial Looking N



Aerial Looking E



1 Mile Demographics

KEY FACTS

10,142

Population



Average Household Size

34.1

Median Age

\$50,778

Median Household Income

INCOME



\$50,778

Median Household Income



\$22,820

Per Capita Income



\$59,022

Median Net Worth

BUSINESS



106

Total Businesses



1,202

Total Employees

EMPLOYMENT



White Collar



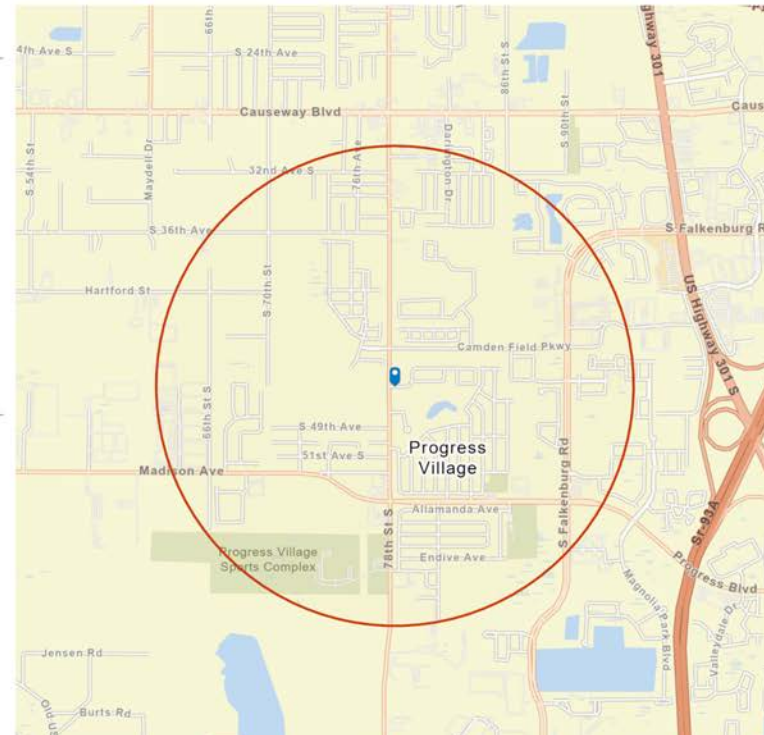
Blue Collar



Services

8.9%

Unemployment Rate



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3 Mile Demographics

KEY FACTS

68,385

Population



Average Household Size

34.0

Median Age

\$58,162

Median Household Income

INCOME



\$58,162

Median Household Income



\$28,703

Per Capita Income



\$40,739

Median Net Worth

BUSINESS



1,899

Total Businesses



22,969

Total Employees

EMPLOYMENT



67%

White Collar



19%

Blue Collar

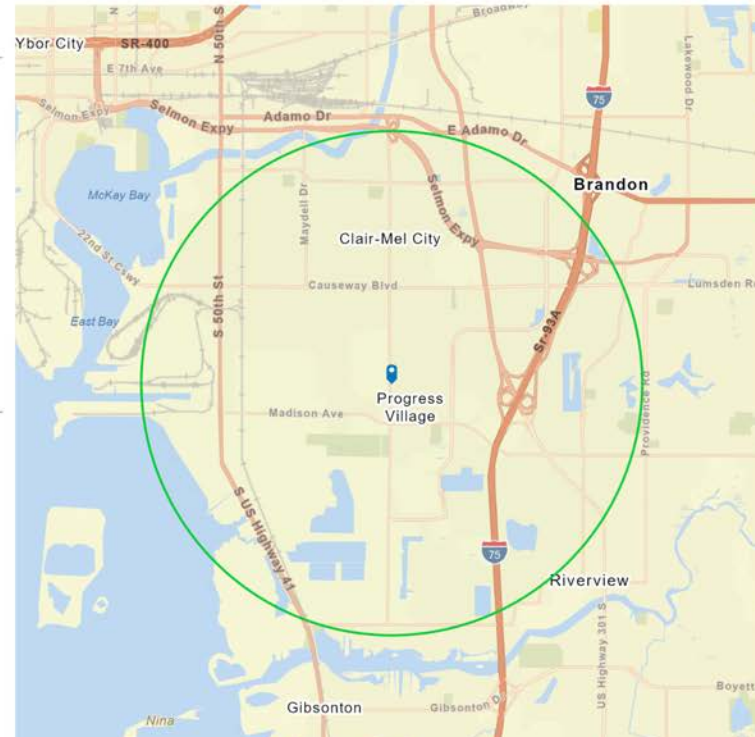


Services

15%

8.3%

Unemployment Rate



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5 Mile Demographics

KEY FACTS

148,288

Population



Average Household Size

34.8

Median Age

\$55,455

Median Household Income

INCOME



\$55,455

Median Household Income



\$27,135

Per Capita Income



\$40,850

Median Net Worth

BUSINESS



6,273

Total Businesses



74,849

Total Employees

EMPLOYMENT



65%

White Collar



20%

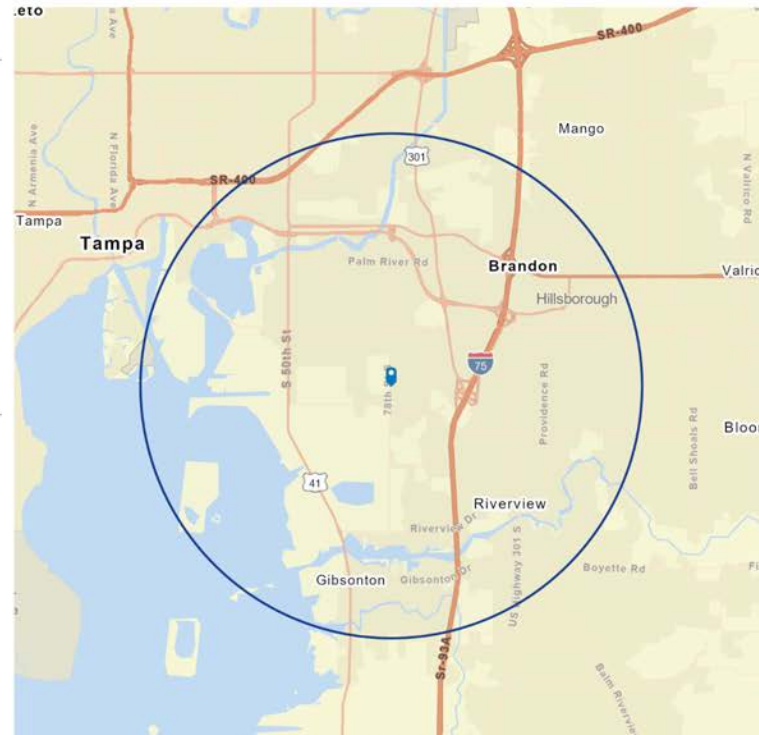
Blue Collar



Services

7.9%

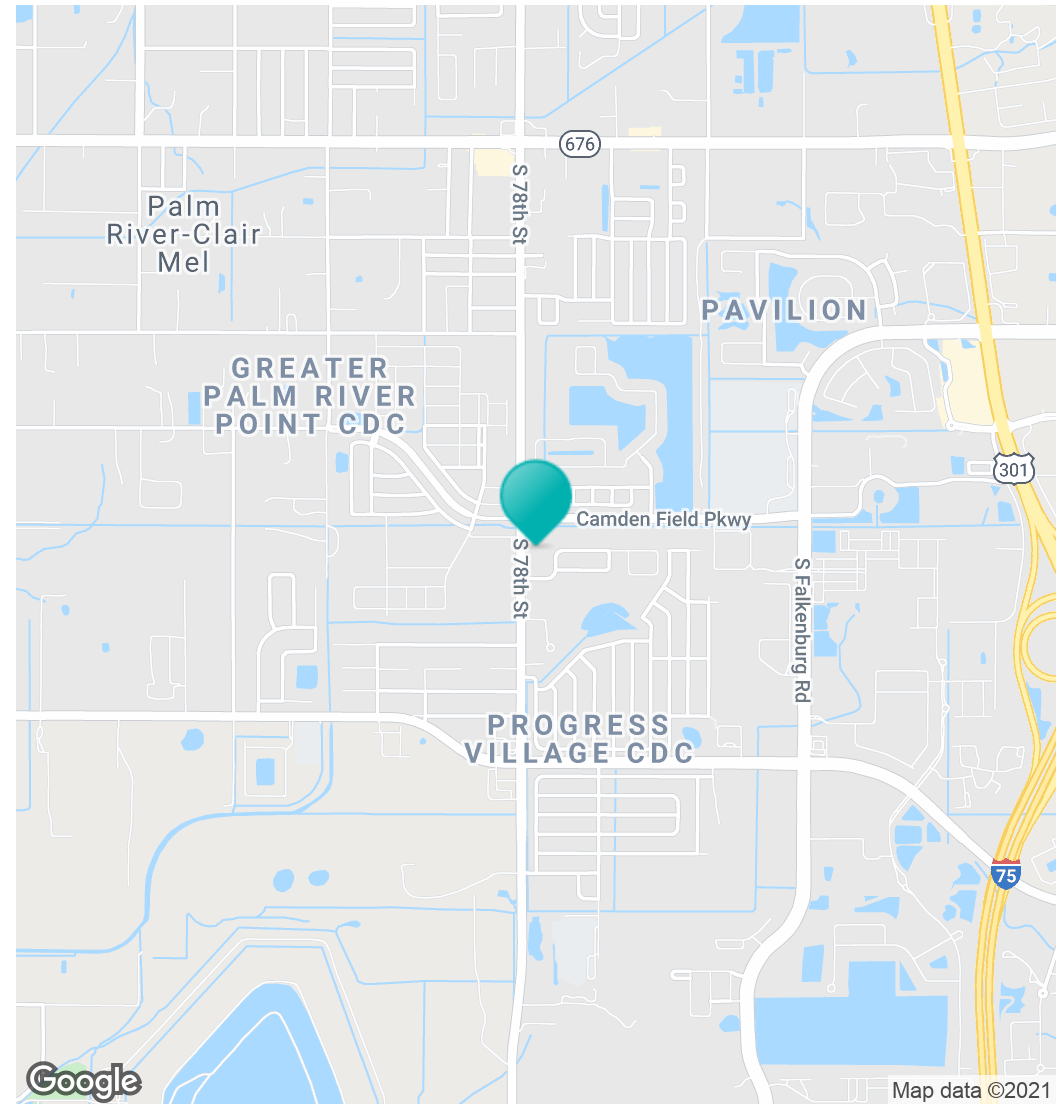
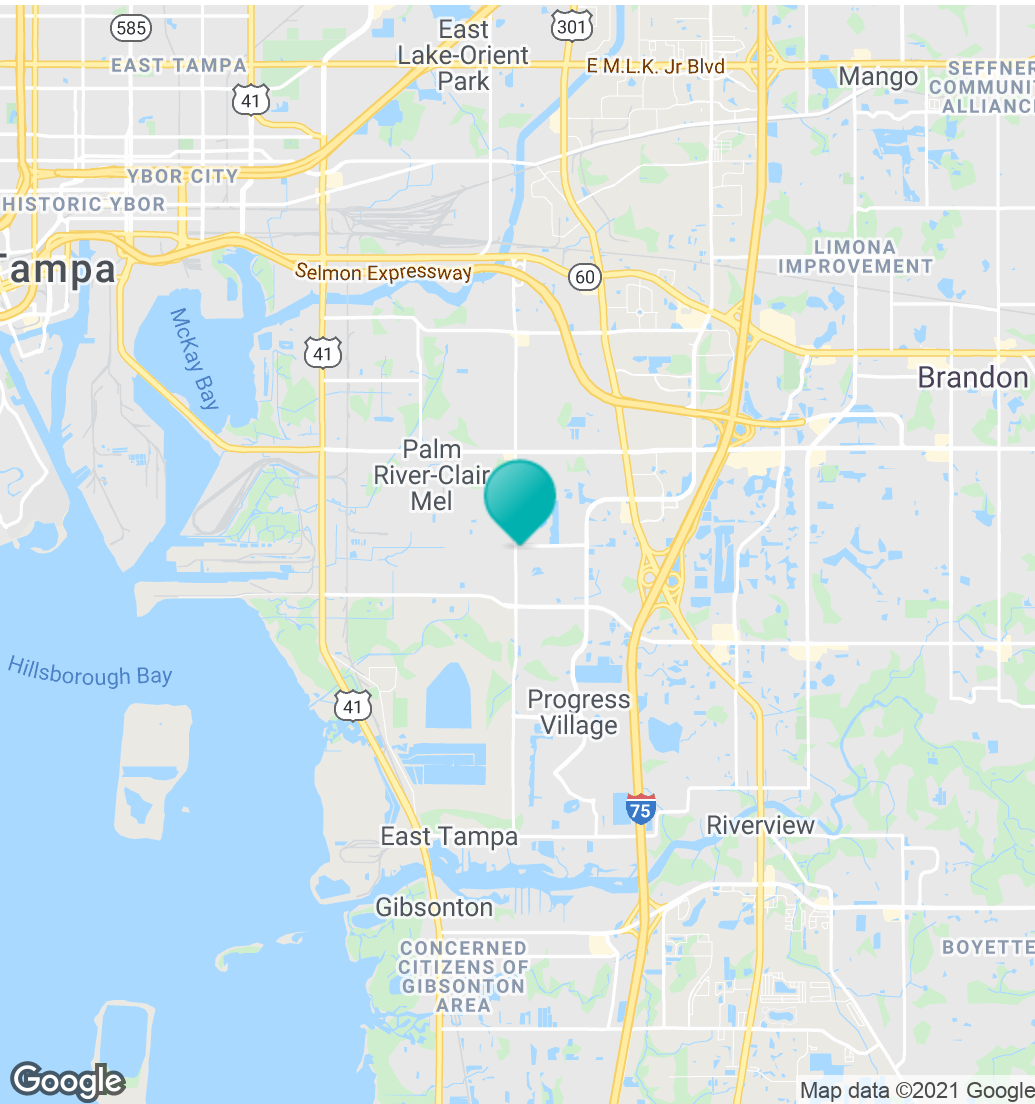
Unemployment Rate



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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.