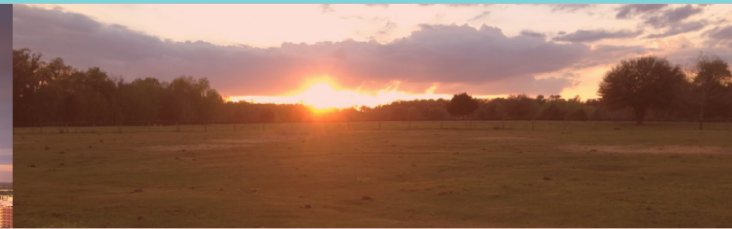
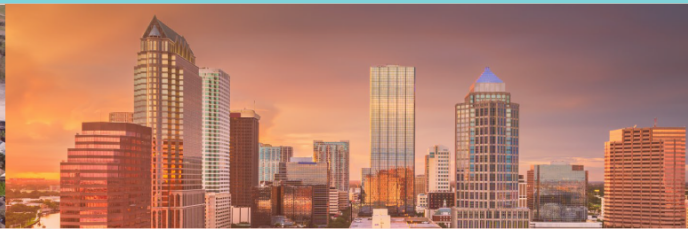


# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

Join Arby's, O'Reillys, Dollar General and Discovery Point at Kings Mill Commercial in Valrico, FL. This masterplanned retail development has only a handful of outparcels remaining along SR 60 for commercial uses including medical office. The parcels are pad ready with utilities in place and master retention offsite. Seller will consider subdividing the parcels as well as ground leases, if more desirable.

## LOCATION DESCRIPTION

Kings Mill is located in the north east quadrant of SR 60 and Mulrennan Road in Valrico, FL, a suburb of Tampa. The parcels are located on the north side of the road with access from both SR 60 and Mulrennan Road. SR 60 has approximately 35,500 AADT.

## PROPERTY SIZE

0.72± - 1.34± Acres

## ZONING

PD-Zoning allows for CN uses with 30 foot height restriction. Daycare, automotive part sales, and noxious uses are restricted.

## PRICE

Lot B (0.76± AC) - \$450,000  
Lot C (0.93± AC) - \$450,000  
Lot D (1.30± AC) - \$1,500,000  
Lot E (1.25± AC) - \$750,000  
Lot H (0.72± AC) - \$275,000  
Lot J (1.34± AC) - \$700,000

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**  
Principal  
813.287.8787 x4  
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**Chris Bowers, CCIM**  
Senior Broker  
813.287.8787 x8  
[chris@thedirtdog.com](mailto:chris@thedirtdog.com)





# Land Lots



# OF LOTS 6 | TOTAL LOT SIZE 0.72 - 1.34 ACRES | TOTAL LOT PRICE \$275,000 - \$1,500,000 |

STATUS	LOT #	SIZE	PRICE
Available	B	0.76 Acres	\$450,000
Available	C	0.93 Acres	\$450,000
Available	D	1.3 Acres	\$1,500,000
Available	E	1.25 Acres	\$750,000
Available	H	0.72 Acres	\$275,000
Available	J	1.34 Acres	\$700,000



# Aerial



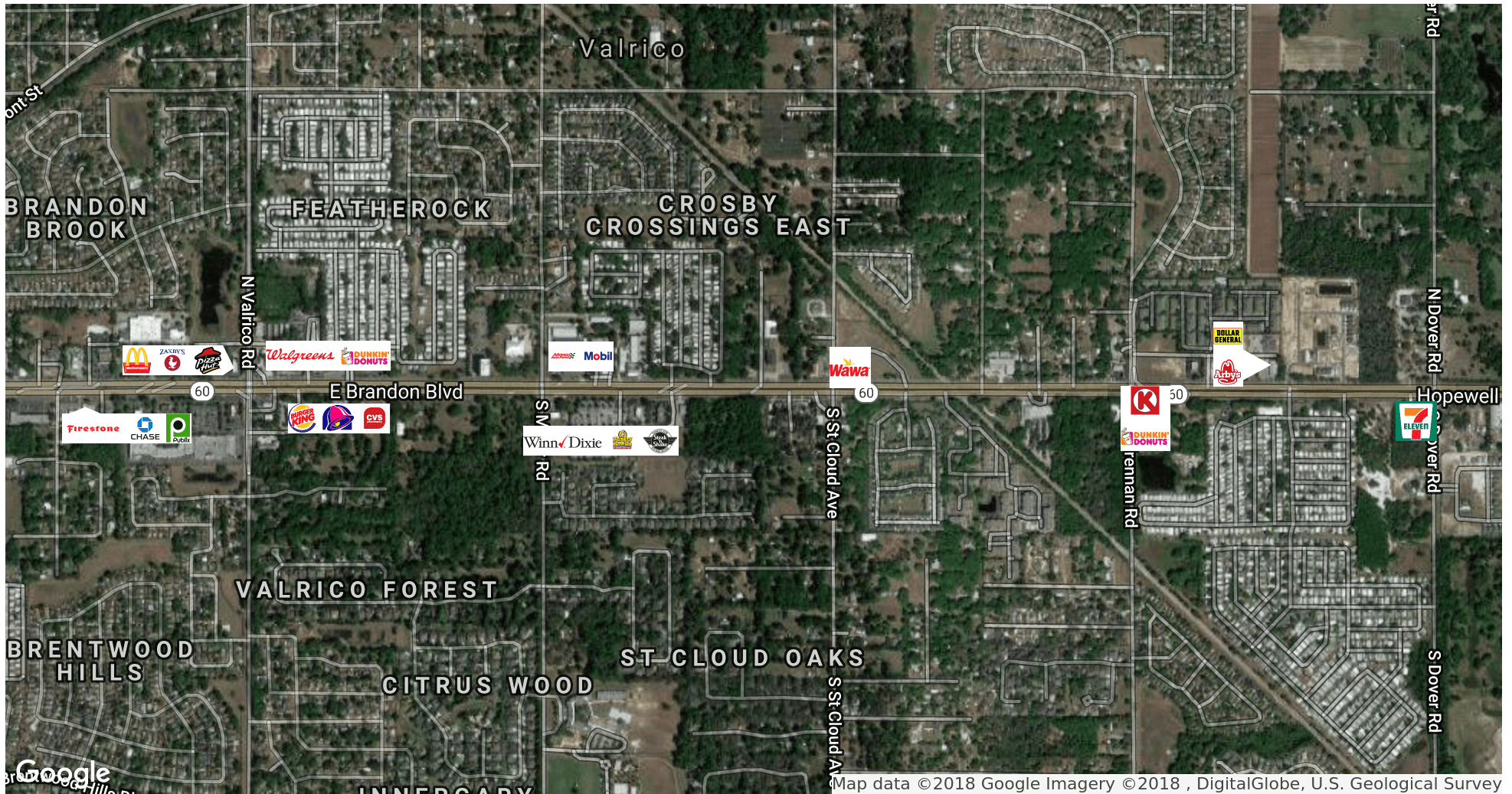


# Aerial





# Surrounding Retailer Map



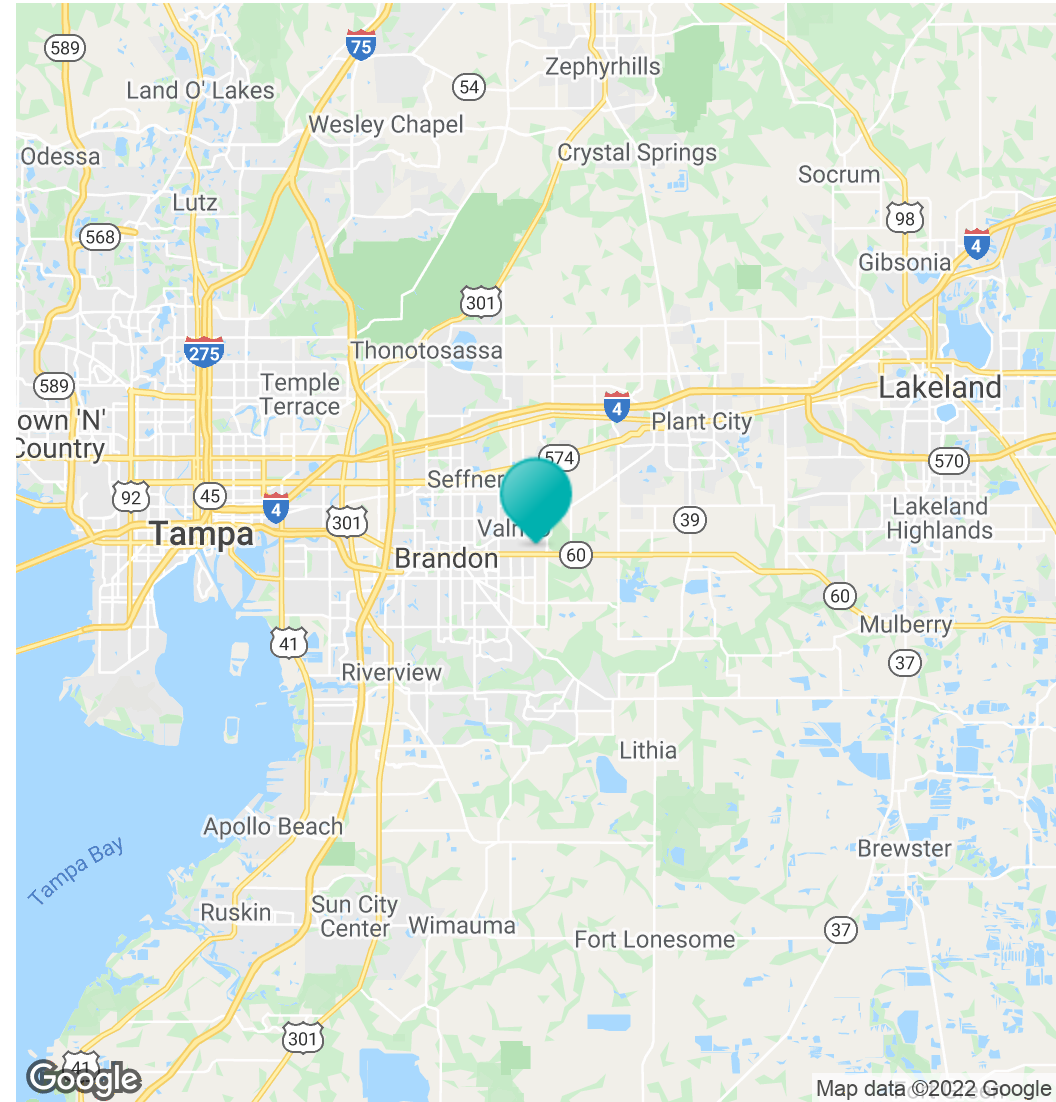
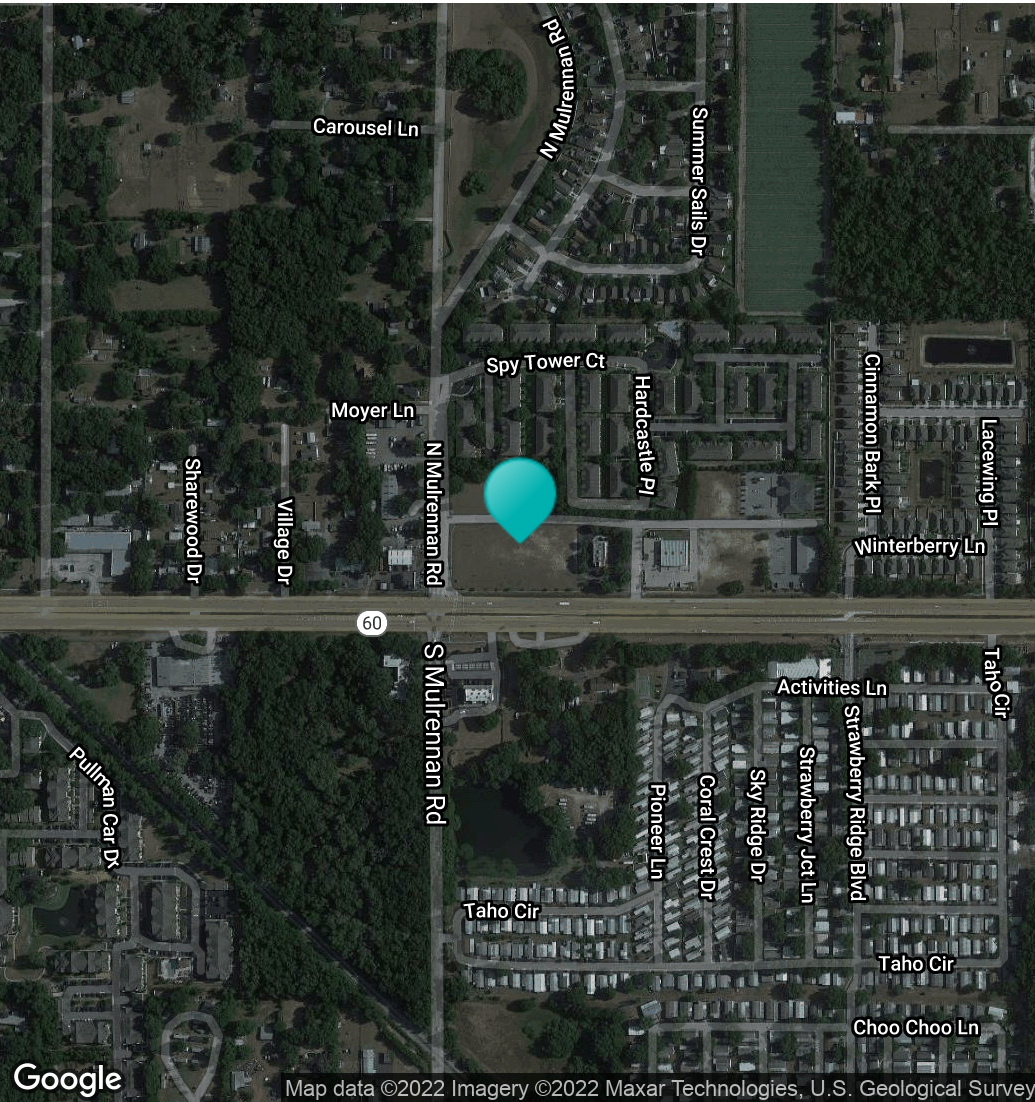


# Regional Map





# Location Maps





# Demographics Map & Report

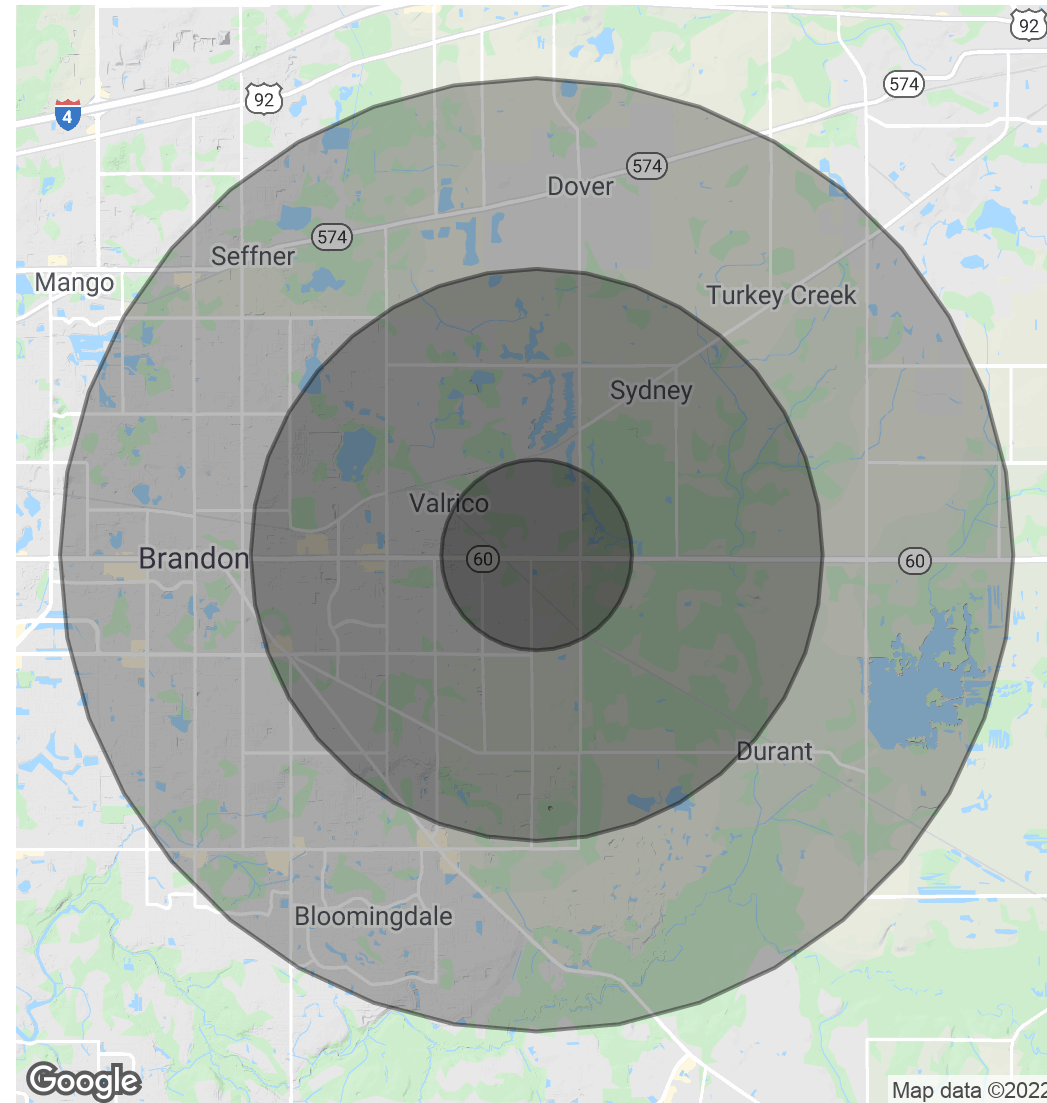
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,262	47,917	123,707
Average age	44.6	39.0	38.3
Average age (Male)	42.6	38.1	37.3
Average age (Female)	47.2	39.4	38.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,075	17,141	43,044
# of persons per HH	2.4	2.8	2.9
Average HH income	\$62,533	\$76,851	\$81,069
Average house value	\$296,150	\$254,169	\$249,869

\* Demographic data derived from 2010 US Census





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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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