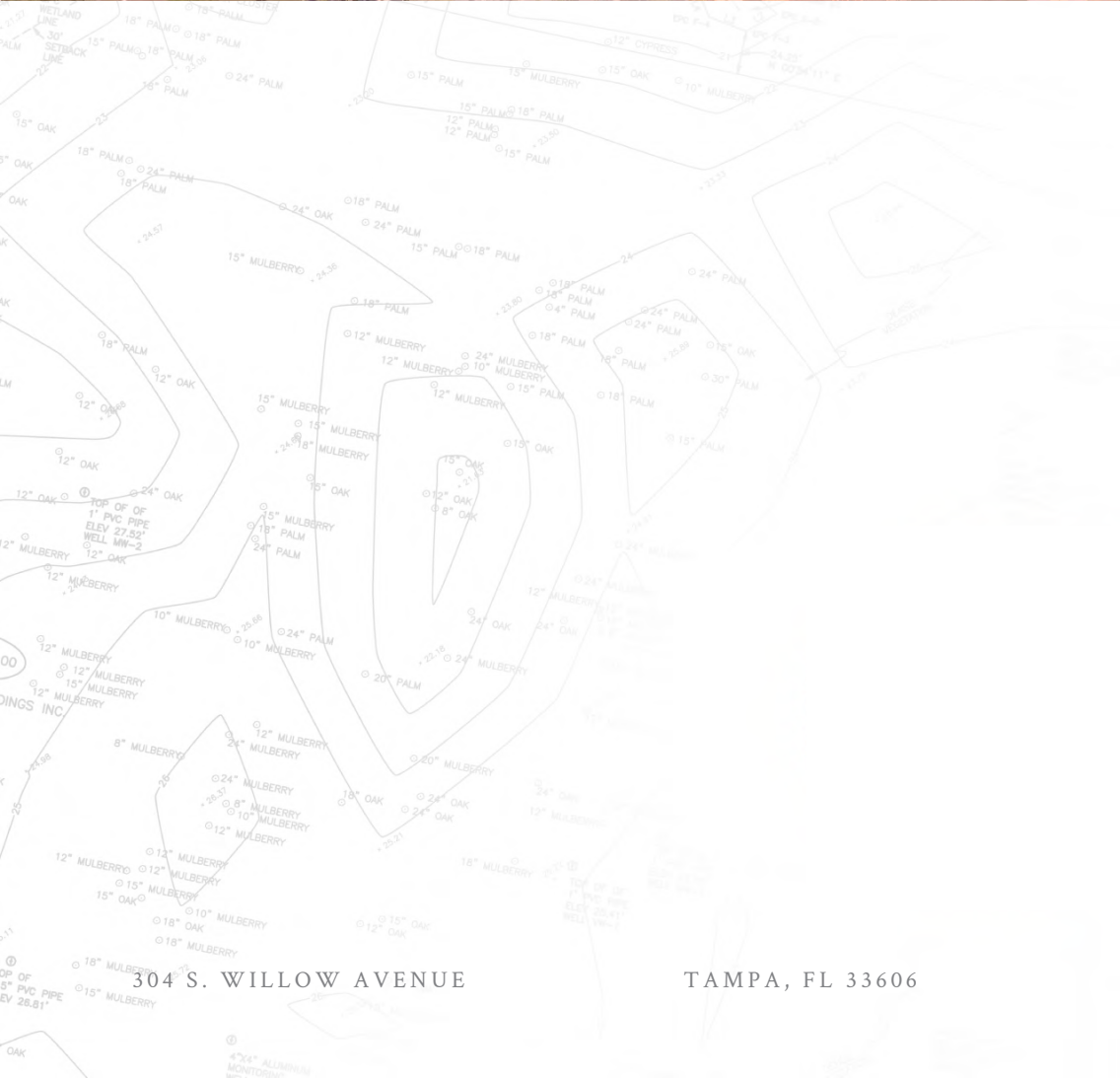
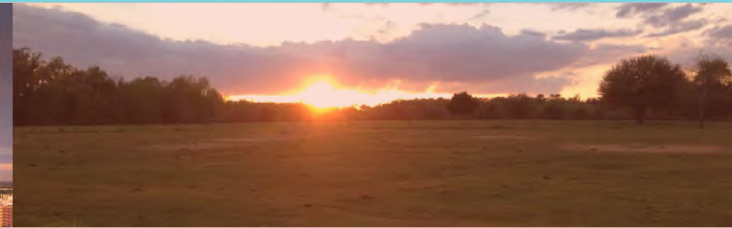
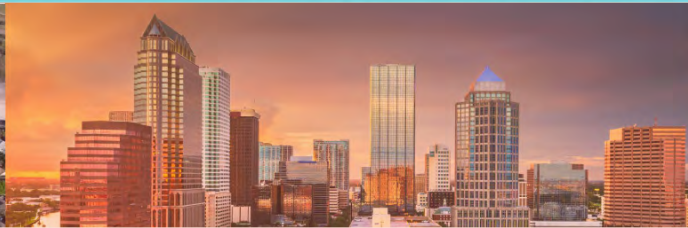


# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

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# Property Description

## PROPERTY DESCRIPTION

The subject property consists of two outparcels that are 1.82 acres & 2.17 acres. Both parcels are zoned for commercial use with off site retention and utilities in place and can be purchased together or separately. With over 2,000 residential homes under construction or planned within a mile radius, this property is poised for enviable growth.

## LOCATION DESCRIPTION

The outparcels are located within The Shoppes of Dade City at the northeast corner of US 301 and Clinton Avenue in Dade City. They are accessible from both US Highway 301 and Clinton Avenue.

## MUNICIPALITY

Dade City

## PROPERTY SIZE

1.82 Acres & 2.17 Acres

## ZONING

CG - Commercial General

## PARCEL ID

11-25-21-0050-00400-0000 & 11-25-21-0050-00200-0000

## PRICE

1.82 Acres - \$1,785,000

2.17 Acres - \$2,125,000

## BROKER CONTACT INFO

**J. Michael Strahan, ALC, CCIM, MAB**

Senior Broker

813.287.8787 x5

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

**Chris Bowers, CCIM**

Senior Broker Associate

813.287.8787 x8

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

# Aerial



# Aerial



# Demographics - 1 Mile Radius

## KEY FACTS

2,159

Population



2.1

Average Household Size

57.9

Median Age

\$46,014

Median Household Income

## INCOME



\$46,014

Median Household Income



\$26,374

Per Capita Income



\$161,891

Median Net Worth

## BUSINESS



112

Total Businesses



1,375

Total Employees

## EMPLOYMENT



60%

White Collar



23%

Blue Collar

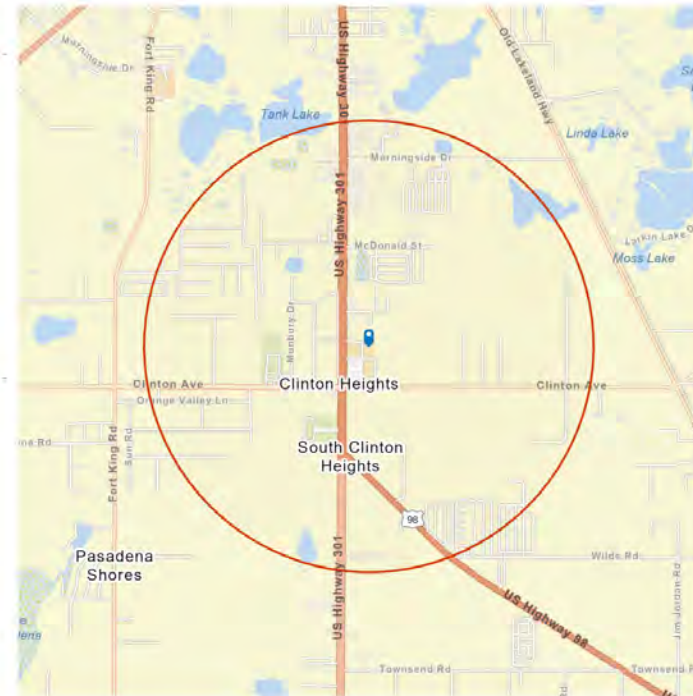


17%

Services

5.3%

Unemployment Rate



# Demographics - 3 Mile Radius

## KEY FACTS

15,468

Population



2.5

Average Household Size

45.4

Median Age

\$51,184

Median Household Income

## INCOME



\$51,184

Median Household Income



\$24,968

Per Capita Income



\$112,145

Median Net Worth

## BUSINESS



769

Total Businesses



8,022

Total Employees

## EMPLOYMENT



59%

White Collar



26%

Blue Collar

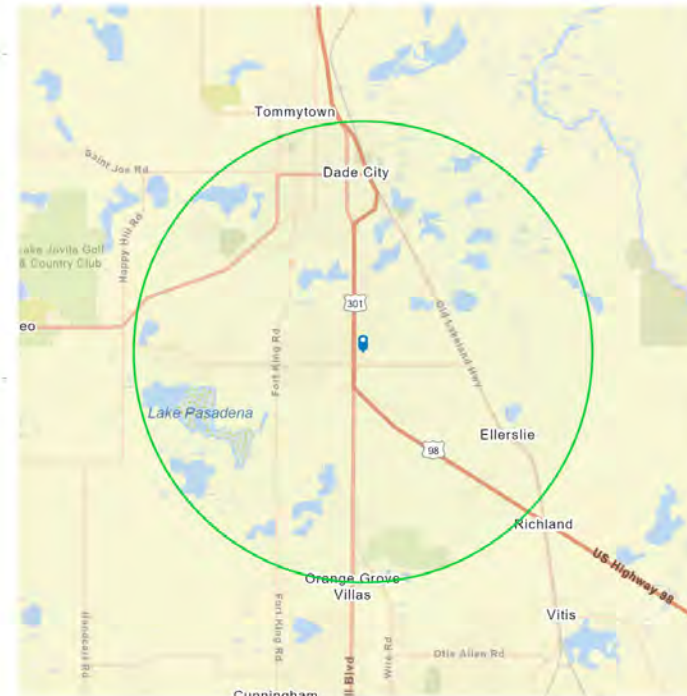


15%

Services

3.9%

Unemployment Rate



# Demographics - 5 Mile Radius

## KEY FACTS

32,165

Population



2.6

Average Household Size

45.8

Median Age

\$50,981

Median Household Income

## INCOME



\$50,981

Median Household Income



\$25,802

Per Capita Income



\$130,122

Median Net Worth

## BUSINESS



1,247

Total Businesses



13,907

Total Employees

## EMPLOYMENT



58%

White Collar



27%

Blue Collar

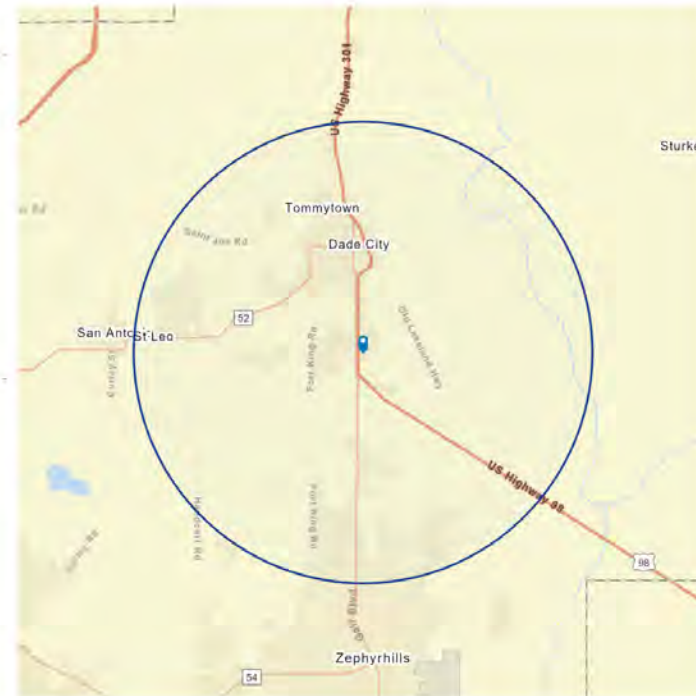


16%

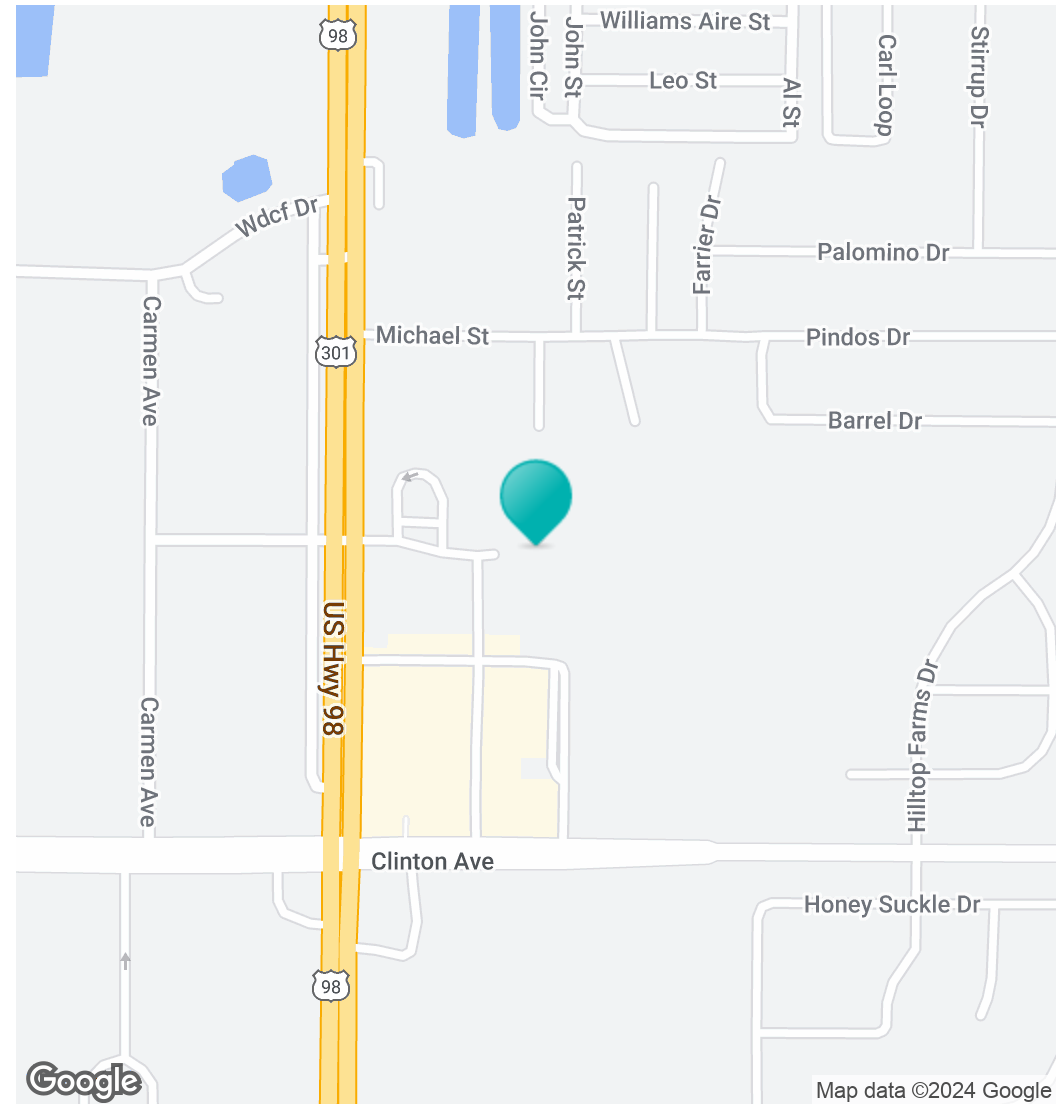
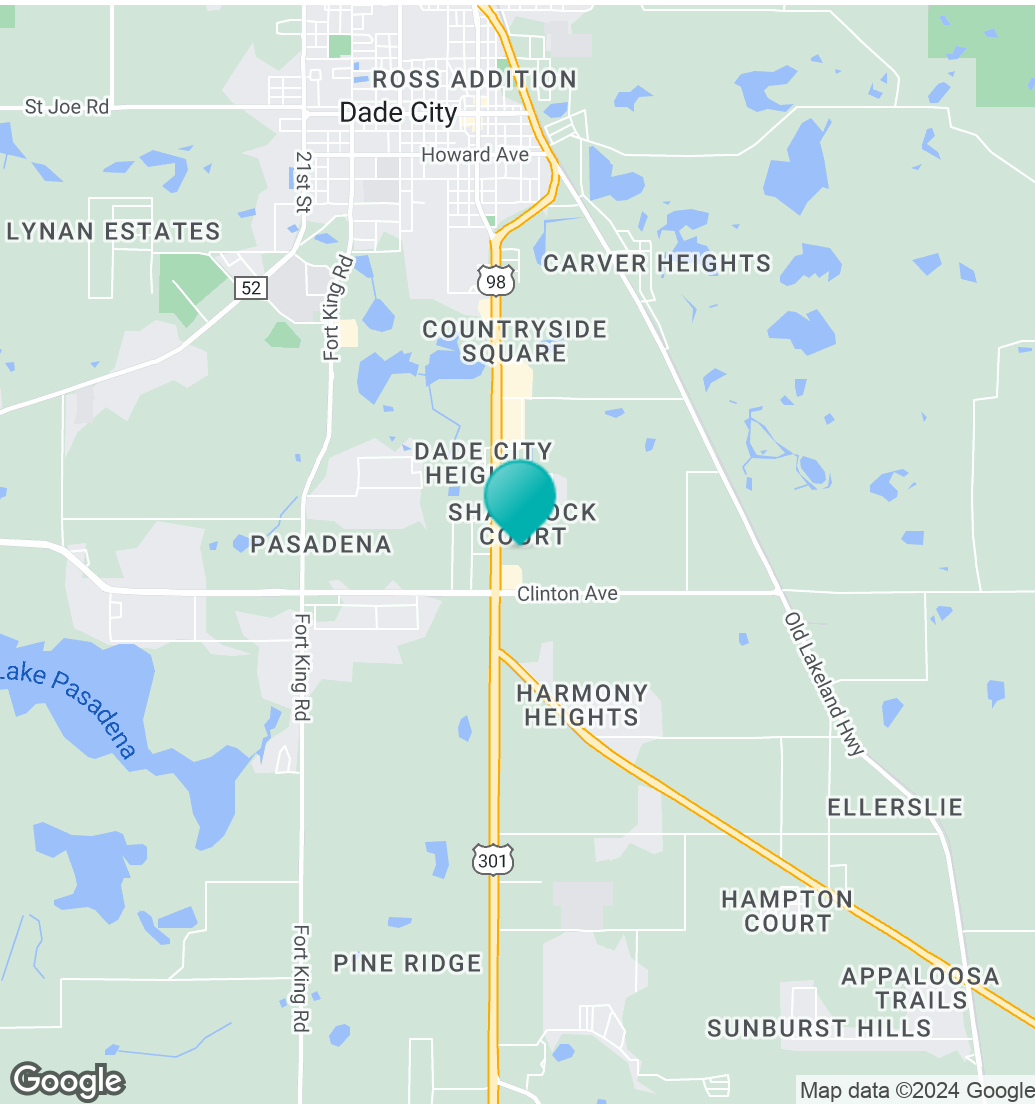
Services

4.2%

Unemployment Rate



# 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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