

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

Prime +/- 20-acre light industrial property with Neighborhood Mixed Use (NMU) future land use, offering flexibility for a variety of development opportunities. Strategically positioned just off US-17, this site provides convenient access to major transportation routes, making it ideal for industrial, commercial, or mixed-use projects. The zoning allows for light manufacturing, warehousing, and distribution, while the NMU designation permits potential residential development up to 3.5 dwelling units per acre, supporting a balanced mix of uses. This expansive property presents a rare opportunity in the growing Arcadia market, with excellent potential for investors, developers, or owner-users seeking a well-located and versatile site.

LOCATION DESCRIPTION

Located on SW Boll Weevil Rd. in Arcadia, FL, this +/- 20-acre parcel sits just off US-17, a major north-south corridor connecting Arcadia to Punta Gorda and other key markets in Southwest Florida. The area is experiencing steady growth, making it an attractive location for industrial and mixed-use development. The property benefits from its proximity to Arcadia's commercial core, local businesses, and distribution networks, while maintaining accessibility to the region's expanding workforce. With its strategic location and flexible land use potential, this site is positioned for long-term value and development success.

PROPERTY SIZE

20.0 Acres

FUTURE LAND USE

Neighborhood Mixed Use: 3.5 du/acre

PARCEL ID

23-38-24-0000-0402-0000

PRICE

Contact Broker For Pricing

BROKER CONTACT INFO

Richie Timmons

Advisor

813.287.8787 x116

richie@thedirtdog.com

J. Michael Strahan, ALC, CCIM, MAB

Senior Advisor/Partner

813.287.8787 x105

michael@thedirtdog.com

Aerials (cont.)



Aerials (cont.)



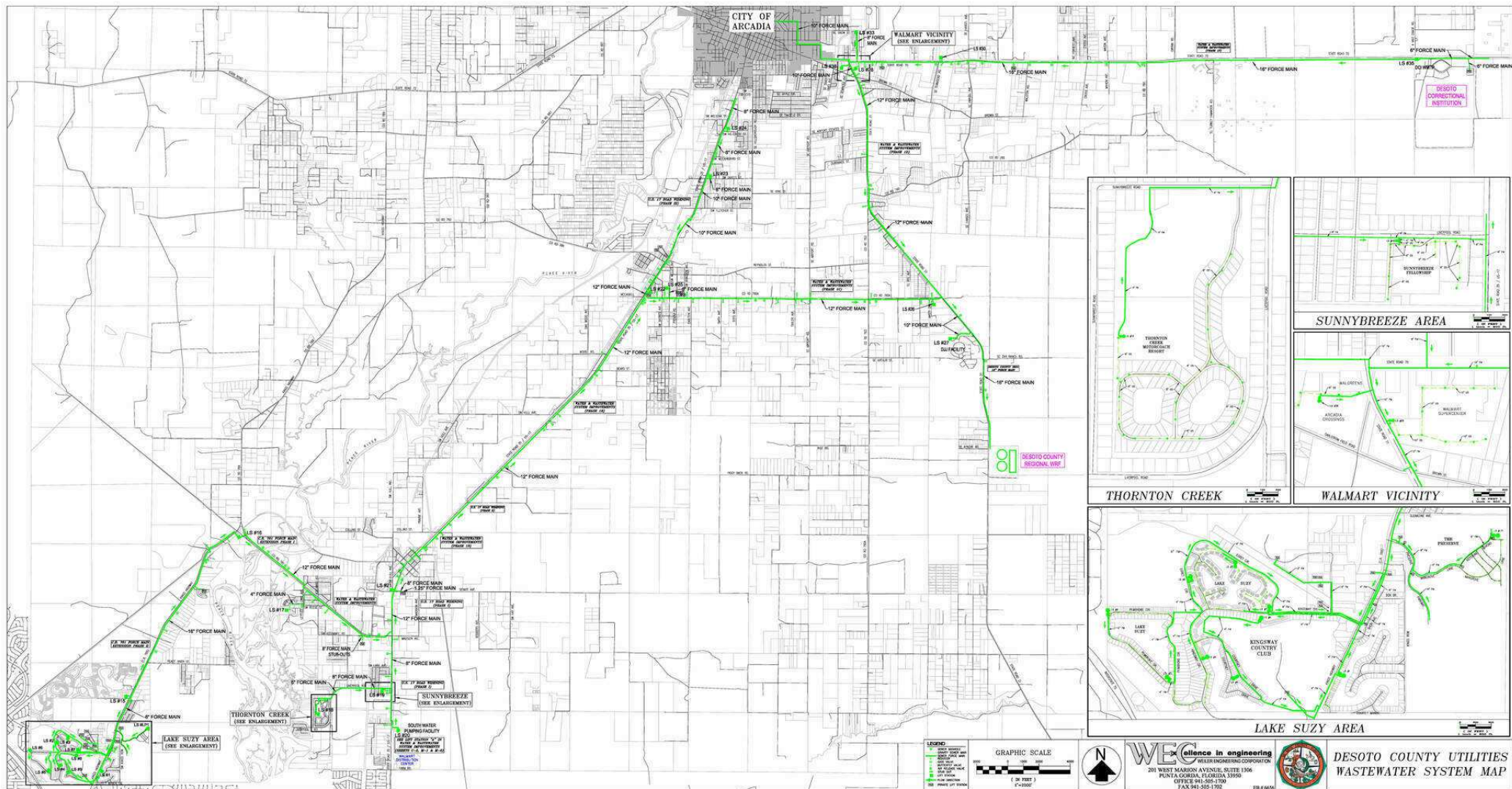
Aerials (cont.)



Aerials (cont.)



DeSoto County-Wastewater System Map



9 ARCADIA 17 INDUSTRIAL // SOUTHWEST BOLL WEEVIL ROAD ARCADIA, FL 34266



Demographics Map & Report

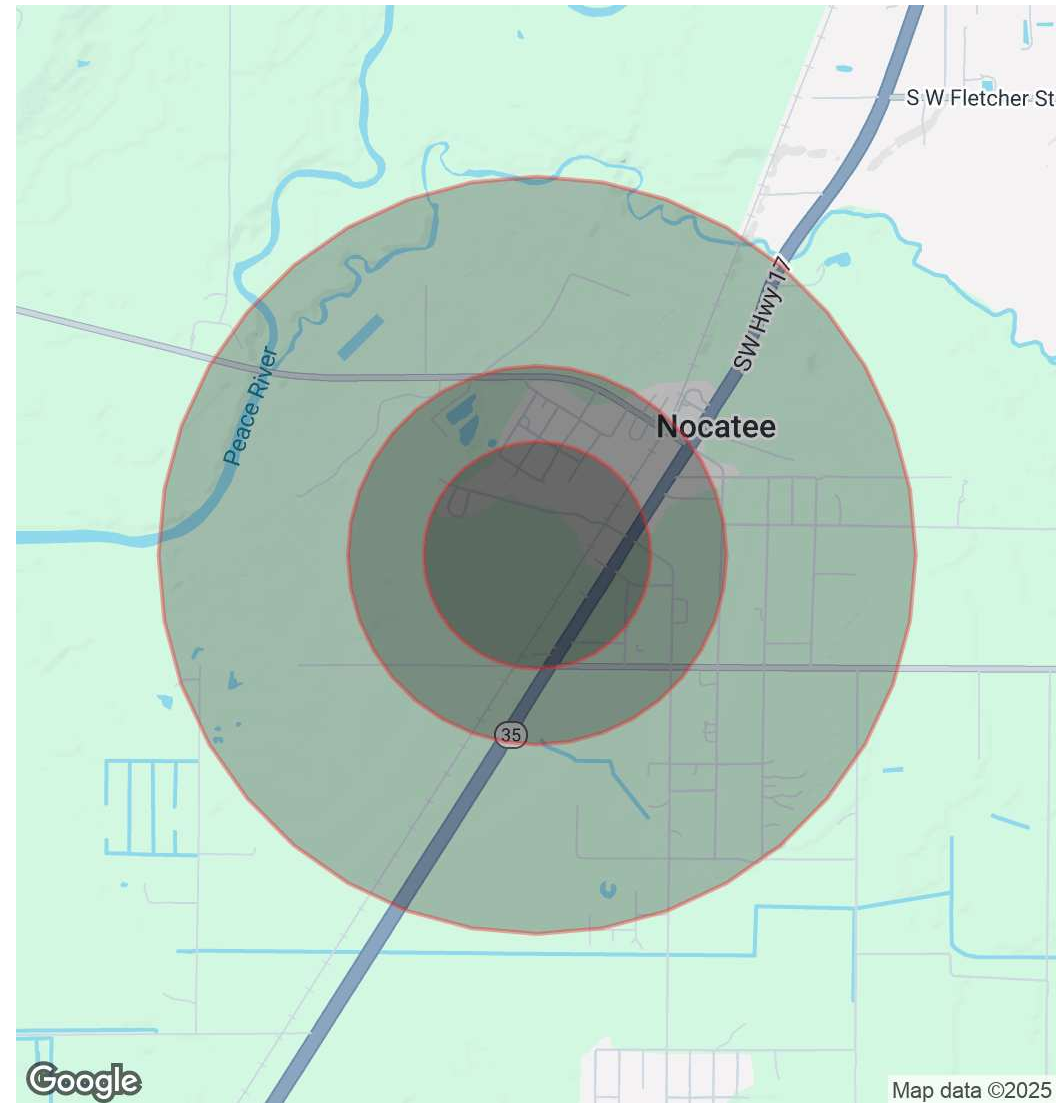
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	62	200	542
Average Age	41	41	41
Average Age (Male)	42	42	40
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	71	192
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$68,292	\$67,396	\$65,267
Average House Value	\$232,254	\$225,149	\$203,477

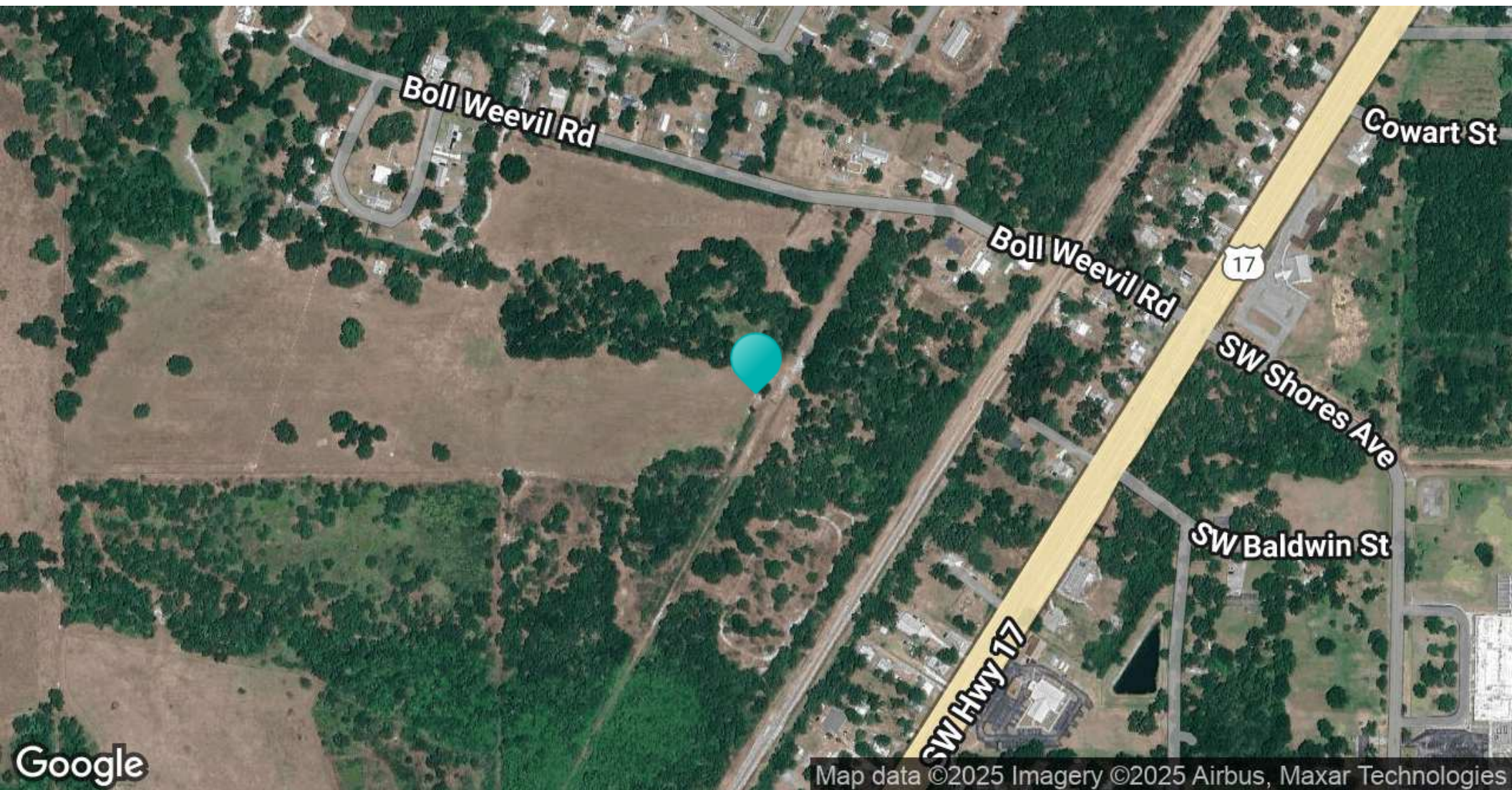
Demographics data derived from AlphaMap



Regional Map



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.