

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)

# Additional Photos



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase 12.77± acres of vacant land located in Belleview, FL. The property is dry, flat, and cleared. It has rough dimensions of 420 feet x 1,320 feet. The property is zoned A-1 (Agricultural), with a future land use designation of Medium Density Residential, providing the opportunity for future single-family residential development.

## LOCATION DESCRIPTION

The property is located in southern Marion County in Belleview, FL. The property sits conveniently to the east of Downtown Belleview and the Belleview Sports Complex, abutting single-family residential. The site has convenient access to Ocala off of 301, being just 10 miles to the south, while maintaining close proximity to the local elementary, middle and high schools.

## MUNICIPALITY

Marion County

## PROPERTY SIZE

12.77 Acres

## ZONING

A-1

## FUTURE LAND USE

Medium Density Residential

## PARCEL ID

37905-003-00

## PRICE

\$475,000 which is \$23,750 per proposed 1/2 acre lot

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**

Senior Advisor/Managing Partner

813.287.8787 x4

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

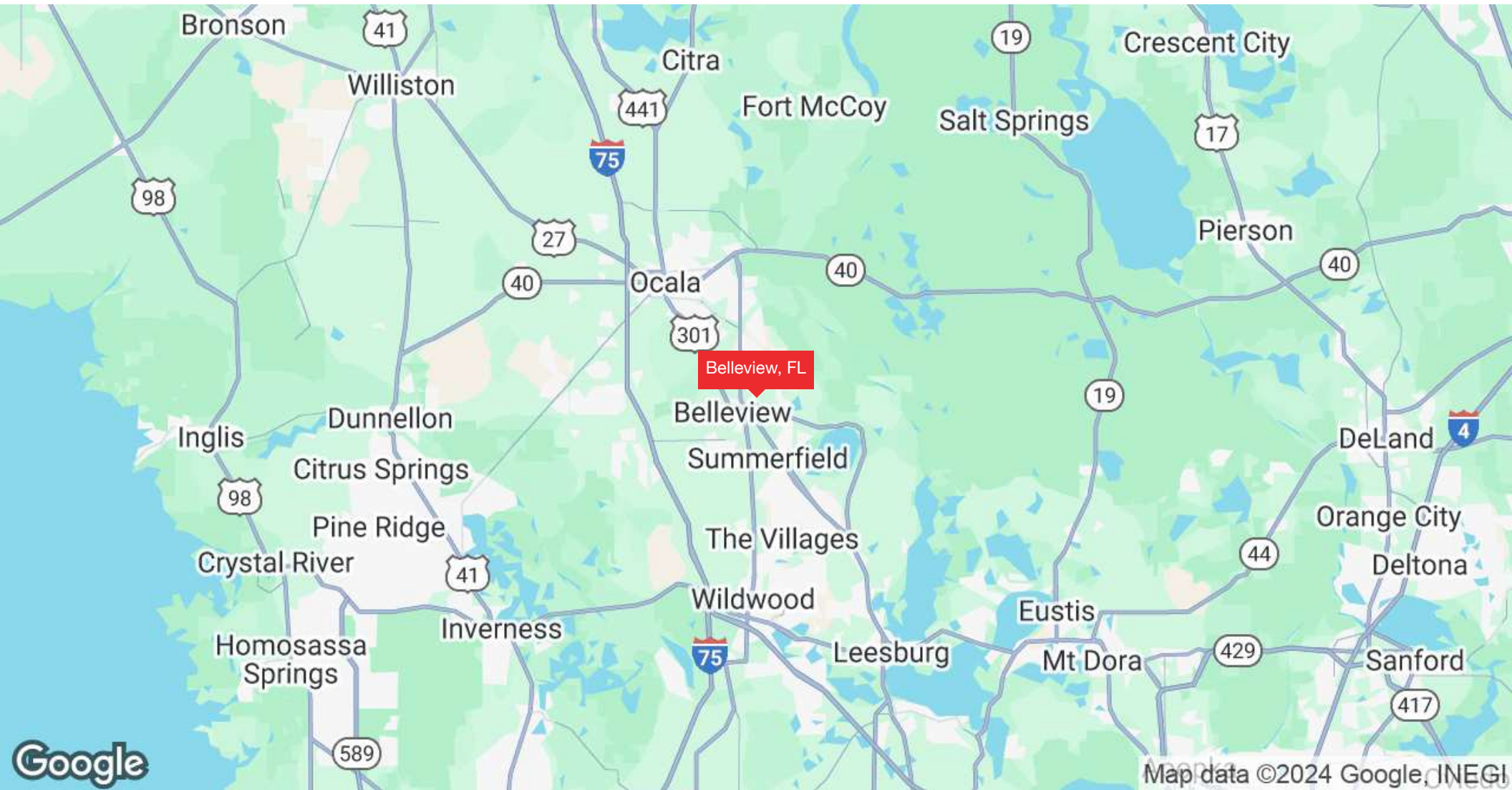
# Additional Photos



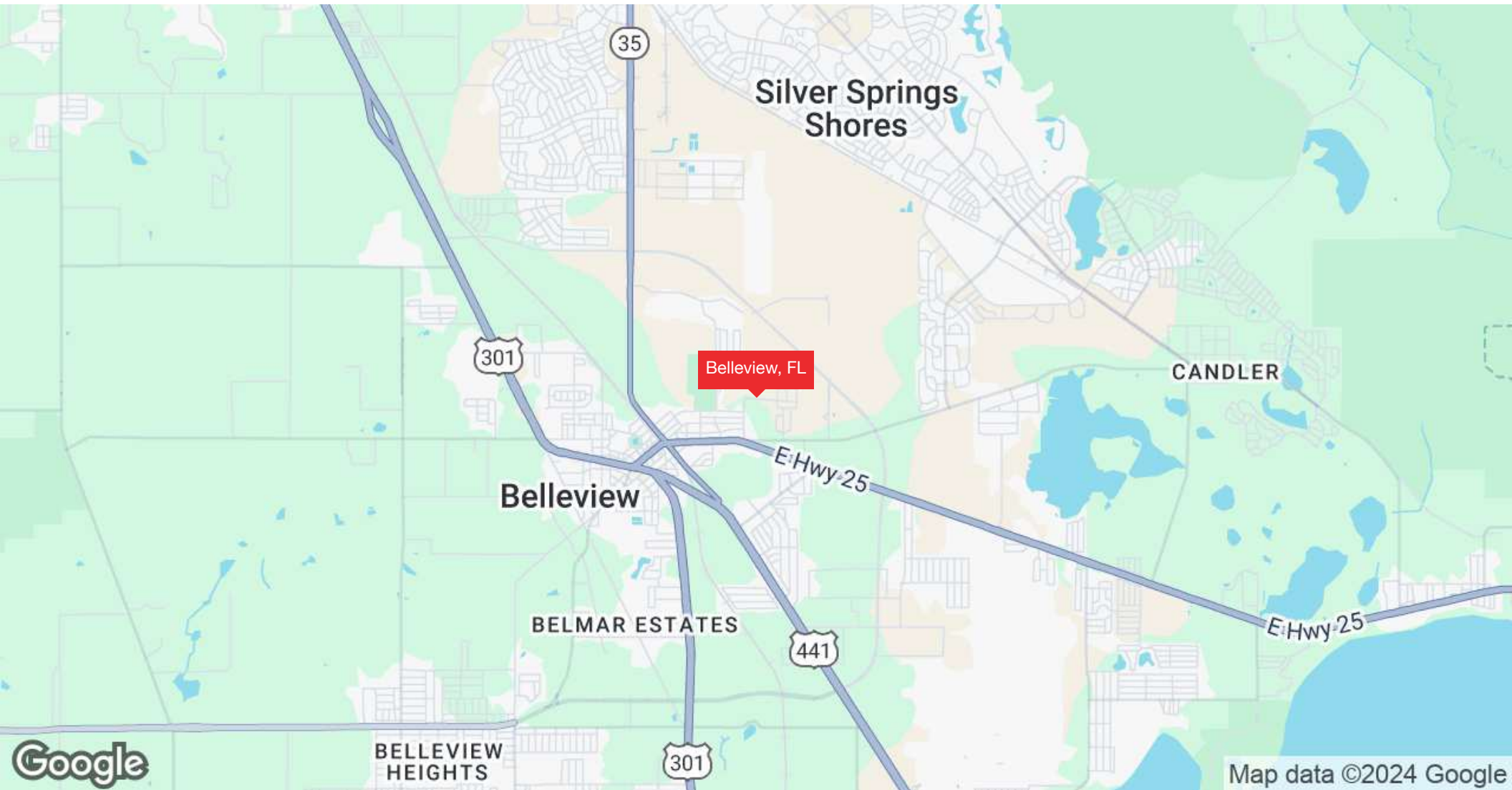
# Potential Site Plan



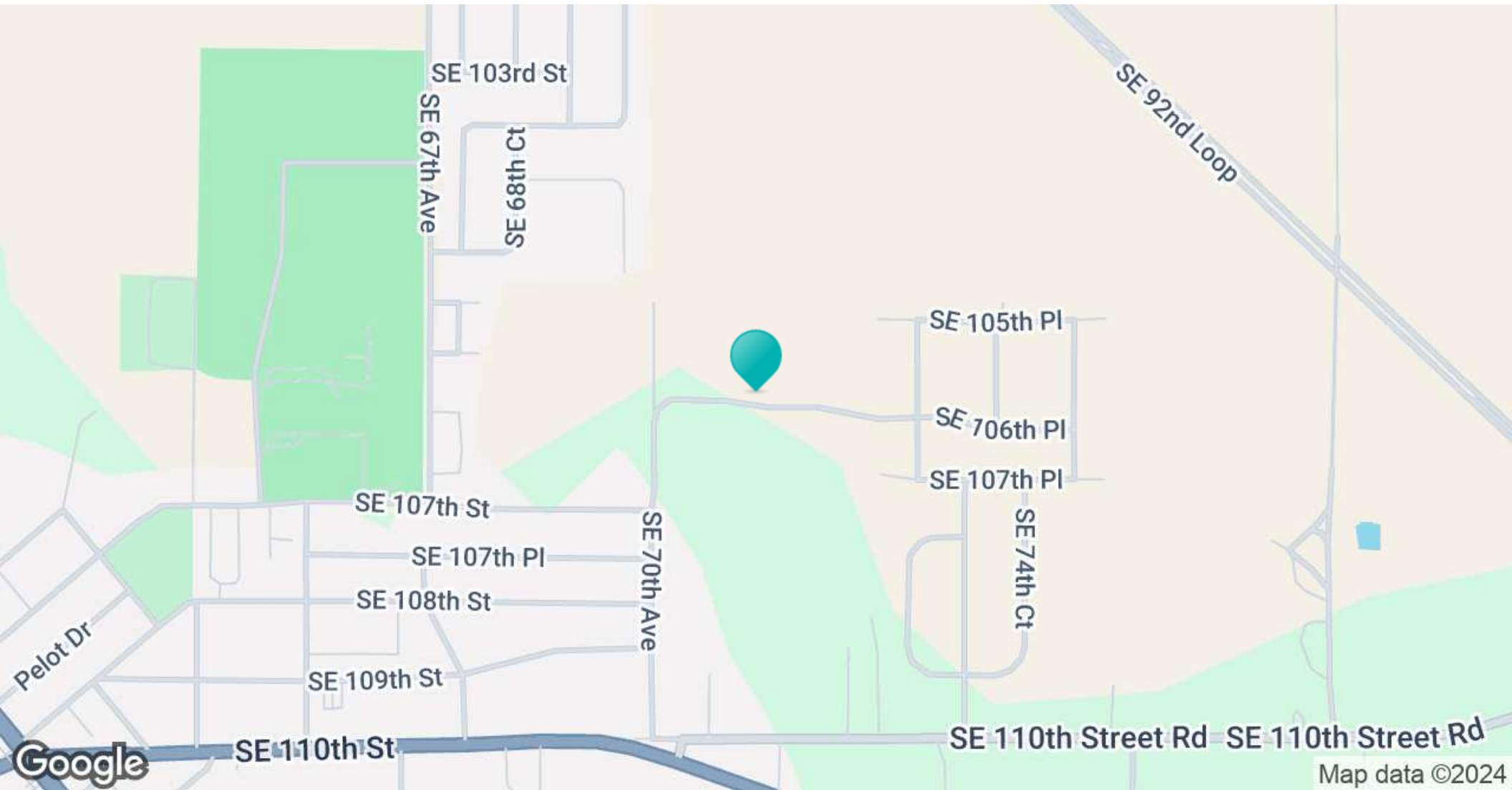
# Regional Map



# Regional Map



# Location Map





# Demographics Map & Report

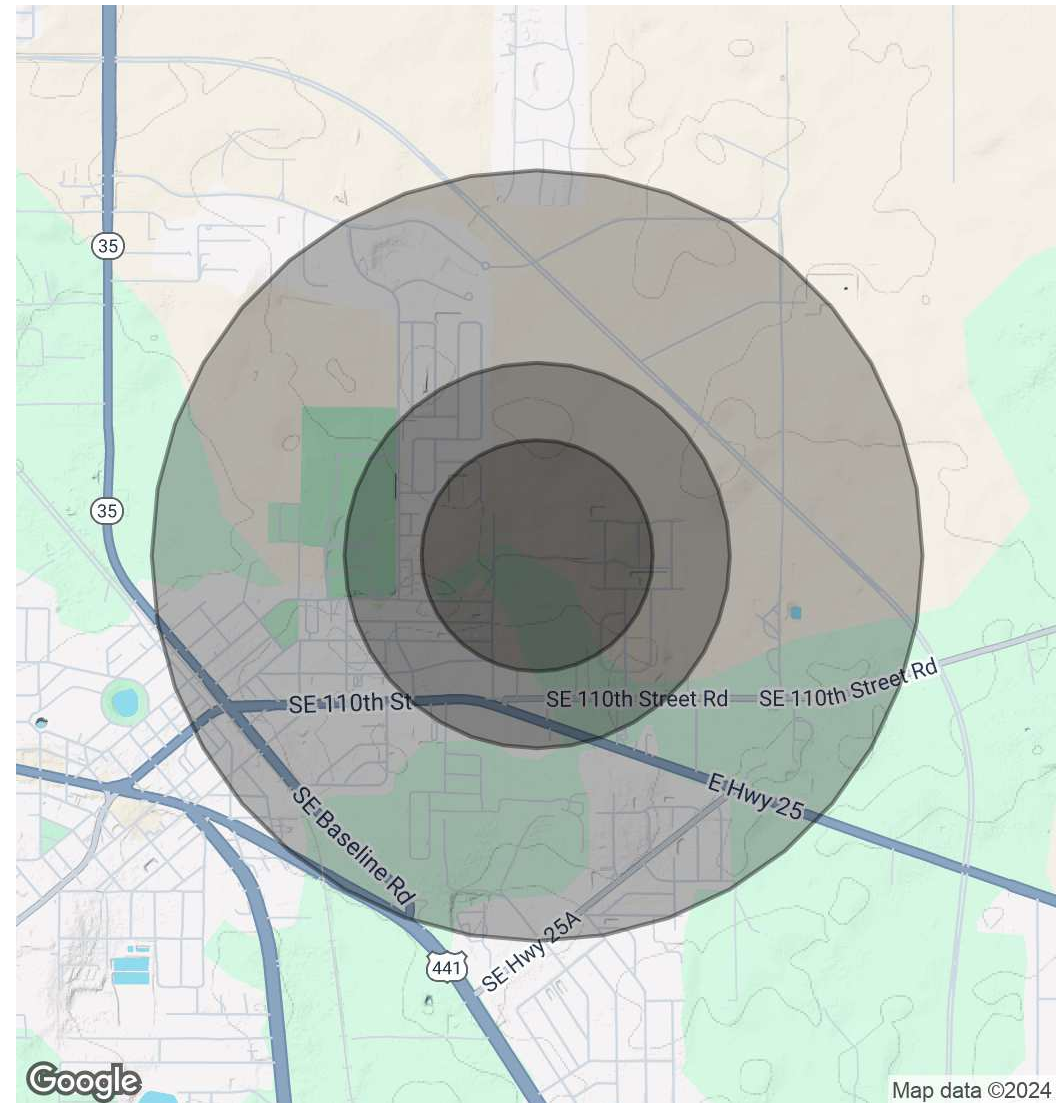
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	524	1,263	4,712
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	43	44	45

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	215	515	1,929
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$66,210	\$66,960	\$71,267
Average House Value	\$263,920	\$249,959	\$227,218

Demographics data derived from AlphaMap



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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.