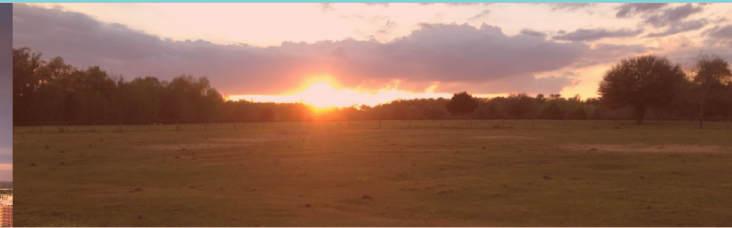
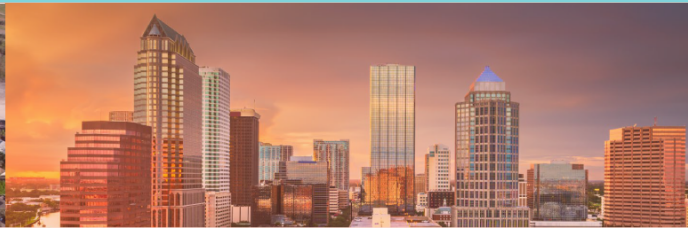


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

Additional Photos



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase a 3.4 acre parcel of land that is zoned for up to 30,000 SF of either Manufacturing or Business Professional Office Uses in the Brandon, FL submarket. The site has .71 acre of wetland leaving approx. 2.7 acres developable. The site is just south of Progress Blvd, on the east side of Falkenburg Road. It is across the street from Affinity Apartment complex. The site has a median break at the southern end and the parcel has over 830 feet of frontage on Falkenburg Rd which has 14,200 AADT.

LOCATION DESCRIPTION

The parcel is located at 6002 South Falkenburg Road within a few miles from I-75 interchange and U.S. Highway 301 in southeast Hillsborough County. I-75 and U.S. Highway, along with the Selmon Expressway and proximity to I-4 provide good access to employment centers in Tampa, Brandon, Manatee County and Orlando.

PROPERTY SIZE

3.41 Acres

ZONING

PD- Allows for up to 30,000 SF of M or BPO uses

PARCEL ID

Folio 049070-0100

PRICE

\$875,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

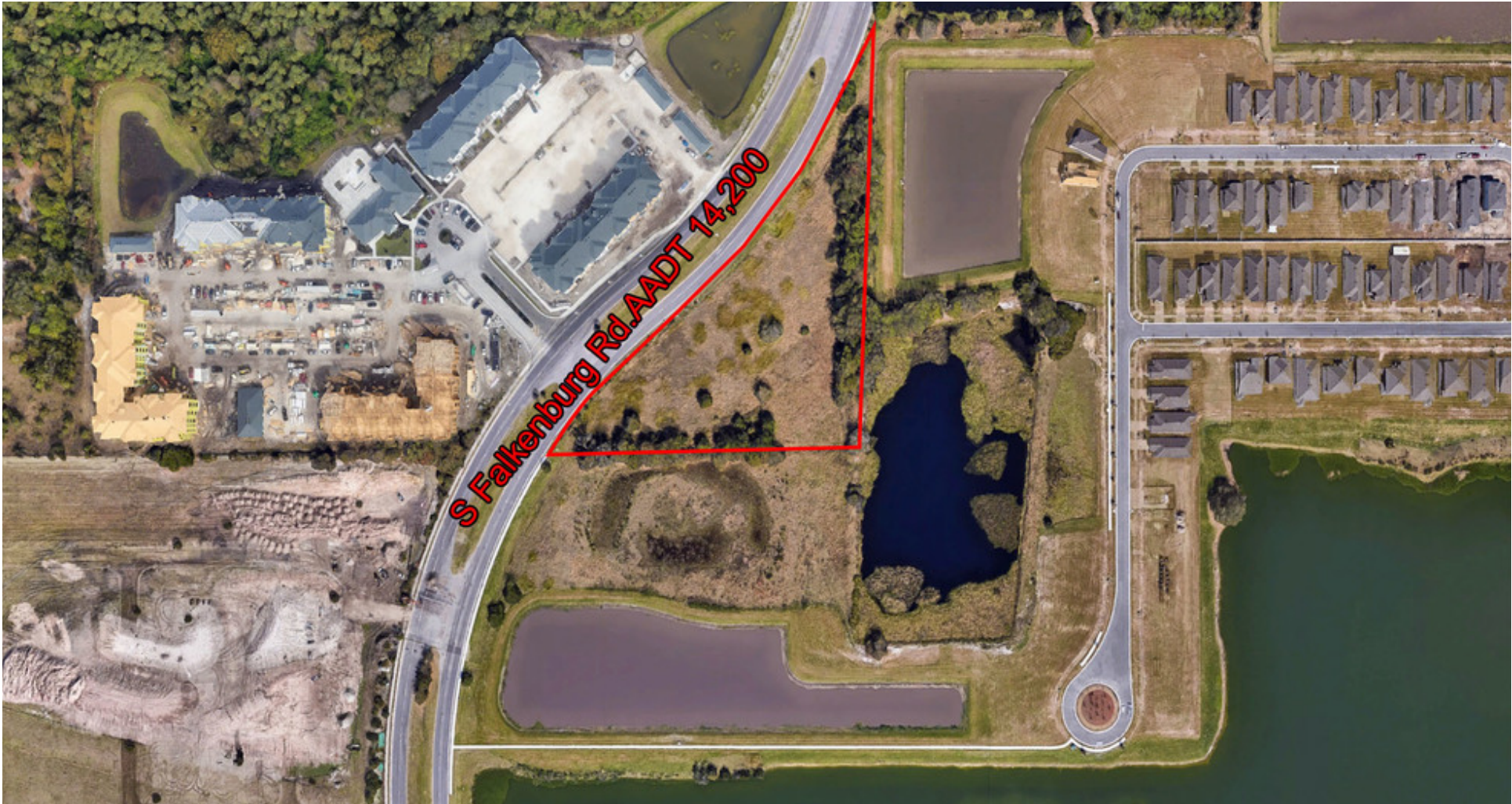
Additional Photos



Additional Photos



Aerial



Aerial



Demographics Map

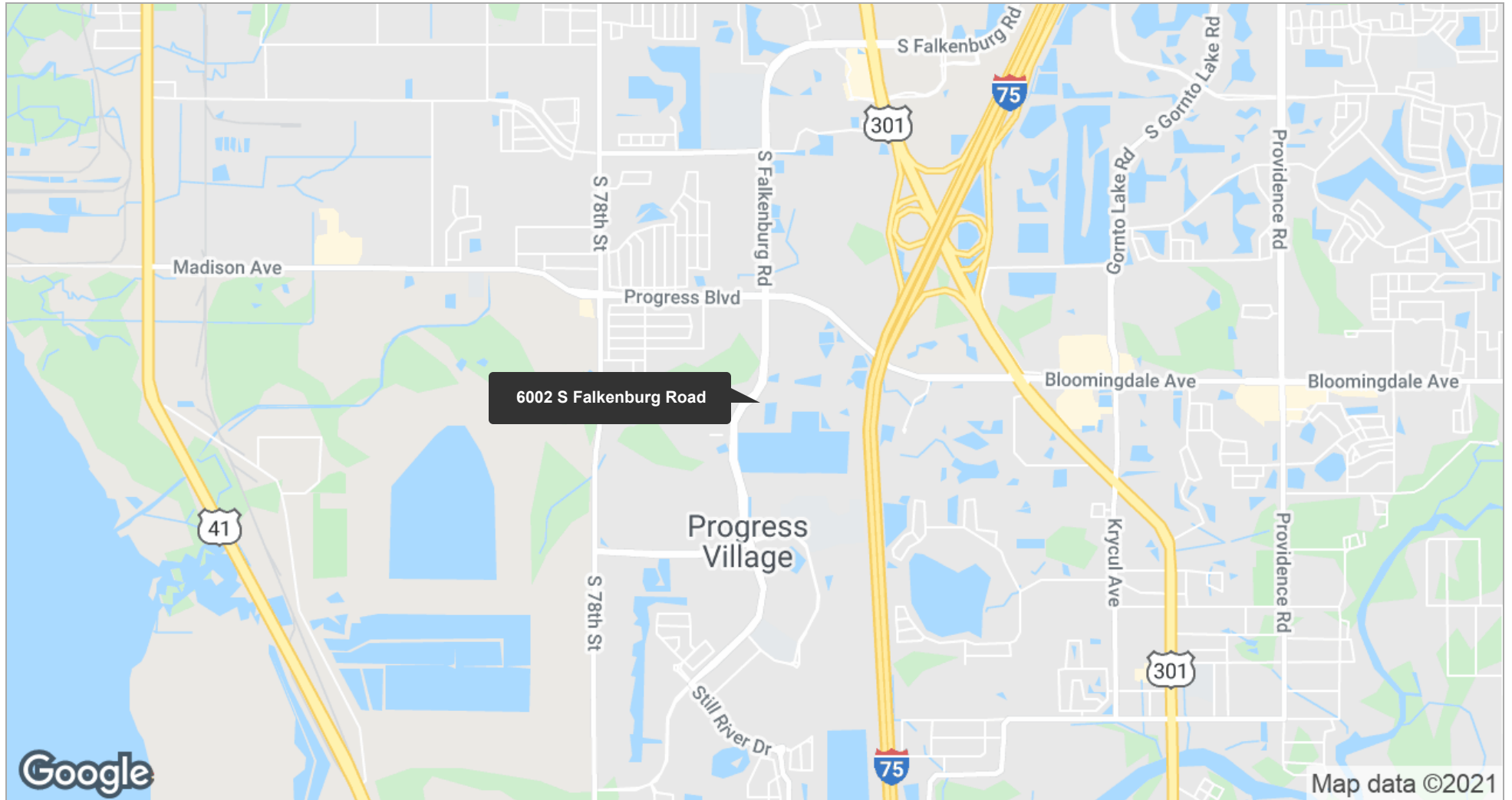


	1 Mile	3 Miles	5 Miles
Total Population	5,628	52,032	125,192
Population Density	1,791	1,840	1,594
Median Age	32.5	32.8	33.6
Median Age (Male)	32.4	32.7	33.1
Median Age (Female)	32.8	33.0	34.1
Total Households	2,083	20,373	47,274
# of Persons Per HH	2.7	2.6	2.6
Average HH Income	\$56,096	\$58,406	\$58,893
Average House Value		\$176,760	\$202,222

* Demographic data derived from 2010 US Census



Regional Map



Location Maps

