

# We know this land.



**Eshenbaugh**  
**LAND COMPANY**

**The Dirt Dog**



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# Property Description



## PROPERTY DESCRIPTION

The subject property is a 10-acre gently rolling lot nestled in the hills of north Dade City. The lot is carved from a 40-acre parcel consisting of four 10-acre lots known as Amberlea Estates. It is mostly wooded and is accessible via 332 feet of frontage on Amberlea Road. Additionally, the site is tucked away allowing for a private, rural setting while still being in close proximity to modern conveniences.

The property appears to be high and dry. Zoning is AC (Agricultural District), which allows for 1 unit per 10 acres, and future land use is AG/R (Agricultural Rural), which allows for 1 unit per 5 acres. Utilities are well and septic.

There is a 6-inch well on site that is permitted for an average GPD of 16,900, peak GPD of 69,200, and max GPD of 517,000.

## LOCATION DESCRIPTION

The property is located in Dade City on Amberlea Road in scenic northern Pasco County. Its proximity to I-75 allows for quick travel times to Wesley Chapel (20 minutes), downtown Tampa (40 minutes), Tampa International Airport (40 minutes), St. Petersburg (1 hour), Ocala (1 hour), and Orlando (1 hour 20 minutes). Local shopping, schools and medical are all within 15 minutes as well.

Access is provided by taking Jessamine Road to Amberlea Road. Once on Amberlea, the property is 0.65 miles down on the right.

## SIZE

10 acres

## ZONING AND FUTURE LAND USE

Zoning: AC (Agricultural District)

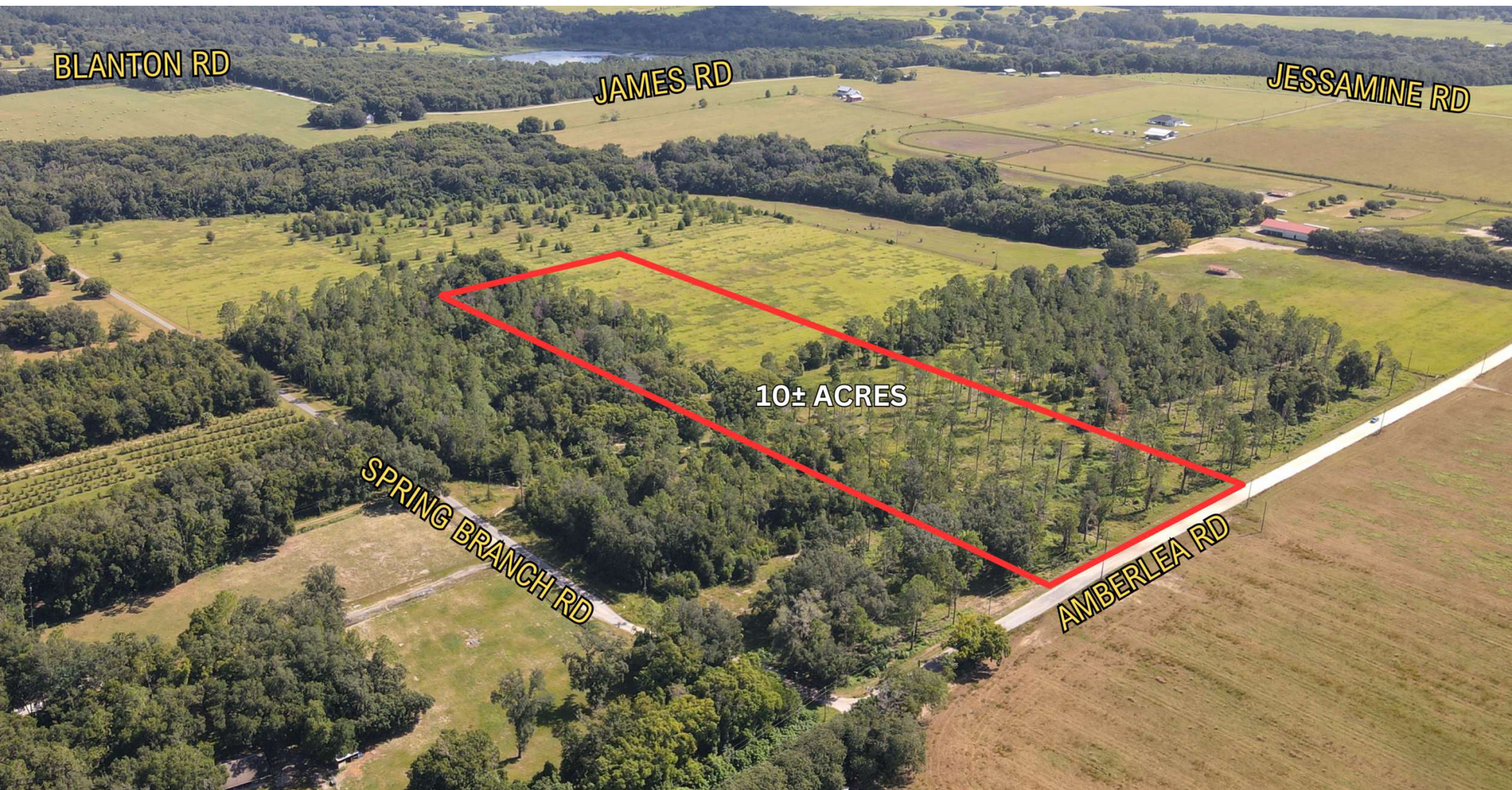
Future land use: AG/R (Agricultural Rural)

## PRICE

\$495,000

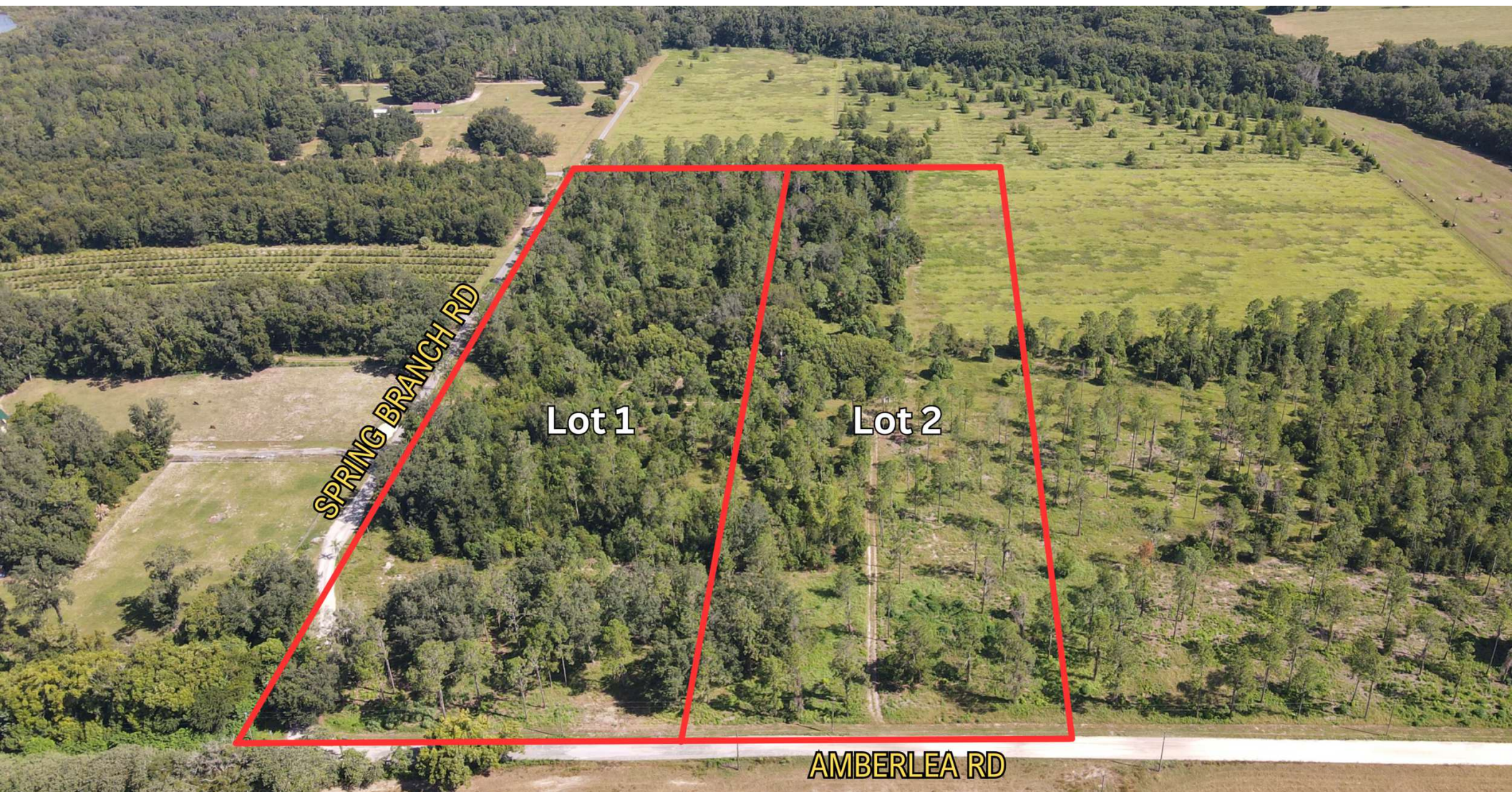


# Aerial





# Lots 1 and 2





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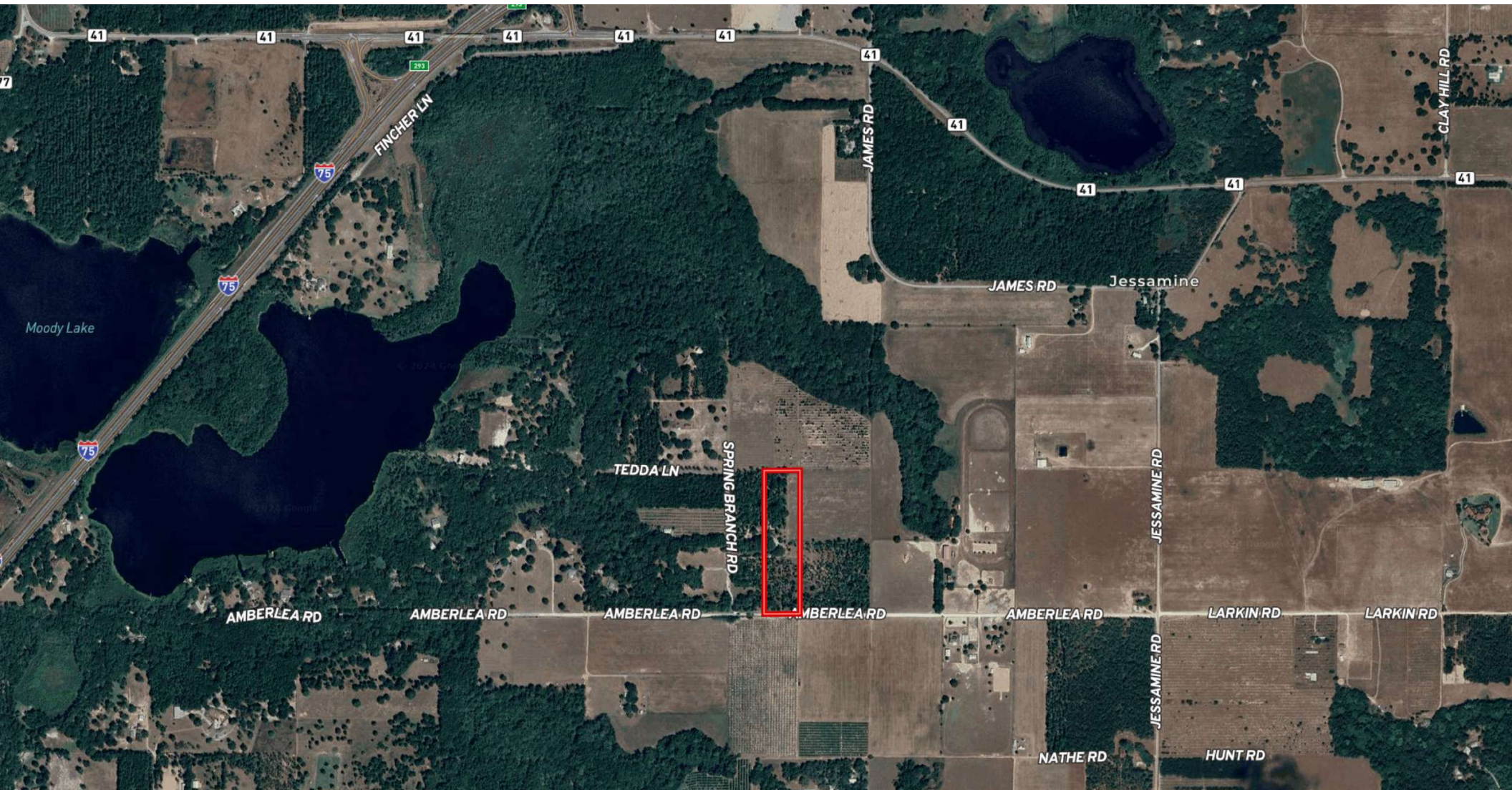


# Additional Photos



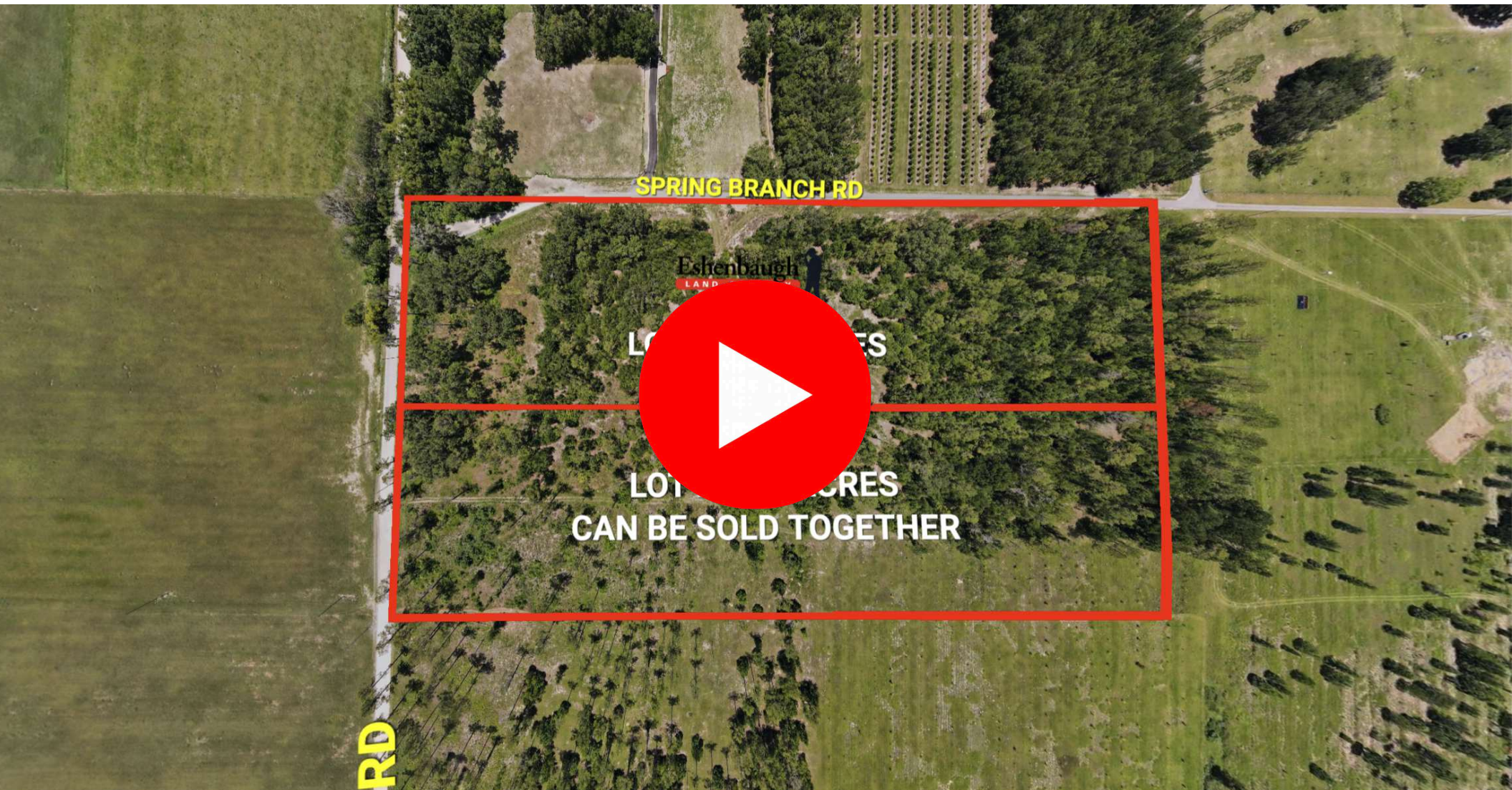


# Aerial Zoomed Out





# Virtual Tour



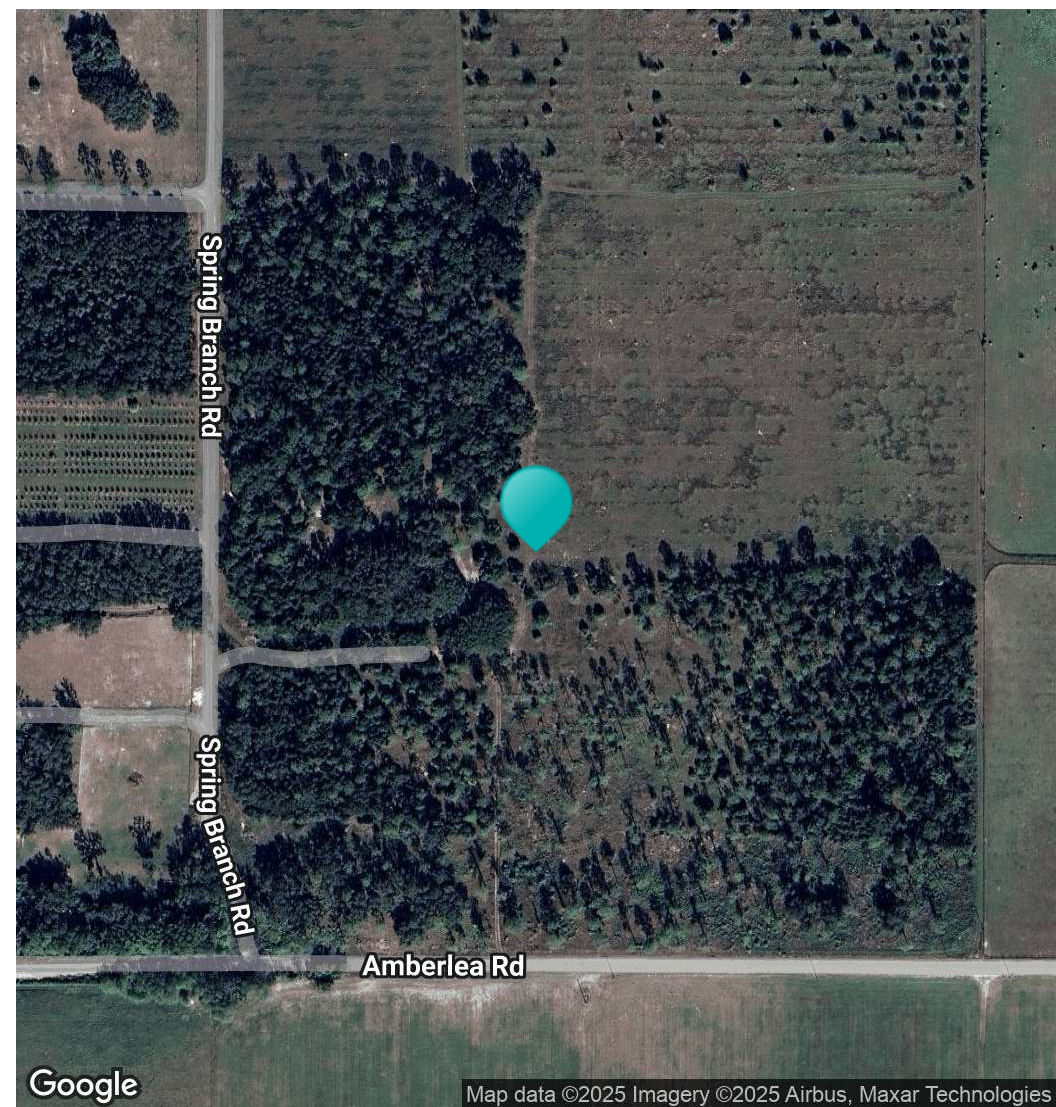
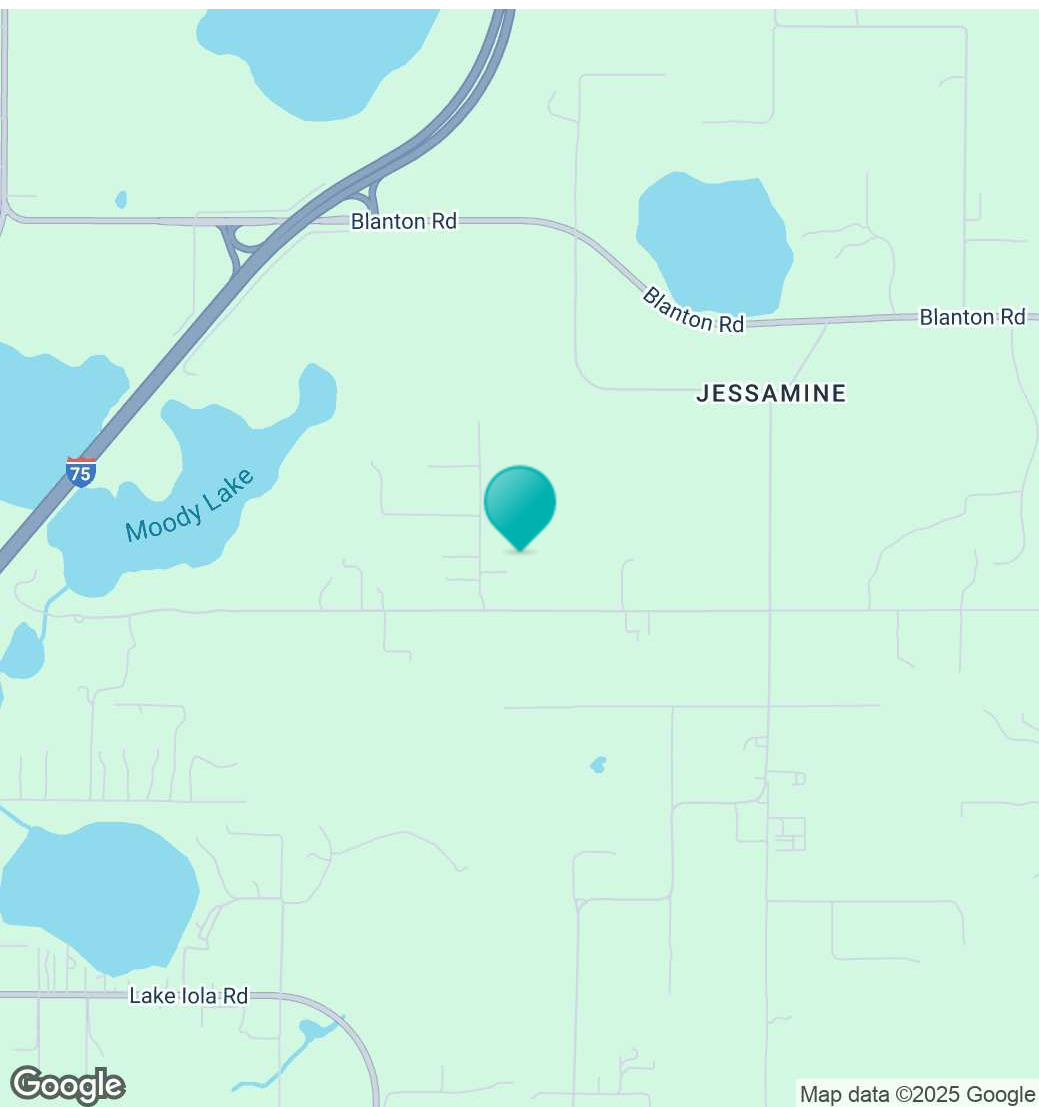


# Retailer Map





# Location Map





# Demographics Map & Report

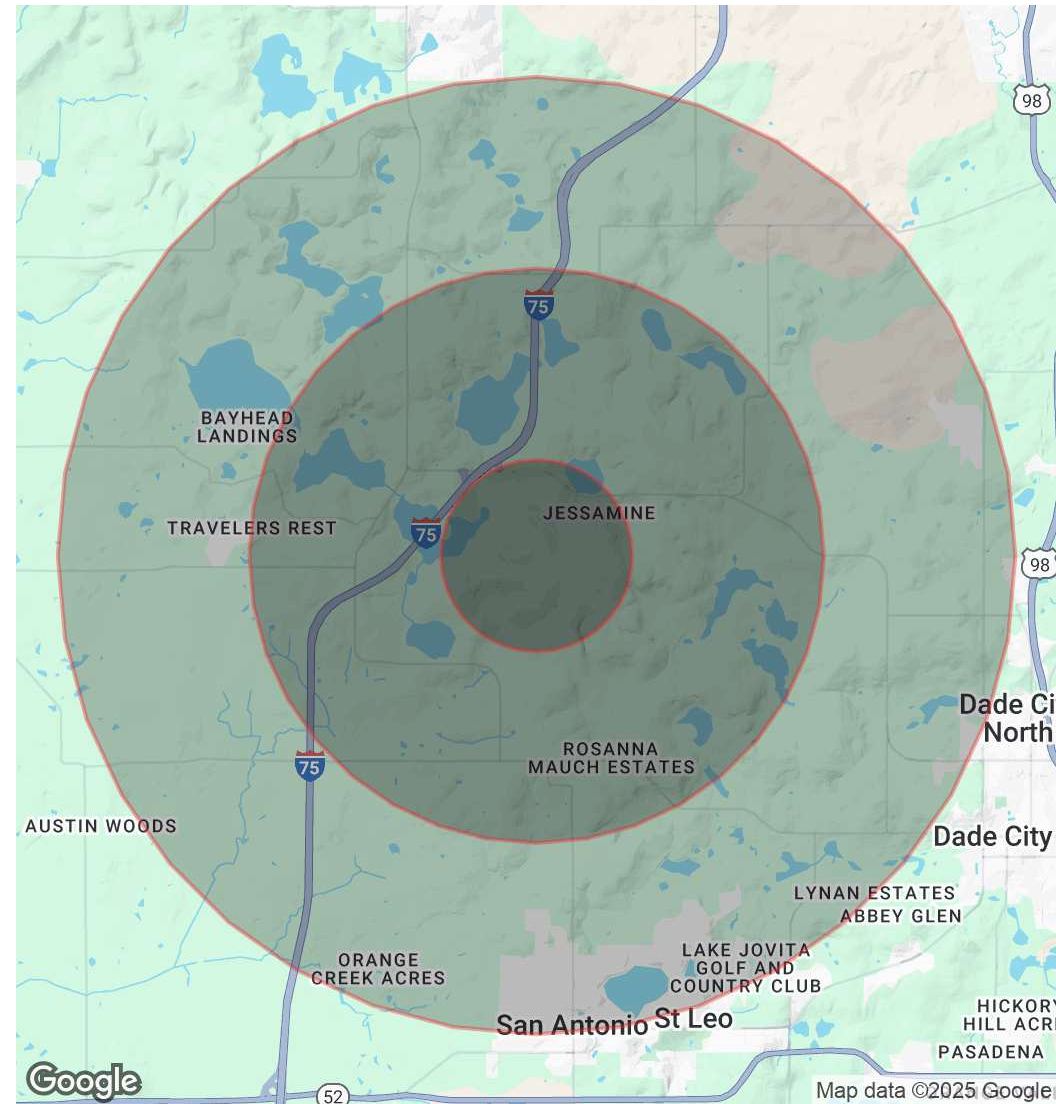
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	275	2,668	11,784
Average Age	44	45	44
Average Age (Male)	44	45	43
Average Age (Female)	44	45	44

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	103	1,013	4,396
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$136,603	\$127,913	\$110,859
Average House Value	\$484,005	\$486,579	\$429,060

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.

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