

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

This offering consists of approximately 6.5 acres in the Keystone area of Hillsborough County. Currently utilized as a landscape business and nursery, the property is zoned AR with a future land use designation of A/AR, permitting residential development at a density of one unit per five acres. A scenic half-acre pond enhances the setting, while the generally level topography and apparent location outside of the floodplain provide flexibility for future use.

On-site improvements include a 1,456 SF office building, an equipment barn, multiple wells, and perimeter fencing. These existing structures and infrastructure offer immediate utility, making the property well-suited for continued agricultural or business operations, as well as long-term repositioning for residential or estate use.

LOCATION DESCRIPTION

The property is located at 11602 Tarpon Springs Road in Odessa, within unincorporated Hillsborough County. It offers a rare blend of privacy, natural beauty, and convenience. The Keystone area is renowned for its large estate homes, equestrian properties, and preserved rural character, making it one of Tampa Bay's most sought-after residential enclaves for those who value space without sacrificing proximity to the city.

The site provides excellent accessibility via major corridors such as the Veterans Expressway, with travel times of 25 minutes to Tampa International Airport, 30 minutes to downtown Tampa, and 30+ minutes to the Gulf Coast beaches. Local shopping, schools, and medical services are all available within a short drive.

PRICING

\$1,150,000

VIRTUAL TOUR

<https://tinyurl.com/4483f6dm>

Aerial



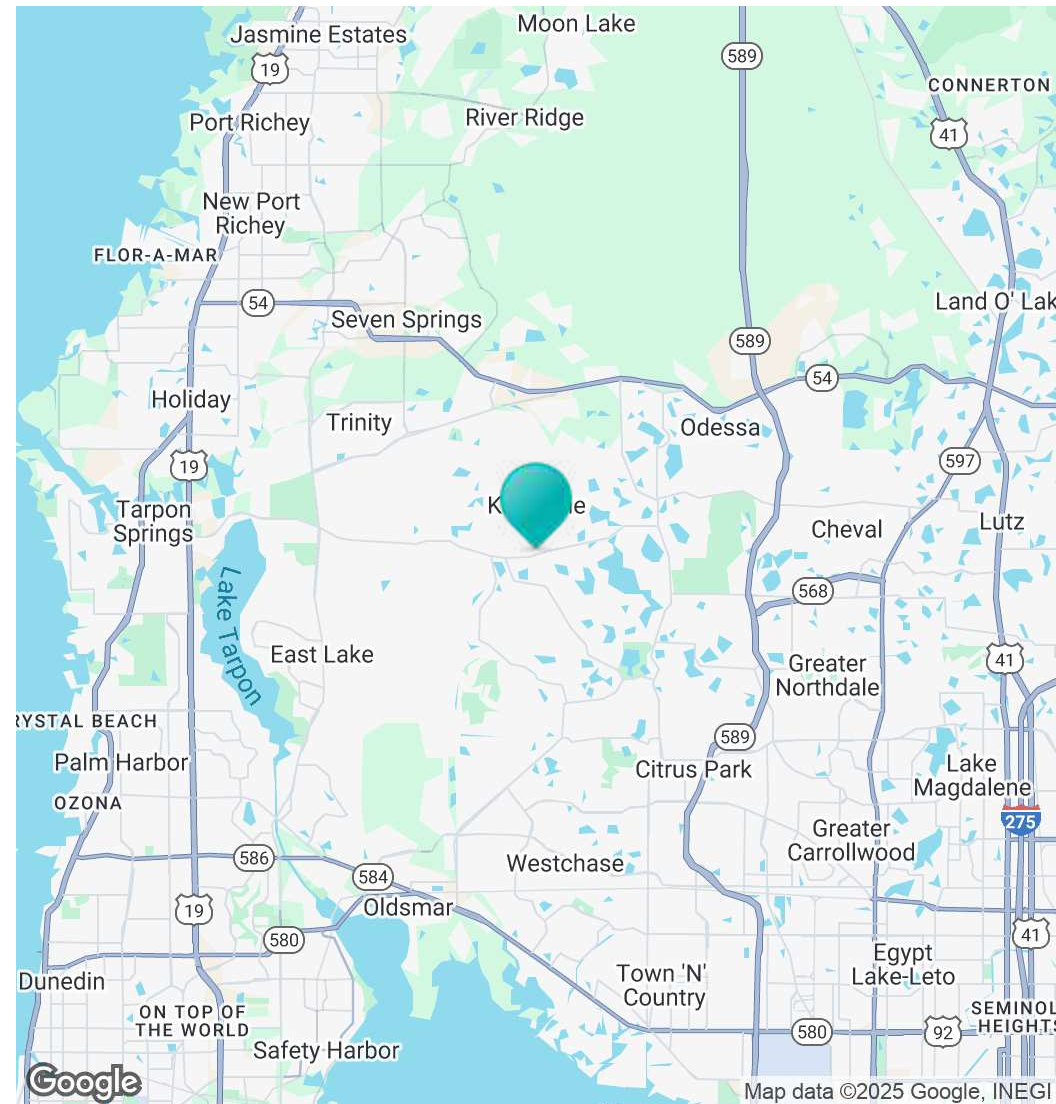
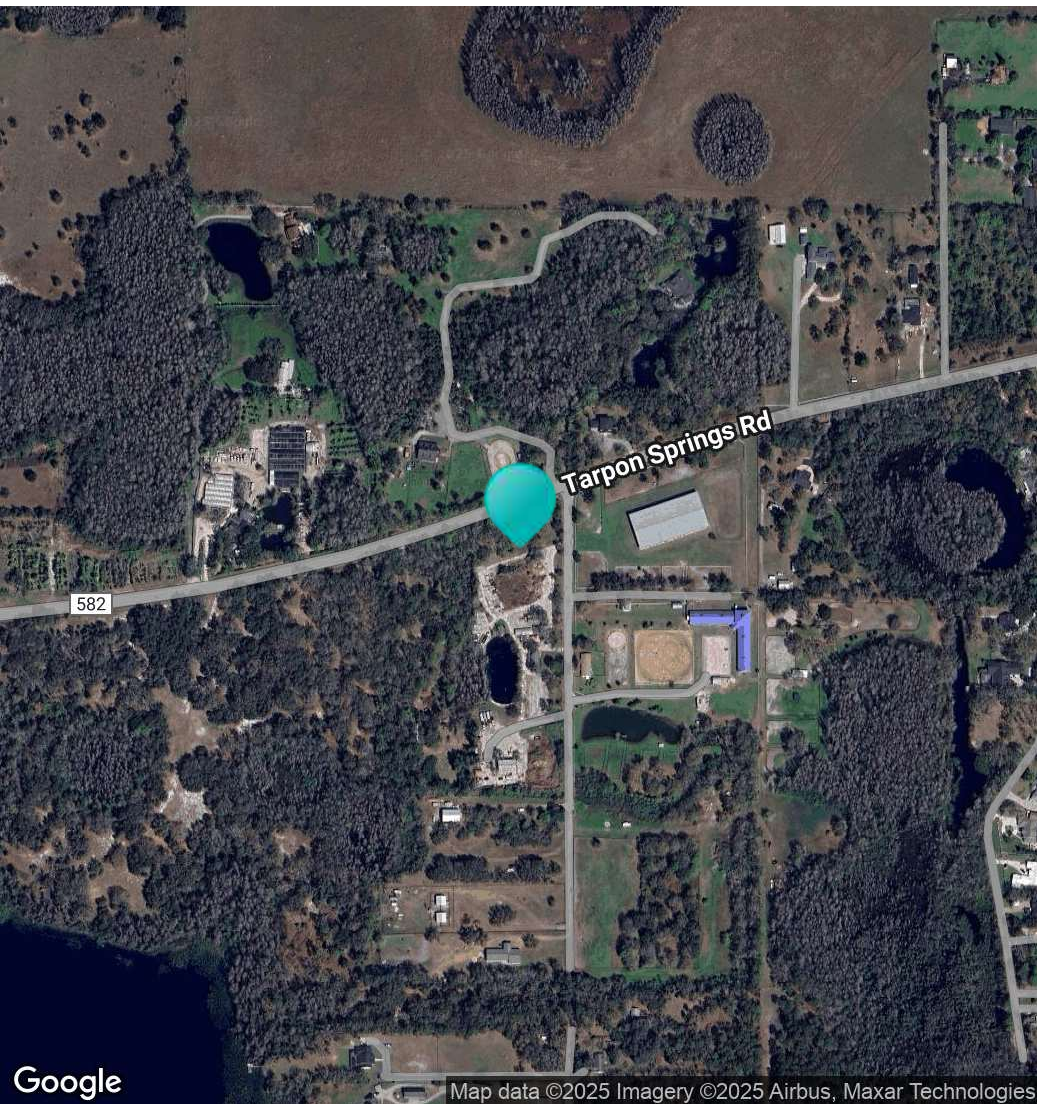
Aerials



Aerials



Location Maps



Demographics Map & Report

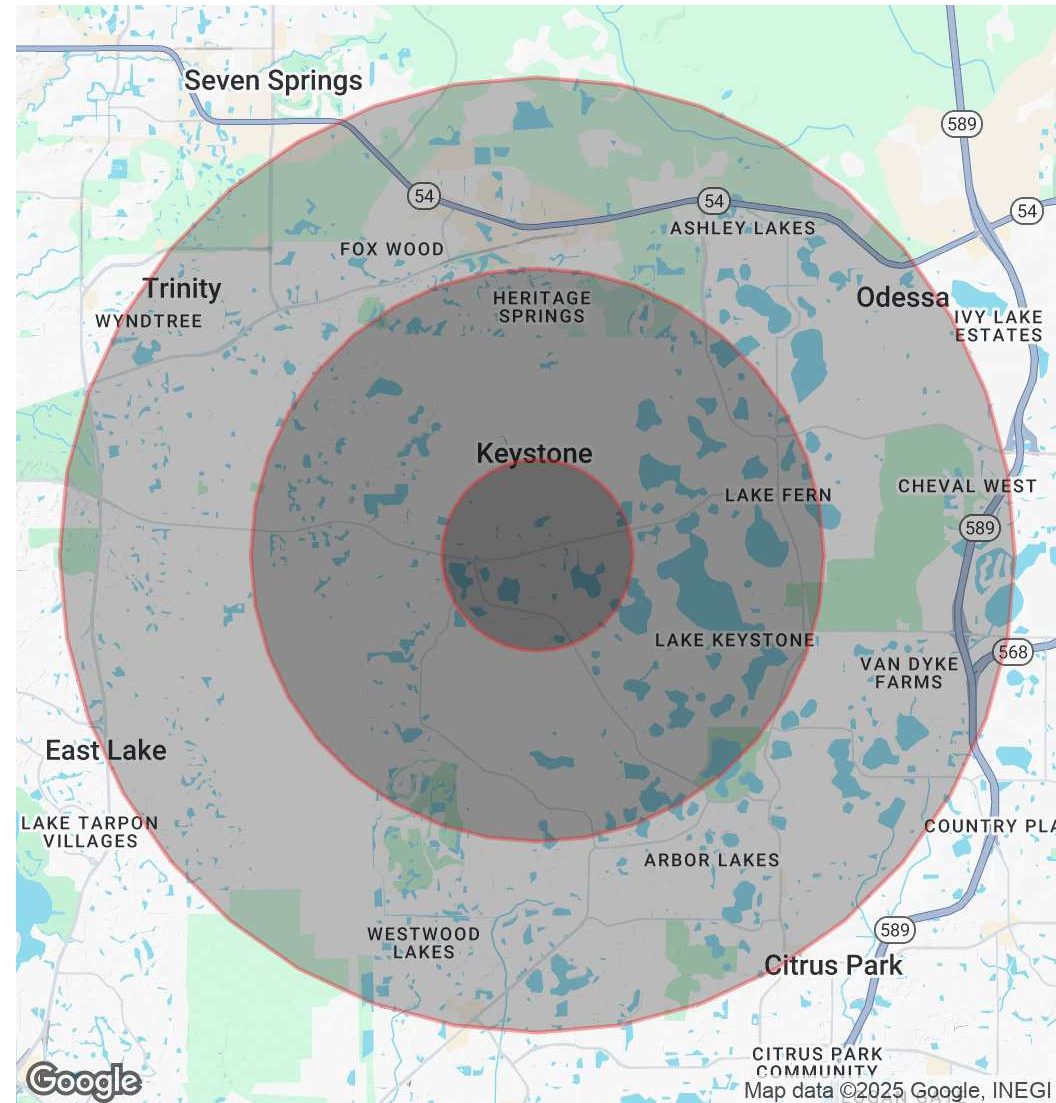
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	739	11,558	79,172
Average Age	47	48	43
Average Age (Male)	47	47	42
Average Age (Female)	47	48	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	288	4,466	30,015
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$172,241	\$172,465	\$154,931
Average House Value	\$1,025,244	\$748,456	\$560,972

Demographics data derived from AlphaMap



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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.