

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

The opportunity is to purchase 1.4 acres along State Road 674 in Wimauma. There are three houses on the property: two 2 bed/2 bath manufactured homes (864 square feet and 1,071 square feet), and one 3 bed/2 bath single-family home (1,996 square feet).

Water runs to the site along State Road 674 and sewer lines run to 9th Street (494 feet from the western property line).

The property is zoned RSC-6 (allows for six units per acre) with a future land use of RES-6. In addition to residential, RES-6 allows for neighborhood commercial, office, and mixed use. The parcels are located within the Government District of the Wimauma Village Plan. The Government District is a special district within the Downtown Center that is consistent with the Downtown Center but is focused on institutional uses. The Downtown Center encourages higher density residential and some retail/office uses. Government District promotes, but does not require, government and institutional uses.

LOCATION DESCRIPTION

The site is located at 5534 State Road 674 in Wimauma (Hillsborough County). It has significant frontage along State Road 674 (370 feet) as well as along Maggie Street (168 feet). It is 0.8 miles west of County Road 579, 1.6 miles east of US Highway 301 and 3 miles east of I-75, providing easy access to major roads.

It is within a short commute to Sun City Center (7 minutes), Parrish (20 minutes), FishHawk (25 minutes), Tampa (40 minutes), and Tampa International Airport (45 minutes).

SIZE

1.4 acres

ZONING AND FUTURE LAND USE

Zoning: RSC-6 (allows for six units per acre)

Future Land Use: RES-6

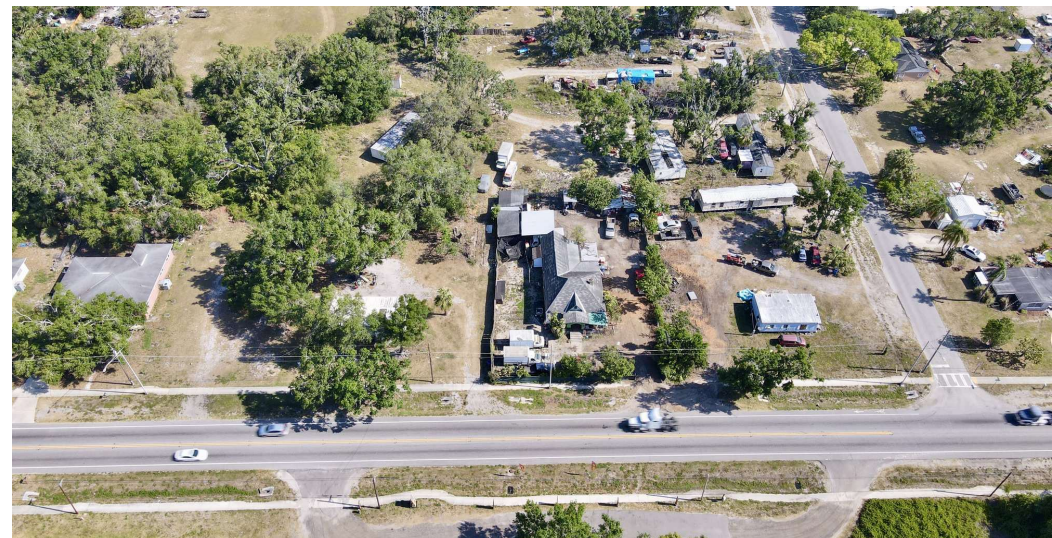
PRICE

\$1,800,000

Additional Aerials



Additional Aerials



Demographics Map & Report

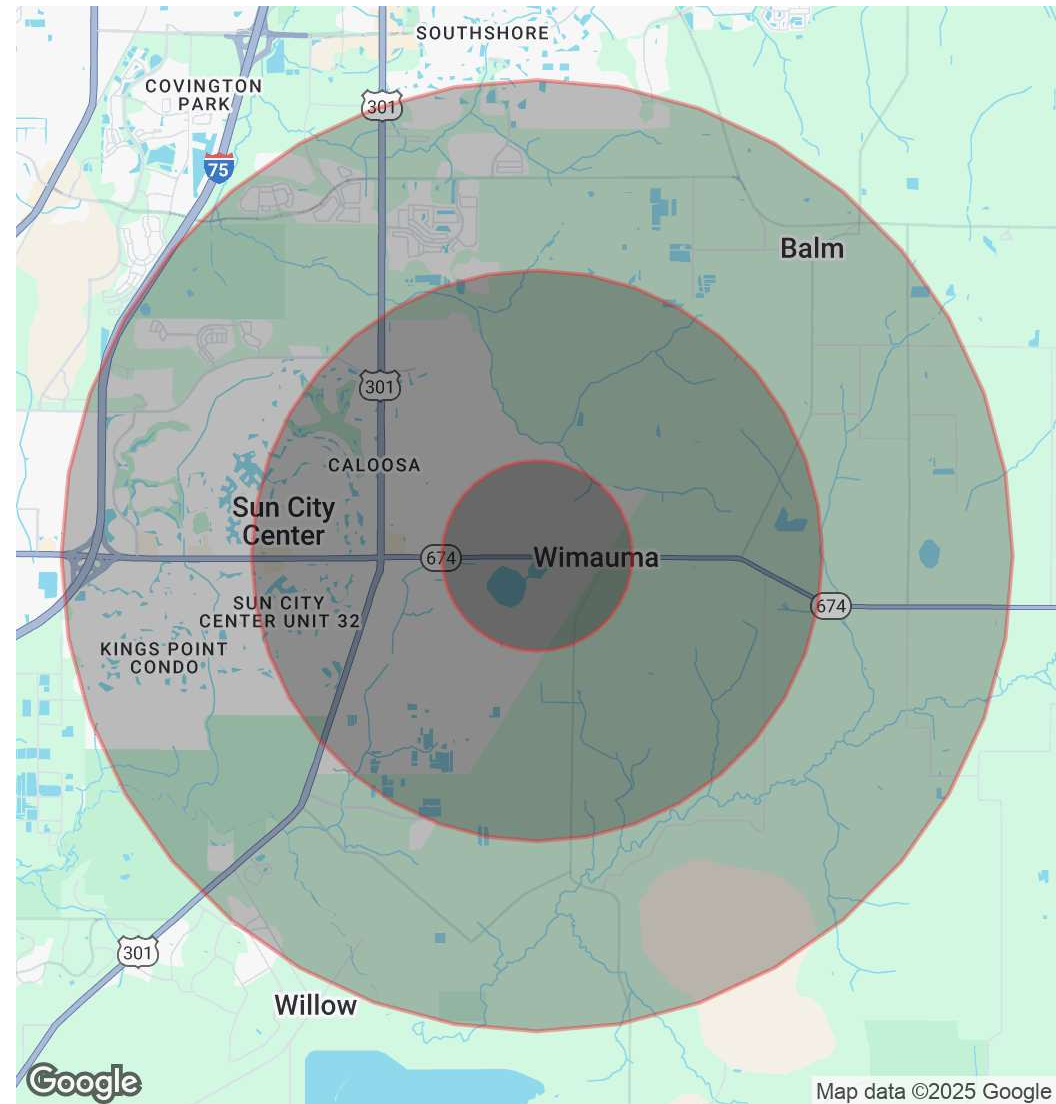
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,254	25,767	65,510
Average Age	32	47	49
Average Age (Male)	32	47	49
Average Age (Female)	32	48	50

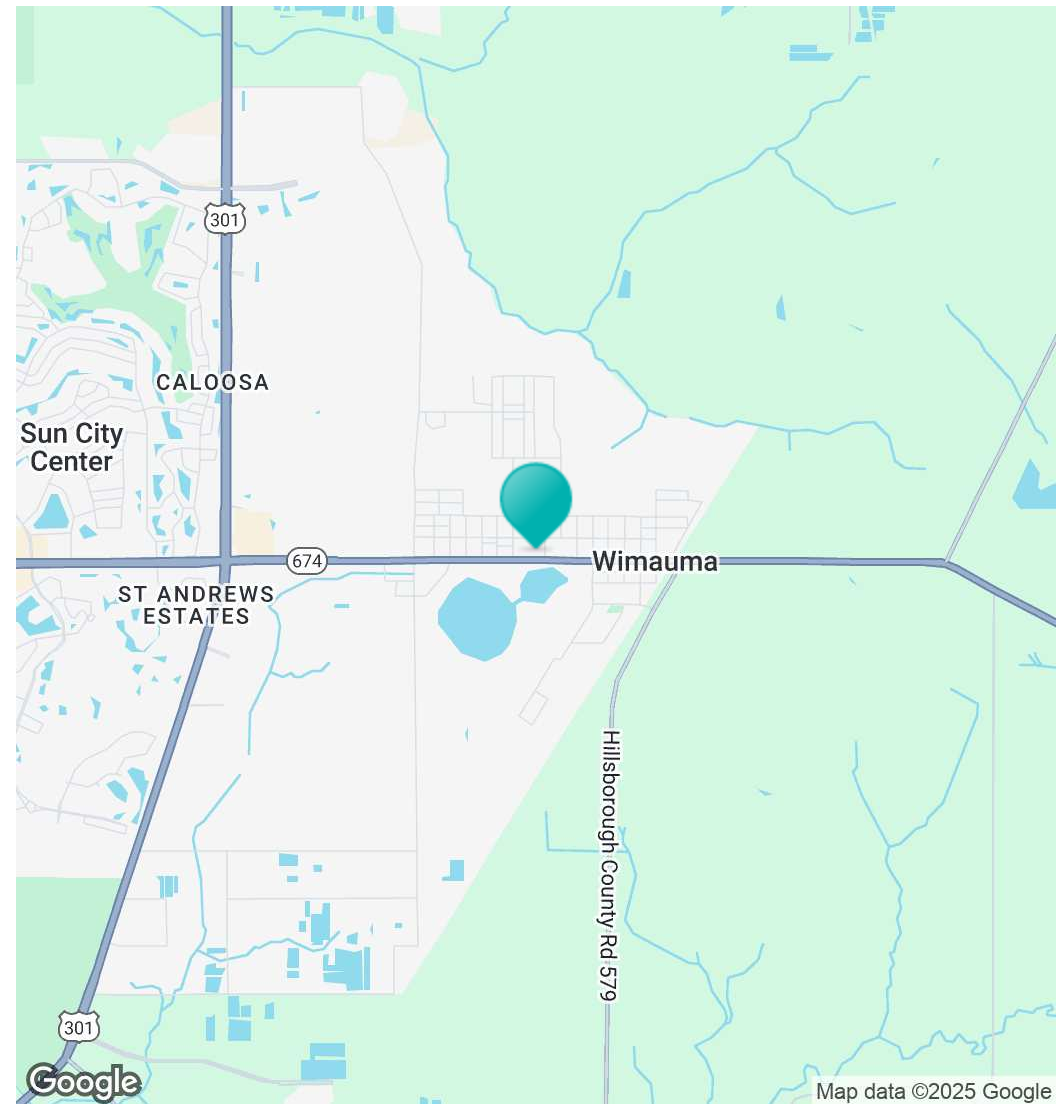
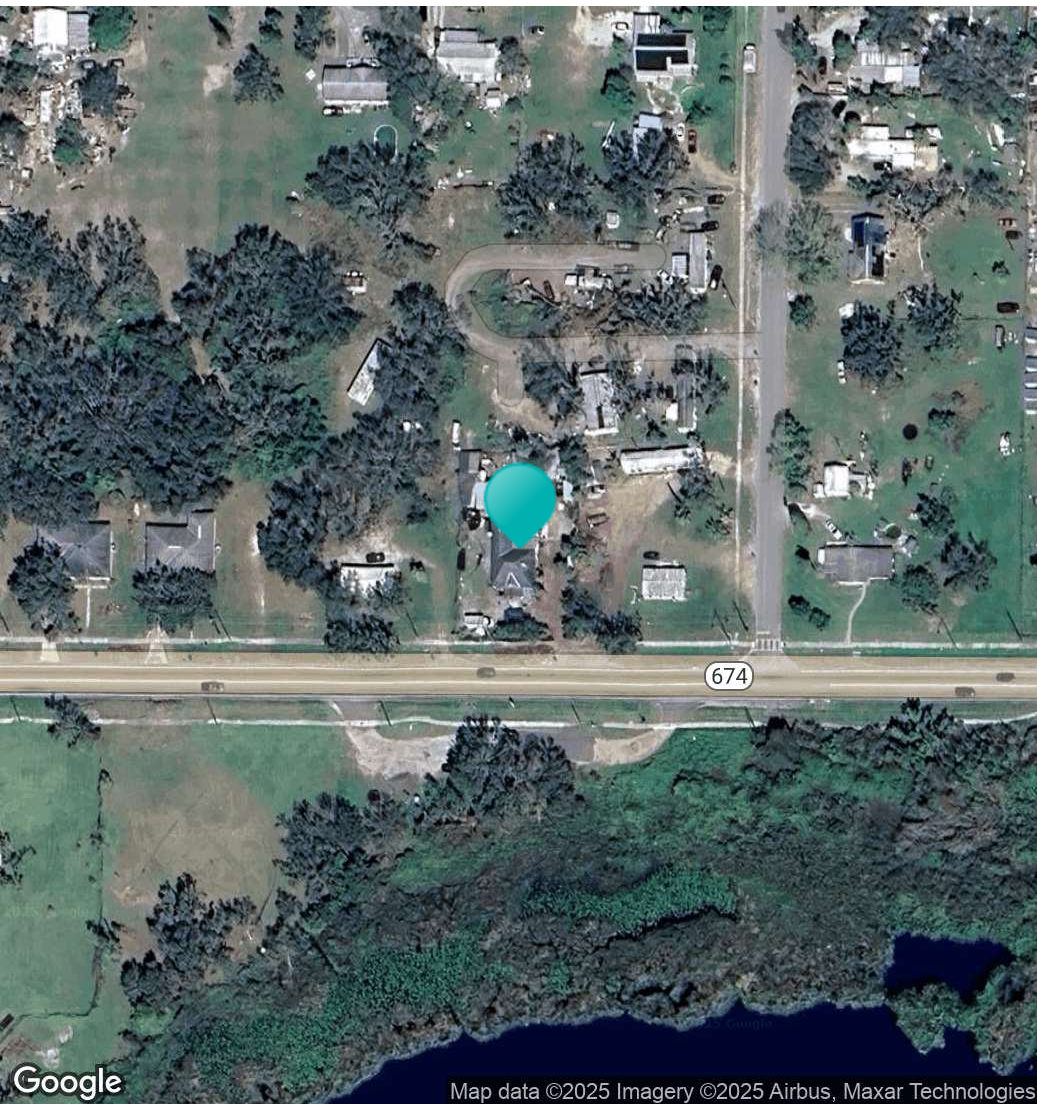
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,561	9,952	26,099
# of Persons per HH	4	2.6	2.5
Average HH Income	\$100,959	\$101,031	\$104,153
Average House Value	\$350,582	\$388,184	\$371,814

Demographics data derived from AlphaMap



Location Map



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.