

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 opportunity is to acquire 7.13 total acres (MOL) at the NW intersection of Symmes Road and East Bay Road in the Gibsonton / Riverview area of Florida. The property is currently zoned PD allowing for up to 233 apartment units (potentially 249) up to 51 feet height under the Live Local Act. Water and sewer are to the property, and there are no wetlands on site.

LOCATION DESCRIPTION

The property, comprised of 11 adjacent parcels, is located at 9120 Symmes Road in Hillsborough County, FL, a suburb of Tampa. It is approximately 2–3-minute drive to the Gibsonton Dr. / I-75 interchange provides quick access to the area's various work centers, shopping, and entertainment destinations, including an AMC movie theater, Walmart, restaurants (e.g., Cracker Barrel, Zaxby's, etc.), and a public charter school.

PROPERTY SIZE

7.13 Acres

ZONING

PD - for 60,500 SF of BPO uses or CN uses (excluding gas and drive thru) or 64 townhomes. Zoning allows up to 249 apartments units under live local.

FUTURE LAND USE

R-6 & R-9

PROPERTY OWNER

Symmes East Bay, LLC & SEB2, LLC

PRICE

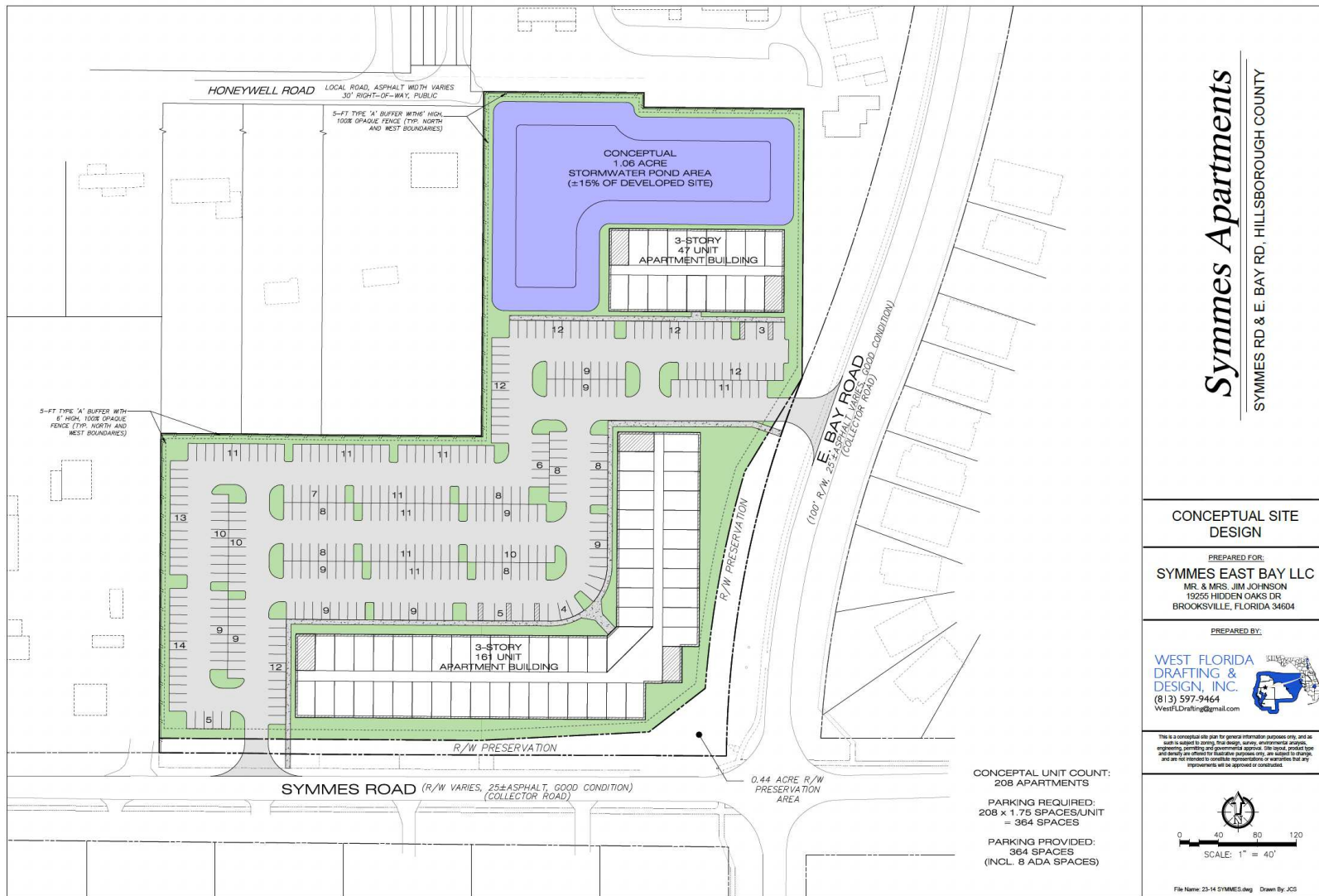
Call broker for details

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC
Senior Advisor/Managing Partner
813.287.8787 x104
Ryan@TheDirtDog.com

Chase Collier, CCIM
Advisor
813.287.8787 x103
chase@thedirtdog.com

Multi-Family Conceptual Site Plan



Aerial



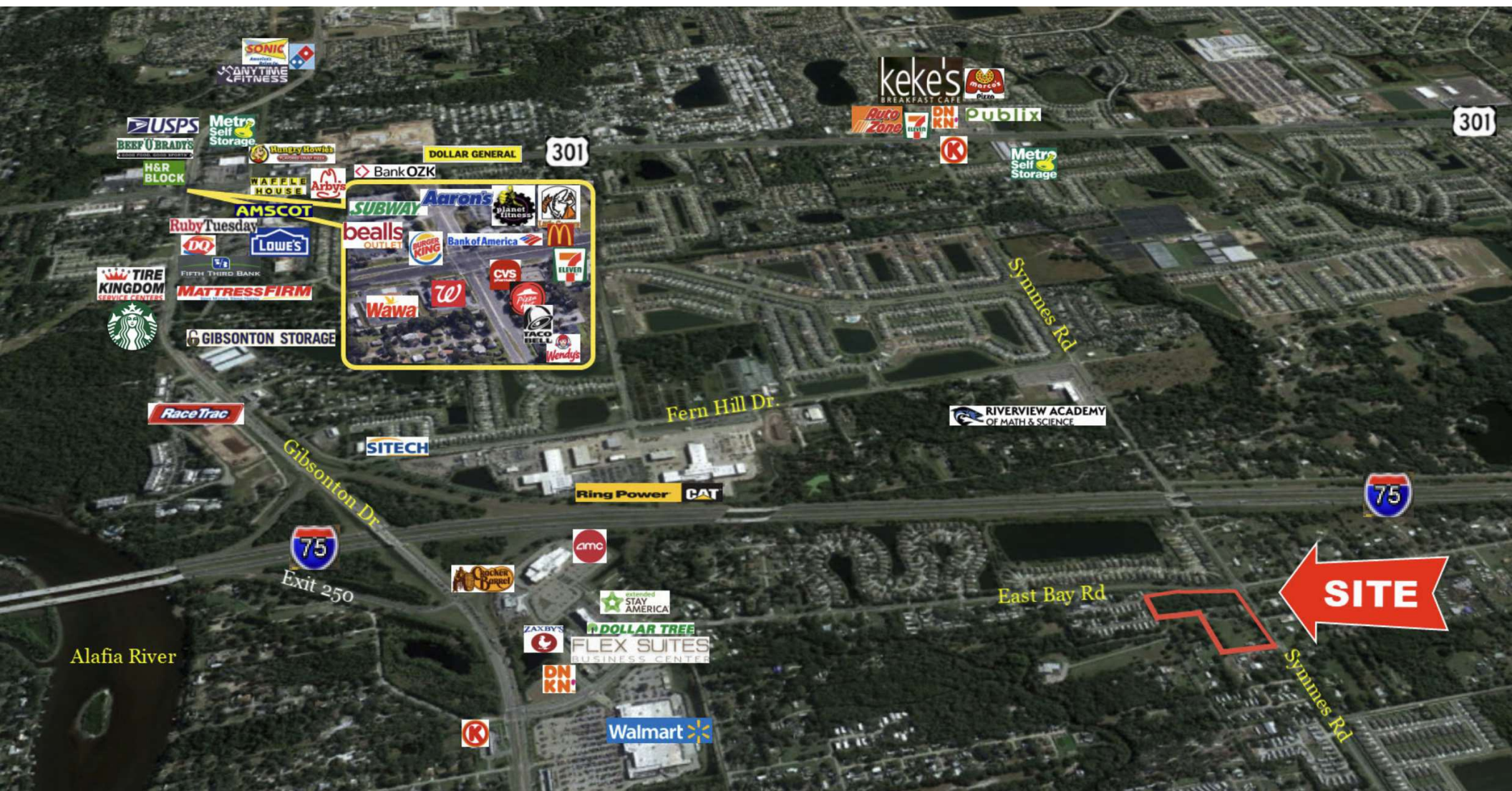
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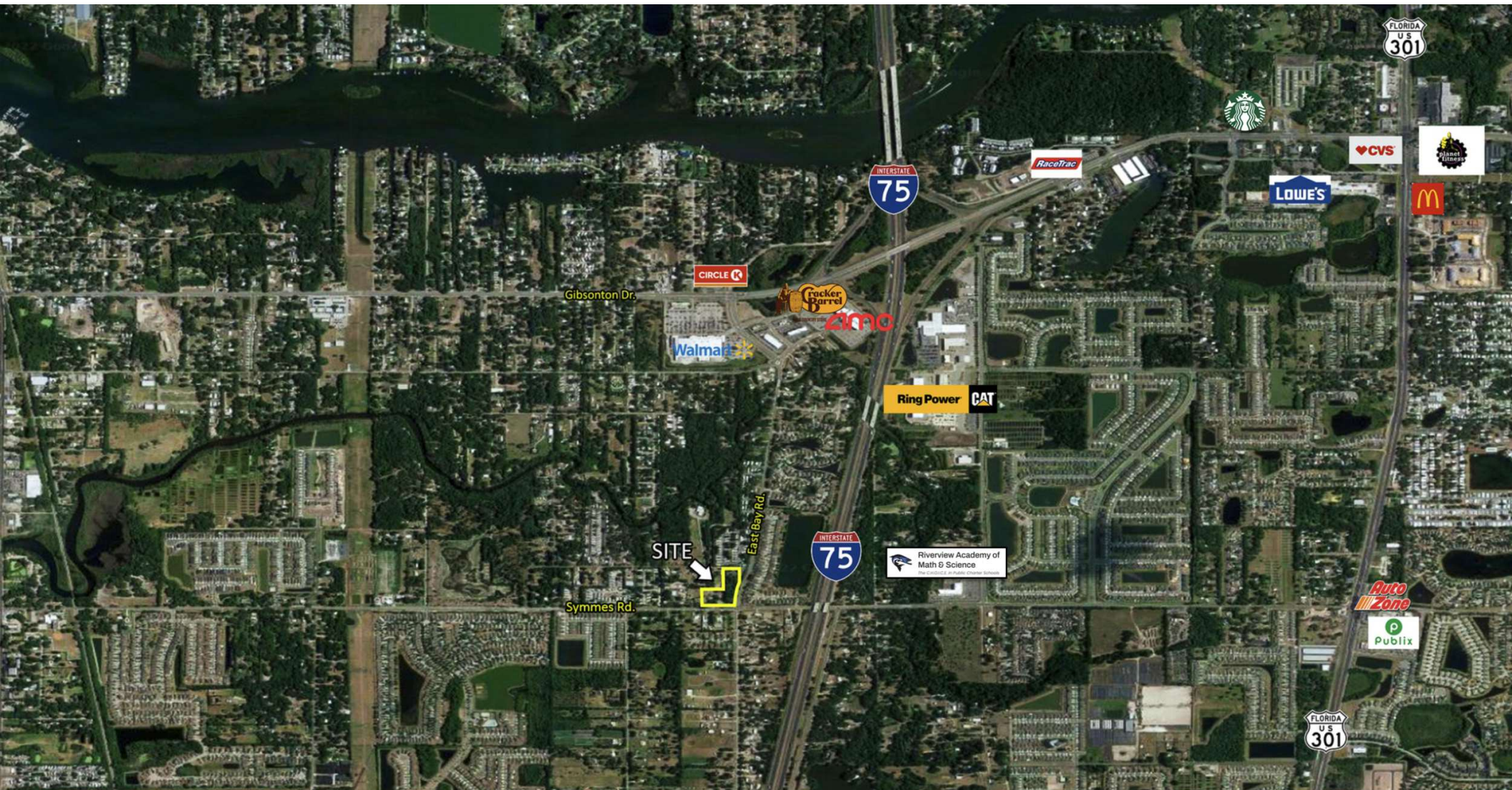
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Demographics Map & Report

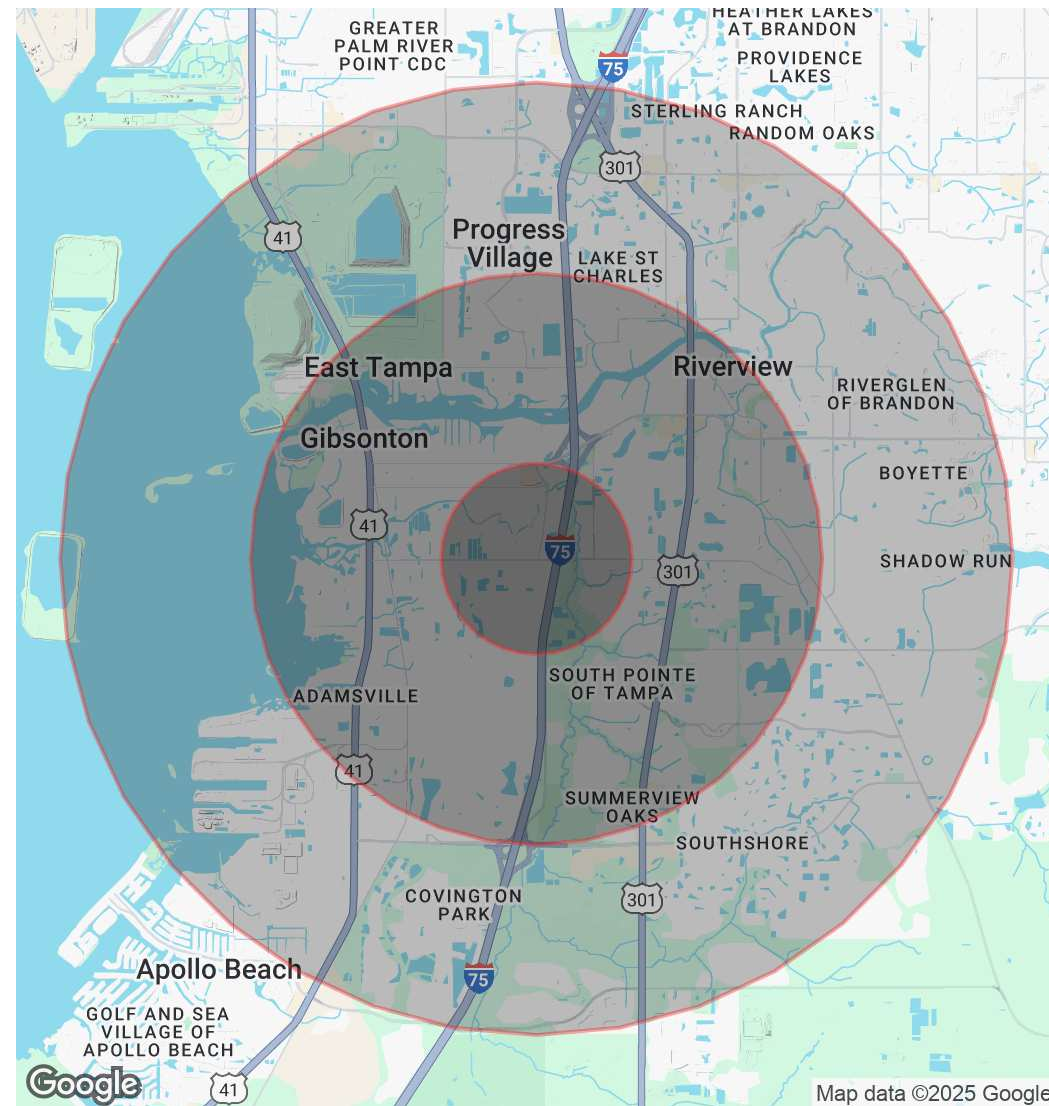
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,687	71,412	159,774
Average Age	34	37	37
Average Age (Male)	34	36	36
Average Age (Female)	35	38	38

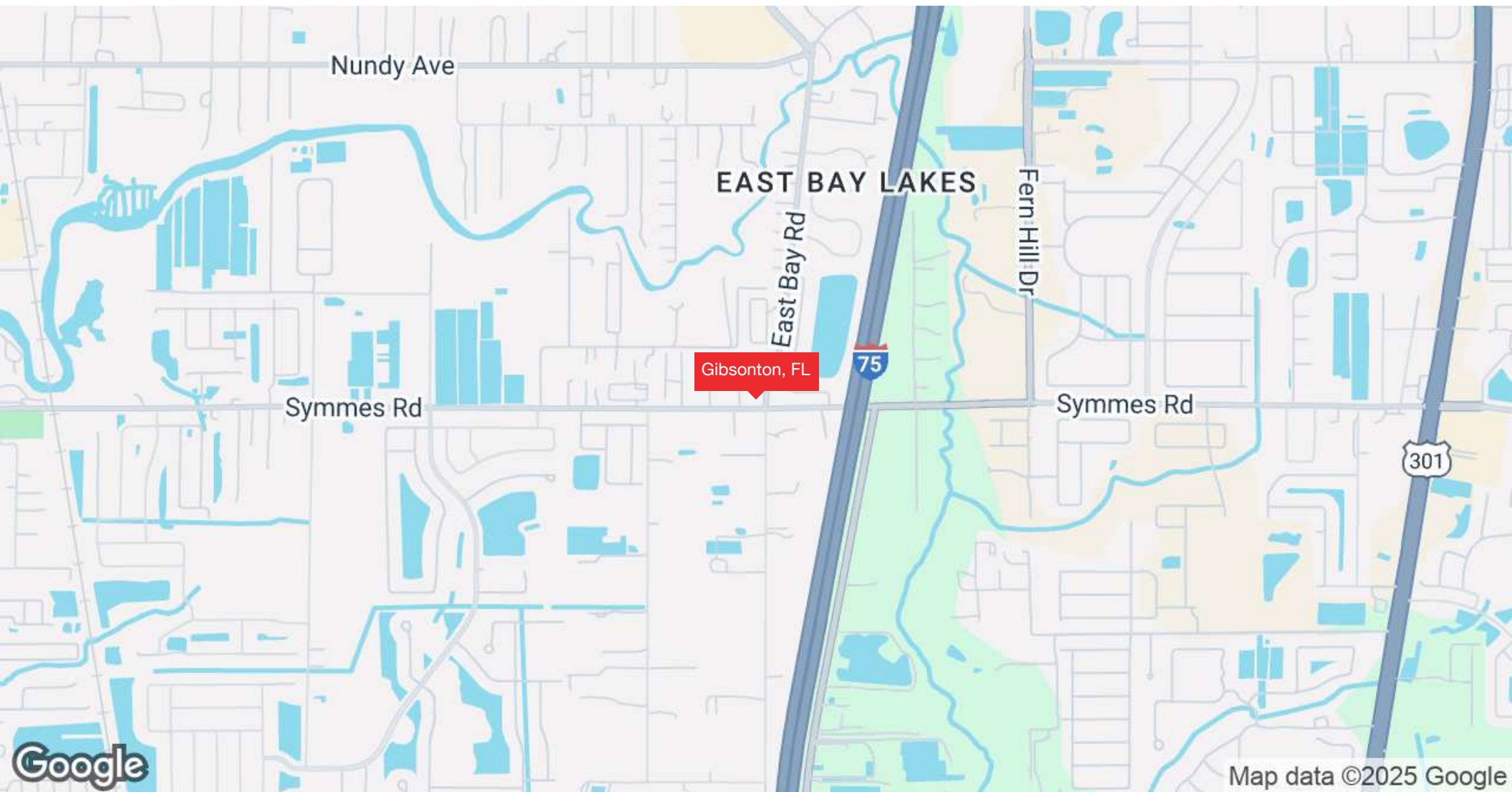
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,145	24,622	55,746
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$94,148	\$101,322	\$108,949
Average House Value	\$309,676	\$336,435	\$352,350

* Demographic data derived from 2020 ACS - US Census



Regional 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.