

Aerial



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 2 parcels totaling 66 acres, of which approximately 5 acres are uplands (subject to survey). The property has over 3,100 linear feet of frontage on I-4 with a 47-acre lake on the property. The western parcel is zoned RS-50 and the eastern parcel is zoned CI. Access to the property is in the SW corner at East 21st Avenue and N. 52nd Street.

LOCATION DESCRIPTION

The property is located at 5260 E. 21st Ave in Tampa, FL. It is accessible from Columbus Drive at North 52nd Street. This is south of I-4 and east of 50th Street.

MUNICIPALITY

City of Tampa

PROPERTY SIZE

66.0 Acres

ZONING

RS-50

FUTURE LAND USE

R-10 & OC-20

PARCEL ID

158766.0000

PRICE

\$600,000

BROKER CONTACT INFO

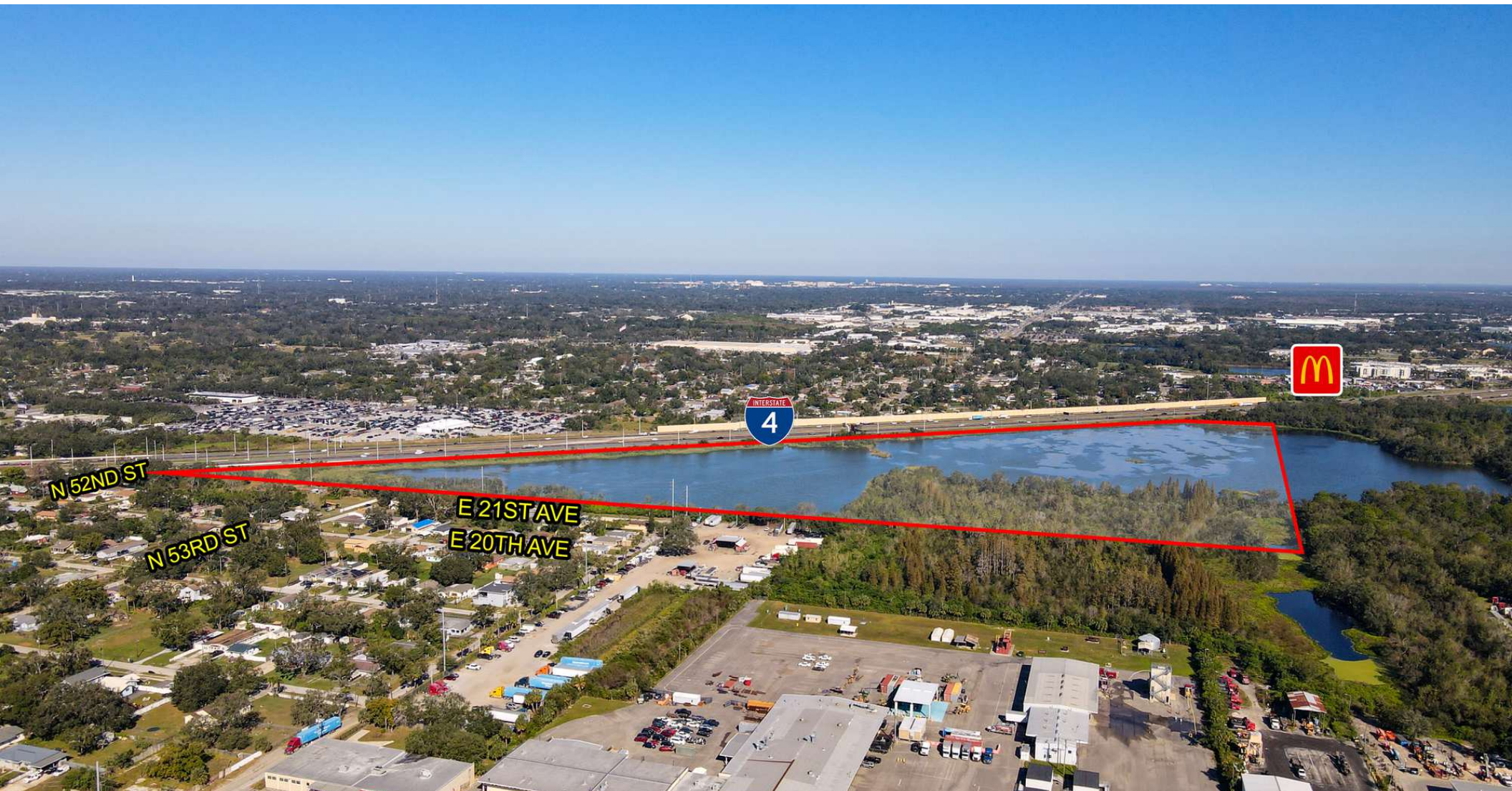
Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

813.287.8787 x104

Ryan@TheDirtDog.com

Aerials (cont.)



Aerials (cont.)



Demographics Map & Report

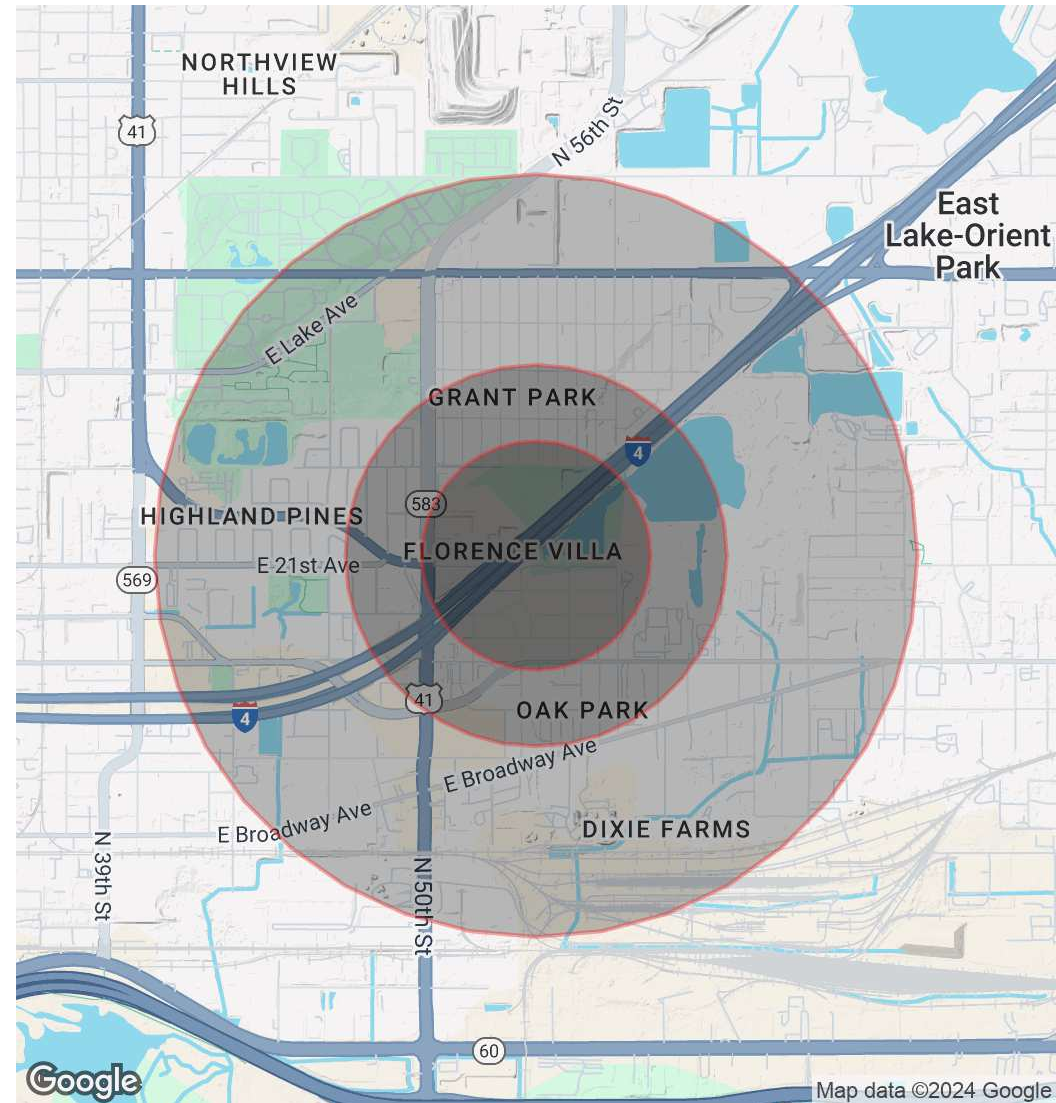
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	644	2,092	5,850
Average Age	35	35	36
Average Age (Male)	33	33	34
Average Age (Female)	37	37	37

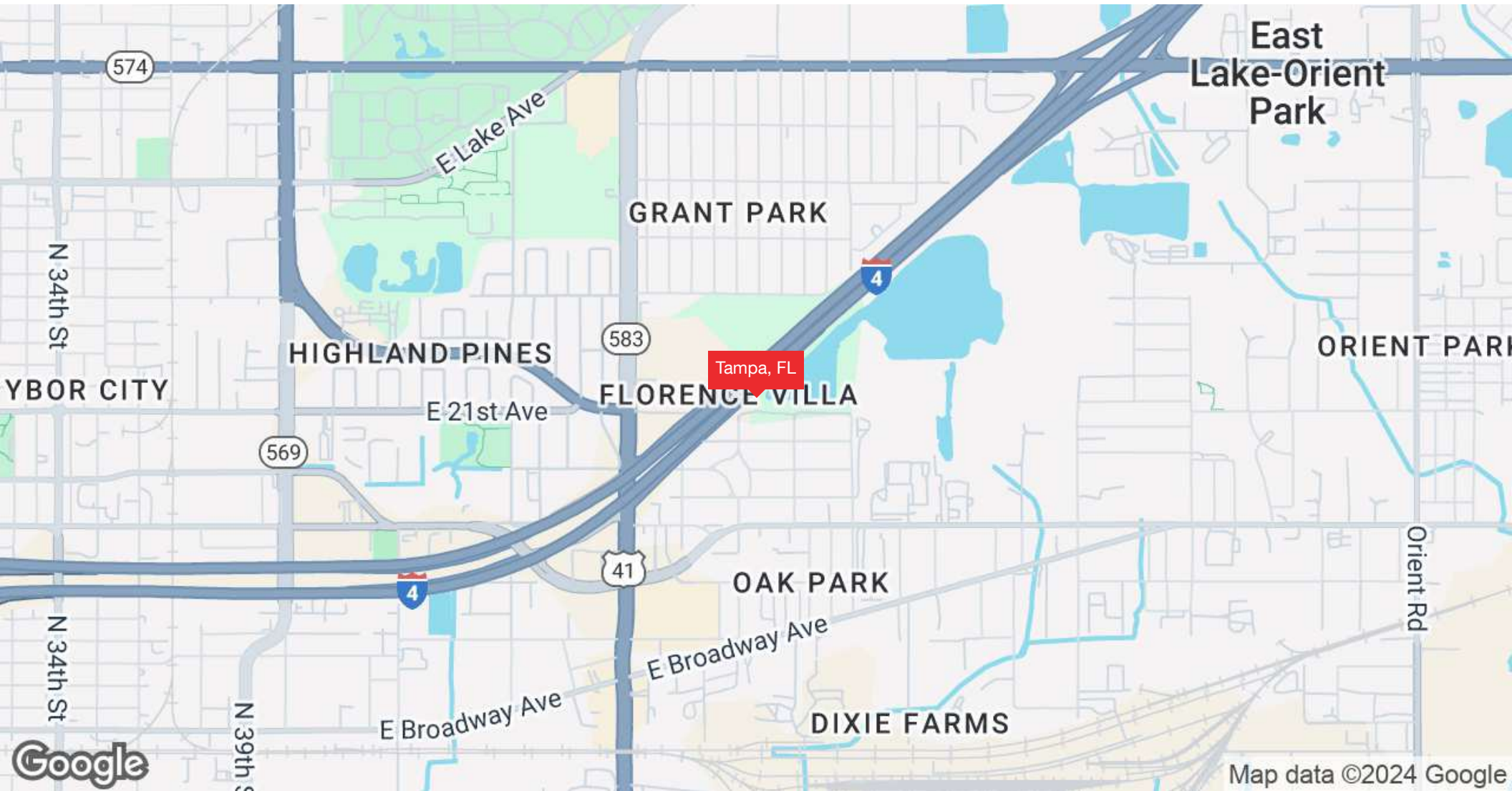
HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	224	672	1,776
# of Persons per HH	2.9	3.1	3.3
Average HH Income	\$46,376	\$43,677	\$47,126
Average House Value	\$163,029	\$169,932	\$187,121

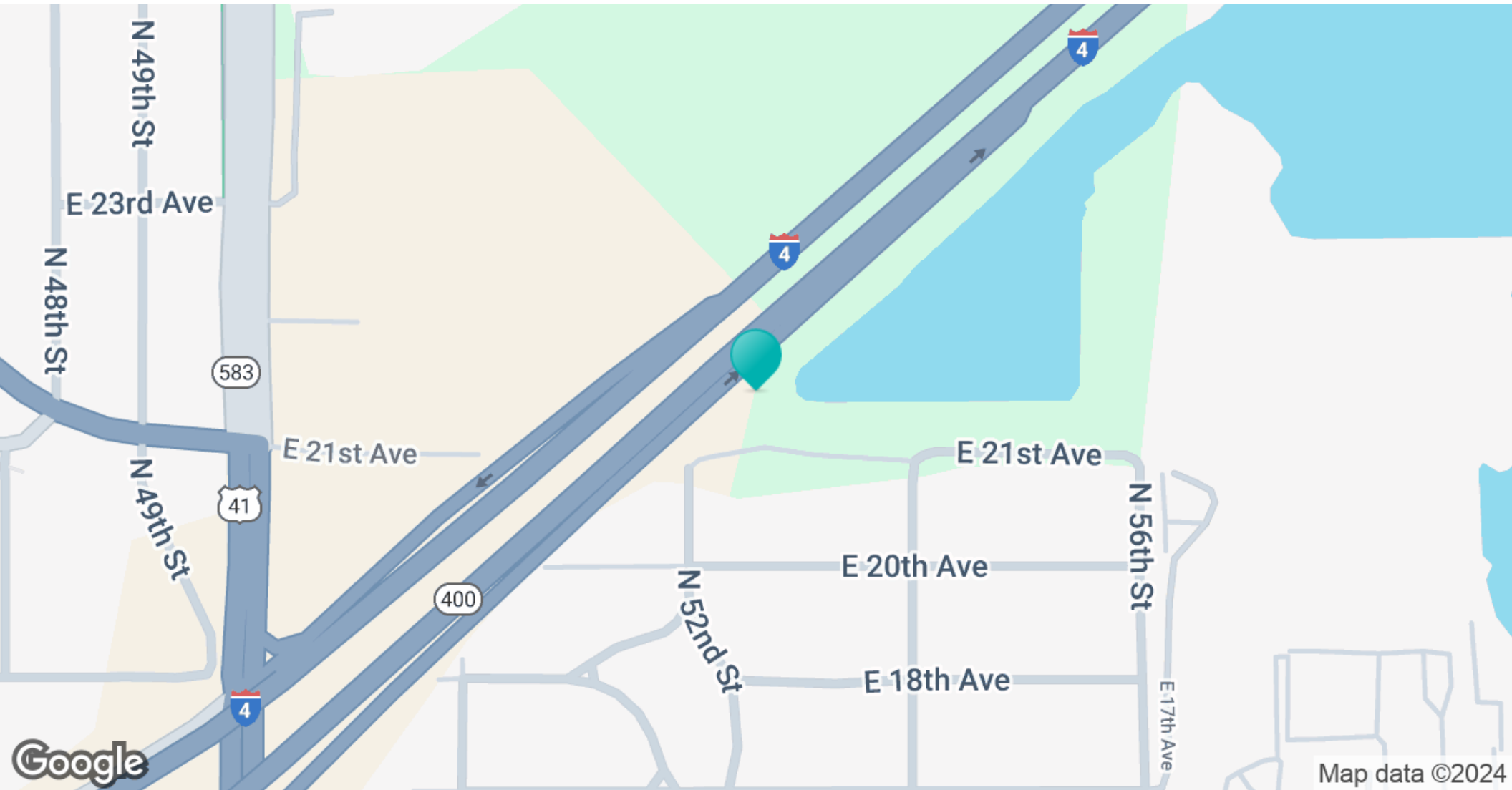
Demographics data derived from AlphaMap



Regional Map



Location Map



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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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