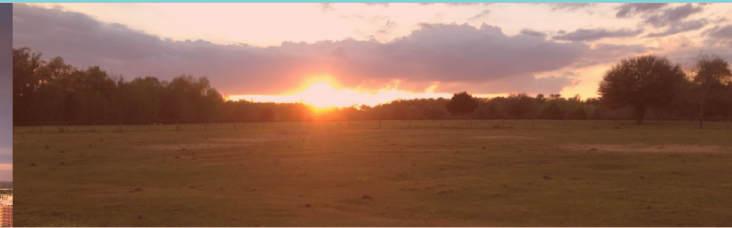
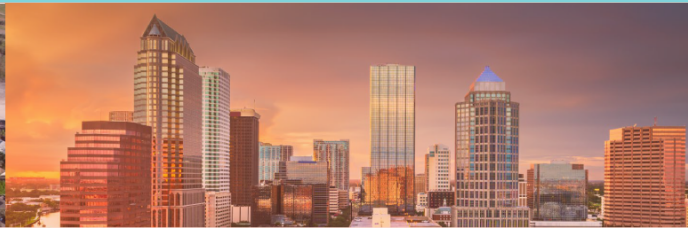


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LAND COMPANY



The Dirt Dog

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TAMPA, FL 33606

813.287.8787

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# Aerial



# Property Description

## PROPERTY DESCRIPTION

A beautiful 7.36± acre property off of Carson Dr. and Wilksy Road. According to the property appraisers website there are approximately 5.46 Acres of uplands and 1.90 acres of wetlands. There is also a 1,244 SF house on the property that was built in 1974. The house needs some work and no value is being assigned to the house and property is being sold as land value. The 1.25+/- acre and 7.29+/- acre parcels adjacent to the property and shown on the aerials are owned by a separate owner and they are open to offers. Contact broker to discuss.

## LOCATION DESCRIPTION

Located on the corner of Carson Dr. and Wilksy Rd. with close access to US 41 and SR 54. The property is in close proximity to large retail stores, services and lots of food options.

## PROPERTY SIZE

7.36 Acres

## ZONING

R-2

## FUTURE LAND USE

Res-6

## PARCEL ID

25-26-18-0000-01600-0000

## PRICE

\$1,250,000

## BROKER CONTACT INFO

**Chris Bowers, CCIM**

Senior Broker

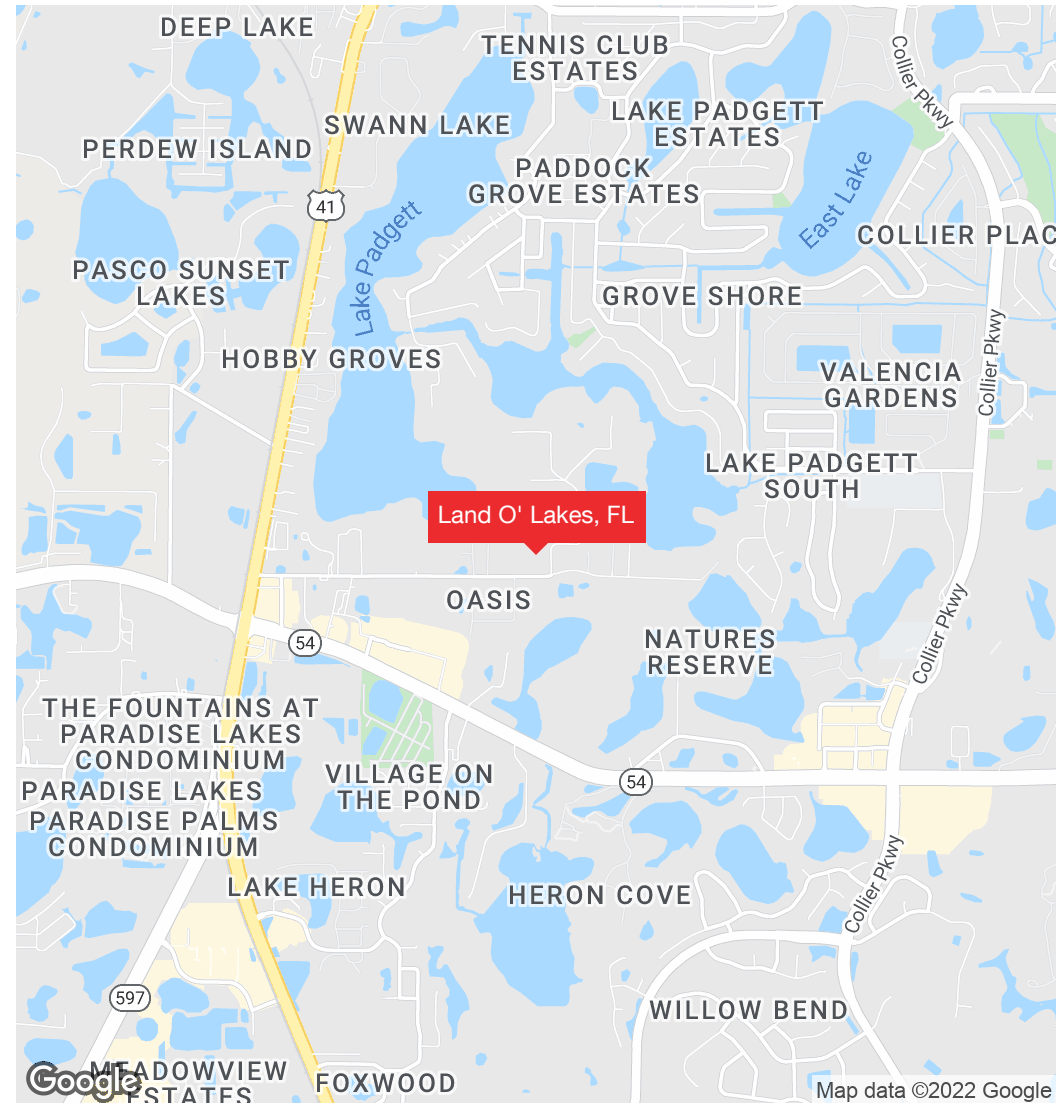
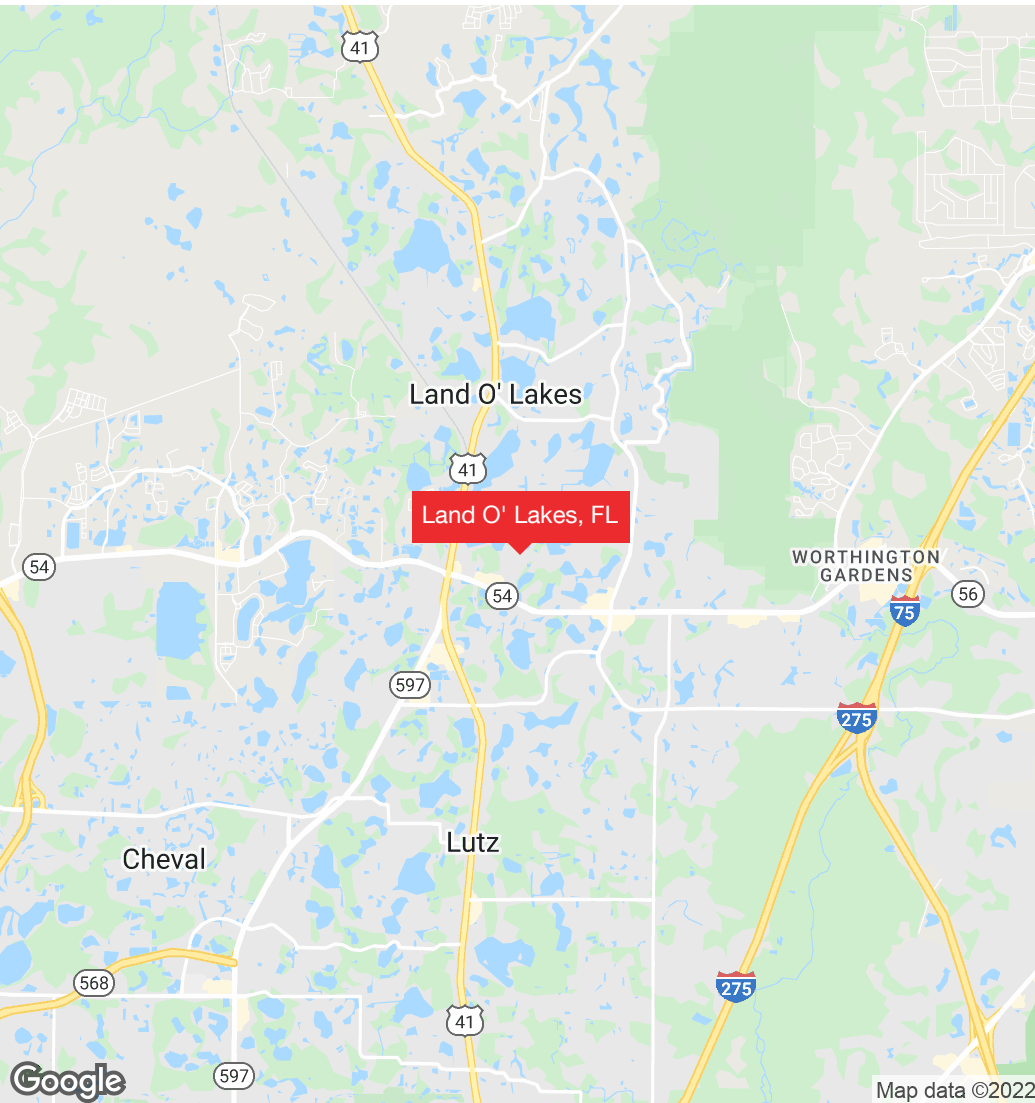
813.287.8787 x8

[chris@thedirt dog.com](mailto:chris@thedirt dog.com)

# Aerial



# Location Maps



# Confidentiality & Disclaimer

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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.