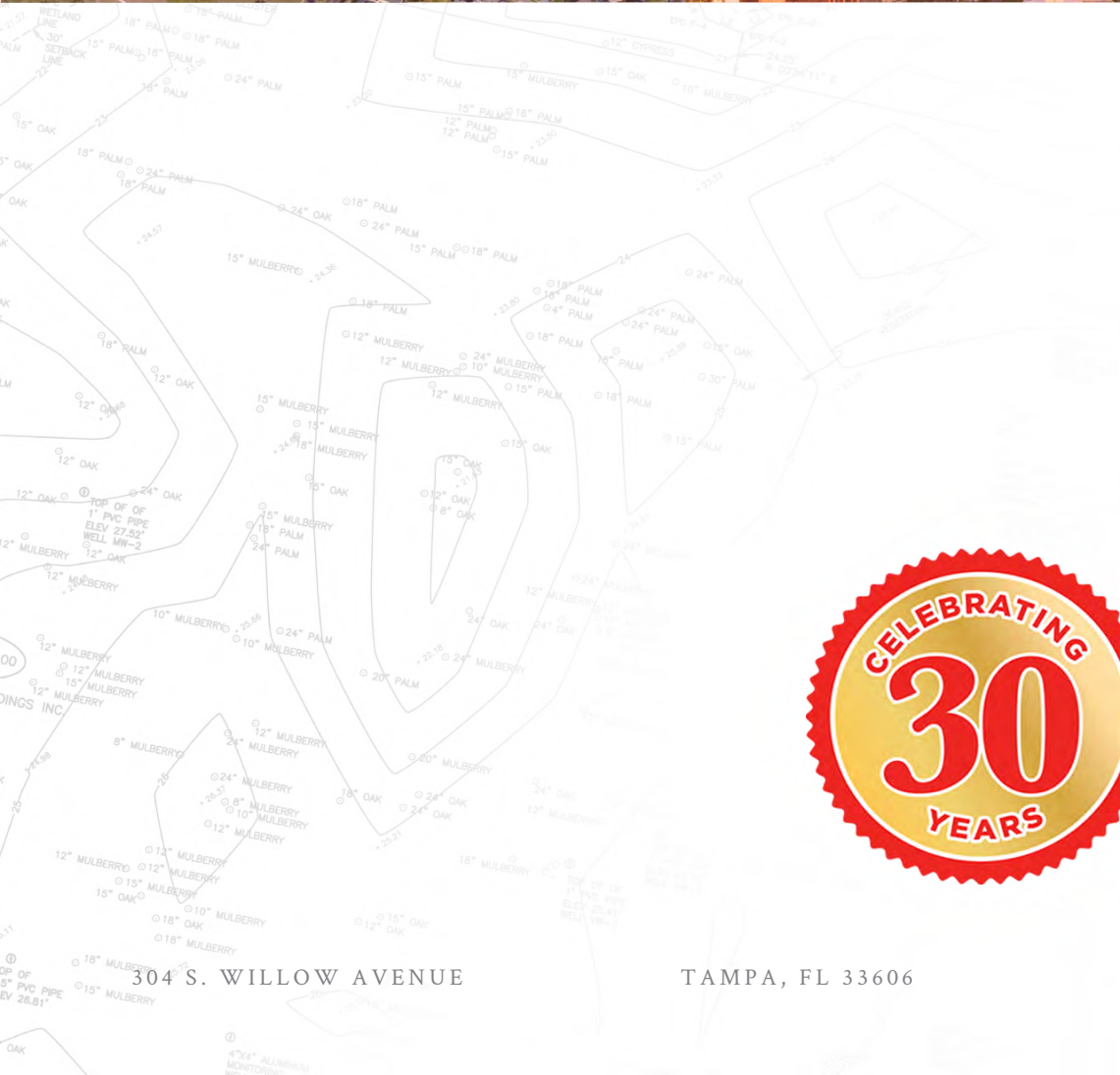
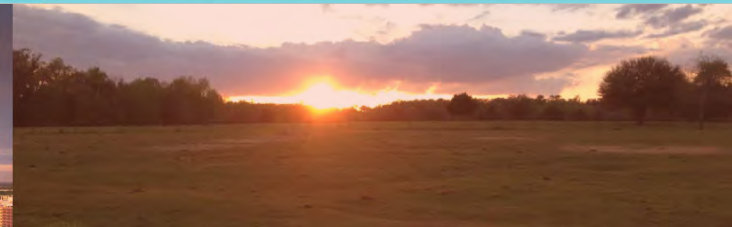
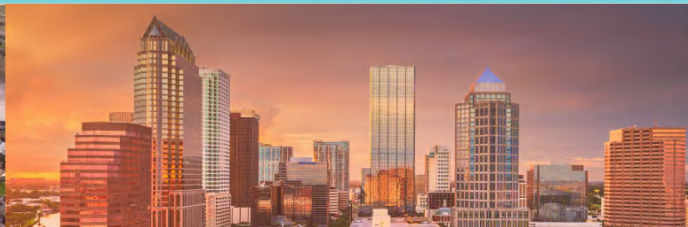


# We know this land.



# 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 property is 1.82± acres vacant land located on the NW intersection of Meres Boulevard and US Alt 19 N, in the city of Tarpon Springs, FL 34689. The property is located within the City of Tarpon Spring and planned for 11,565 square feet retail with an end cap drive-thru. The site can be delivered pad ready with required compaction and offsite mitigation. In addition any tree mitigation and wetland mitigation will be paid for by the Seller.

## LOCATION DESCRIPTION

The site is located at a prime location as Meres Blvd. connects with US 19. It is across the street from a Sweetbay Shopping Center, medical office, and multifamily residential units. The site is within walking distance of Helen Ellis Memorial Hospital, Pinellas Trail and is at the downtown gateway to Tarpon Springs.

## PROPERTY SIZE

1.82 Acres

## ZONING

GB - General Business District

## PARCEL ID

13-27-15-89946-007-0010

## PRICE

Contact Broker For Details

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**

Principal

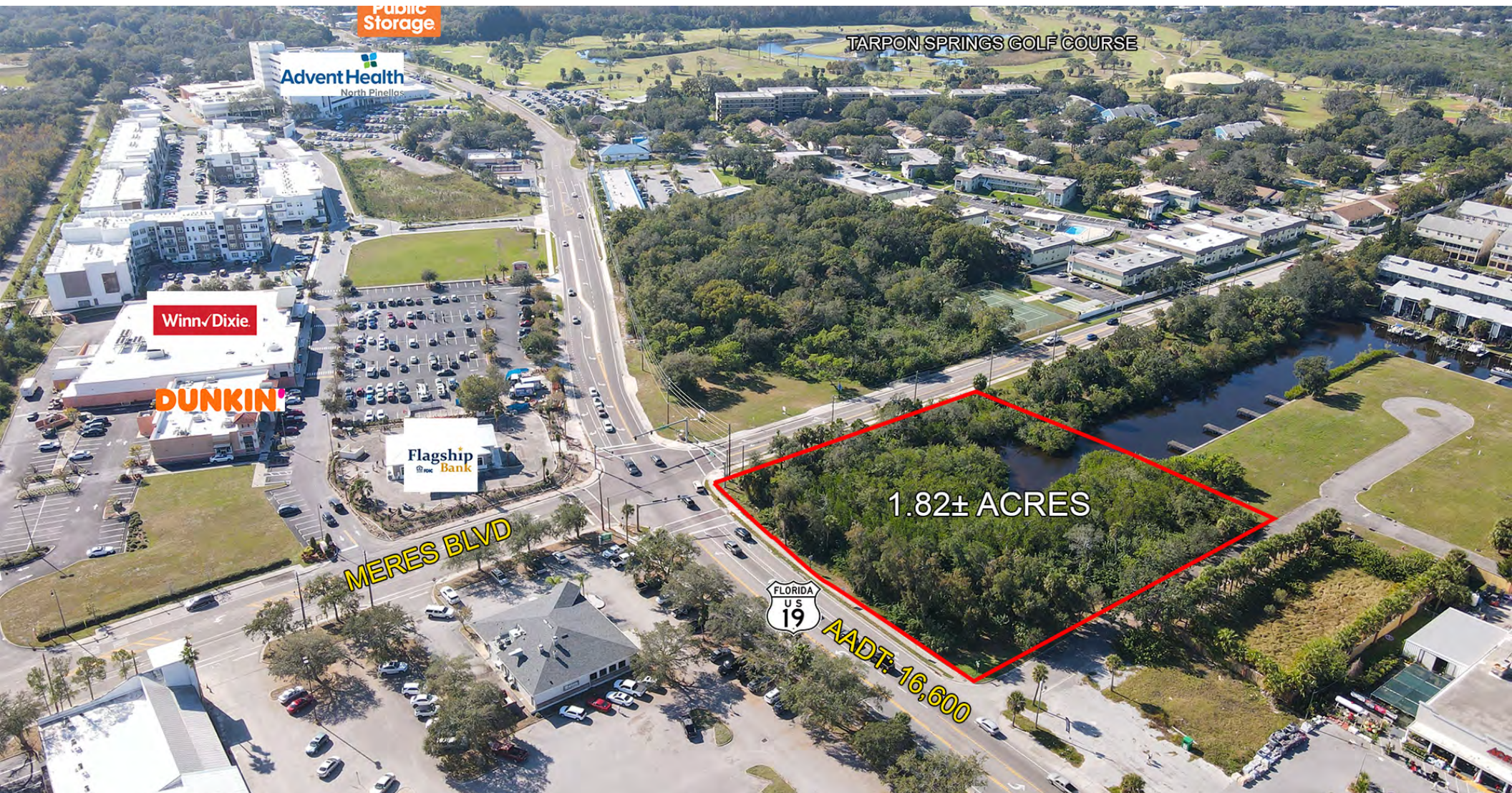
813.287.8787 x4

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

# Aerial



# Aerials (cont.)



# Aerials (cont.)



# Aerials (cont).



# Proposed Elevation



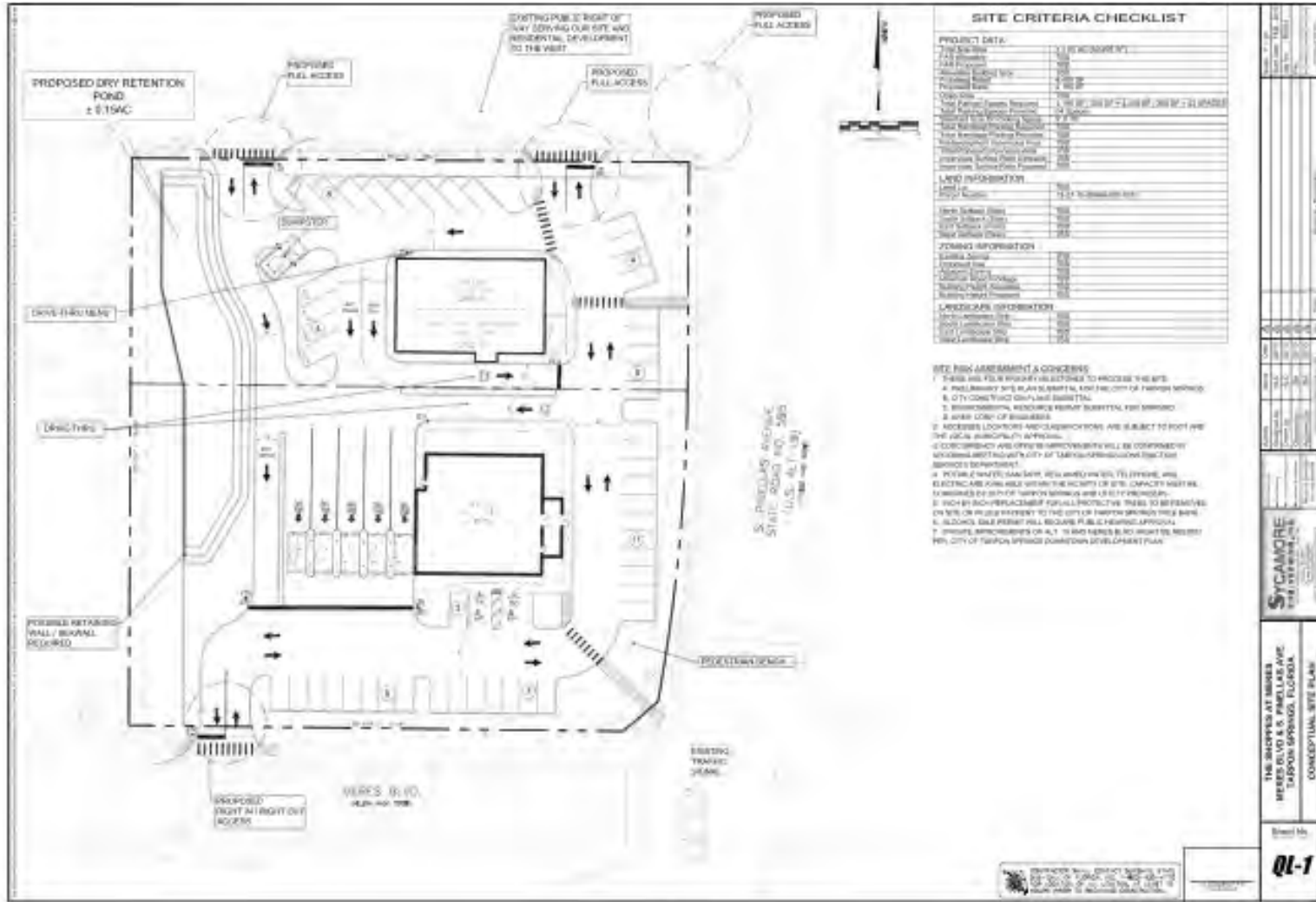
① EAST ELEVATION  
1/8" = 1'



② SOUTH ELEVATION  
1/8" = 1'

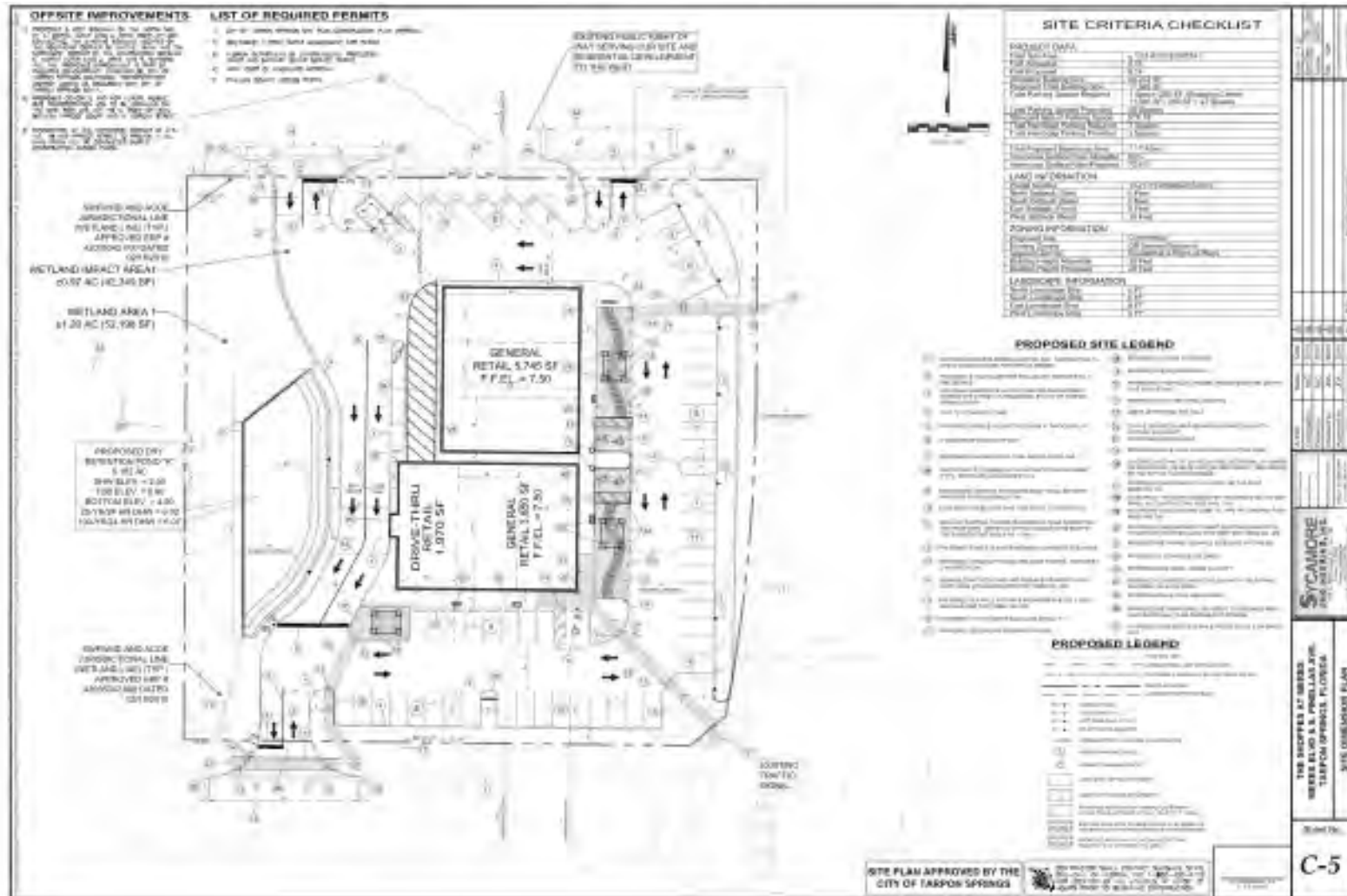
DATE	10/15/11	BY	WJ
DESCRIPTION	ARCHITECTURAL ELEVATIONS		
PROJECT	THE SHOPS AT MERES		
ADDRESS	MERES BLVD & S. PINELLAS AVE		
CITY	TARPOON SPRINGS, FLORIDA		
ARCHITECT	SPLASHLIGHT ARCHITECTURE		
SCALE	1/8" = 1'		
PROJECT NO.	11-001		
DATE PLOTTED	10/15/11		
PLOTTED BY	WJ		
SCALE	1/8" = 1'		
PROJECT	THE SHOPS AT MERES		
ADDRESS	MERES BLVD & S. PINELLAS AVE		
CITY	TARPOON SPRINGS, FLORIDA		
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SCALE	1/8" = 1'		
PROJECT NO.	11-001		
DATE PLOTTED	10/15/11		
PLOTTED BY	WJ		
SCALE	1/8" = 1'		

# Proposed Site Plan

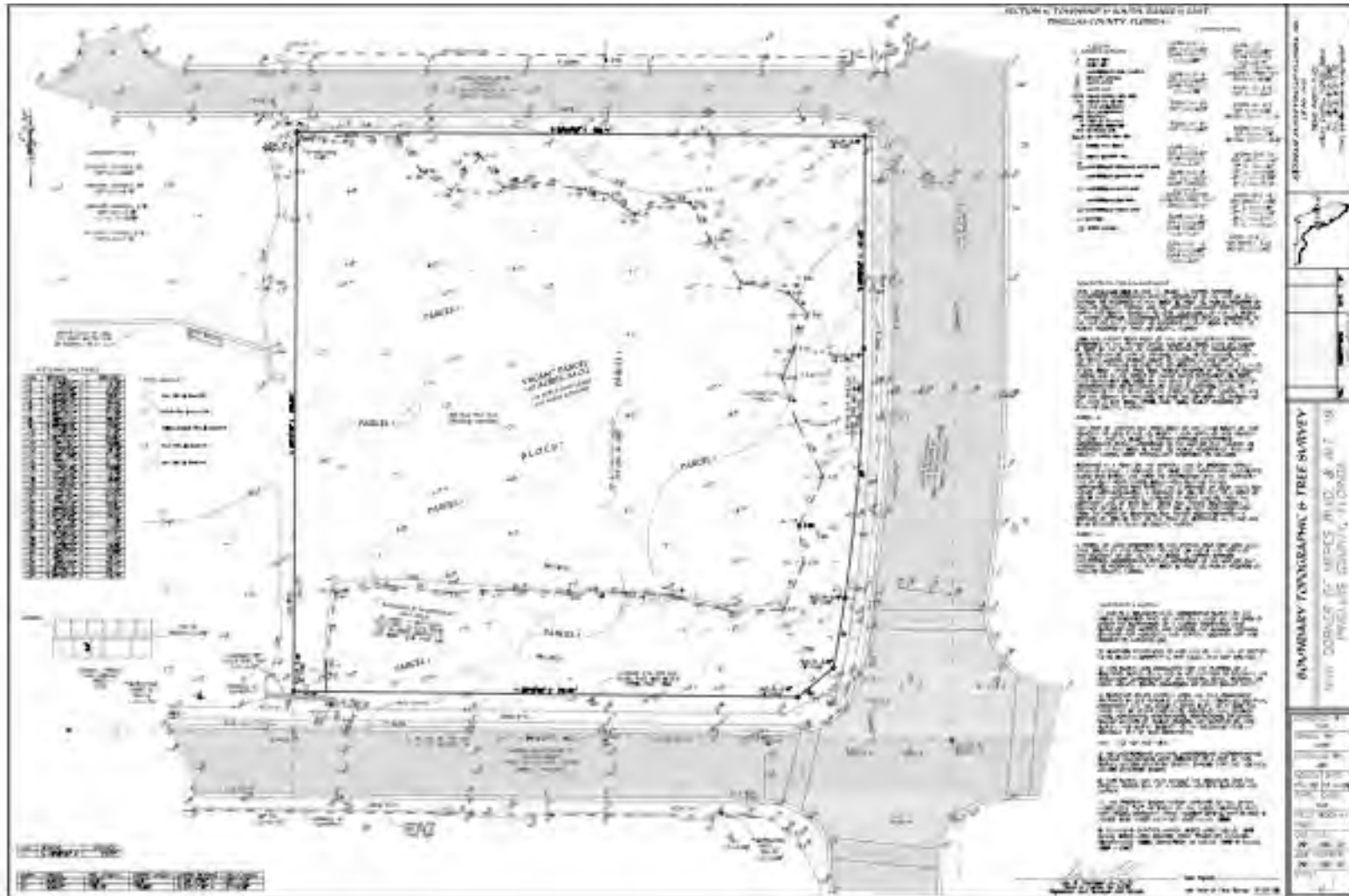




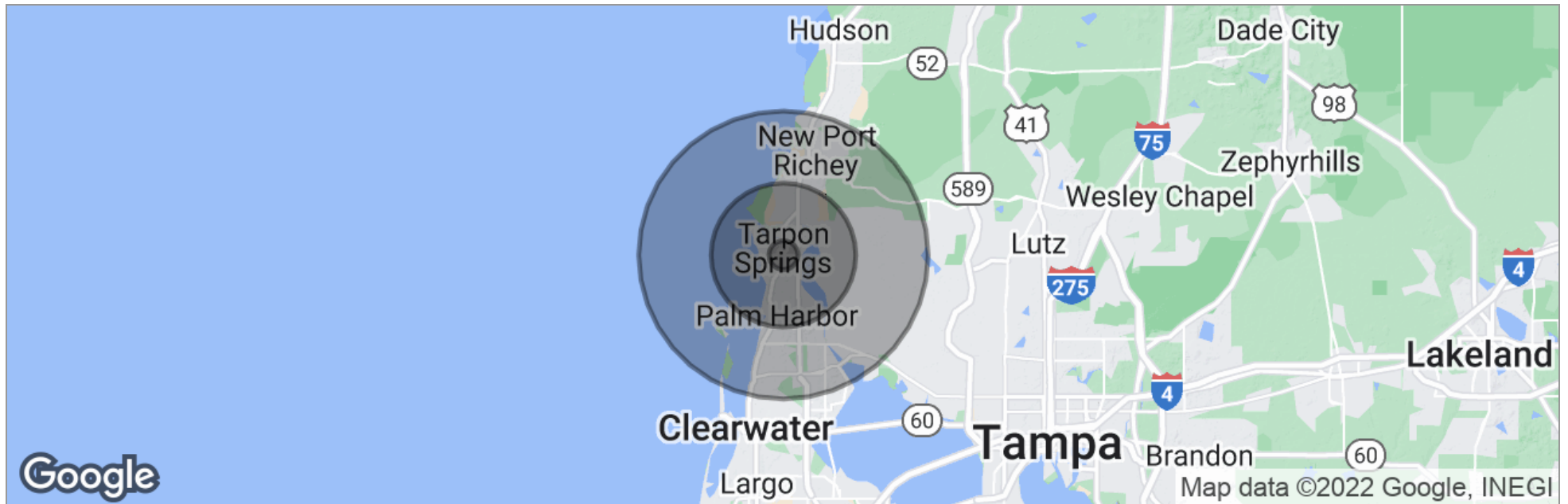
# Proposed Site Plan



# Site Survey



# Demographics Map



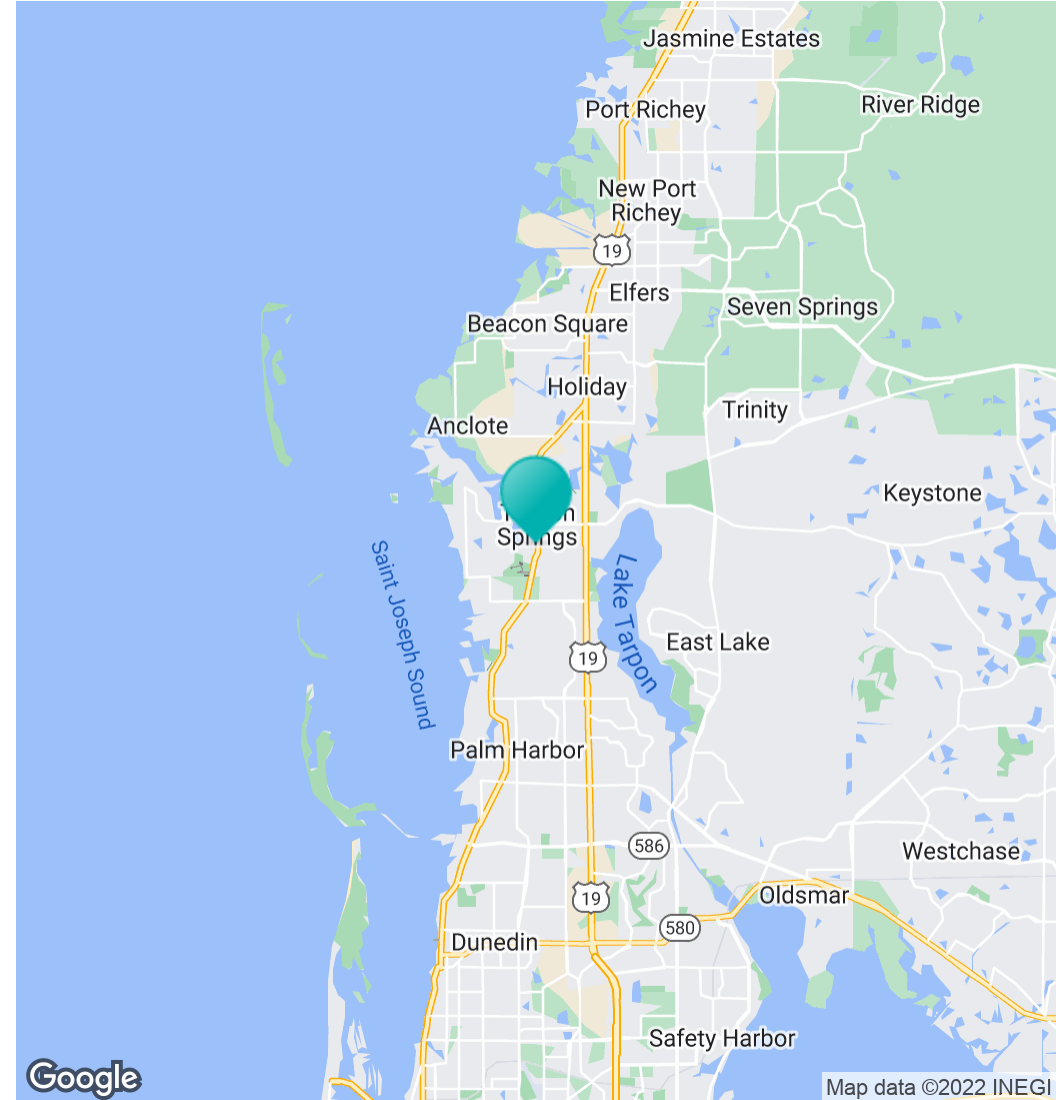
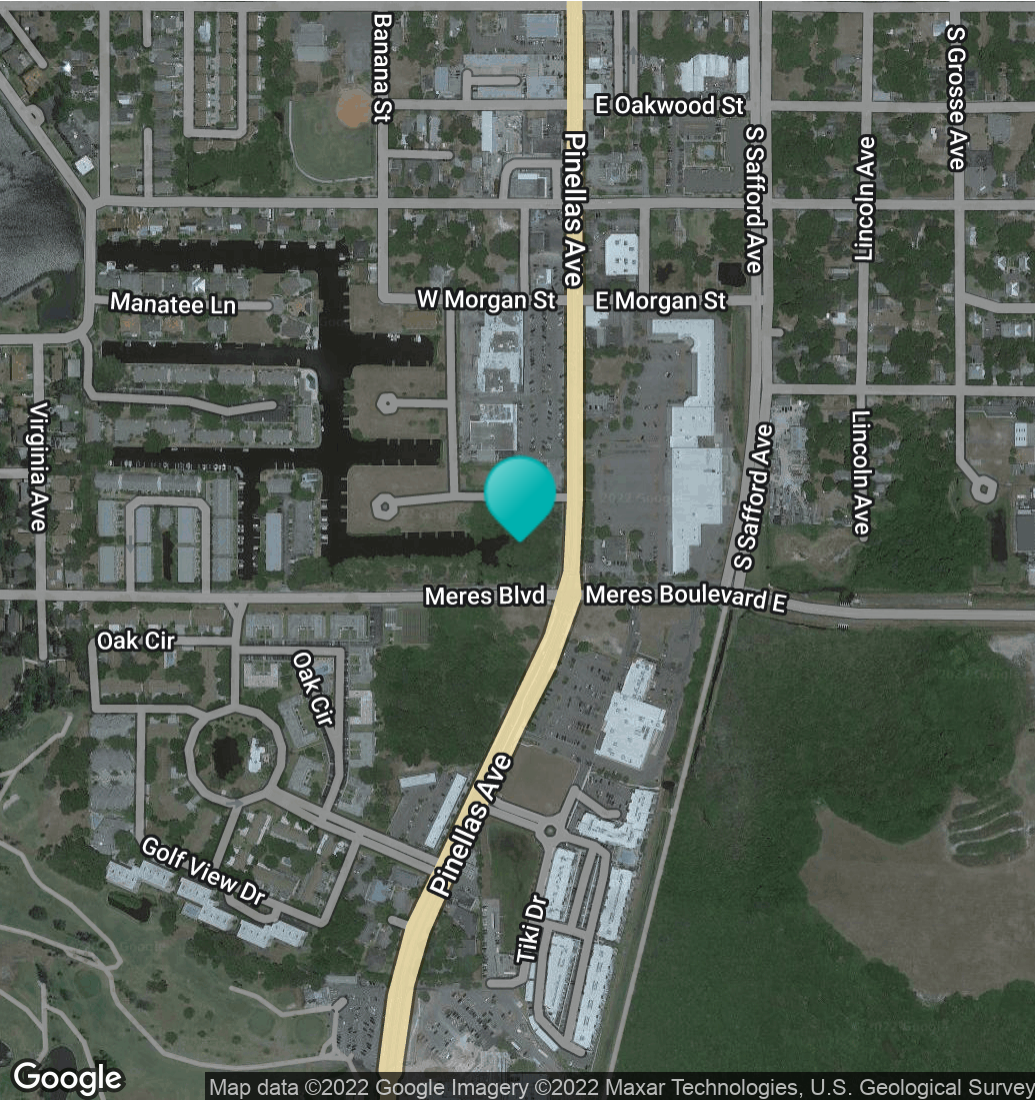
	1 Mile	5 Miles	10 Miles
Total Population	6,103	98,587	351,968
Population Density	1,943	1,255	1,120
Median Age	51.9	47.2	47.1
Median Age (Male)	51.0	46.1	45.5
Median Age (Female)	53.9	47.9	48.3
Total Households	2,822	42,564	153,909
# of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$47,128	\$66,014	\$65,146
Average House Value	\$268,931	\$211,911	\$237,453

\* Demographic data derived from 2020 ACS - US Census

# Regional Map



# 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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