

# We know this land.



TAMPA, FL 33606

# Eshenbaugh

LAND COMPANY



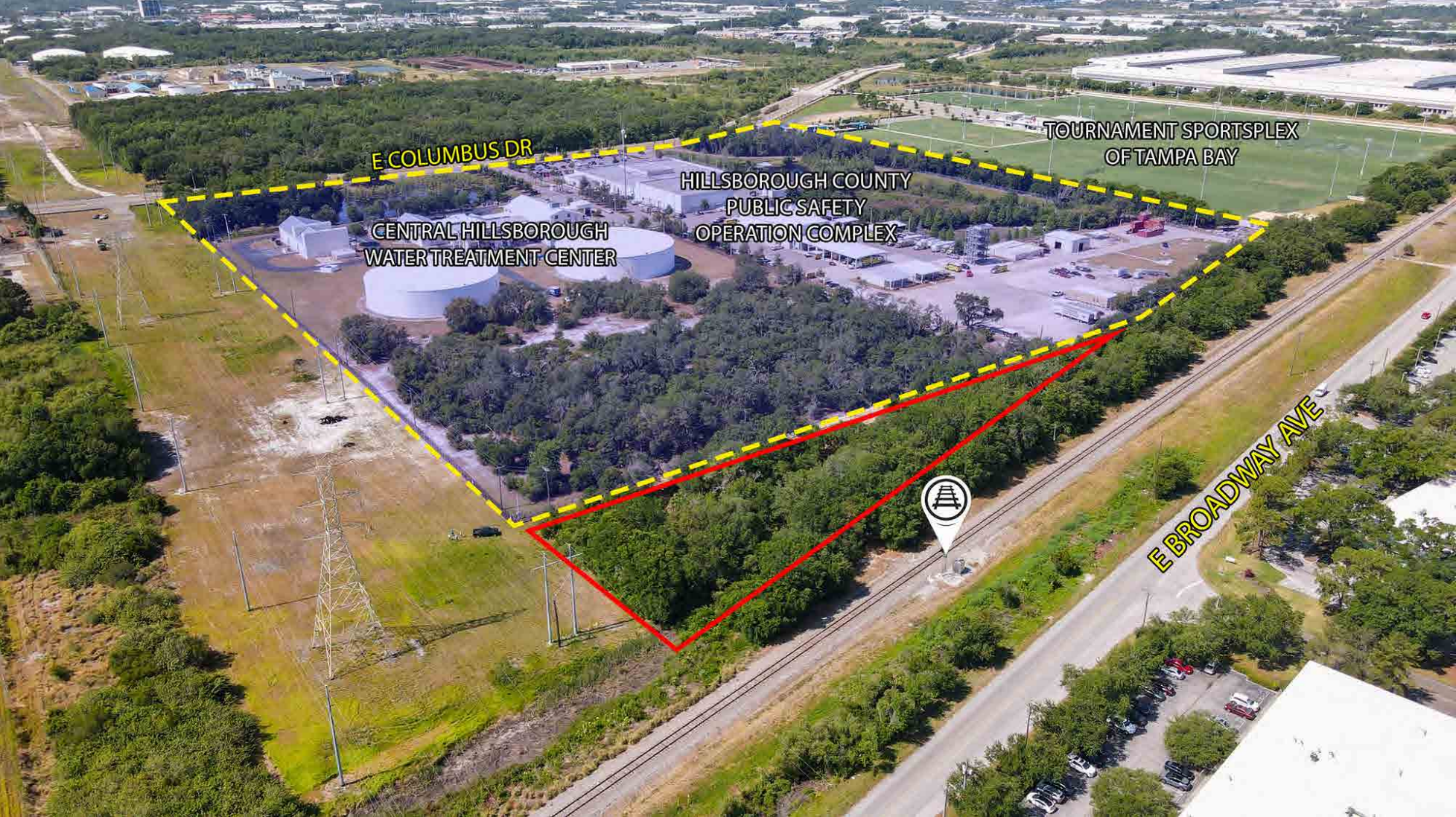
The Dirt Dog

813.287.8787

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



# Additional Photos





# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase a 1.56 acre parcel zoned for industrial uses with 800 feet of frontage on a CSX rail line, adjacent to a power line. The site is triangular in shape and doesn't appear to have any wetlands on it. This is being sold As Is through the bankruptcy courts.

## LOCATION DESCRIPTION

The property is located on the southside of E. Broadway Ave, south of the railroad tracks, where Broadway meets Cherry Palm Drive in Hillsborough County, FL. The property appears to be landlocked with a railroad track to the north, a powerline to the east and a Hillsborough County facility to the south.

## PROPERTY SIZE

1.56 Acres

## ZONING

M

## PARCEL ID

065479-0000

## PRICE

Call for details

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**

Principal

813.287.8787 x4

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

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LEWIS- M PARCEL // WILLIAMS M PARCEL TAMPA, FL 33619





# Additional Photos





# Additional Photos





# Demographics Map & Report

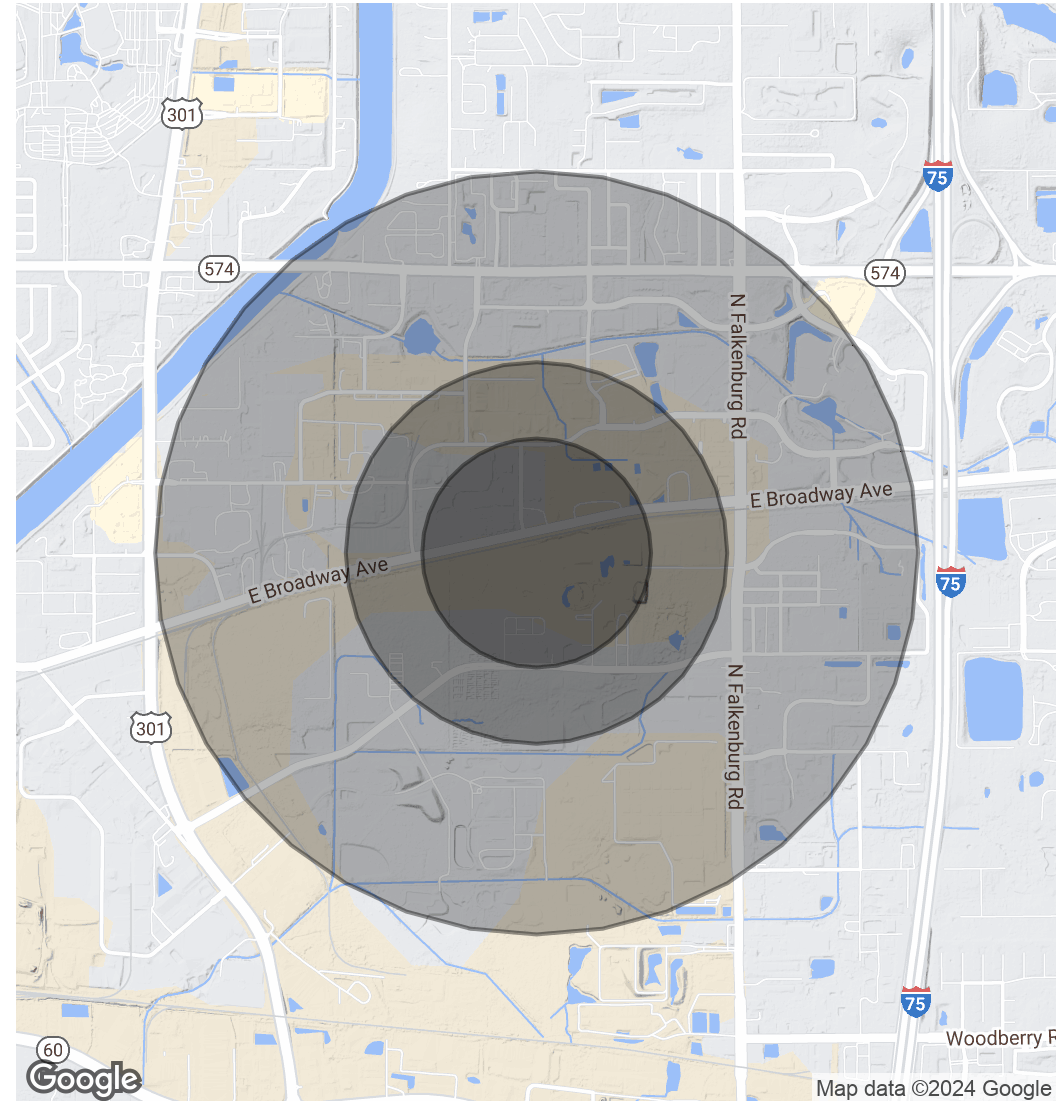
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	294	1,431	6,276
Average Age	41	40	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

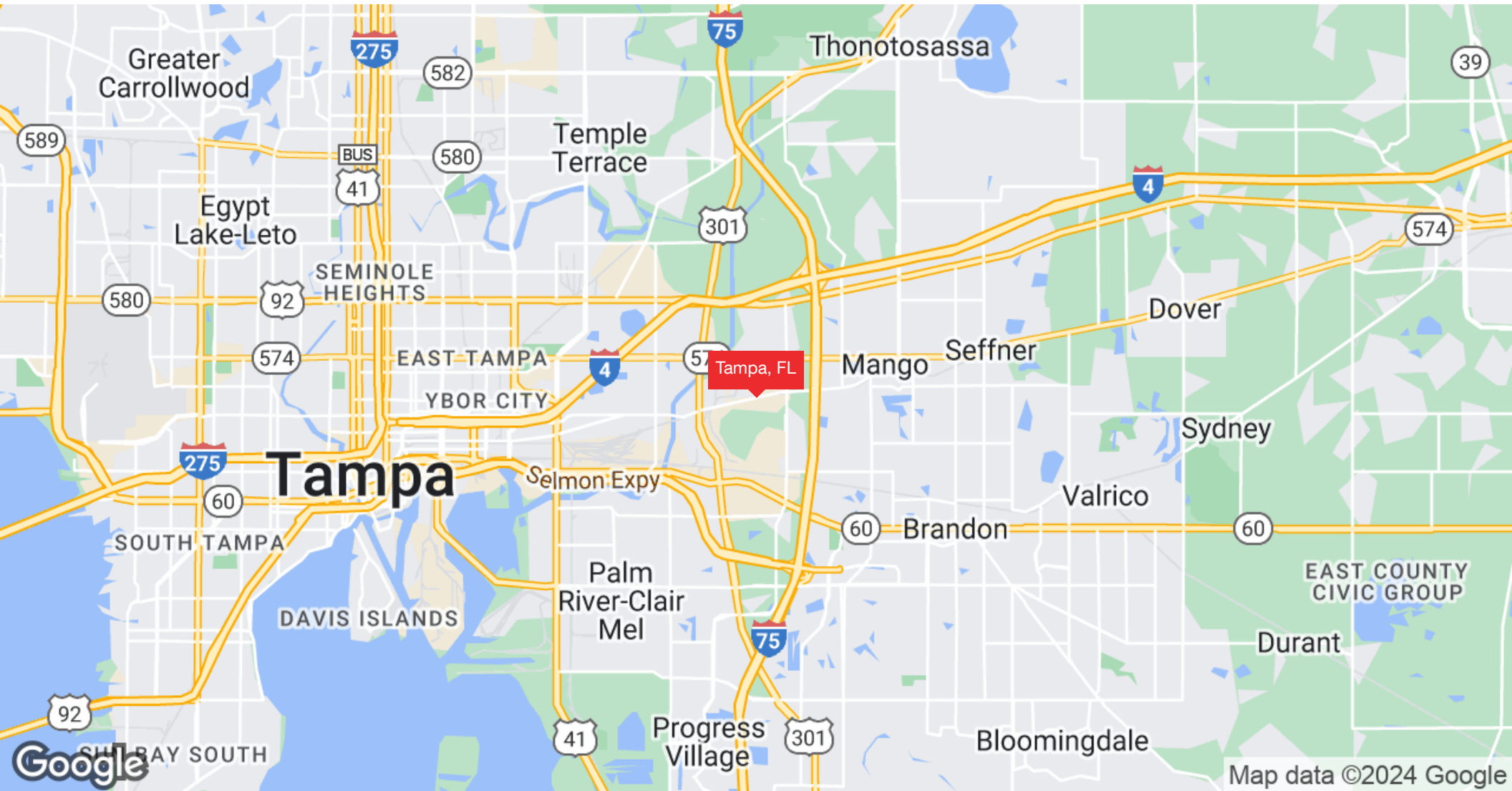
## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	544	2,304
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$77,975	\$78,515	\$78,993
Average House Value	\$313,884	\$292,446	\$276,539

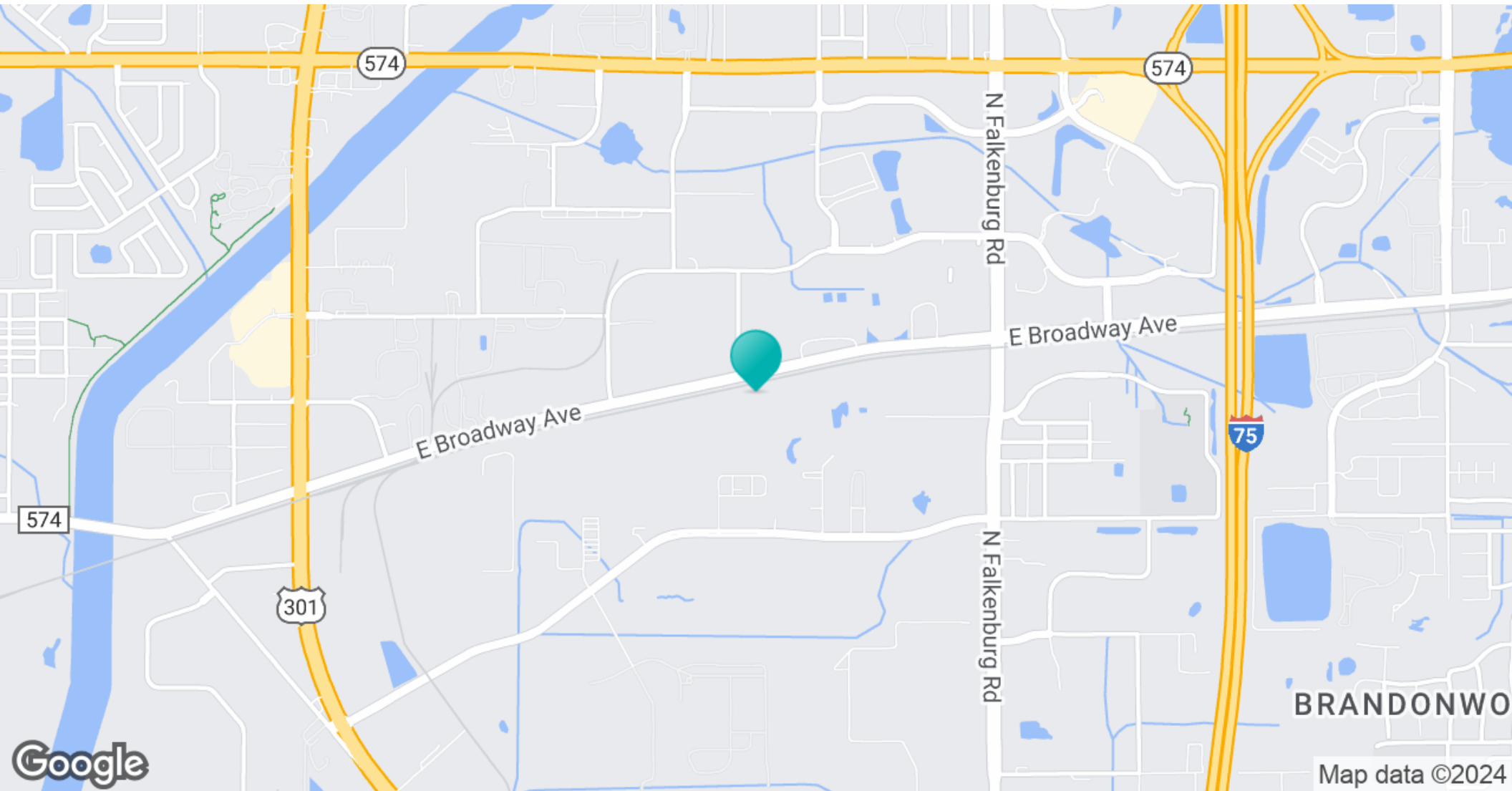
Demographics data derived from AlphaMap



# Regional Map



# Location Map





# Confidentiality & Disclaimer

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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

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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.