

We know this land.



304 S. WILLOW AVENUE

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Aerial Overview South



Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire 5.92± gross acres on a quiet 24-acre private lake (Lake Brooker) with 400 feet of lake frontage and 220 feet along N Dale Mabry Hwy, offering visibility to 38,500 vehicles per day. The site is on well and septic. Approximately 2± acres appear developable, with current zoning allowing up to 20,000 square feet for uses such as single-family, office, daycare, vet clinic, and more.

While the site's Future Land Use designation is R-1, it benefits from a unique infill provision in the County's Corridor Plan that permits Planned Development (PD) zoning on parcels with less than five usable acres, providing added flexibility and enhanced development potential.

LOCATION DESCRIPTION

Located in northern Hillsborough County on the east side of Dale Mabry Hwy, the property lies about a quarter-mile north of the Lutz Lake Fern Road intersection. It sits just north of a Publix-anchored shopping center and professional offices, and just over 1 mile south of Target and Walmart. The 30± acre property to the north at Holly Ln is currently being rezoned for 150± townhomes.

PROPERTY SIZE

5.92± Acres

ZONING

ASC-1

FUTURE LAND USE

R-1

PARCEL ID

U-02-27-18-ZZZ-000000-47220.0

PRICE

\$850,000

BROKER CONTACT INFO

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Aerial Overview East



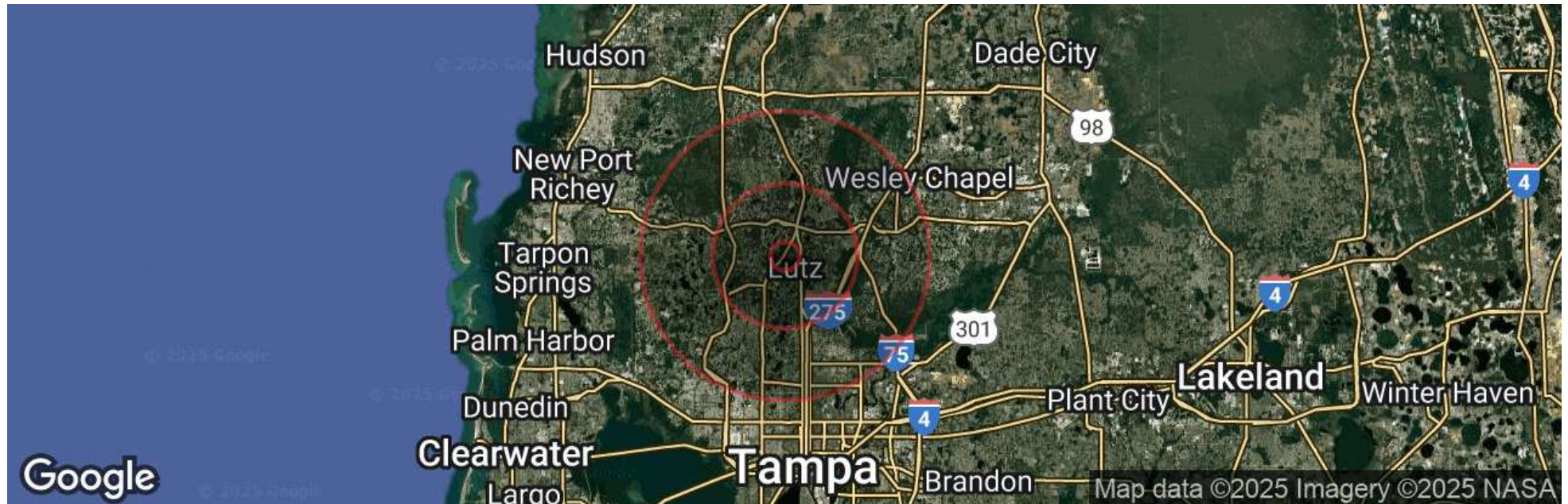
Aerial Overview



Property Photos



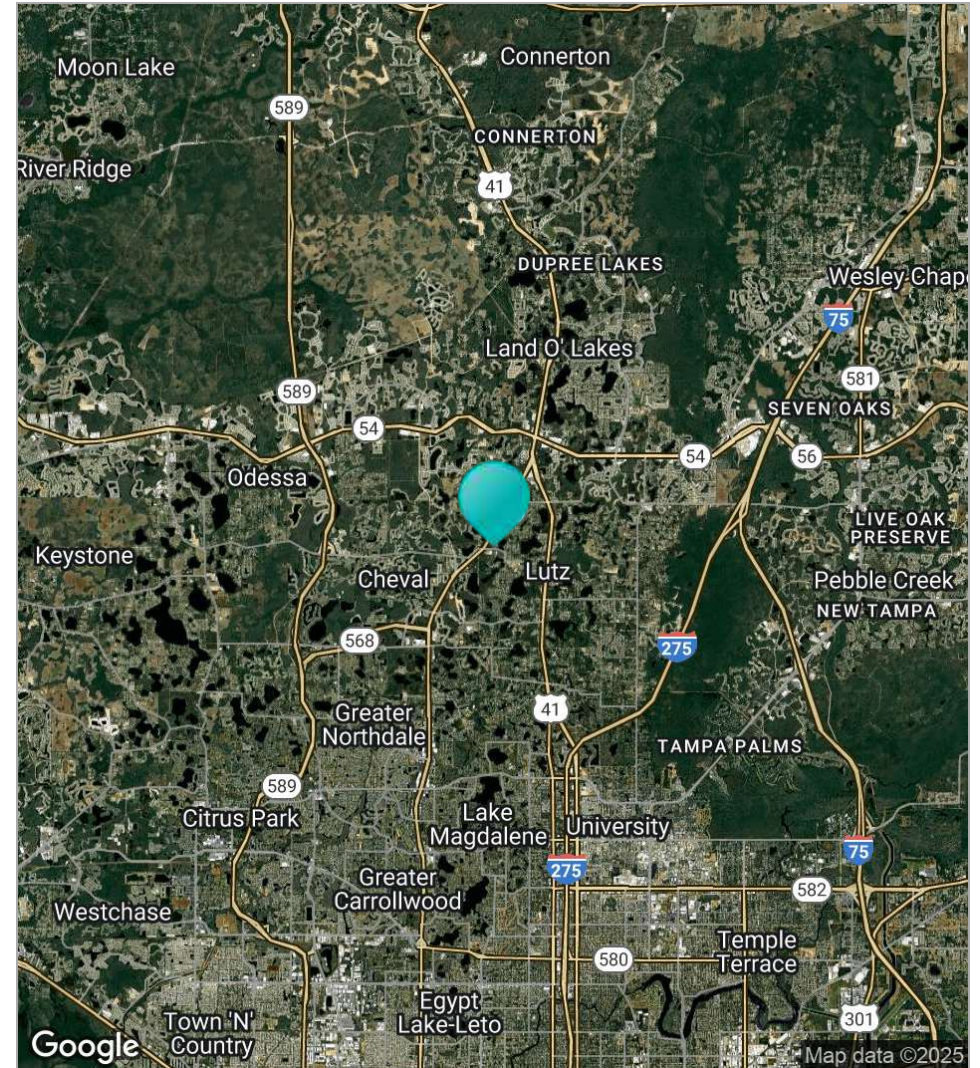
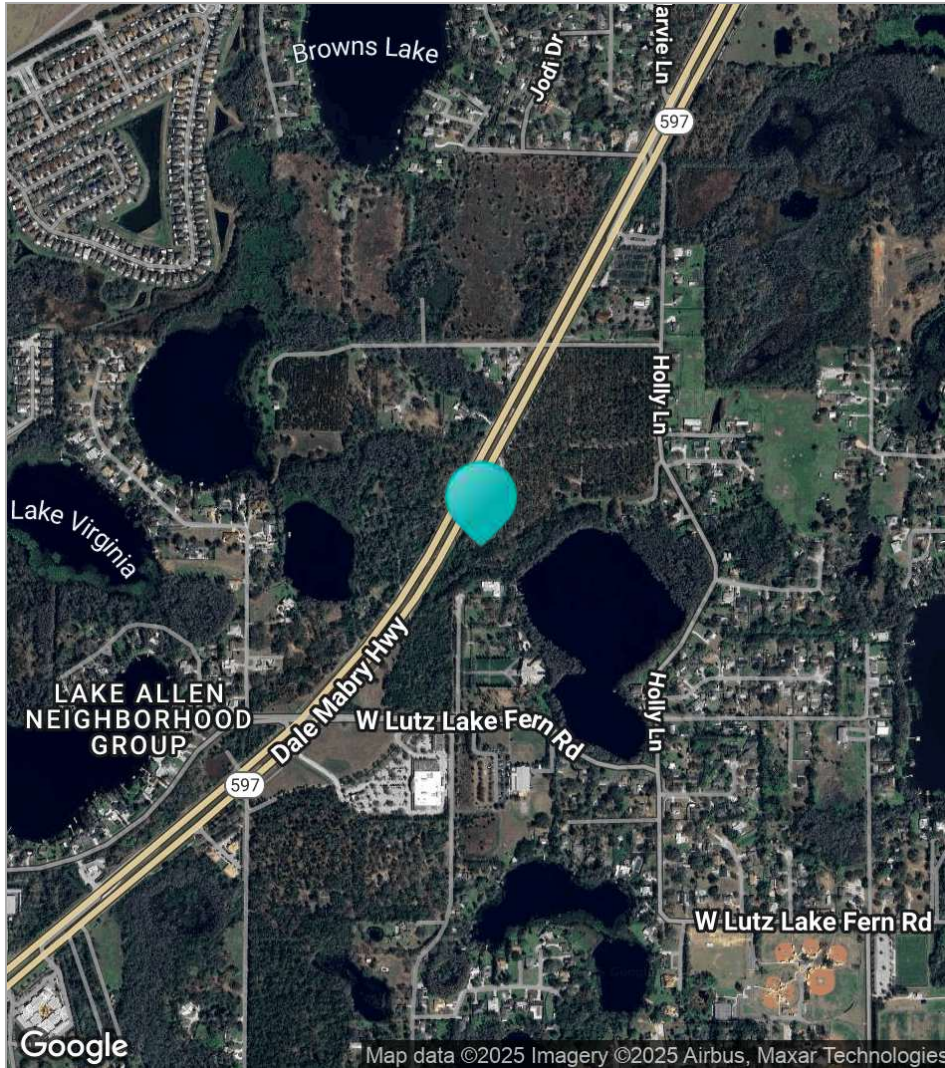
Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	3,654	125,881	570,621
Population Density	1,163	1,603	1,816
Median Age	41	41	40
Median Age (Male)	39	40	39
Median Age (Female)	42	42	40
Total Households	1,224	47,254	217,176
# of Persons Per HH	3	2.7	2.6
Average HH Income	\$182,661	\$138,531	\$111,002
Average House Value	\$537,087	\$507,256	\$413,540

* Demographic data derived from 2020 ACS - US Census

Location Maps



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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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