

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

This 10-acre parcel in Arcadia offers a peaceful and private setting with ample potential for a variety of uses. Whether you're planning to build a custom single-family home, create a homestead, or use the land for agricultural purposes, this property provides plenty of space and zoning flexibility. An adjacent 11.6-acre wooded lot is also available, allowing you the option to purchase one or both parcels depending on your needs. Together or separately, these properties offer an excellent opportunity for those seeking privacy, space, and versatility in a prime location.

LOCATION DESCRIPTION

Located in DeSoto County Florida, Arcadia offers a blend of small-town charm and essential amenities. The area is known for its natural beauty, local attractions, and growing community appeal, making these lots a prime investment for residential or agricultural development.

PROPERTY SIZE

10.0 Acres

ZONING

A-10

FUTURE LAND USE

Neighborhood Mixed Use

PARCEL ID

22-38-24- 0000-0055-0030

PRICE

\$275,000

BROKER CONTACT INFO

Richie Timmons

Advisor

813.287.8787 x116

richie@thedirt dog.com

Additional Photos



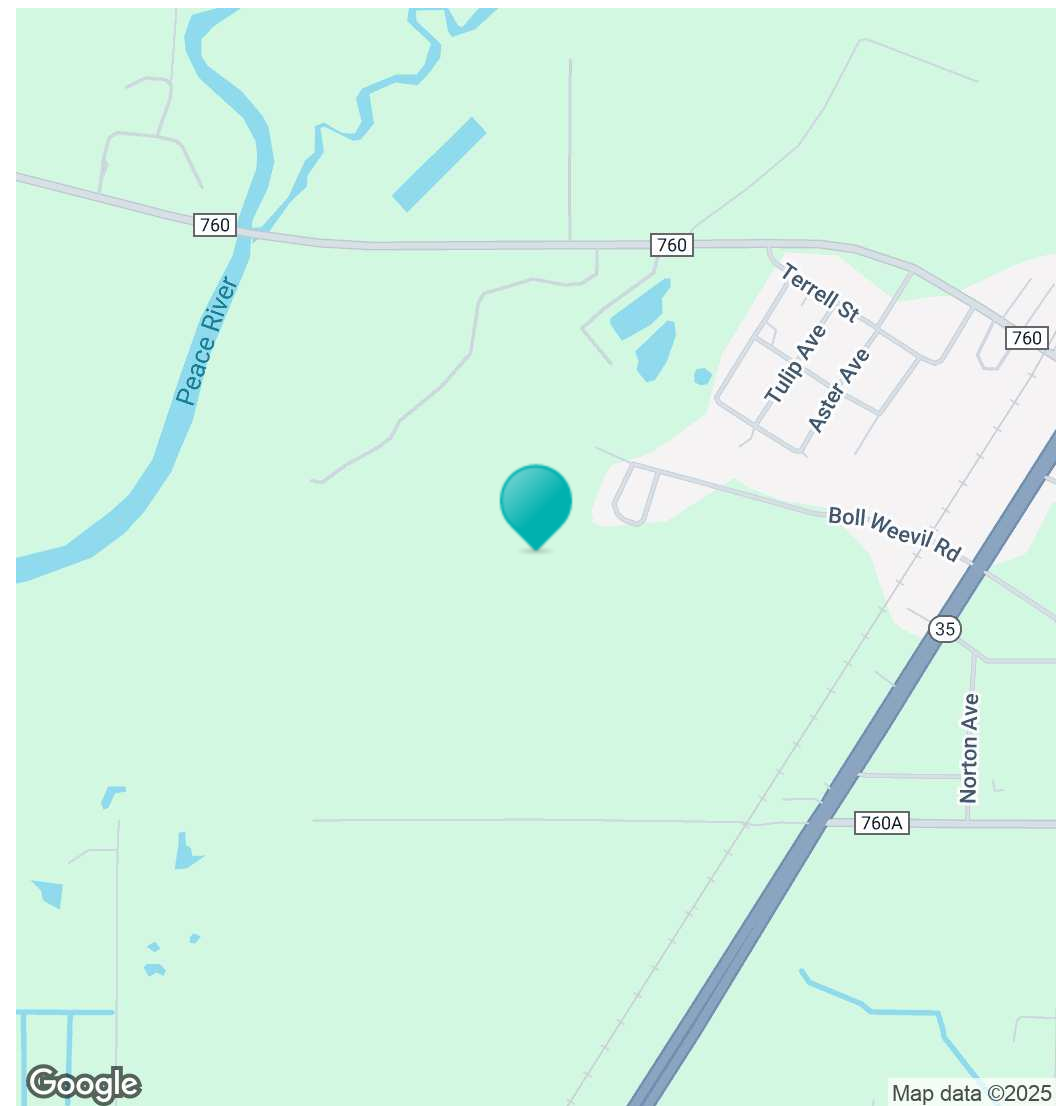
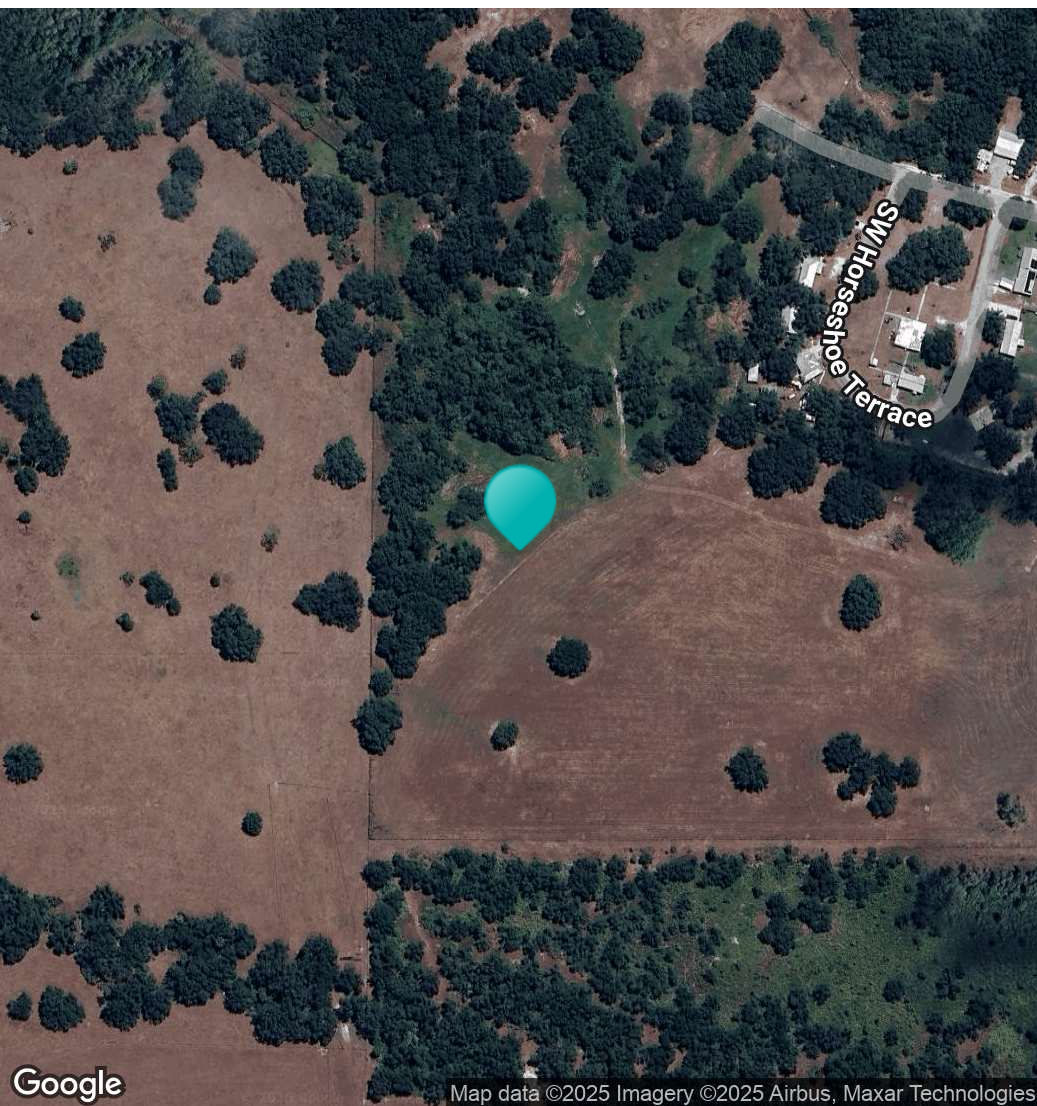
Additional Photos



Additional Photos



Location Map



Demographics Map & Report

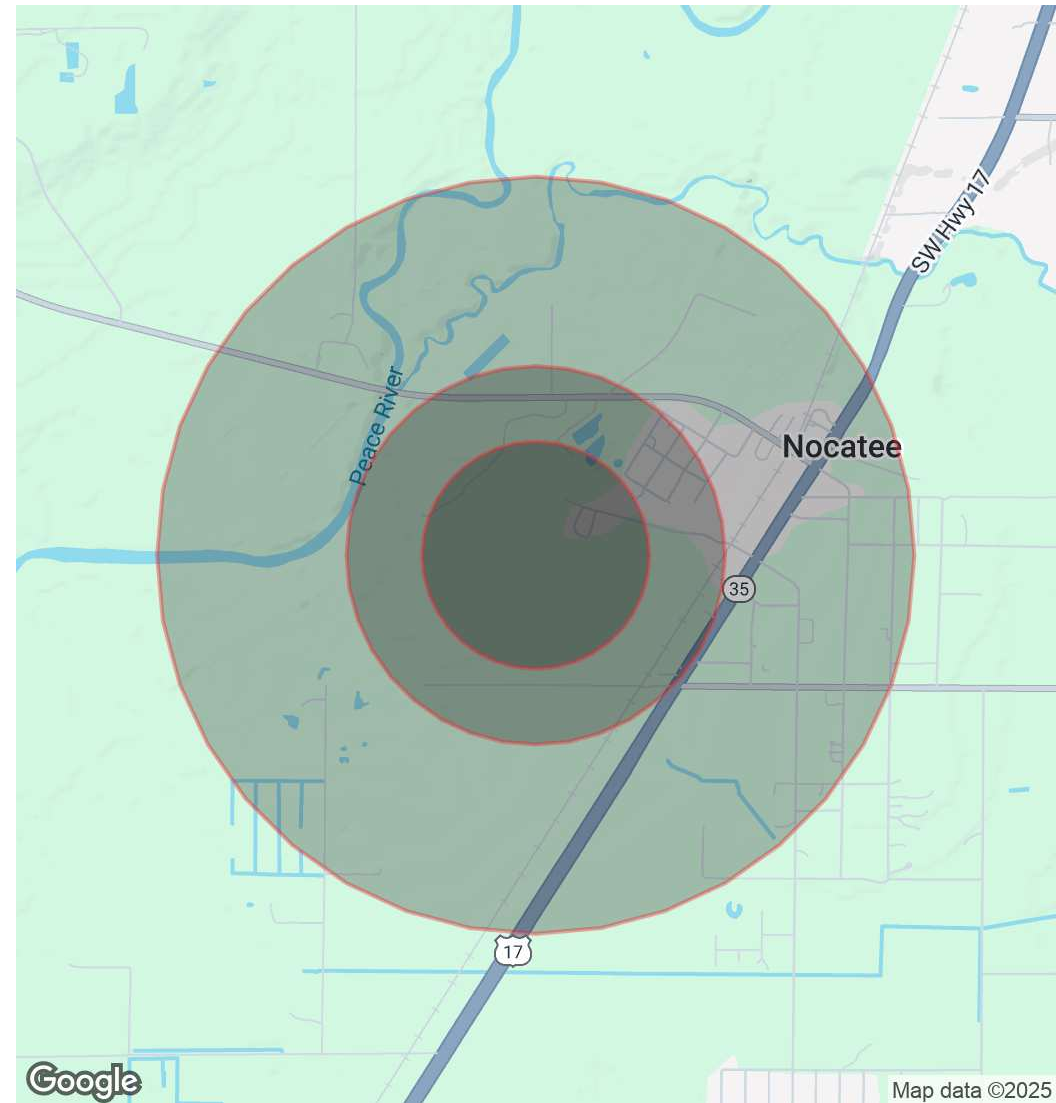
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	174	313	655
Average Age	41	41	40
Average Age (Male)	41	40	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	62	111	232
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$66,364	\$65,461	\$64,614
Average House Value	\$217,007	\$209,863	\$199,960

Demographics data derived from AlphaMap



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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.