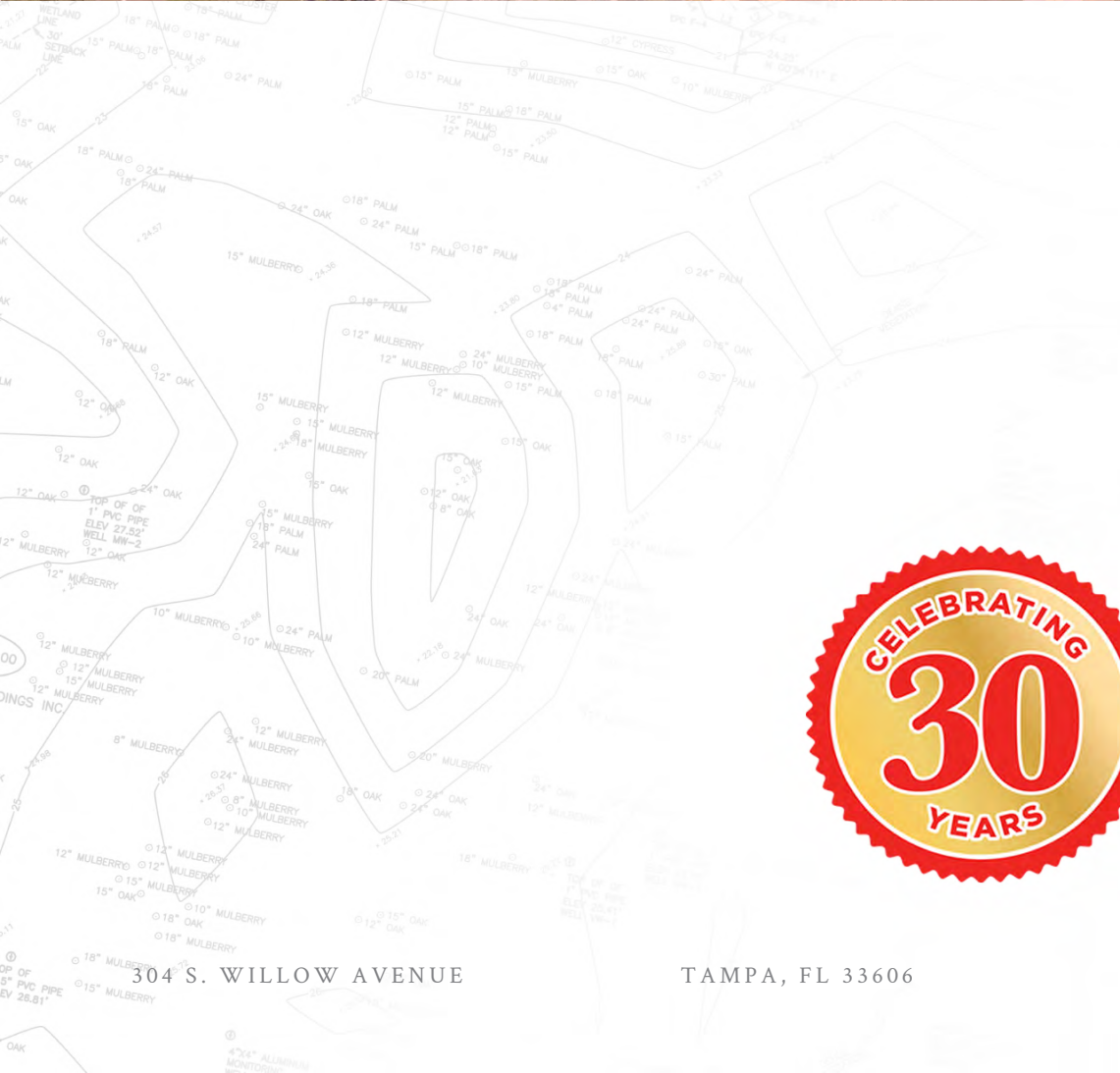
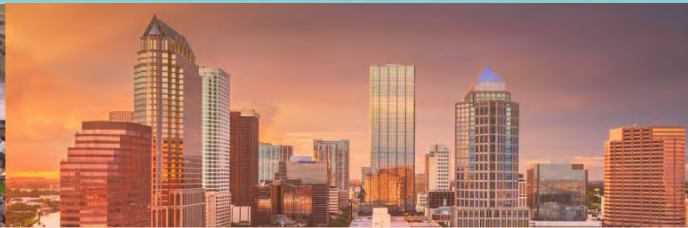


We know this land.



**Eshenbaugh**  
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

The opportunity is a 1.7 acre parcel available for sale or lease. Crossroads Brandon is a unique turn key development in the heart of Brandon. All the offsite obligations and site work has been completed with utilities stubbed out to each pad and retention in place off site. The property is zoned PD which allows for up to 261,000 SF of Commercial General (CG) uses and up to 120,000 SF of Business Professional Office (BPO) uses per the current zoning conditions.

## LOCATION DESCRIPTION

This property is ideally located at the southwest corner of I-75 and the Leeroy Selmon Expressway in Brandon, FL. It is easily accessible from the Falkenburg Road exit off the Selmon Expressway which drops you off at the site. The parcel also has frontage on Causeway Blvd. and Falkenburg Road, which is signalized.

## PROPERTY SIZE

1.7 Acres

## ZONING

PD for Commercial General (CG) uses and Business Professional Office (BPO) uses. No Hotel allowed.

## PARCEL ID

072210-1352

## PRICE

\$1,800,000

## BROKER CONTACT INFO

**Chris Bowers, CCIM**

Senior Broker

813.287.8787 x8

[chris@thedirtdog.com](mailto:chris@thedirtdog.com)

**Ryan Sampson, CCIM, ALC**

Principal

813.287.8787 x4

[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)

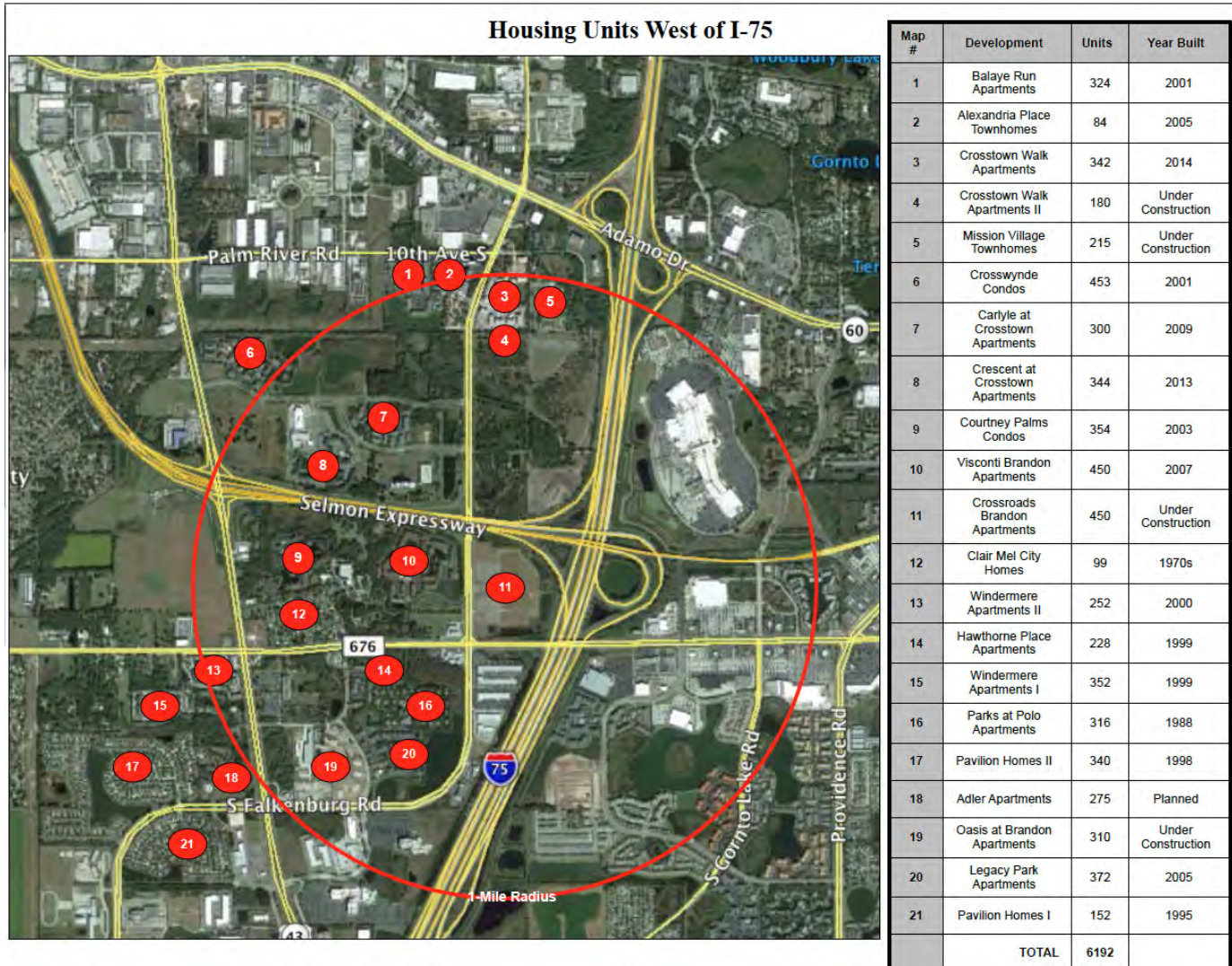
# Aerial



# Aerials (cont.)



# Residential Units West of I-75



# Demographics Map & Report

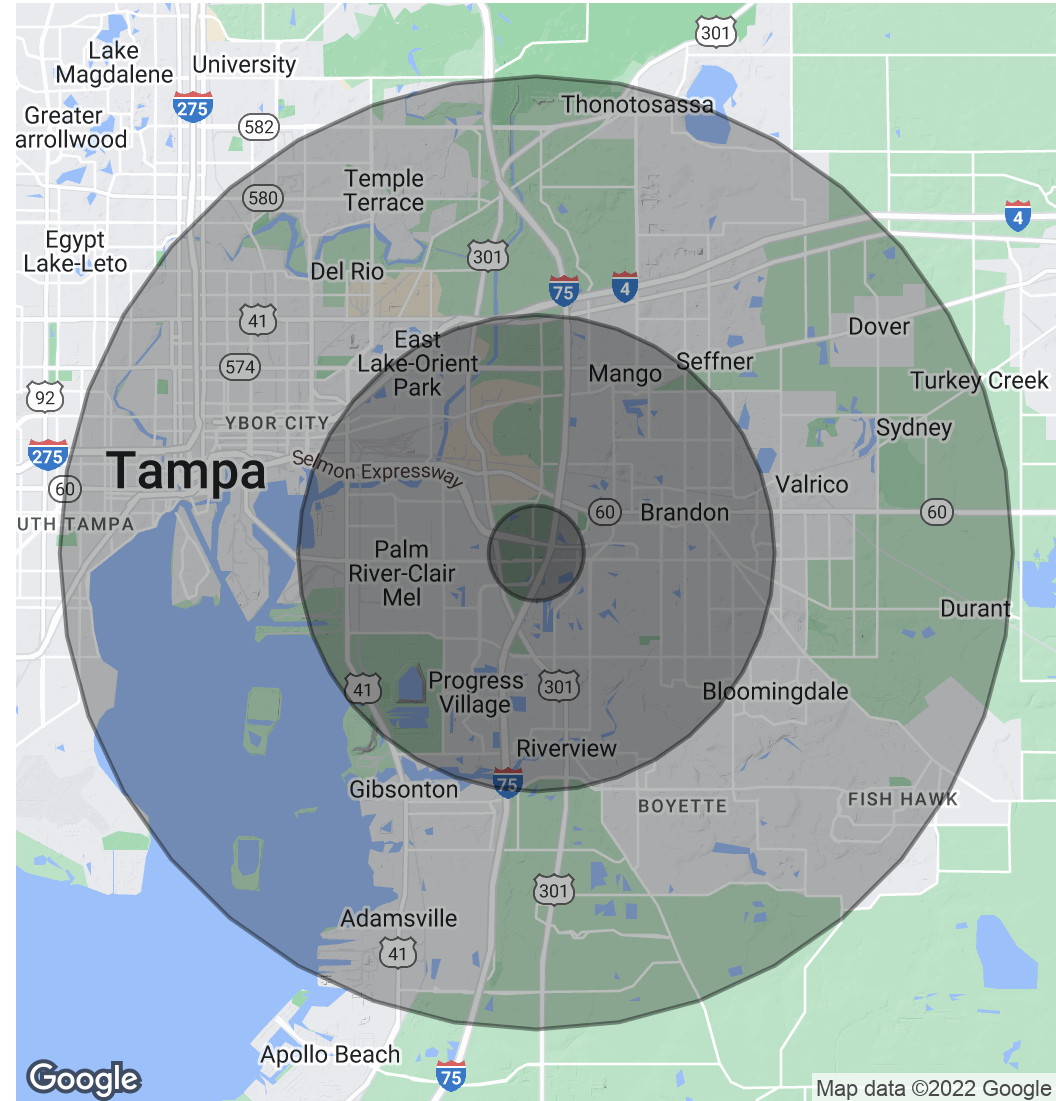
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,364	163,510	521,110
Average age	29.8	34.1	34.9
Average age (Male)	30.8	33.3	33.7
Average age (Female)	29.9	34.8	35.8

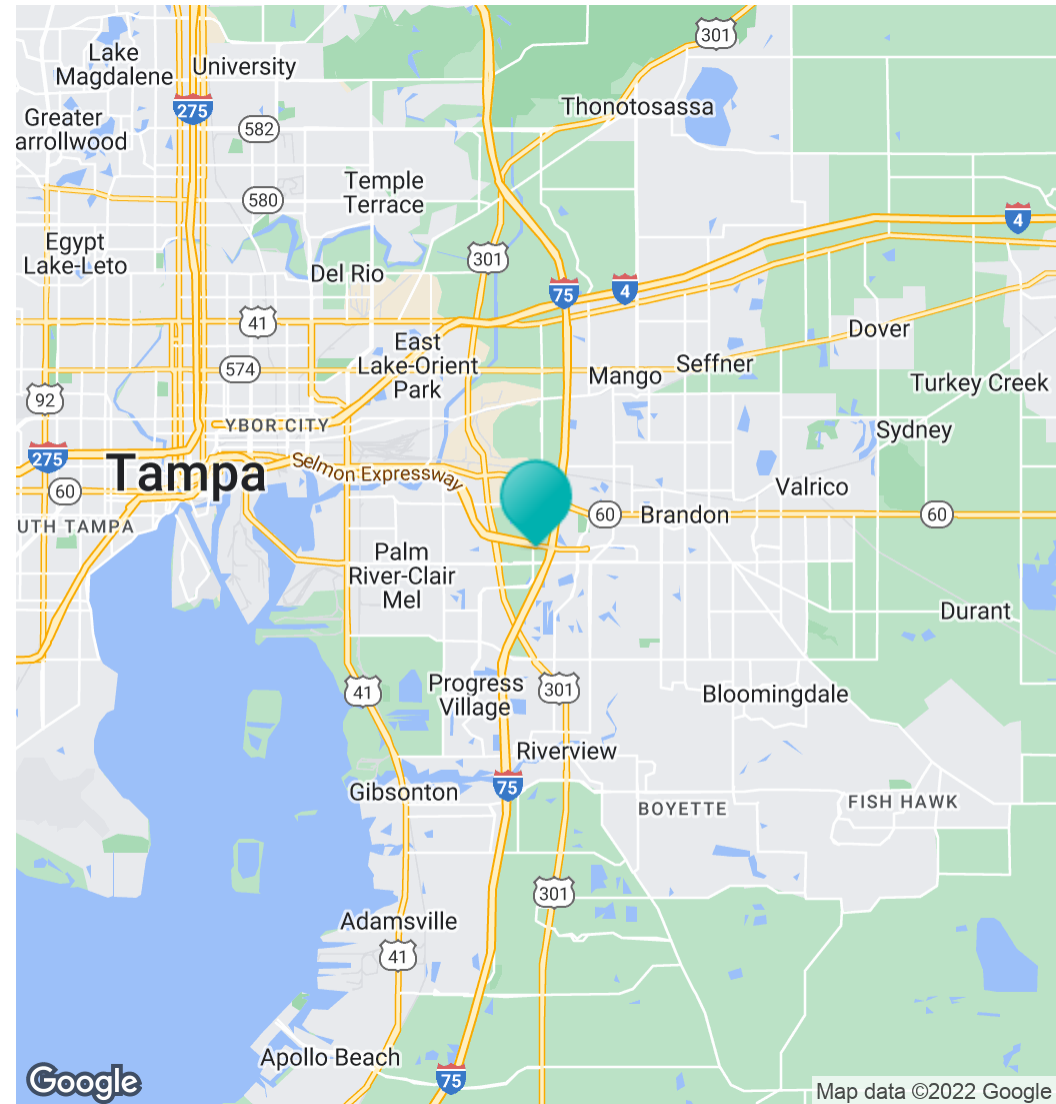
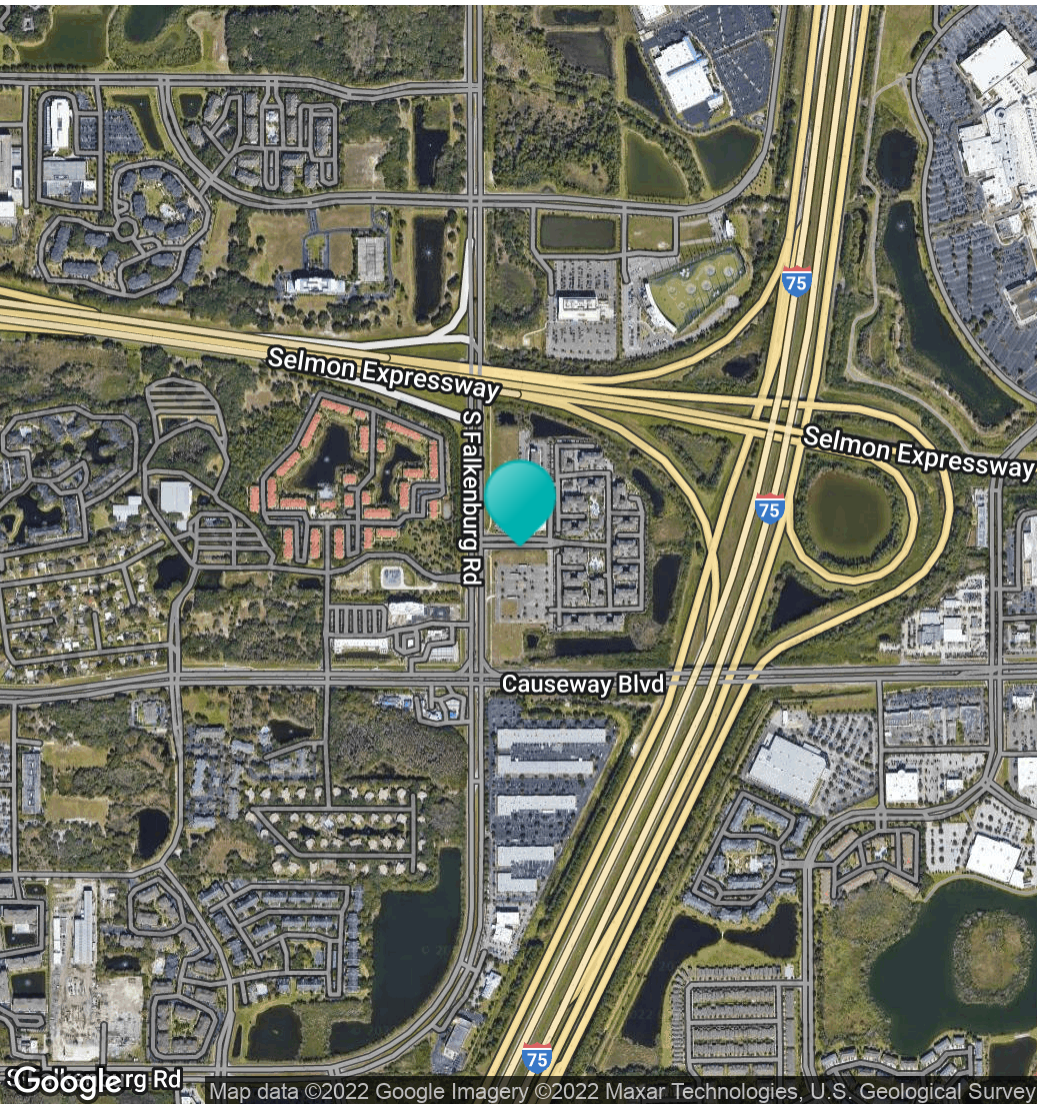
## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	3,110	61,373	194,836
# of persons per HH	2.0	2.7	2.7
Average HH income	\$55,122	\$59,972	\$64,485
Average house value	\$140,438	\$201,716	\$243,439

\* Demographic data derived from 2020 ACS - US Census



# Location Maps



# 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.