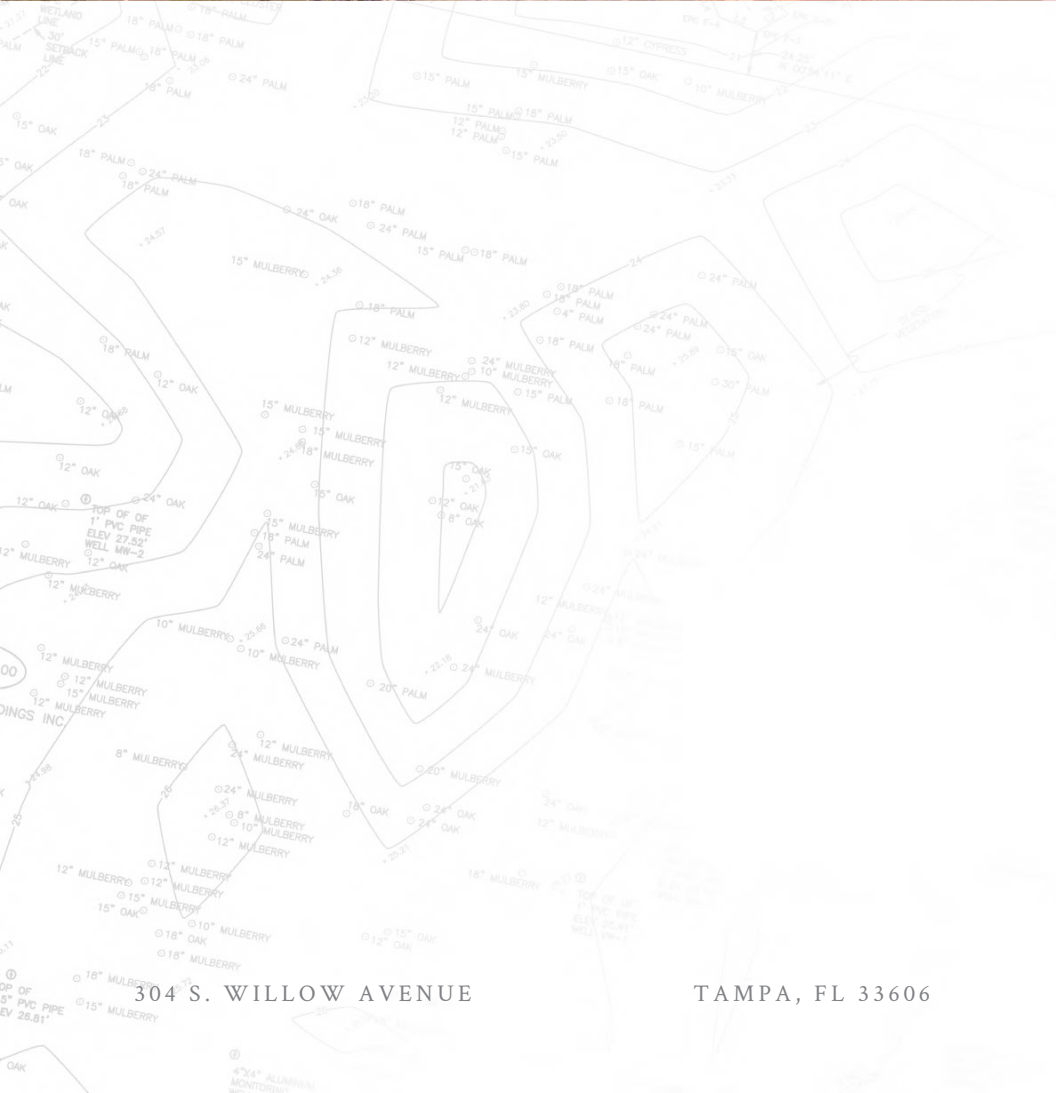


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog 

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Overview



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 3 folio numbers totaling 12.1± acres zoned RSC-1 with a R-4 Land Use in Valrico, FL. The Seller will allow time to rezone the property for single-family development. It's estimated that all 12.1± acres are useable with no wetlands. The site has 3 homes on it and was a horse farm. Water and sewer are at the property. Newer subdivisions on Little Road are under construction with home prices in the mid \$600's.

LOCATION DESCRIPTION

The subject property is located at 3311 Little Road, Valrico, FL 33594. It is ideally located between Lumsden and Bloomingdale Ave, in unincorporated Hillsborough county. Valrico is a suburb of Tampa and is approximately 20 minutes from Downtown Tampa and 30 minutes from Tampa International Airport.

MUNICIPALITY

Hillsborough County

PROPERTY SIZE

12.1 Acres

ZONING

ASC-1

FUTURE LAND USE

R-4

PARCEL ID

U-05-30-21-ZZZ-000004-27110.0 , U-05-30-21-ZZZ-000004-27200.0 , U-05-30-21-ZZZ-000004-27190.0

PRICE

\$2,000,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

Tyler Woody

Sales Associate

813.838.3080

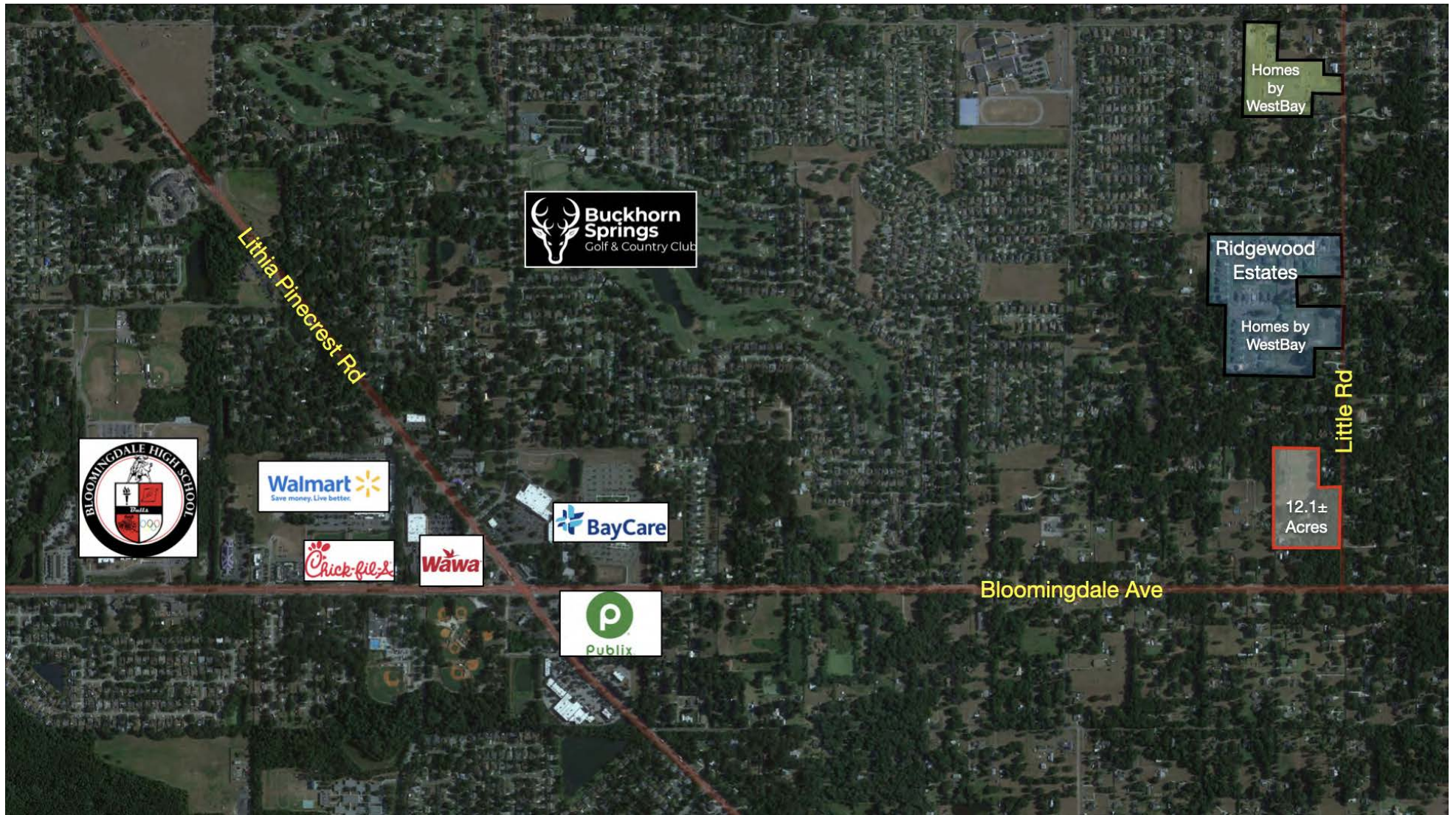
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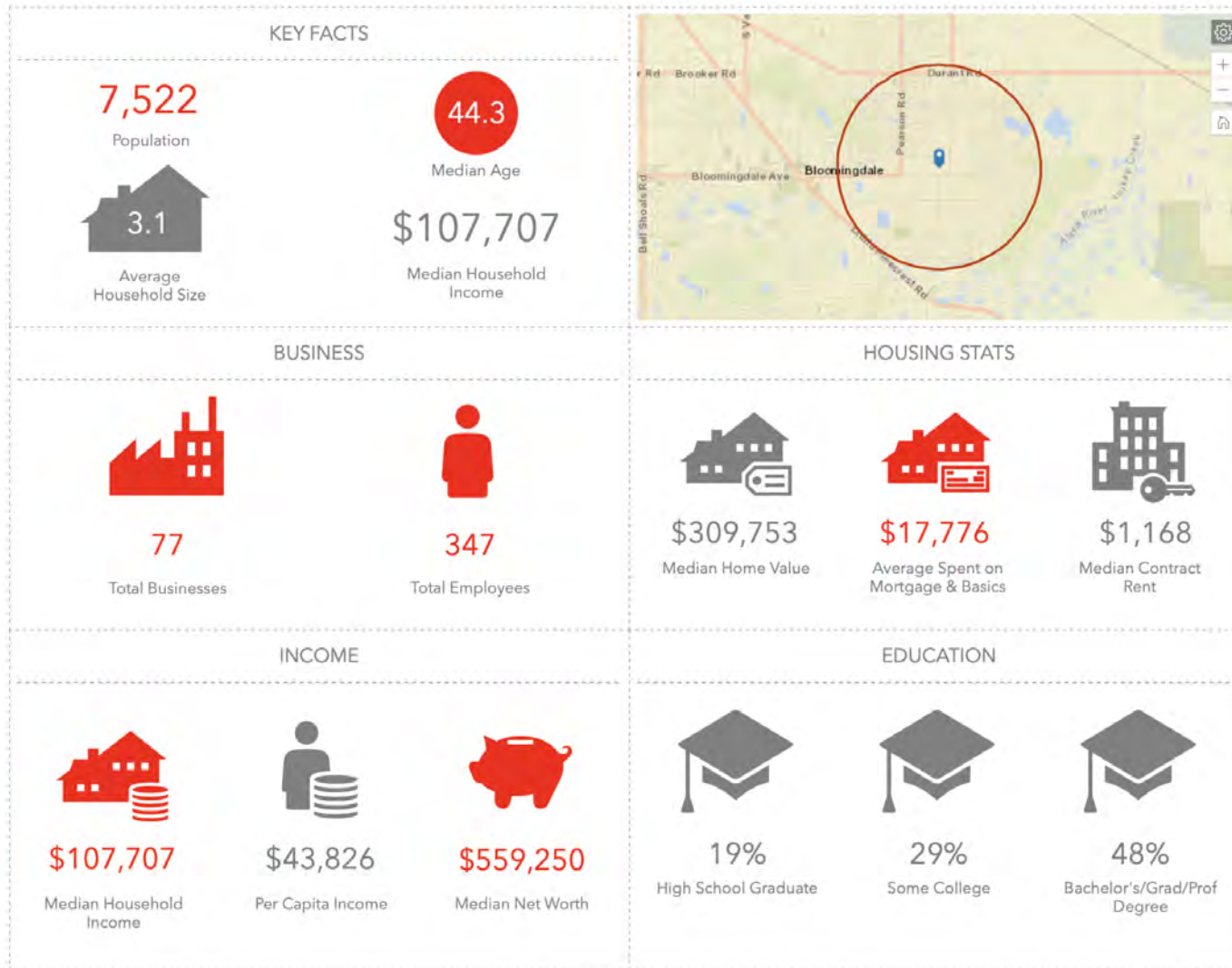
Additional Photos



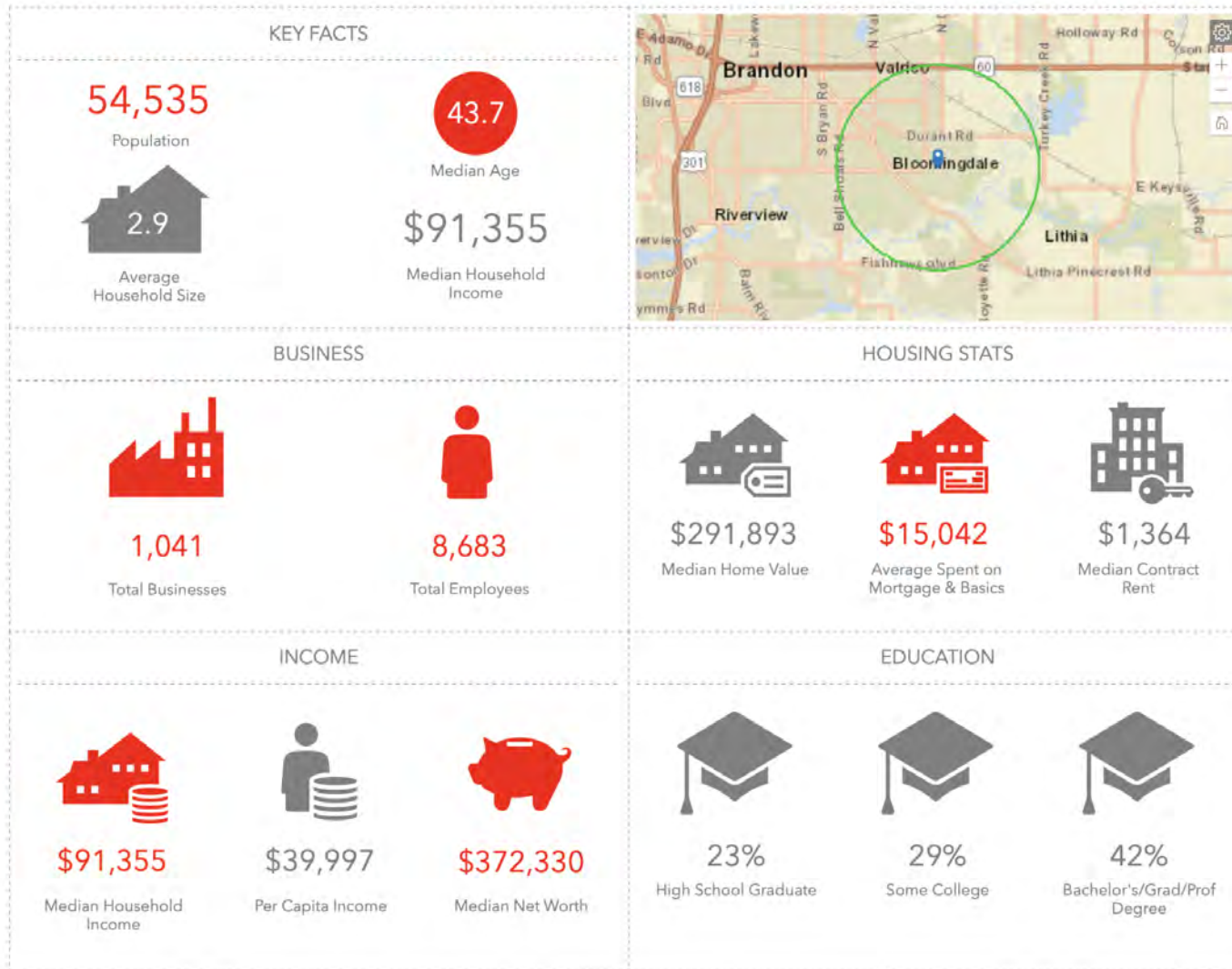
Retail



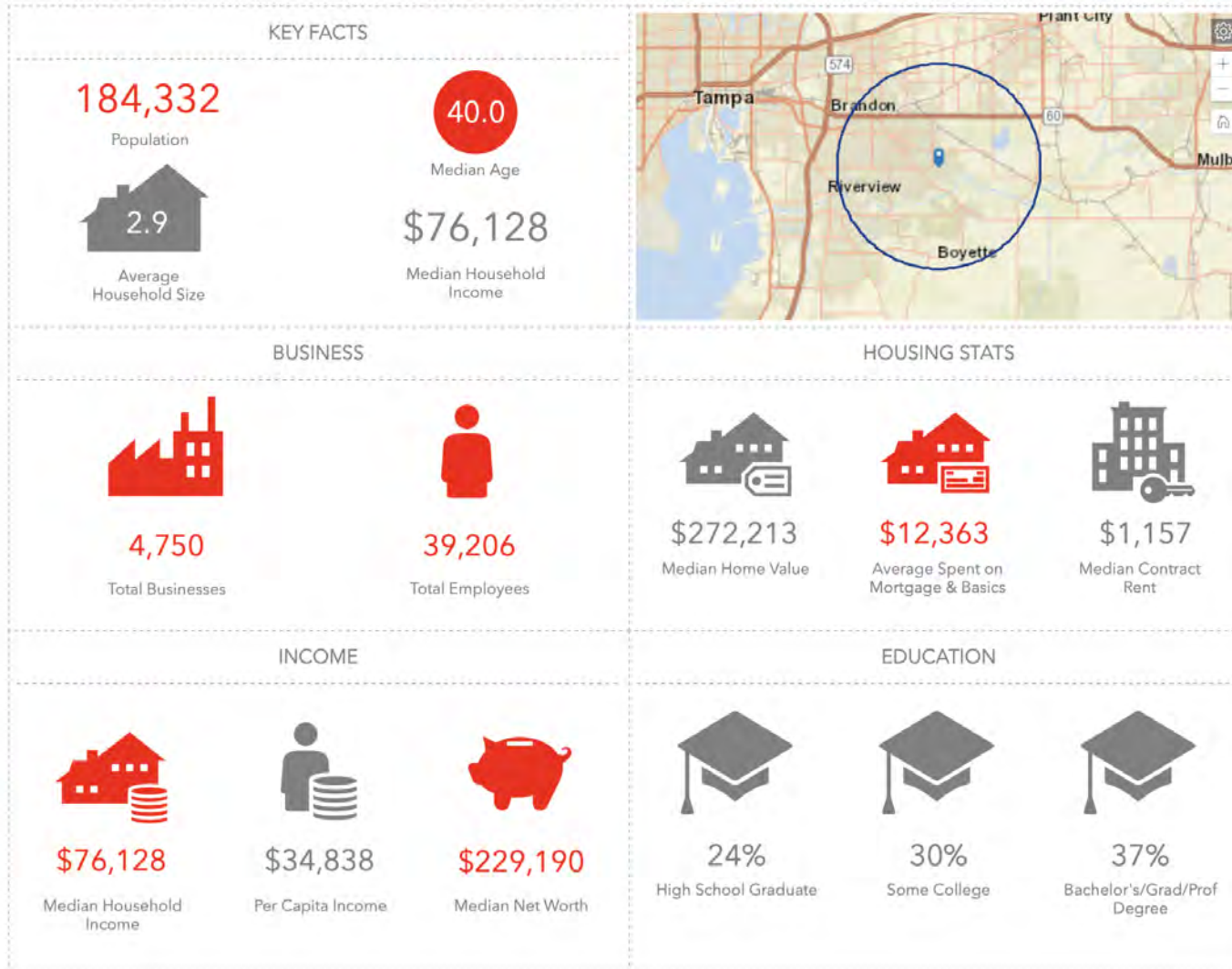
Demographics - 1 Mile Radius



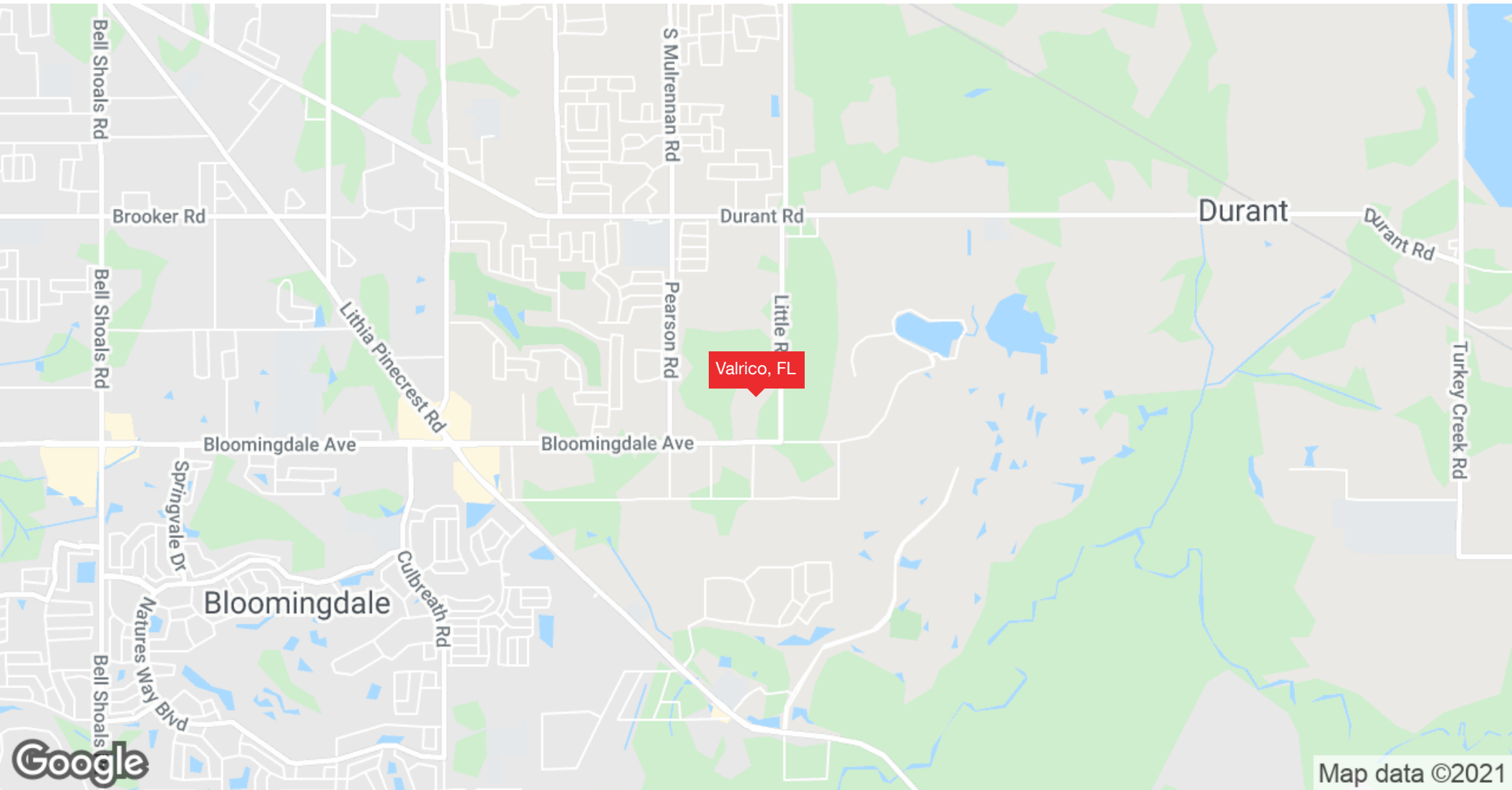
Demographics - 3 Mile Radius



Demographics - 6 Mile Radius



Regional 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.

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