

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

Southern Oaks East is the opportunity to enjoy the country life or even develop a subdivision on this beautiful 60 acre property. Located immediately off of the I-4 / County Line Road interchange in Plant City, Florida, the property was previously planned for 31 large lots with an equestrian theme.

NOTE - The Seller is willing to sell the back 40 acres separately for \$995,000, which would be great for agricultural and recreational uses or even a large homesite with tons of privacy. The property is wooded with old Florida views including many large Grandfather Oaks.

LOCATION DESCRIPTION

The property is located along the north side of Swindell Road in Plant City, Hillsborough County, FL. Taking the County Road exit, this property is just north of I-4 with easy access to Amazon, WellDyne, the Polk Parkway and the Save-A-Lot Distribution center. The entire northern and western boundary will benefit from the Wiggins Prairie Mitigation Bank, which is a 492 acre conservation area. Single-family homes and mobile homes are located to the south and east. The county line for Hillsborough/Polk is adjacent to the east, along with an industrial distribution development further east.

PROPERTY SIZE

60.0 Acres

ZONING

PD (Planned Development) approved for 31 single-family homesites

FUTURE LAND USE

Back 40 acres - A/R (Agricultural/Rural) / Front 20 acres - R-1 (Residential-1)

PARCEL ID

089763-0000, 089742-0000, 089759-1000

PROPERTY OWNER

Southern Oaks East, LLC

PRICE

\$1,800,000

BROKER CONTACT INFO

Chase Collier, CCIM

Sales Associate

813.287.8787 x3

chase@thedirt dog.com



Aerial



Aerial



Property Photos



Demographics Map & Report

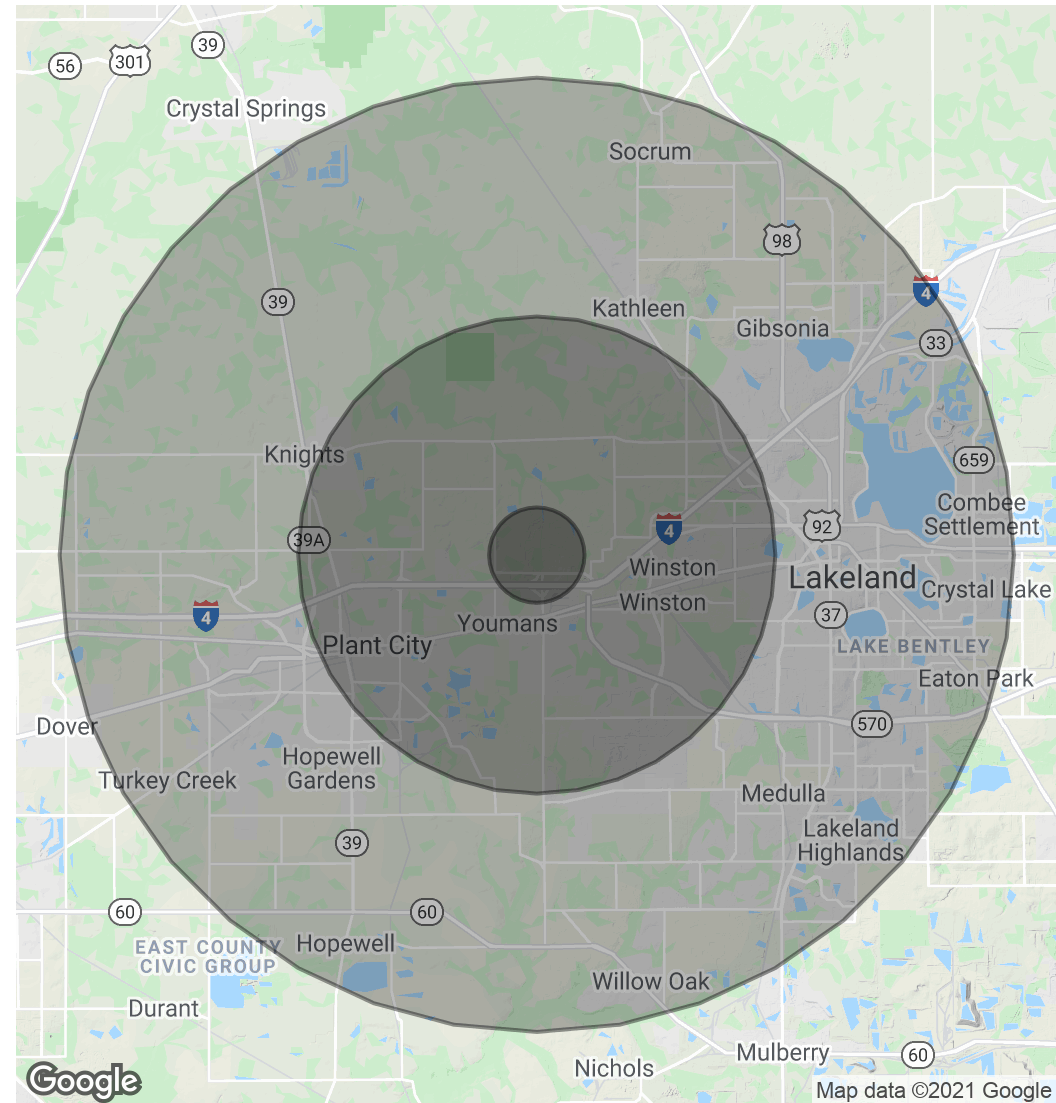
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,035	47,533	283,445
Average age	31.0	38.5	37.9
Average age (Male)	29.0	35.8	36.2
Average age (Female)	32.1	40.6	39.2

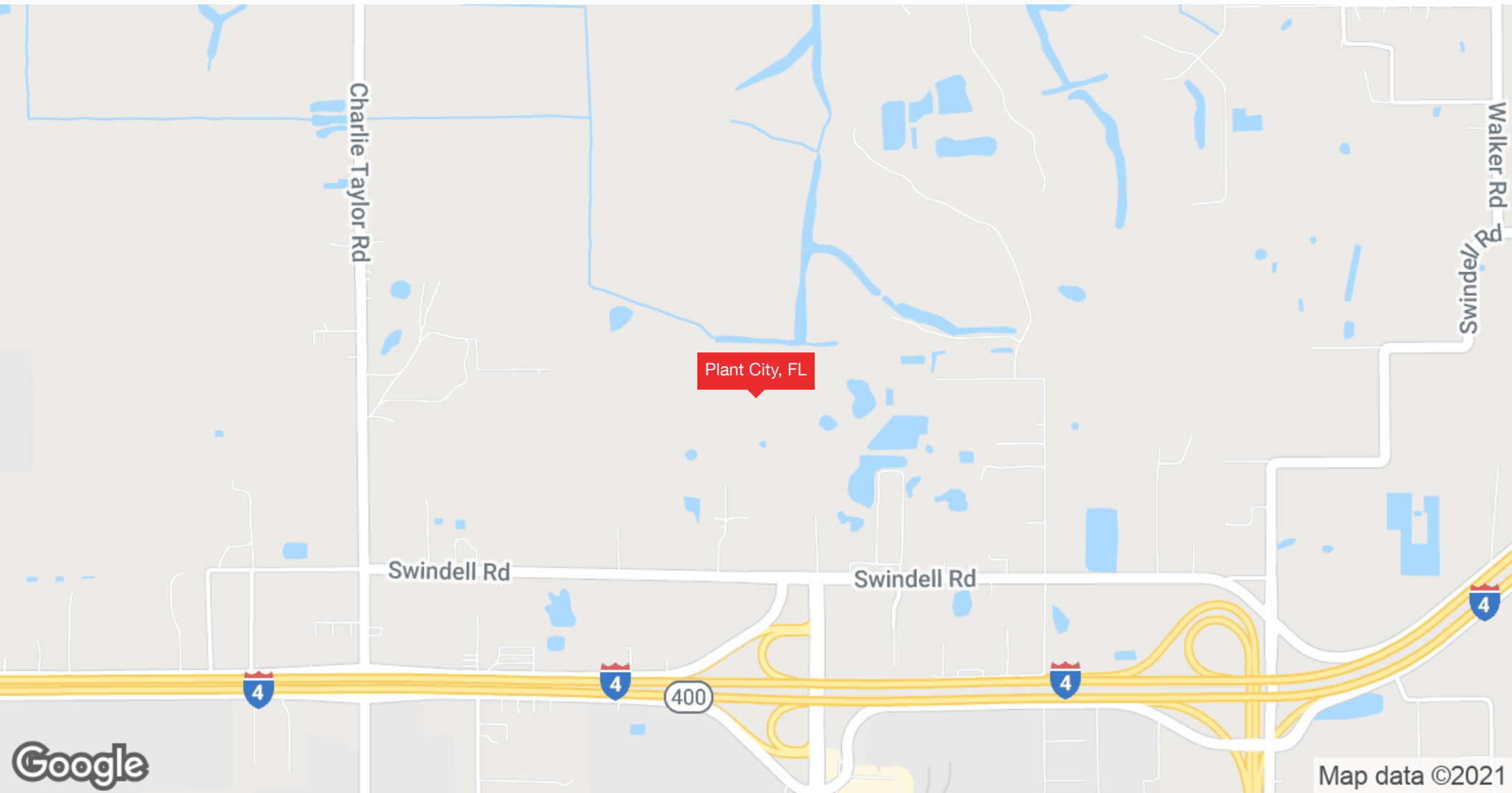
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	333	17,457	106,475
# of persons per HH	3.1	2.7	2.7
Average HH income	\$55,348	\$55,136	\$59,862
Average house value	\$166,799	\$147,958	\$183,997

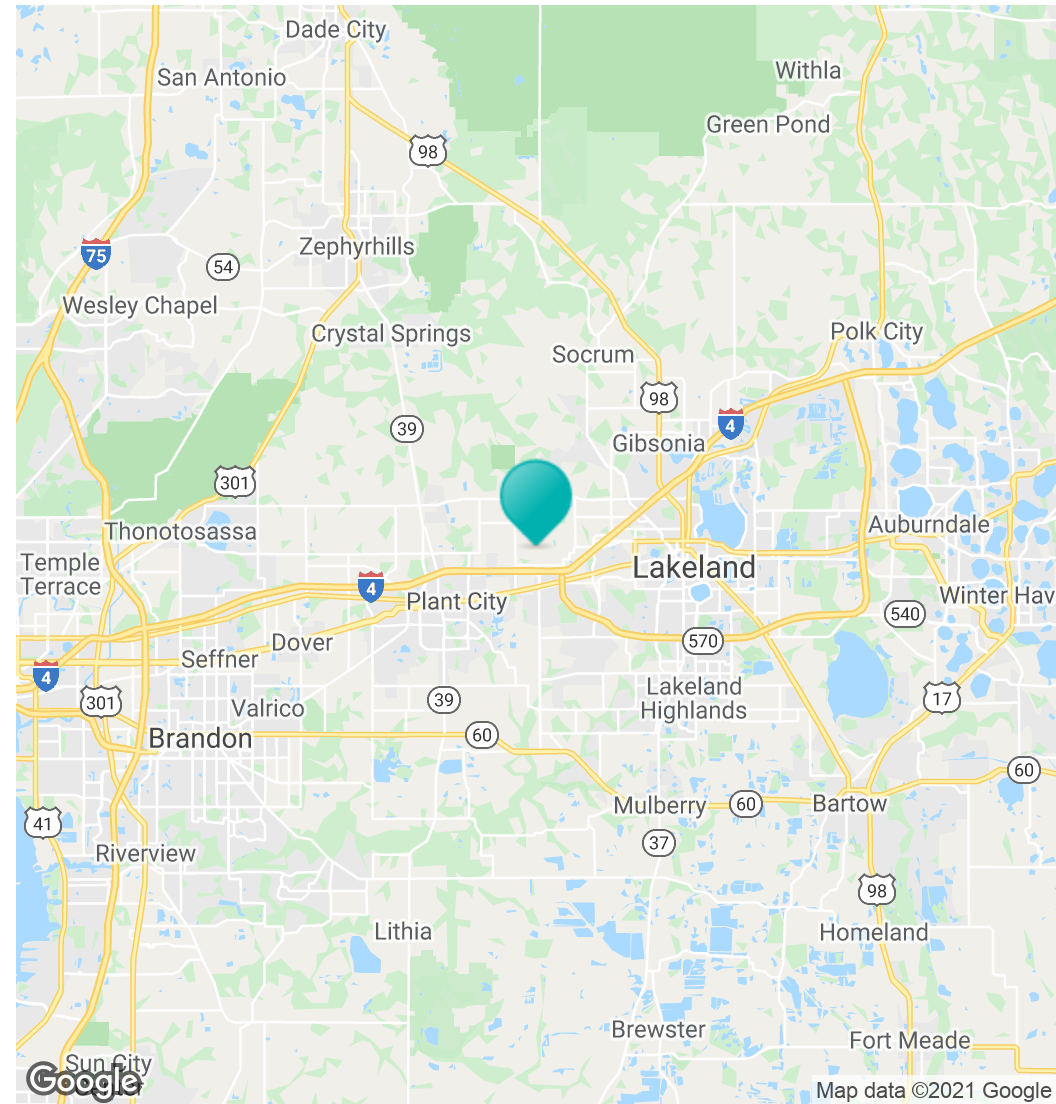
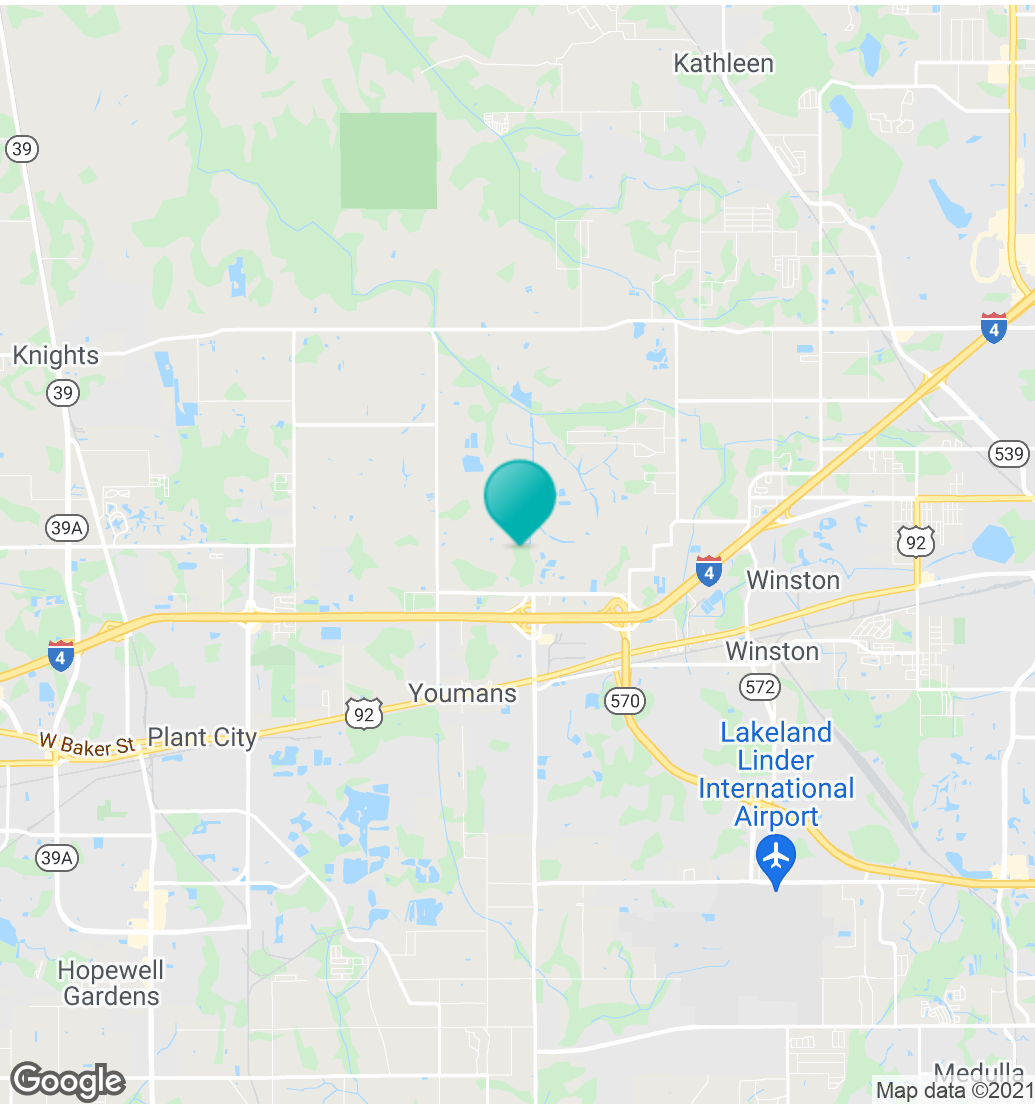
* Demographic data derived from 2010 US Census



Regional Map



Location Maps



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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.