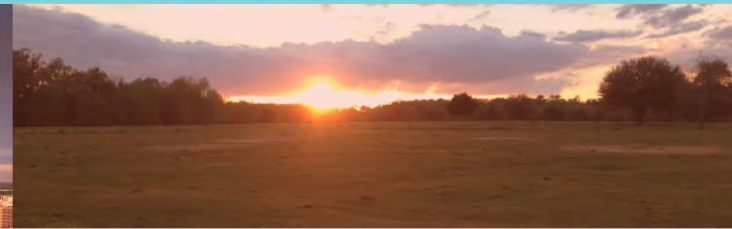
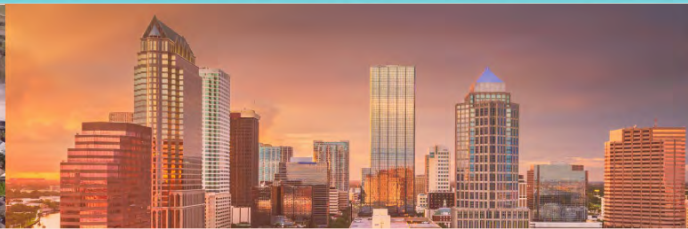


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

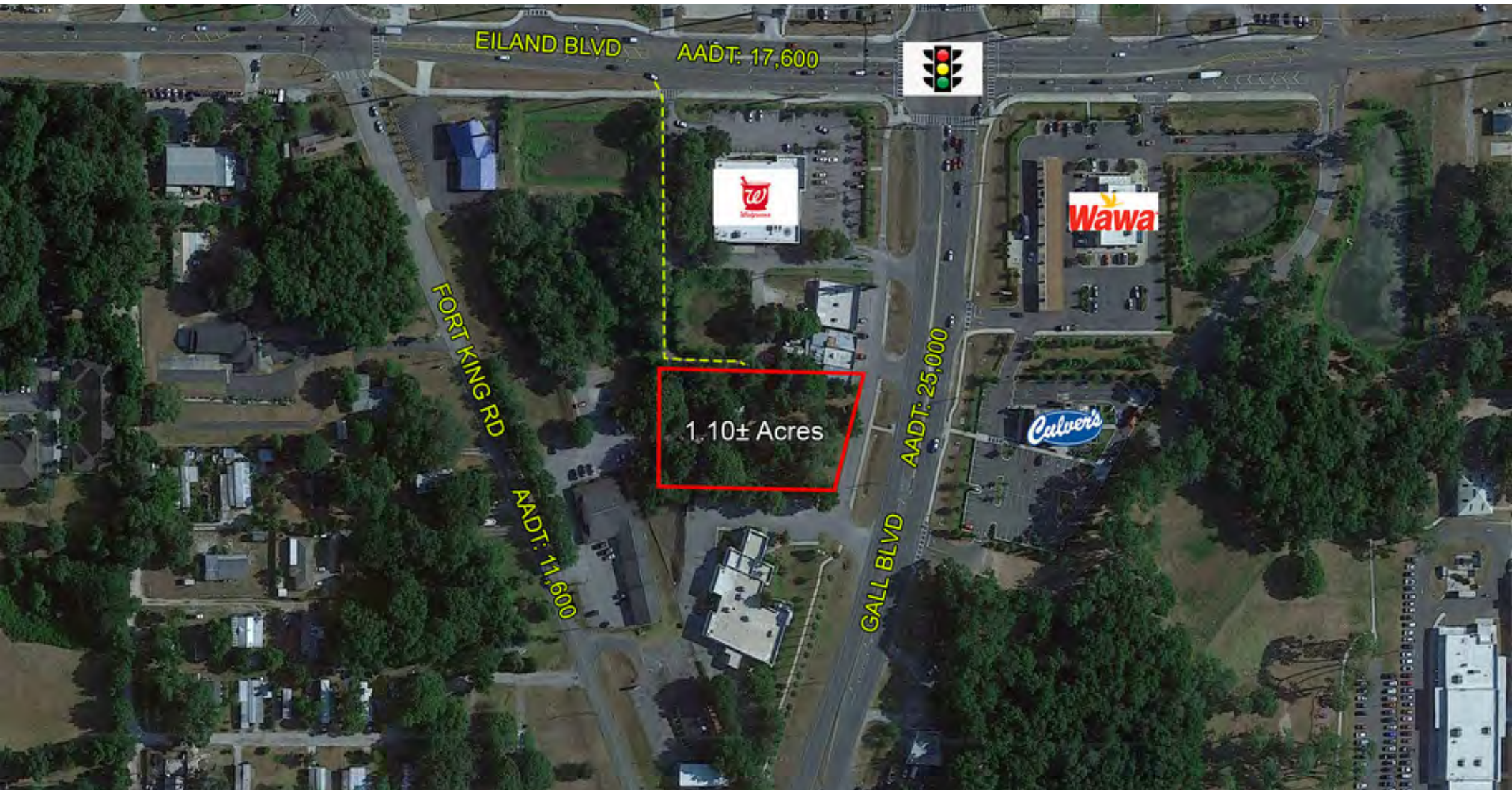
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

1.10± acre property zoned for commercial located in strong market and trade area with several big box, national retailers, medical facilities, schools, restaurants and shopping.

LOCATION DESCRIPTION

The property is located on US 301 south of Eiland Blvd in Zephyrhills, FL. The property is located off the corner but provides excellent access from US 301 & Eiland Blvd. There is full access from Eiland Blvd and a left in, right in and right out on US 301 providing great access from all directions.

PROPERTY SIZE

1.10+/- Acres

ZONING

C2

PARCEL ID

03-26-21-0020-00000-0090

PROPERTY OWNER

ACC Investment Group LLC

PRICE

\$995,000

BROKER CONTACT INFO

Chris Bowers, CCIM

Senior Broker

813.287.8787 x8

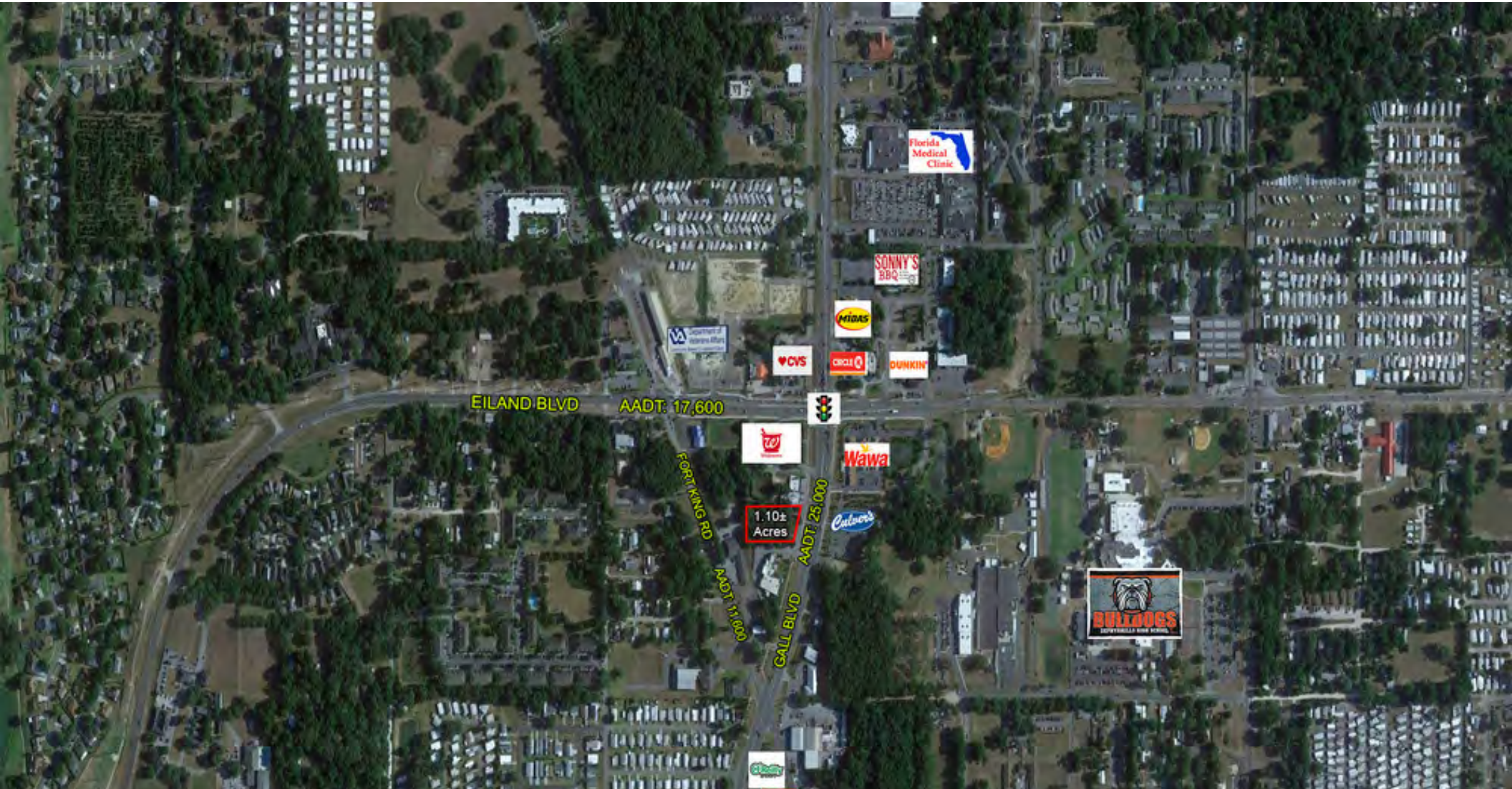
chris@thedirt dog.com

3

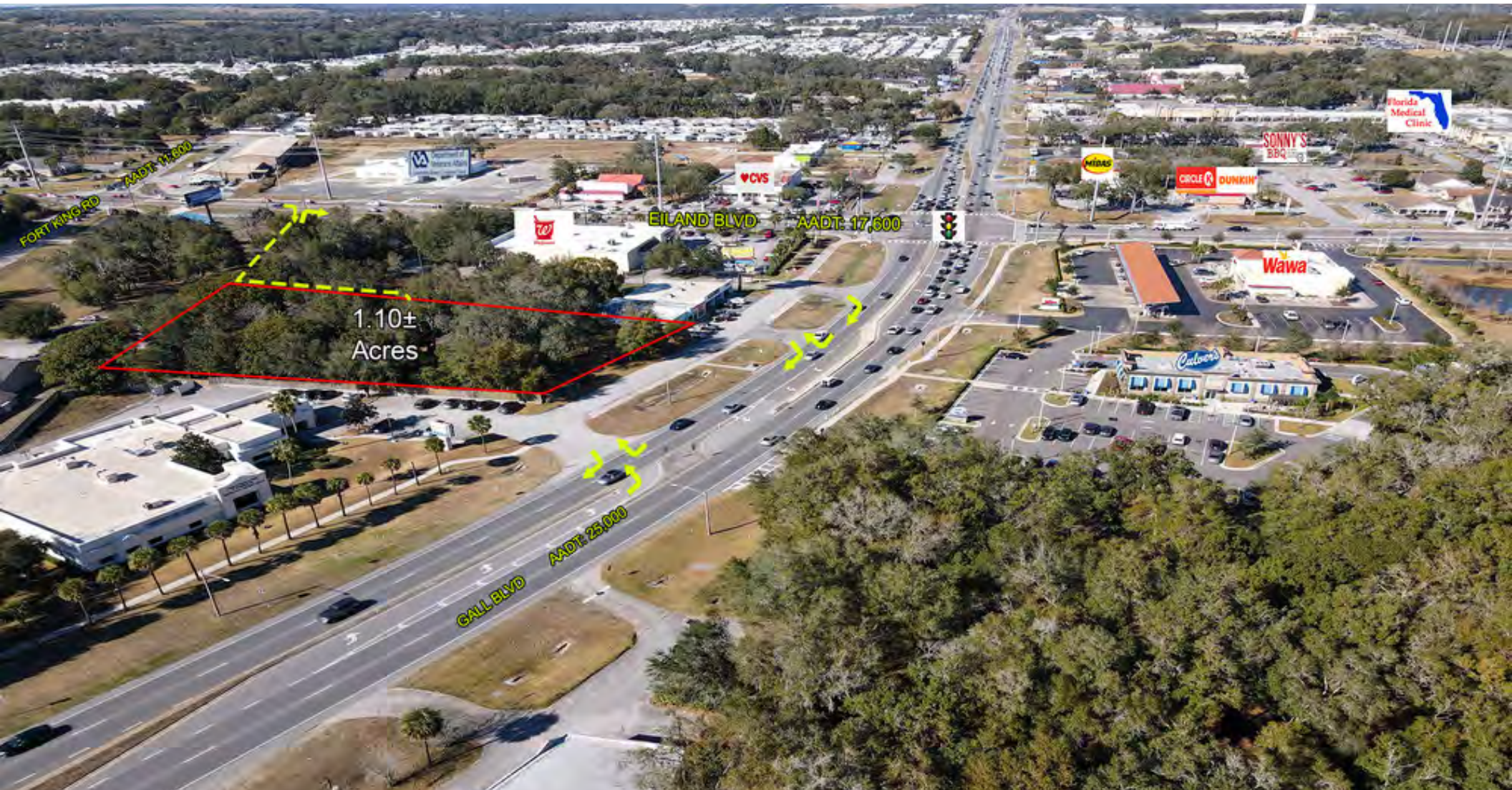
US 301 & EILAND // 6353 GALL BLVD ZEPHYRHILLS , FL 33542



Aerial



Aerial Looking N



Aerial Looking SE



Demographics 1-Mile Radius

KEY FACTS

7,639

Population



Average Household Size

59.4

Median Age

\$37,354

Median Household Income

INCOME



\$37,354

Median Household Income



\$25,413

Per Capita Income



\$112,930

Median Net Worth

BUSINESS



505

Total Businesses



10,523

Total Employees

EMPLOYMENT



60%

White Collar



28%

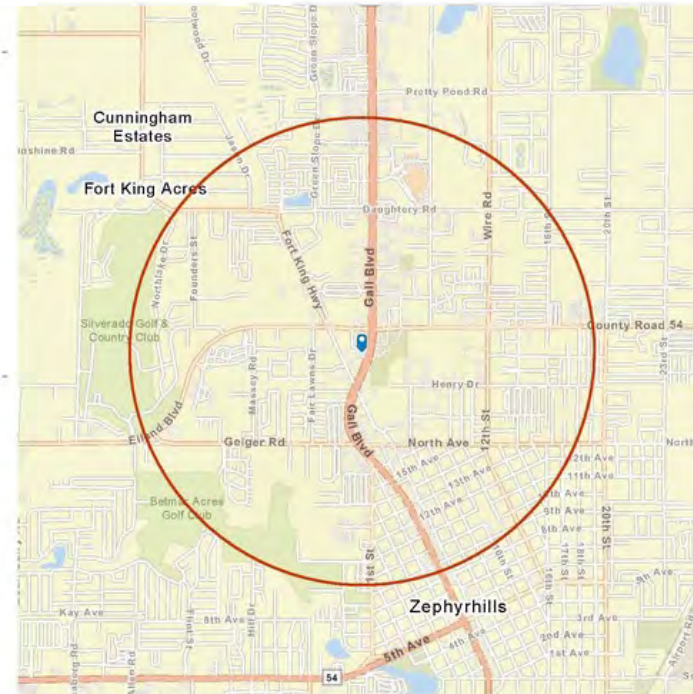
Blue Collar



Services

6.1%

Unemployment Rate



Demographics 3-Mile Radius

KEY FACTS

42,208

Population



Average Household Size

58.1

Median Age

\$37,979

Median Household Income

INCOME



\$37,979

Median Household Income



\$25,334

Per Capita Income



\$135,582

Median Net Worth

BUSINESS



1,298

Total Businesses



15,629

Total Employees

EMPLOYMENT



59%

White Collar



26%

Blue Collar

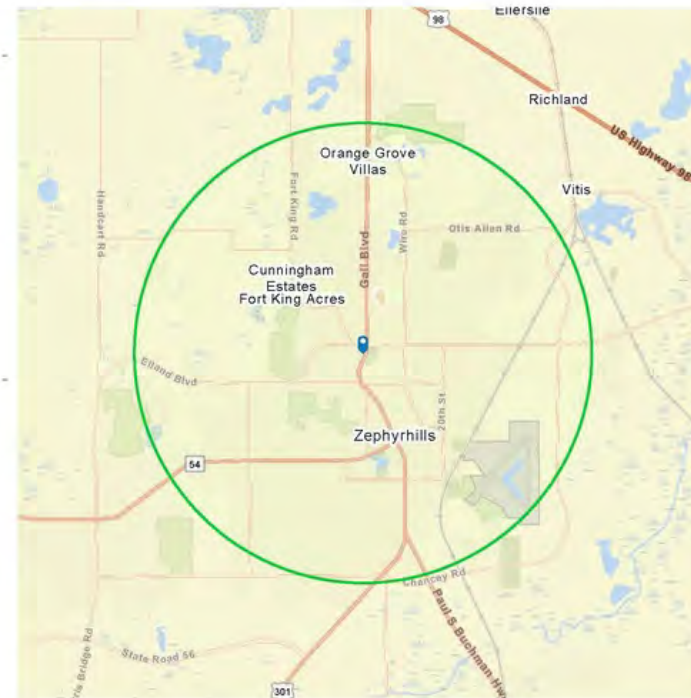


14%

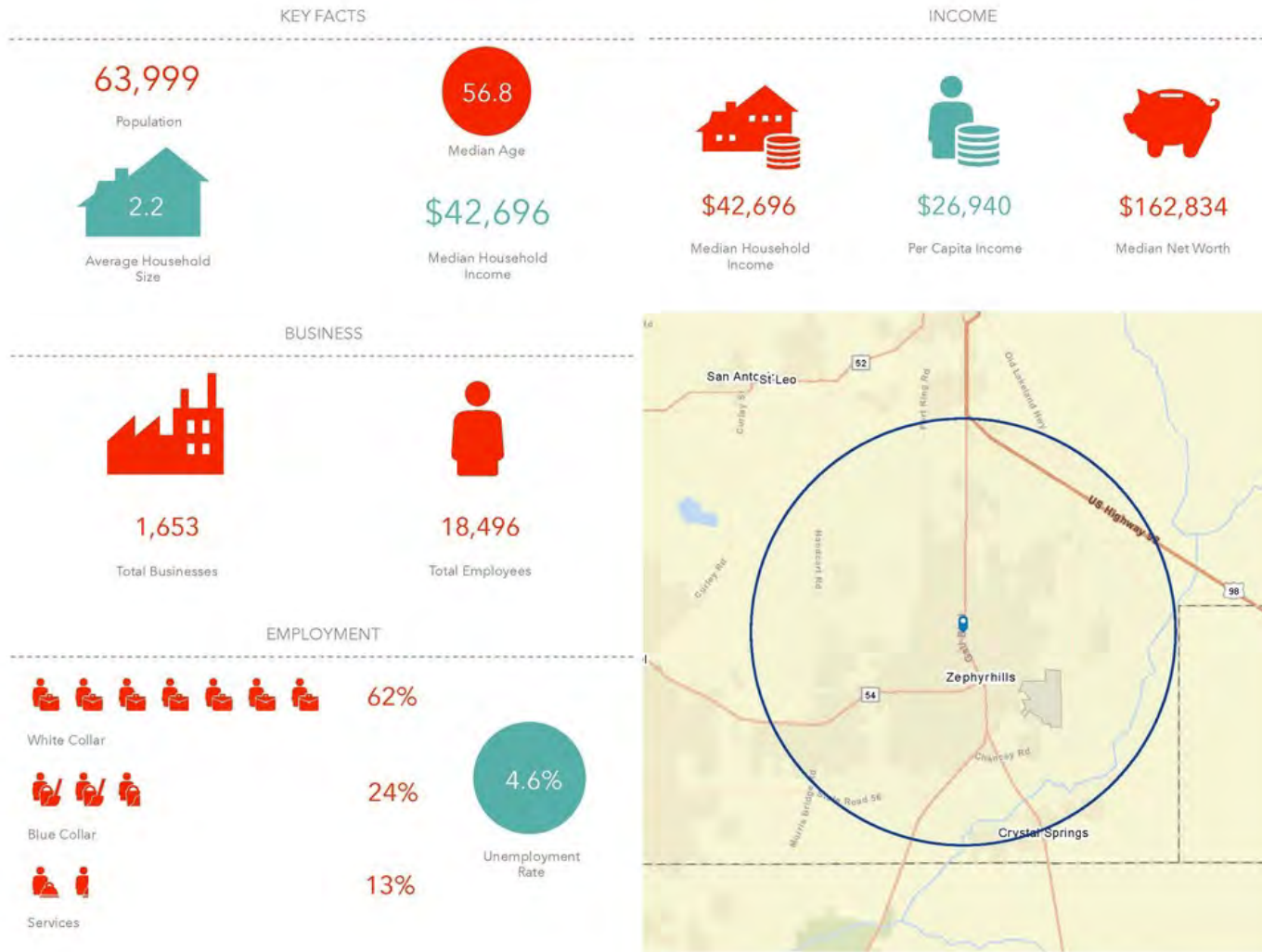
Services

5.2%

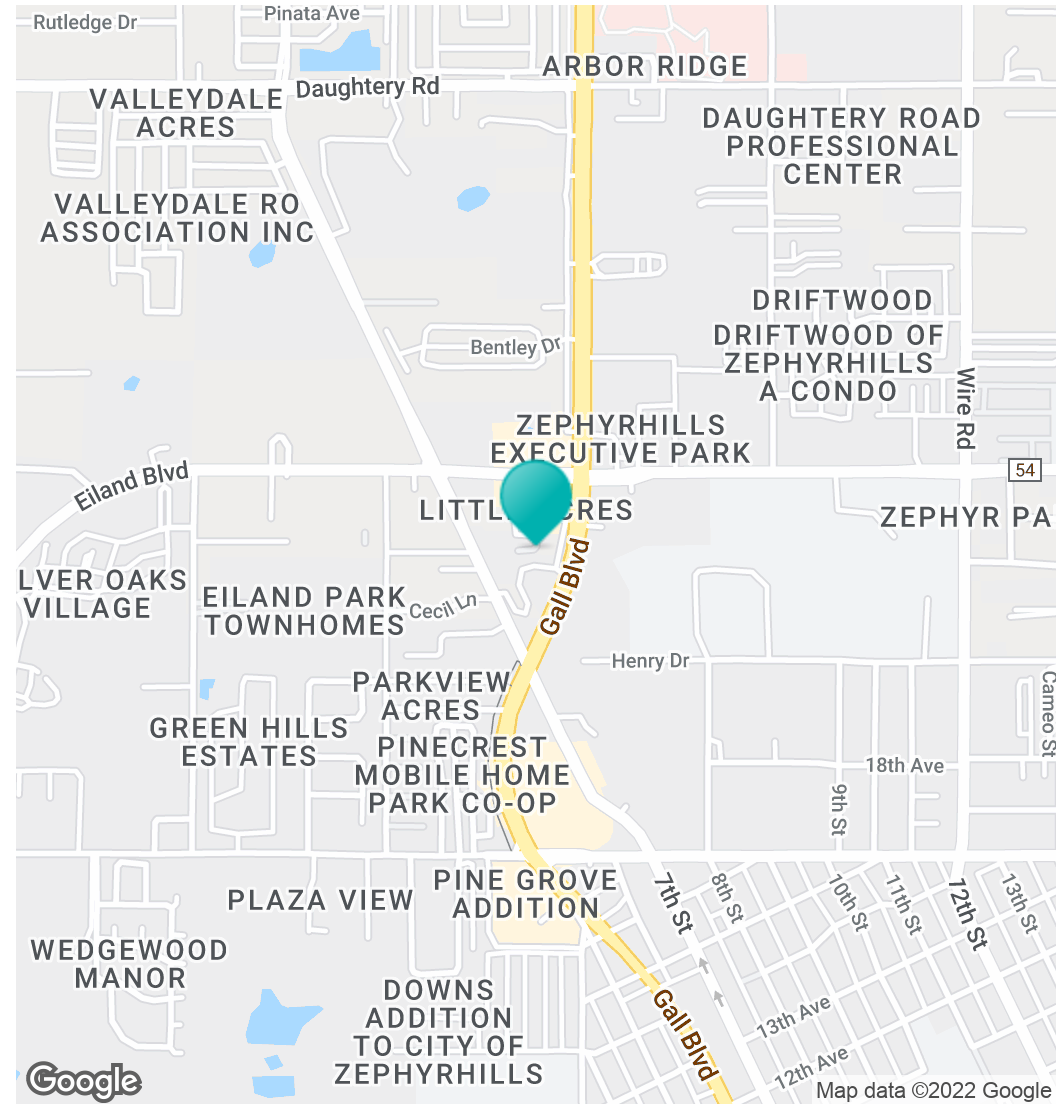
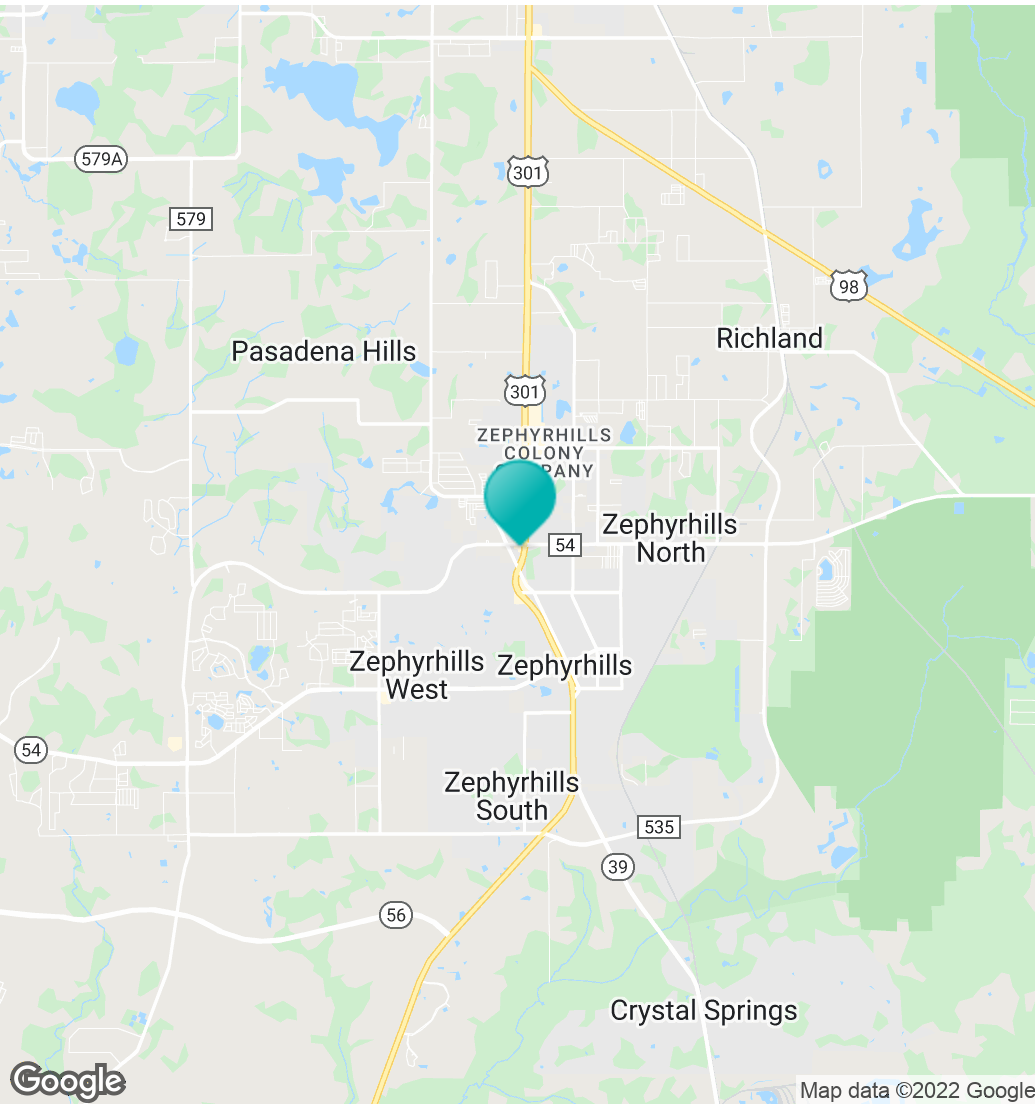
Unemployment Rate



Demographics 5-Mile Radius



Location Maps



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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.