

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The property is a 1.62 acre retail development site located at the corner of Apollo Beach Blvd. & US-41 in Apollo Beach, FL. Zoned Planned Development (PD).

LOCATION DESCRIPTION

Located at the SEC of US Hwy. 41 and Apollo Beach Blvd/Paseo Al Mar Blvd in Apollo Beach, FL. Approximately 297' of frontage along US Hwy. 41. Situated in the fast growing area of South Hillsborough County, the site is adjacent to the up and coming Waterset Community, a 1,518-acre mixed-use community currently under construction. This property is in close proximity to major Big Box retailers such as Publix, CVS, Crunch Fitness, Starbucks, First Watch, Pet Paradise, CubeSmart, Dunkin, 7/11, and more. Also nearby is Mirabay, a 750-acre community with 1,267 residential units.

PROPERTY SIZE

1.62 Acres

ZONING

PD (Planned Development) - Allows a variety of commercial uses.

PARCEL ID

053967-0000

PROPERTY OWNER

CP WAGS FLORIDA LLC

PRICE

\$1,495,000

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Advisor/Partner

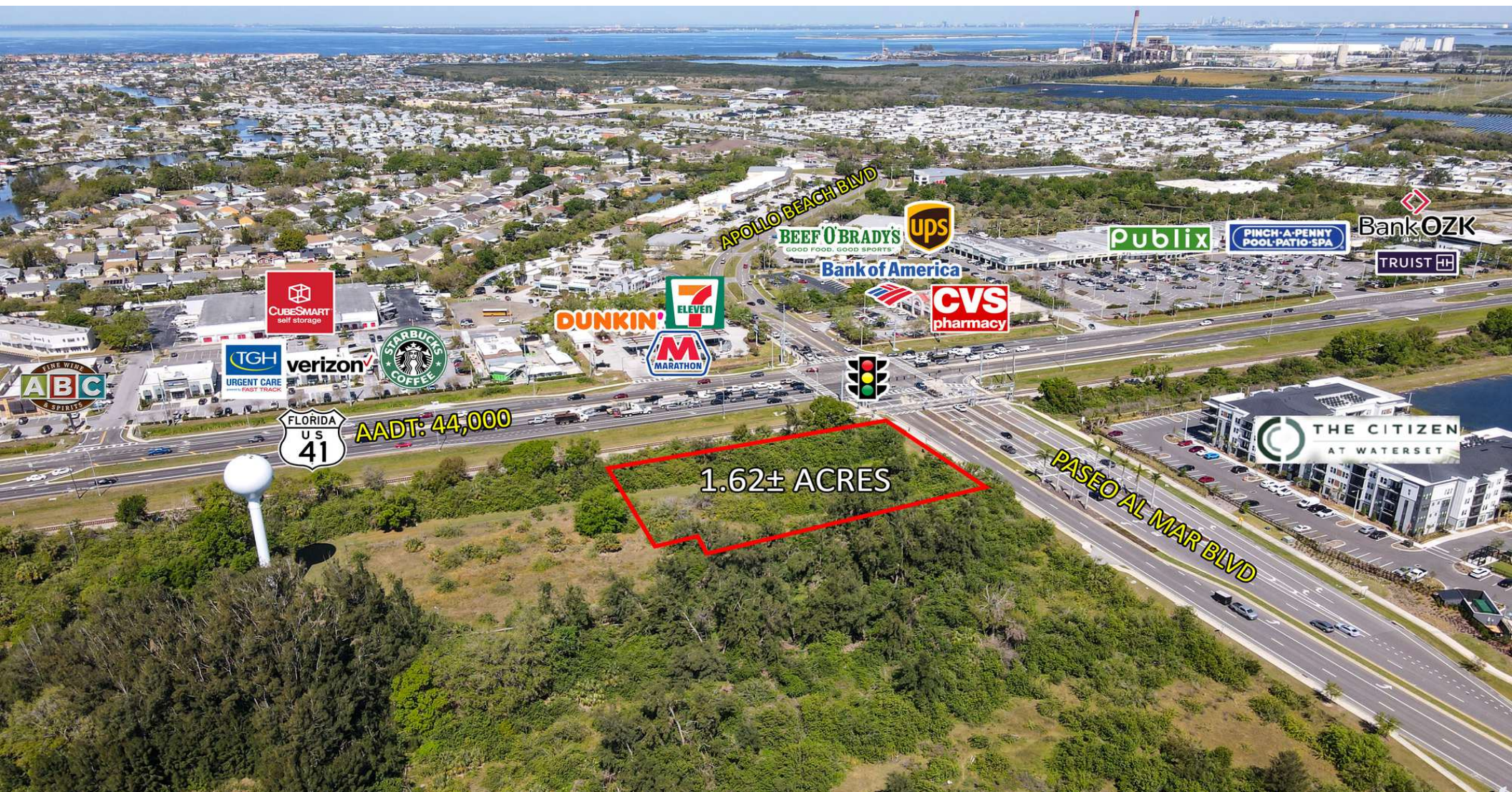
813.287.8787 x108

chris@thedirt dog.com

Aerial Looking SW



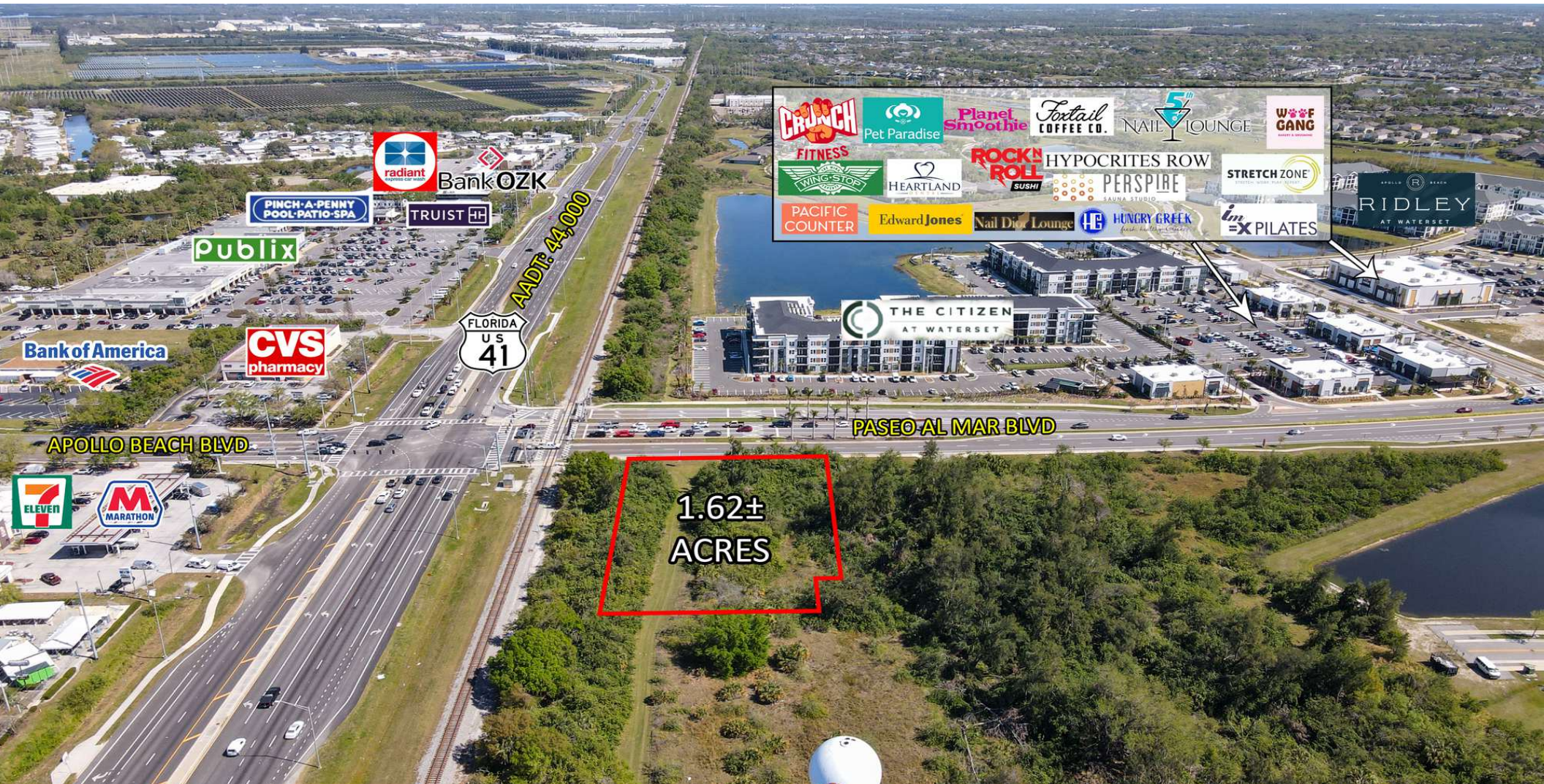
Aerial Looking NW



Aerial Looking NE



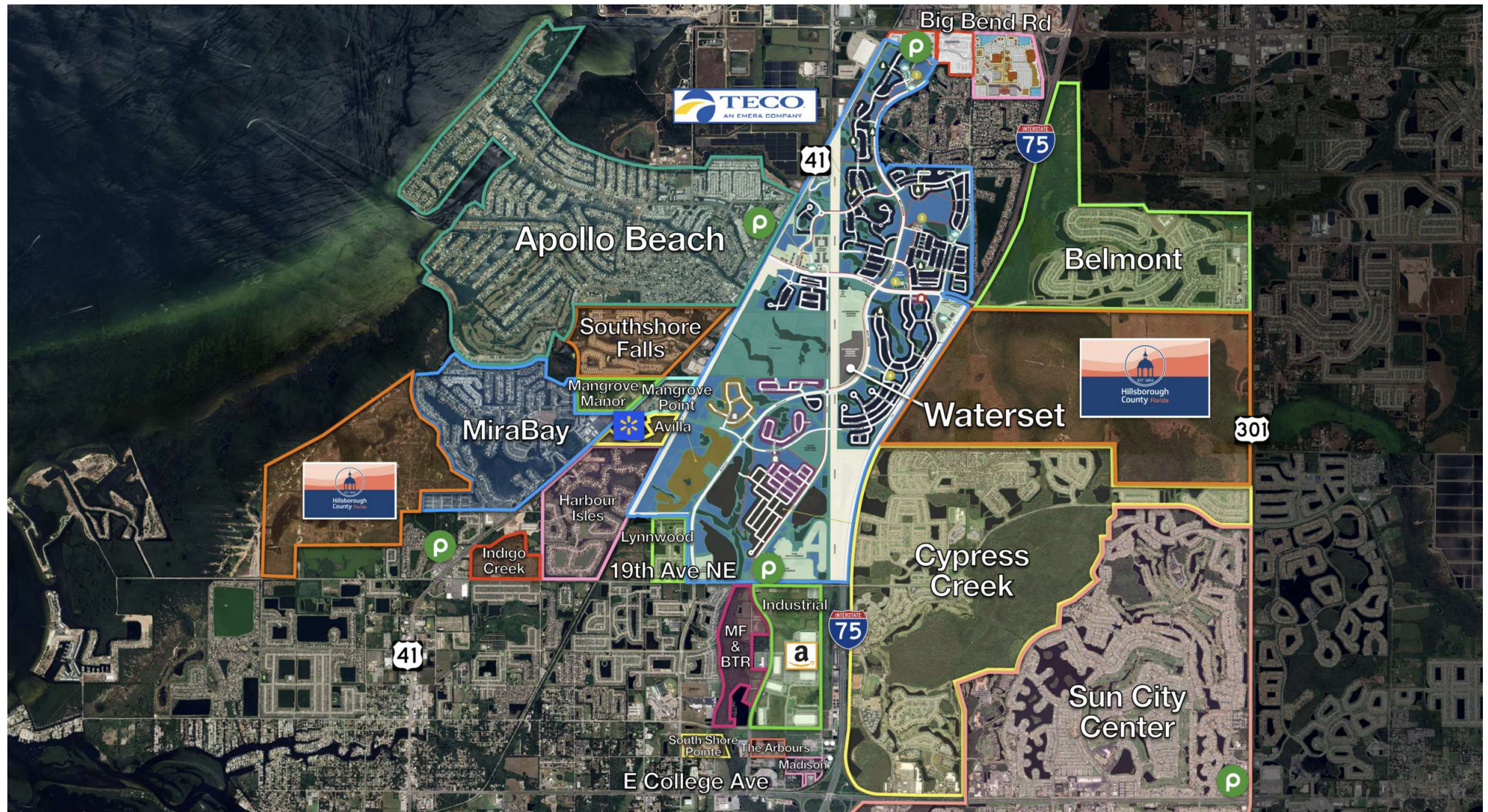
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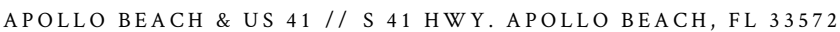
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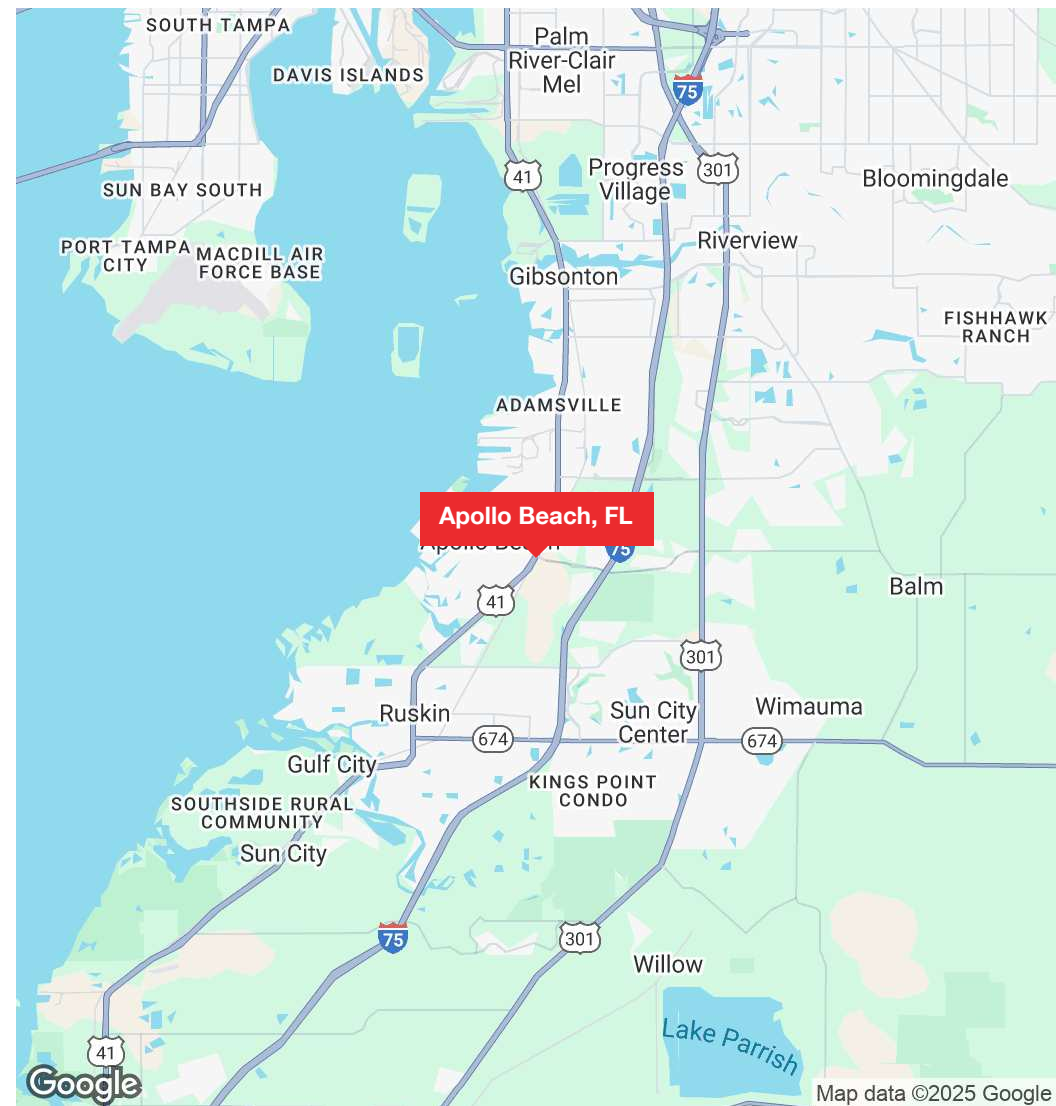
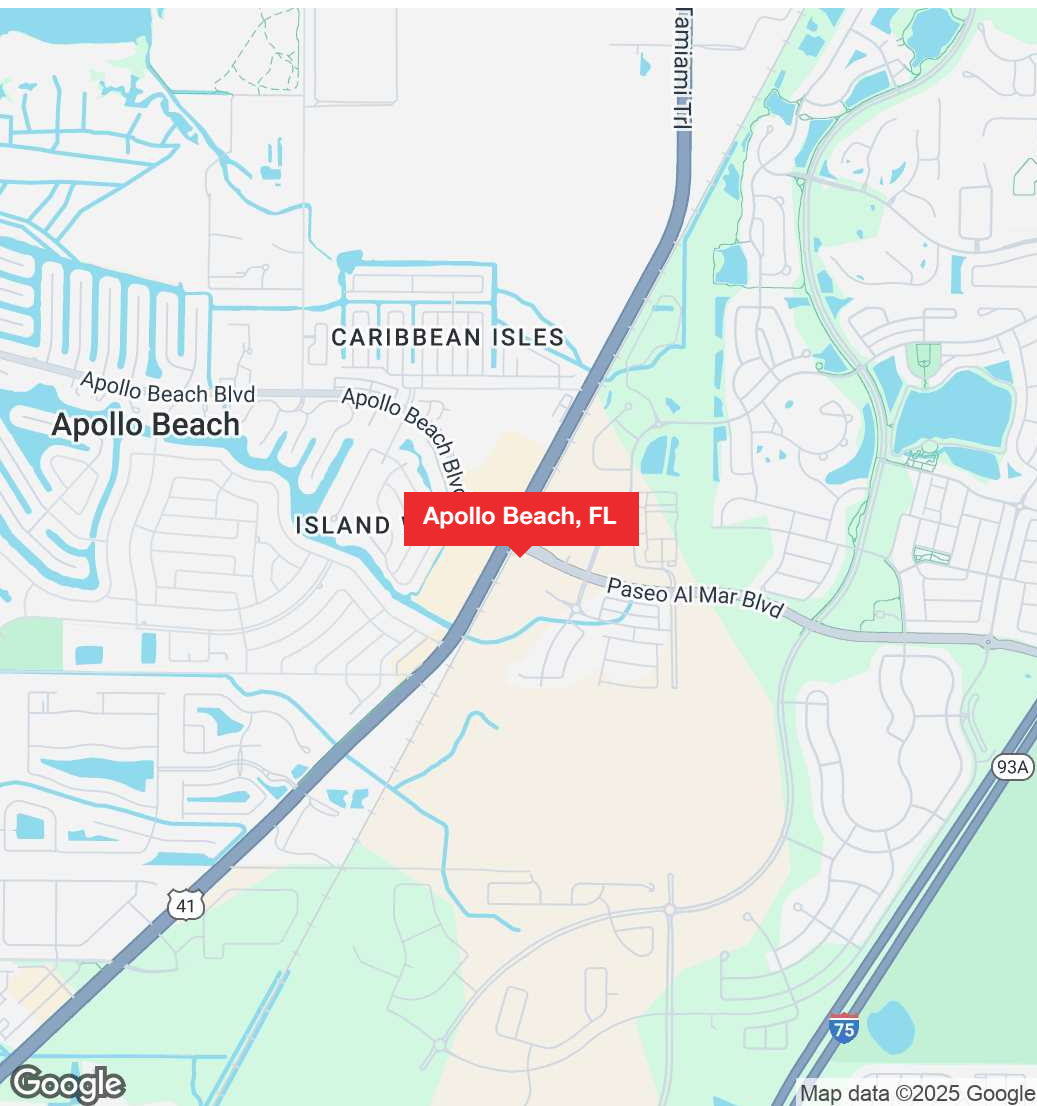
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Location Maps



Demographics Map & Report

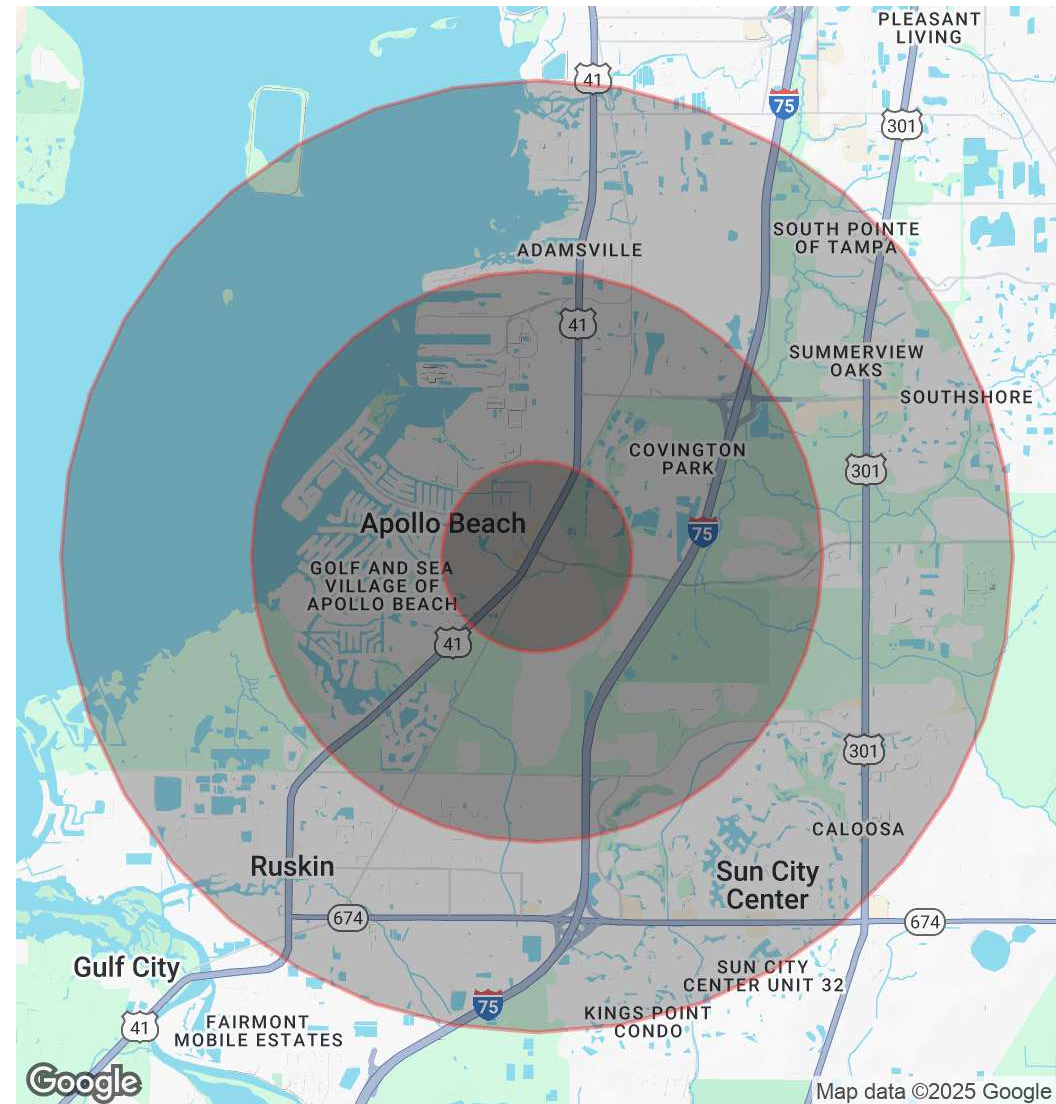
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,282	19,428	53,331
Average age	37.3	39.8	44.8
Average age (Male)	34.2	38.8	44.1
Average age (Female)	43.4	41.9	46.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,230	7,382	22,430
# of persons per HH	2.7	2.6	2.4
Average HH income	\$68,225	\$90,118	\$67,221
Average house value	\$285,405	\$378,482	\$236,215

* Demographic data derived from 2020 ACS - US Census



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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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