

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



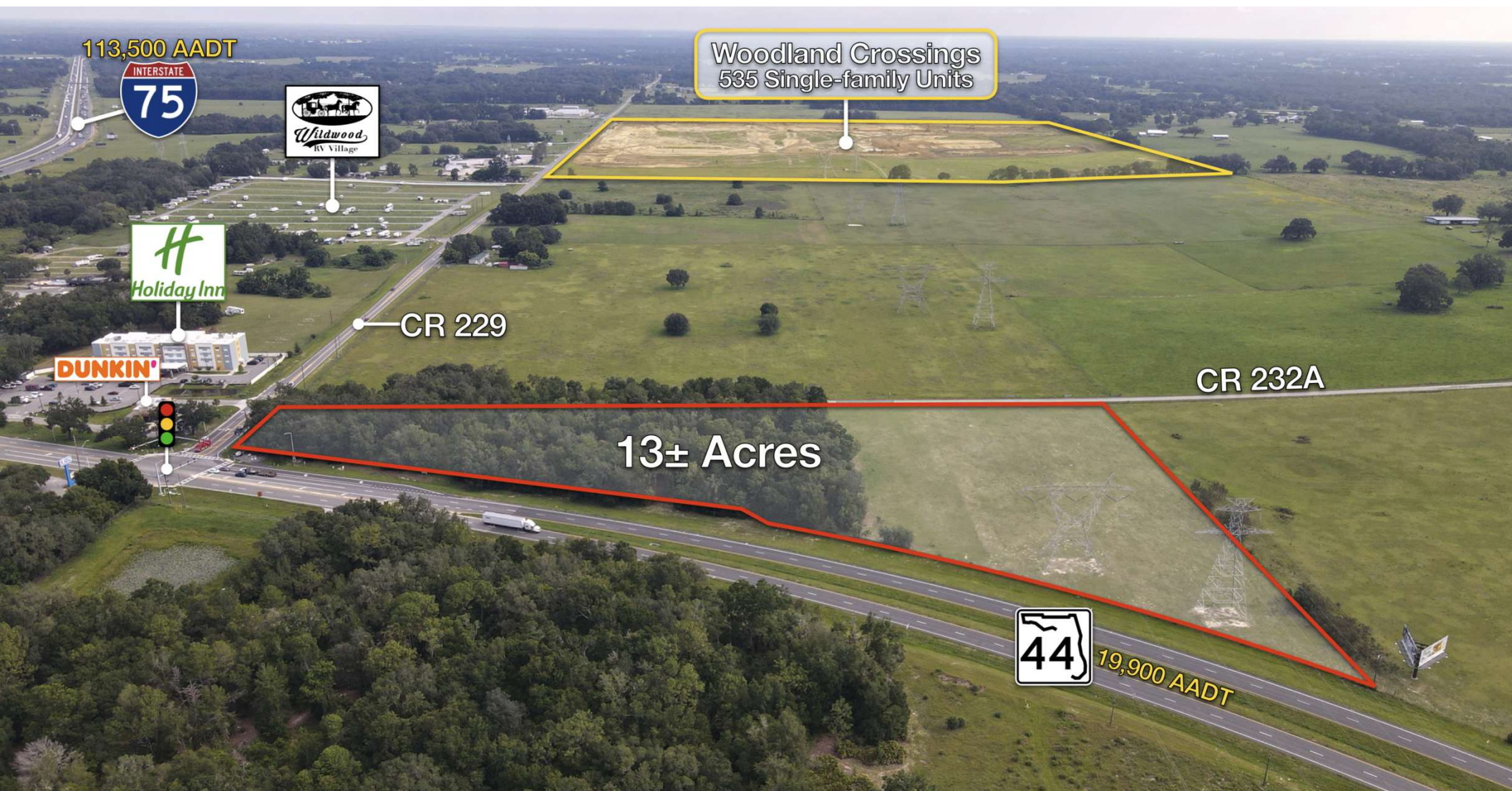
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial Overview



Property Description

PROPERTY DESCRIPTION

This 13± acre commercial property offers a prime development opportunity at the northeast corner of E SR 44 and CR 229 in Wildwood, FL. Zoned Commercial, it supports a wide range of potential uses. With 1,450± feet of frontage on E SR 44 and visibility to 19,900 vehicles per day, this property is well-suited for users, developers, and investors alike looking to capitalize on a high-traffic corridor in a growing market.

LOCATION DESCRIPTION

Strategically positioned just east of I-75 and its SR 44 exit, the site provides excellent accessibility and exposure. This property benefits from seamless regional connectivity and strong commercial potential. Its proximity to the interstate enhances accessibility for both local and traveling customers, while the surrounding area's continued growth supports long-term development value.

PROPERTY SIZE

13.0 Acres

ZONING

CL (Light Commercial)

FUTURE LAND USE

COM (Commercial)

PARCEL ID

F02-042

PRICE

\$4,600,000

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Advisor/Partner

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Aerial



Aerial



Location Overview



Virtual Tour



Demographics Map & Report

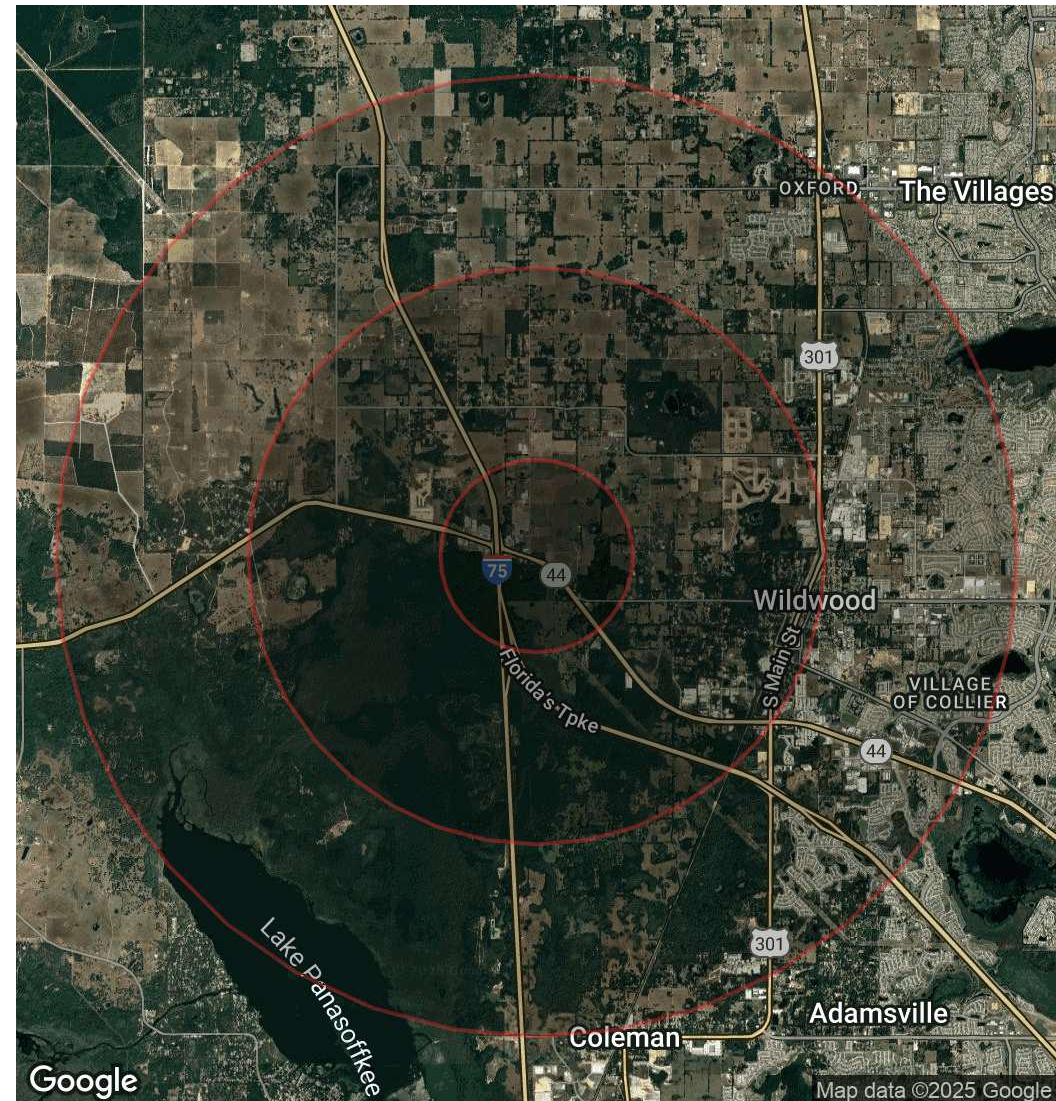
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	257	4,632	25,901
Average Age	40	45	58
Average Age (Male)	39	44	57
Average Age (Female)	42	47	58

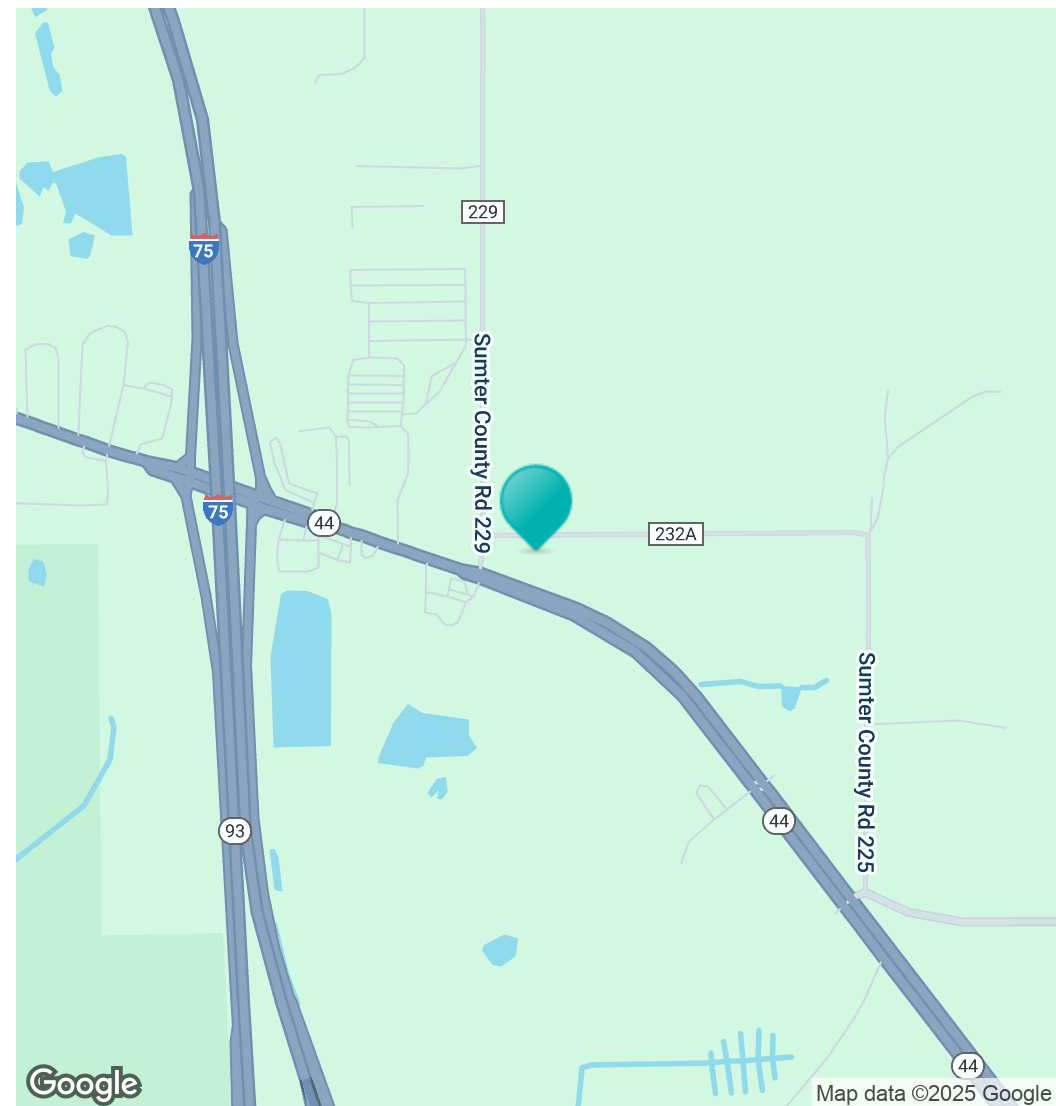
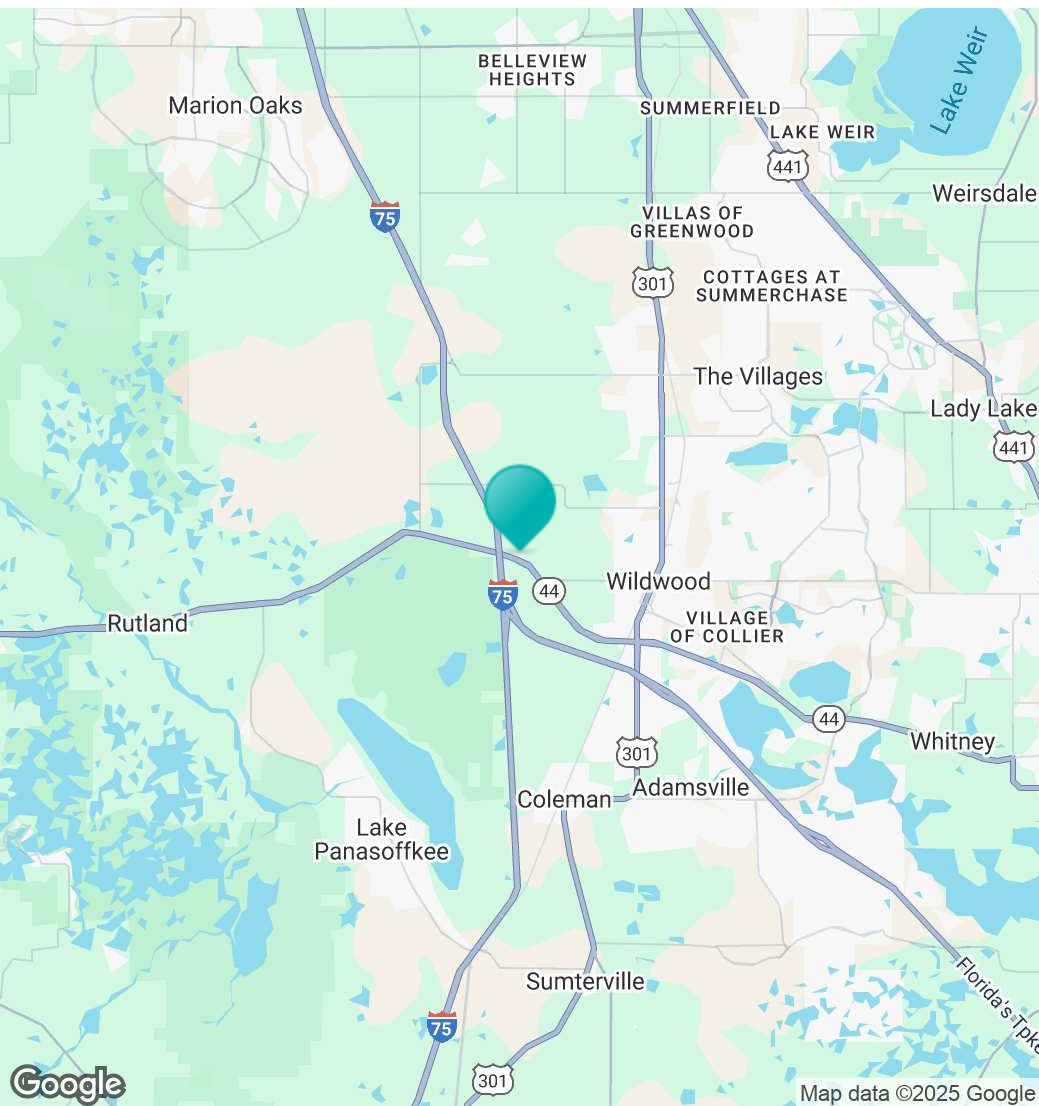
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	103	1,997	12,560
# of Persons per HH	2.5	2.3	2.1
Average HH Income	\$71,562	\$72,328	\$83,477
Average House Value	\$363,850	\$317,400	\$430,776

Demographics data derived from AlphaMap



Location Map



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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.