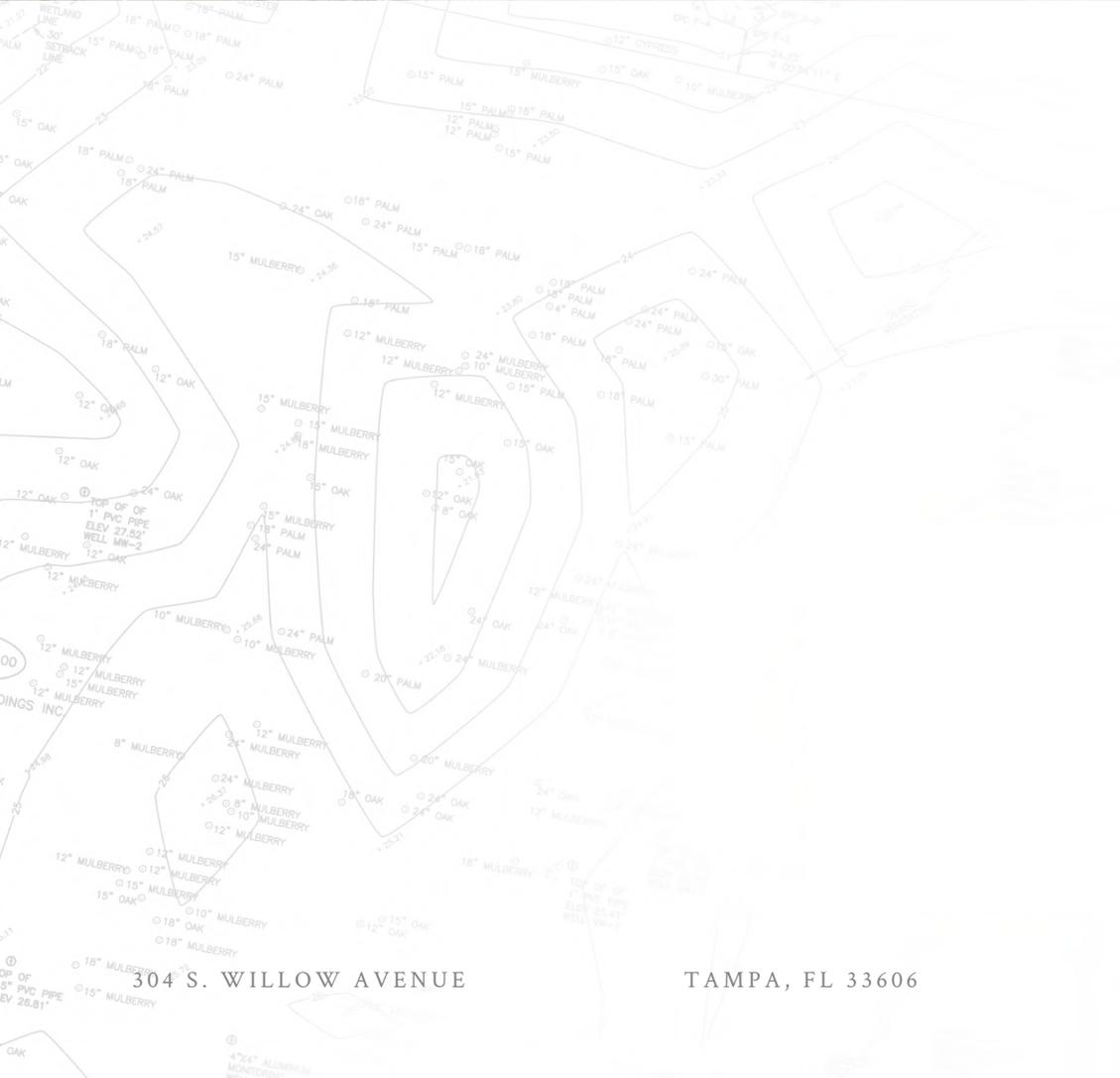


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The property consists of 13 single family lots located in Fruitland Park, FL. The lots are located in Lake Myrtle Breezes subdivision which is a small, custom home community consisting of 32 lots. Water is available and septic is required. Great opportunity for custom homes in an established neighborhood.

PROPERTY SIZE

The property consists of 13 single family residential lots ranging from 0.59 - 0.33 acres

ZONING

R-4

PARCEL ID

See next Page for Parcel ID's

PRICE

\$1,300,000

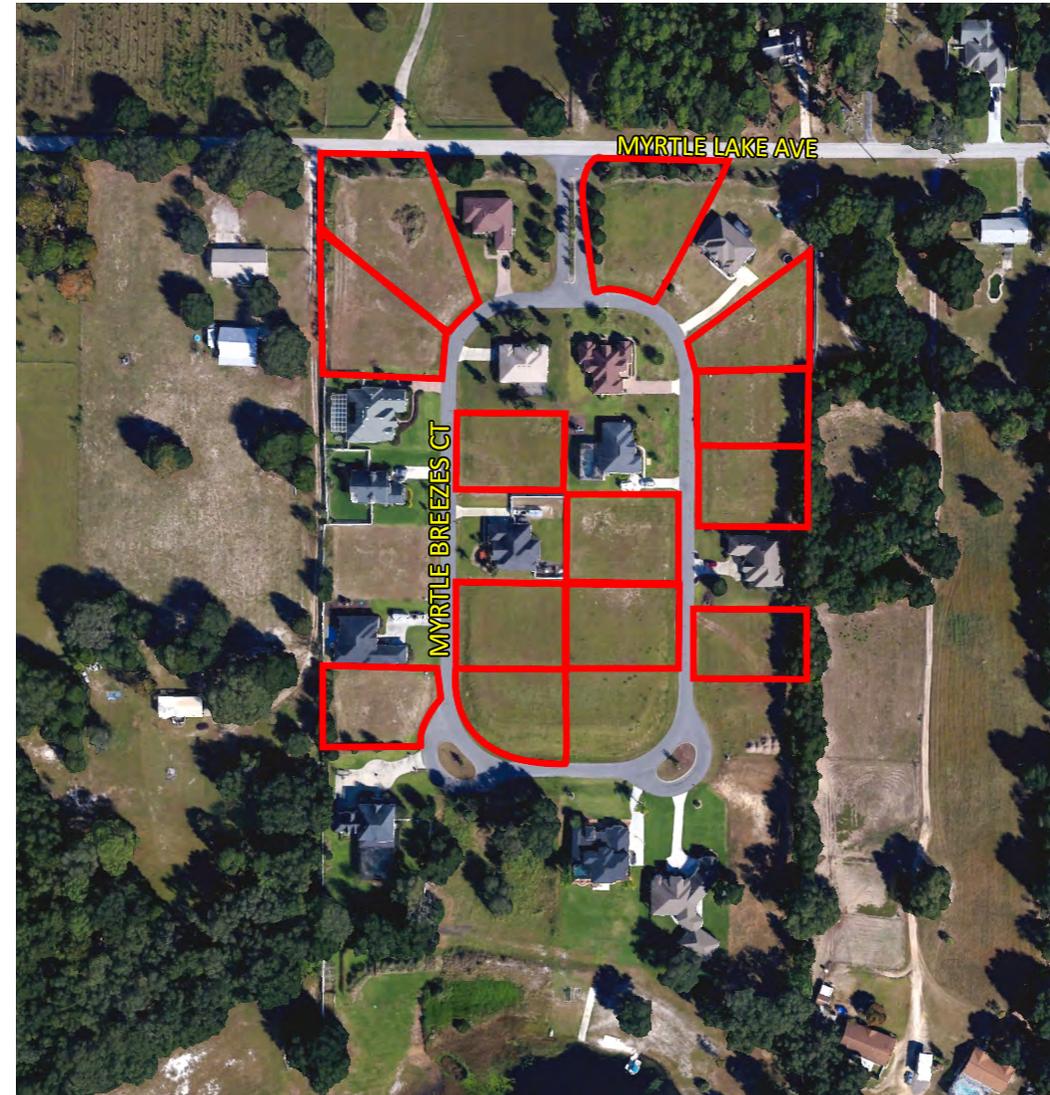
BROKER CONTACT INFO

Chris Bowers, CCIM
Senior Broker Associate
813.287.8787 x8
chris@thedirt dog.com

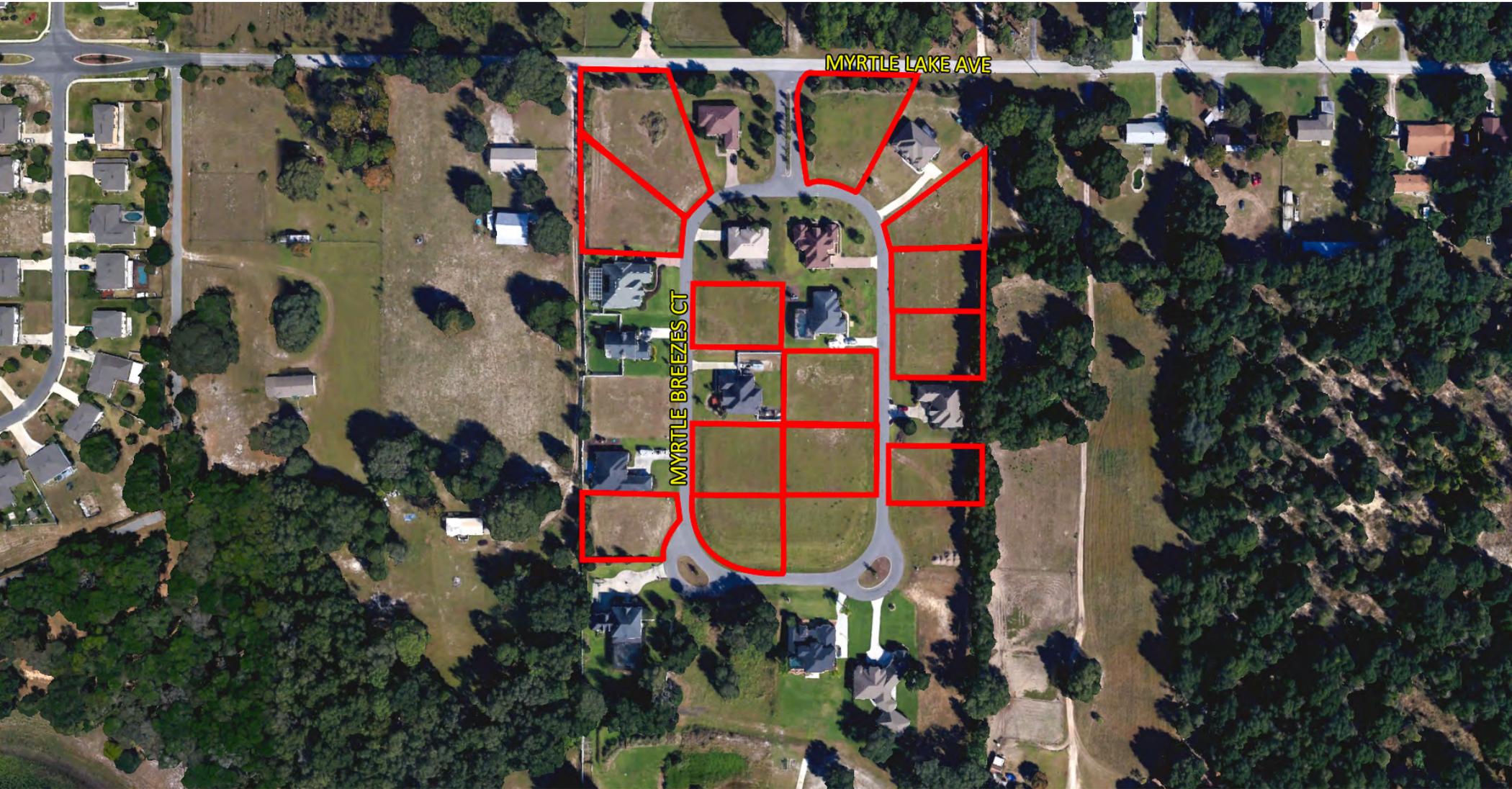
Land Lots

OF LOTS 13 | TOTAL LOT SIZE - | TOTAL LOT PRICE - | BEST USE -

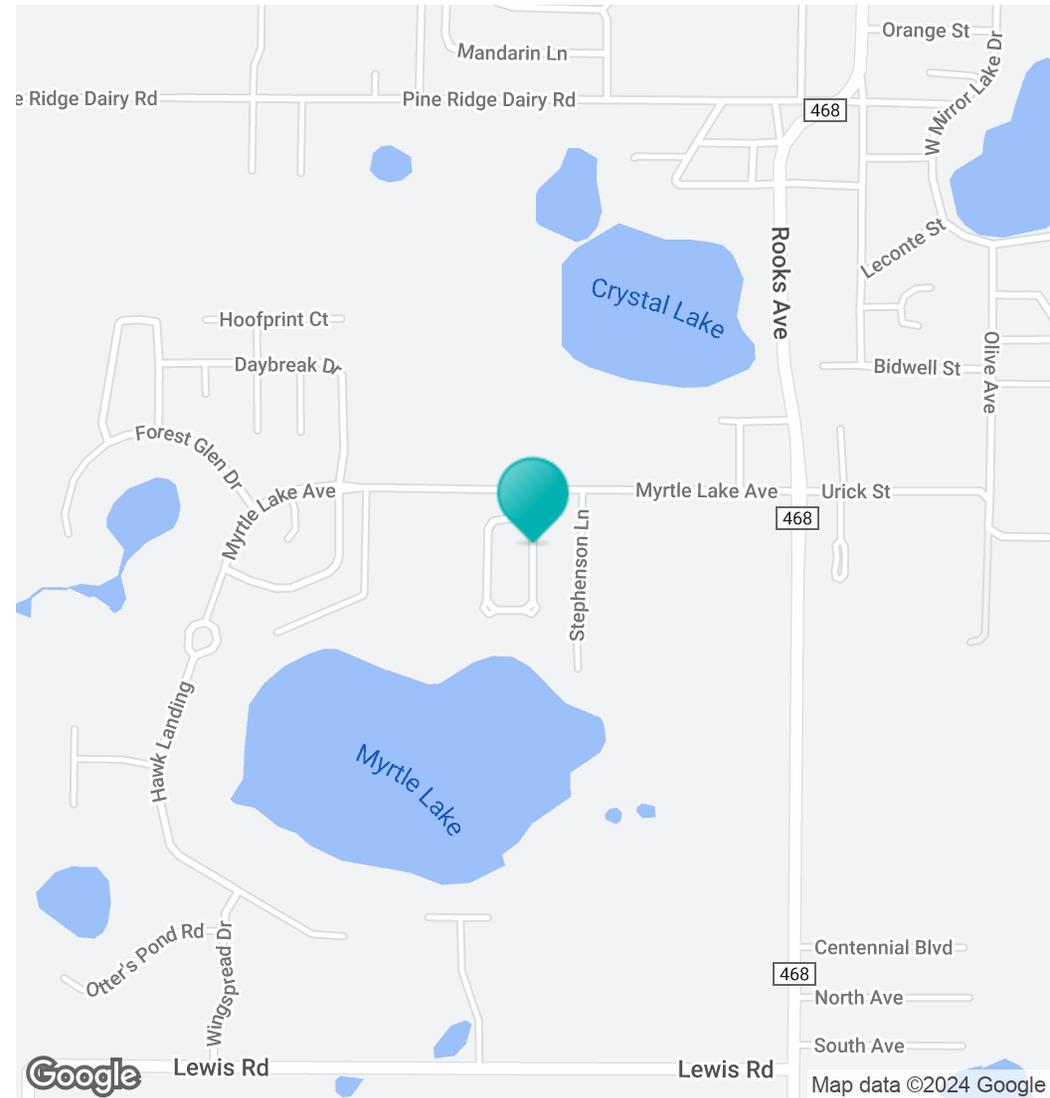
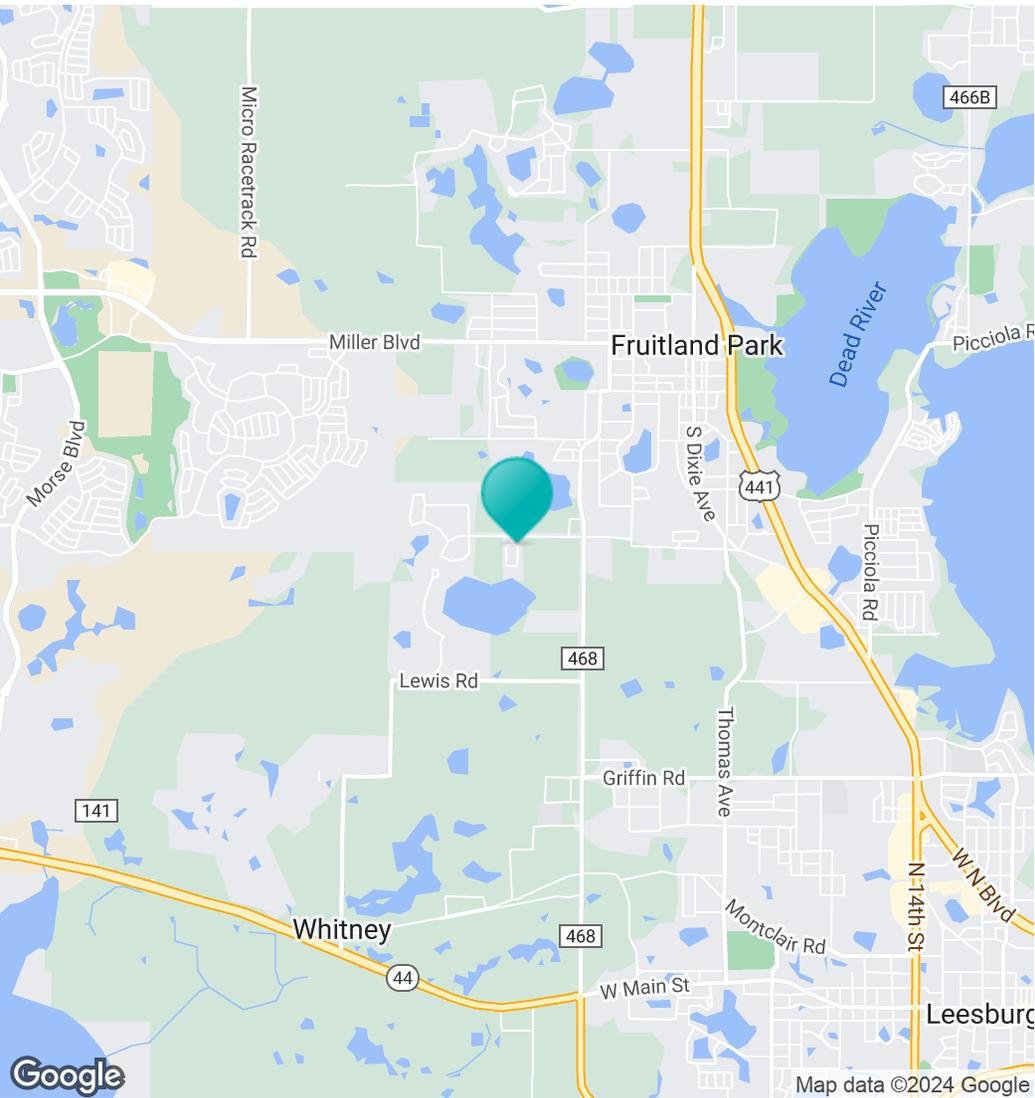
LOT #	ADDRESS	APN	SIZE
1	1004 MYRTLE BREEZES CT FRUITLAND PARK FL, 34731	08-19-24-1200-000-00300	0.442 Acres
2	1002 MYRTLE BREEZES CT FRUITLAND PARK FL, 34731	08-19-24-1200-000-00200	0.589 Acres
3	1001 MYRTLE BREEZES CT FRUITLAND PARK FL, 34731	08-19-24-1200-000-02200	0.416 Acres
4	1005 MYRTLE BREEZES CT FRUITLAND PARK FL, 34731	08-19-24-1200-000-02000	0.454 Acres
5	1007 MYRTLE BREEZES CT FRUITLAND PARK FL, 34731	08-19-24-1200-000-01900	0.341 Acres
6	1009 MYRTLE BREEZES CT FRUITLAND PARK FL, 34731	08-19-24-1200-000-01800	0.339 Acres
7	1114 MYRTLE BREEZES CT FRUITLAND PARK FL, 34731	08-19-24-1200-000-01600	0.334 Acres
8	1114 MYRTLE BREEZES CT FRUITLAND PARK FL, 34731	08-19-24-1200-000-02900	0.342 Acres
9	1115 MYRTLE BREEZES CT FRUITLAND PARK FL, 34731	08-19-24-1200-000-02600	0.346 Acres
10	1117 MYRTLE BREEZES CT FRUITLAND PARK FL, 34731	08-19-24-1200-000-02700	0.367 Acres
11	1112 MYRTLE BREEZES CT FRUITLAND PARK FL, 34731	08-19-24-1200-000-03000	0.341 Acres
12	1013 MYRTLE BREEZES CT FRUITLAND PARK FL, 34731	08-19-24-1200-000-02400	0.342 Acres
13	1104 MYRTLE BREEZES CT FRUITLAND PARK FL, 34731	08-19-24-1200-000-00800	0.334 Acres



Aerial



Location Map



Confidentiality & Disclaimer

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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.