

# We know this land.



# Eshenbaugh

LAND COMPANY

The Dirt Dog 

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# 4.8 Acres - Livingston Avenue



**USF**  
UNIVERSITY OF  
SOUTH FLORIDA

**DOWNTOWN TAMPA**

LIVINGSTON AVENUE

**4.8 ACRES**

# Executive Summary

## PROPERTY DESCRIPTION

4.79+/- acres with zoning in place for residential development. Preliminary site plan for nine single family lots ranging from 10,000 to 12,000 square feet. The vast majority of the site is upland with only half an acre along the eastern property boundary being wetland. Utilities are available along the east side of Livingston Avenue (in right-of-way adjacent to the property). Per Zillow, Tampa is expected to have the hottest residential real estate market in the country in 2022.

## LOCATION DESCRIPTION

Located on the east side of Livingston Avenue, just over one mile north of Bearss Avenue. Less than 3.5 miles from the University of South Florida. Less than a 10-minute drive to the nearest Publix or Winn-Dixie. Less than 30 minutes from Downtown Tampa or Tampa International Airport. Close proximity to I-275 and I-75.

## PROPERTY SIZE

4.79 Acres

## ZONING

RSC-4

## FUTURE LAND USE

R-12

## PRICE

Subject to Offer

## BROKER CONTACT INFO

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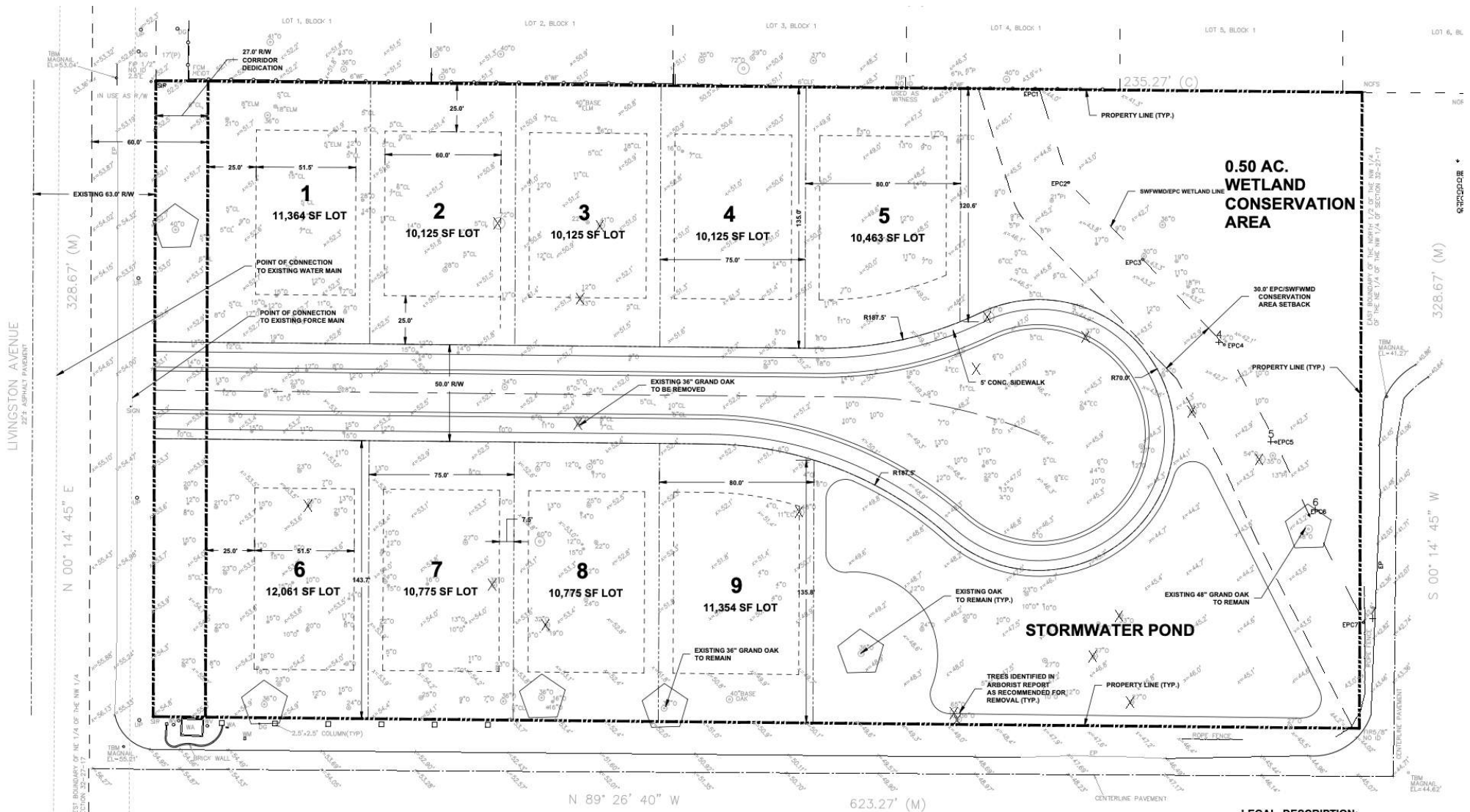
# Close Proximity to University of South Florida



# 329' of Frontage, 632' of Depth



# Site Plan



# 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.

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