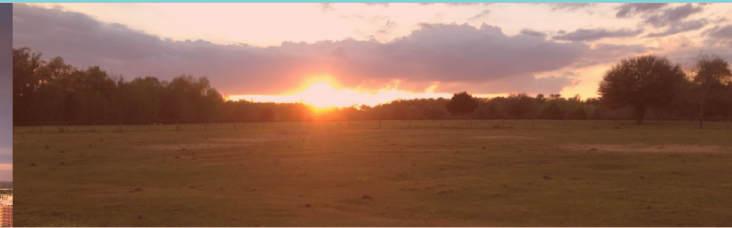
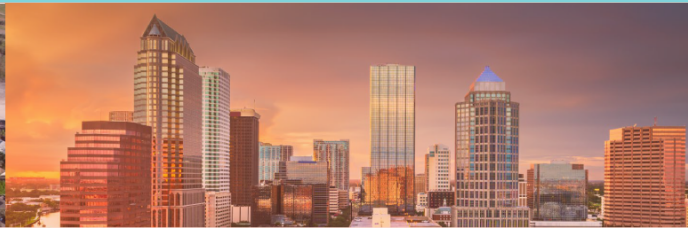


We know this land.



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 a 2.78± acre property on Lake Thonotosassa, the largest lake in Hillsborough County. It's currently zoned AR and allows one residential unit per five acres. It is an excellent homesite to build your lakefront getaway. No HOA or restrictions, bring your farm animals to enjoy the country. Potential option to split into multiple homesites if rezoned.

LOCATION DESCRIPTION

The property is located on the north and south side of Thonotosassa Road in unincorporated Hillsborough County, FL. There is 125± feet of frontage on Lake Thonotosassa. It's less than 10 minutes from I-4, 10+ minutes from I-75, and 20 minutes from downtown Tampa. The property is also located in close proximity to local shopping and schools.

PROPERTY SIZE

2.78± Acres

ZONING

AR - Agricultural Rural 1 unit per 5 acres

FUTURE LAND USE

A/R, R-1

PARCEL ID

060670-0000

PROPERTY OWNER

Joan Crow Aphthorp, Trustee
Melinda Lee Crow Harper, Trustee

PRICE

\$499,000

BROKER CONTACT INFO

Chase Collier, CCIM
Sales Associate
813.287.8787 x3
chase@thedirtdog.com



Aerial



Aerial



Lake Thonotosassa

Thonotosassa Rd.

2.78±
Acres

North Kingsway Rd.

Demographics Map & Report

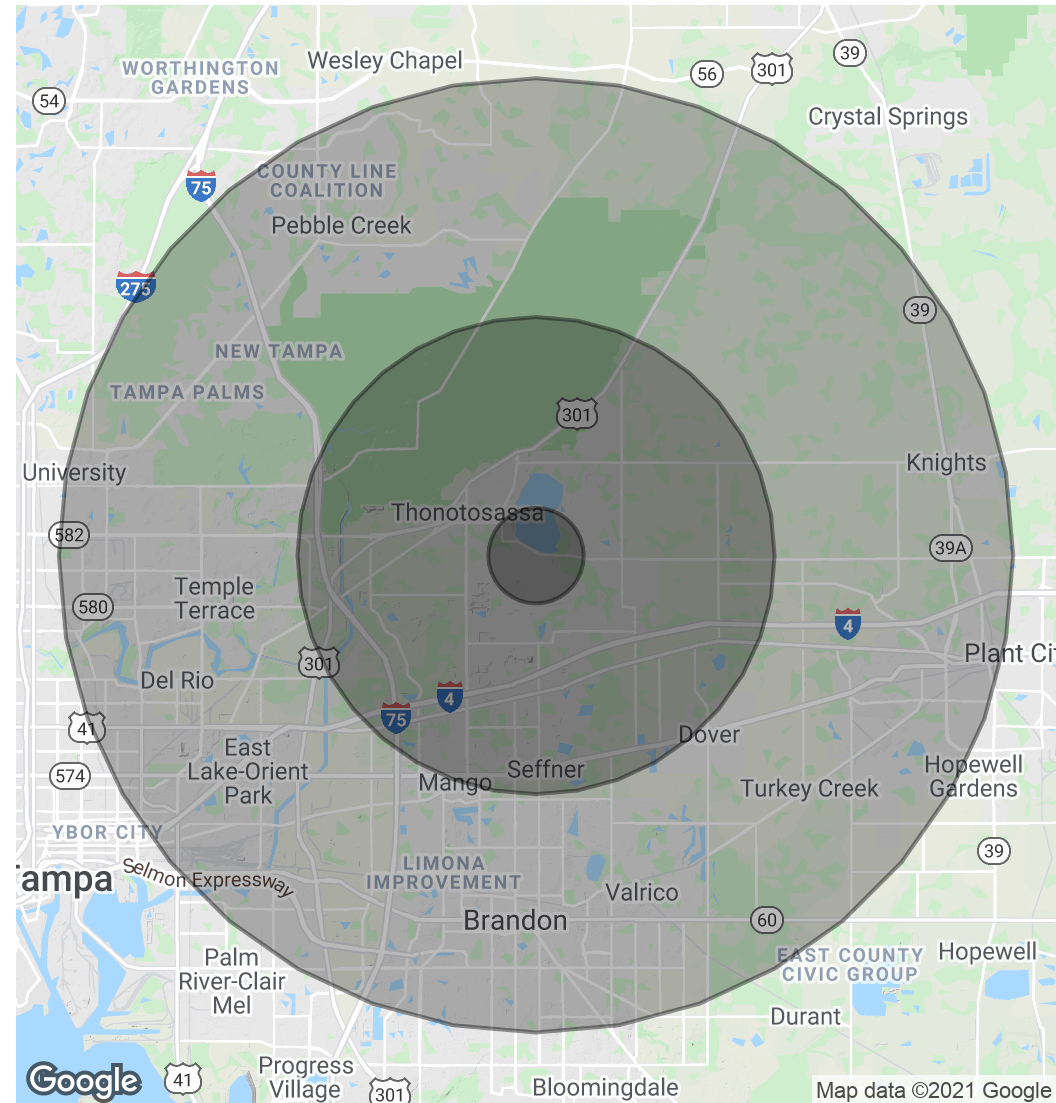
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	789	43,518	381,574
Average age	40.8	36.8	33.9
Average age (Male)	38.5	35.4	32.9
Average age (Female)	41.4	37.9	34.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	267	15,781	140,707
# of persons per HH	3.0	2.8	2.7
Average HH income	\$72,003	\$58,631	\$64,092
Average house value		\$197,145	\$214,777

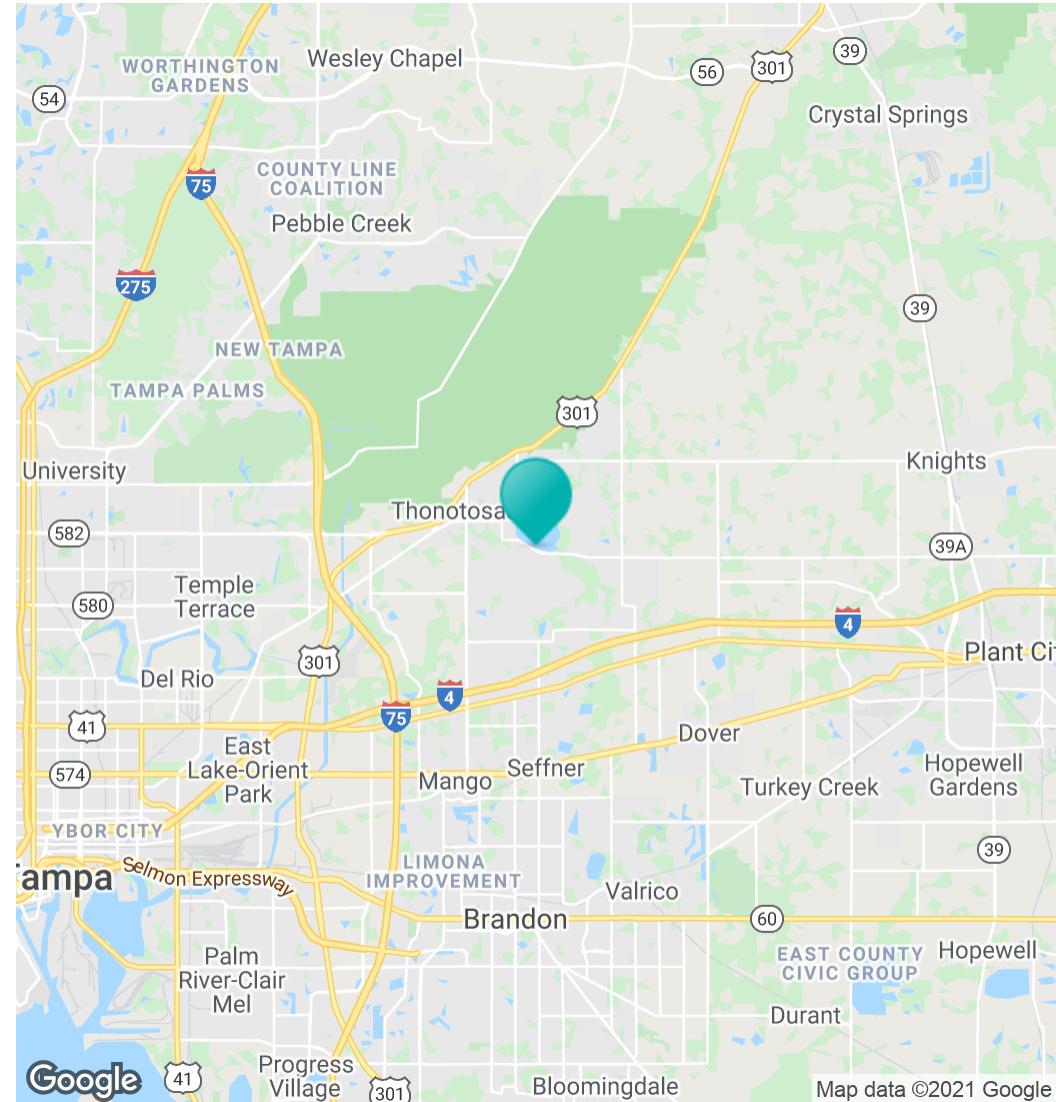
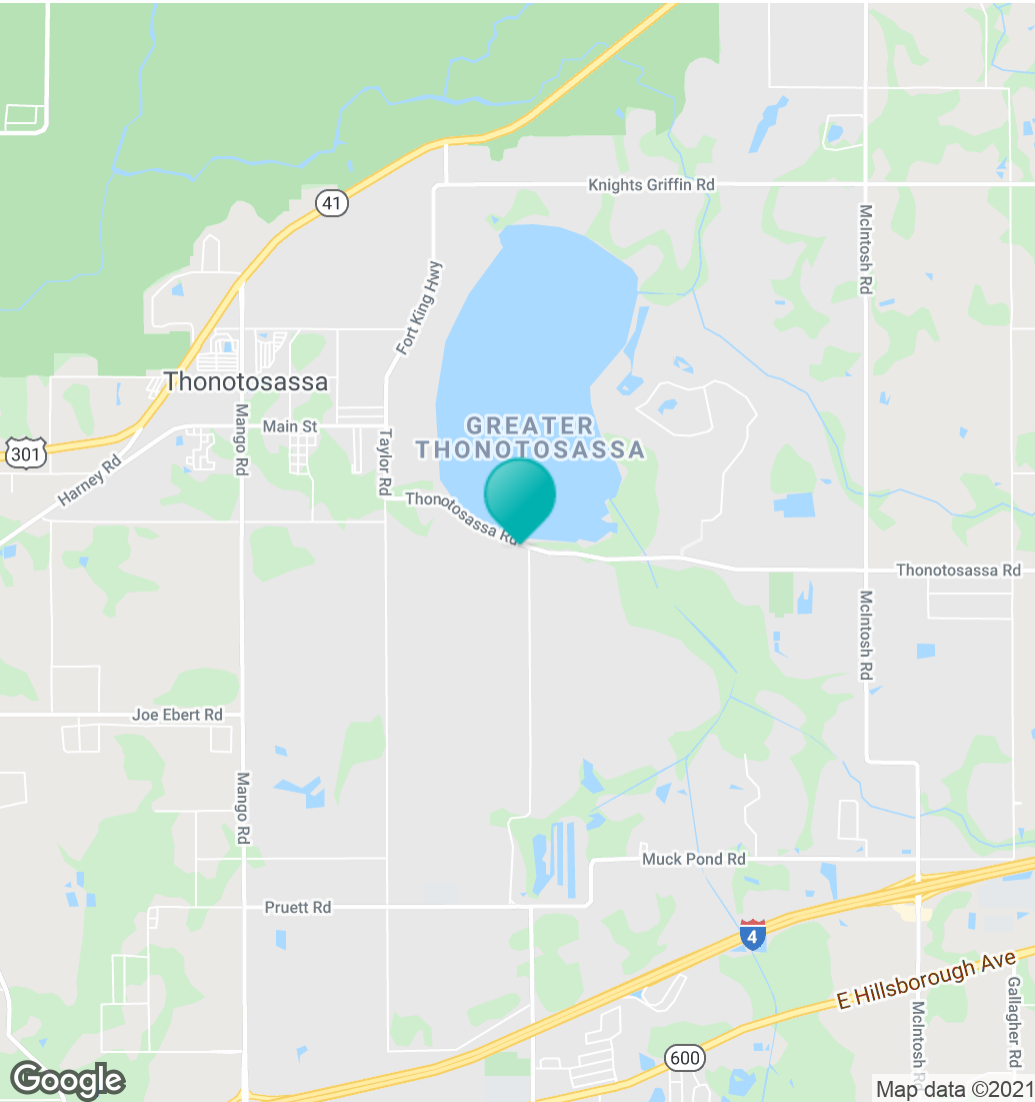
* Demographic data derived from 2010 US Census



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.