



OFFERING MEMORANDUM

MARTIN LUTHER KING BLVD & HIGHVIEW RD

3938 HIGHVIEW ROAD, SEFFNER, FL 33584

RYAN SAMPSON, CCIM, ALC
Principal
D. 813.287.8787 x4
M. 813.417.5928
Ryan@TheDirtDog.com

Eshenbaugh
LAND COMPANY
Celebrating 25 Years

PROPERTY DESCRIPTION

This 2.03 acre parcel is ideally located at a lighted corner in the heart of Seffner, FL. The property has the potential to be rezoned for commercial uses and benefits from having no wetlands on site and be located directly across the street from a Publix and Walmart anchored plaza. The site has approximately 308 feet of frontage on Martin Luther King Blvd which has 32,500 average annual traffic count on it. With a successful rezoning, this parcel offers a lot of opportunity for a commercial developer.

LOCATION DESCRIPTION

The property is located on the south west corner of E. Martin Luther King Blvd. and Highview Road in Seffner, FL. It is on the going home side of the road and is at a lightened corner directly across the street from a Publix anchored shopping center.

PROPERTY SIZE

2.03 Acres

ZONING

ASC-1 with a R-6 Future Land Use

PARCEL ID

065914-0000

PROPERTY OWNER

David Wyly Trustee
Cheryl Wyly Trustee
Larry Lentz

PRICE

\$1,900,000

BROKER CONTACT INFO

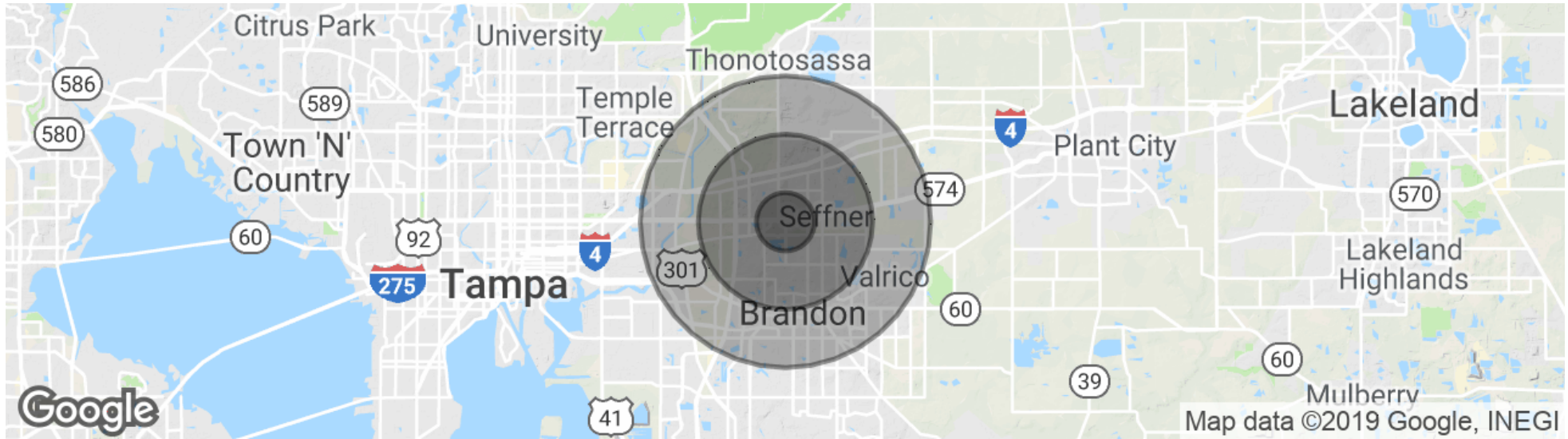
Ryan Sampson, CCIM, ALC
Principal
813.287.8787 x4
Ryan@TheDirtDog.com





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POPULATION

Total population
 Median age
 Median age (Male)
 Median age (Female)

1 MILE

7,841
 34.3
 32.0
 37.9

3 MILES

59,160
 35.2
 33.7
 36.4

5 MILES

131,568
 34.9
 33.3
 36.1

HOUSEHOLDS & INCOME

Total households
 # of persons per HH
 Average HH income
 Average house value

1 MILE

2,902
 2.7
 \$55,232
 \$202,677

3 MILES

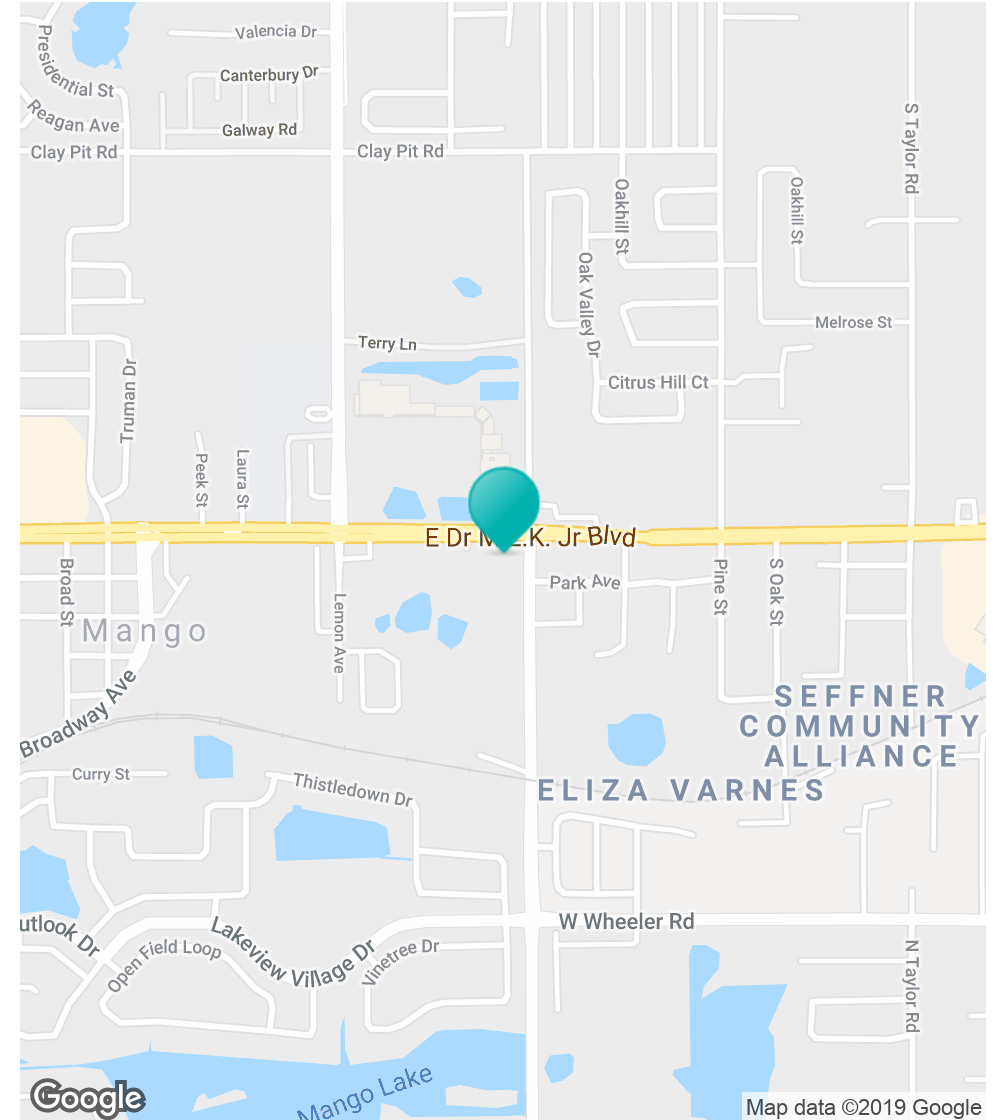
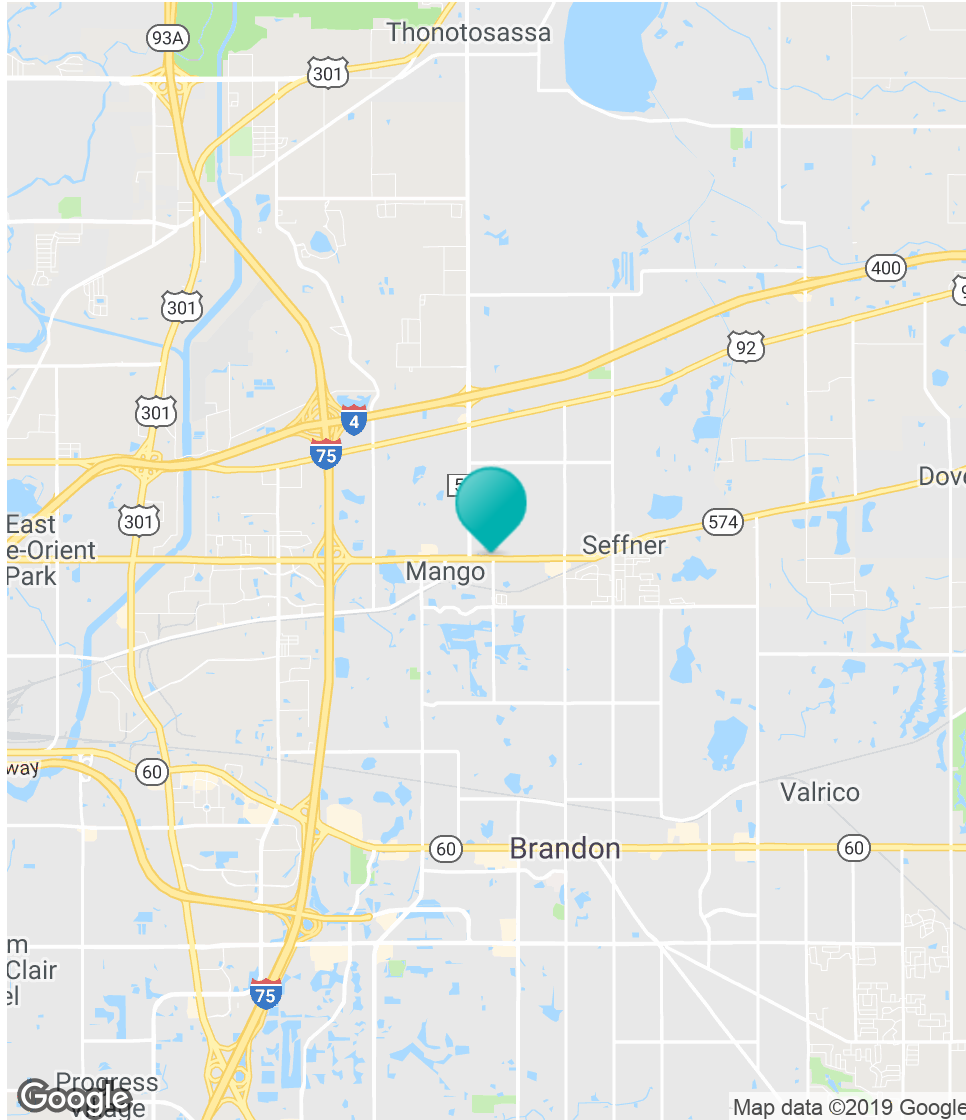
21,771
 2.7
 \$60,573
 \$196,790

5 MILES

49,011
 2.7
 \$61,687
 \$201,701

* Demographic data derived from 2010 US Census





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ESHENBAUGH LAND COMPANY // 304 S. WILLOW AVENUE, TAMPA, FL 33606 // THEDIRTDOG.COM

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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.