



OFFERING MEMORANDUM

FOWLER & US 301

11487 N. 301 HIGHWAY, THONOTOSASSA, FL 33592

RYAN SAMPSON, CCIM, ALC
Principal
D. 813.287.8787 x4
M. 813.417.5928
Ryan@TheDirtDog.com



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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.

PROPERTY DESCRIPTION

This property is ideally situated on US 301 and is ready to be rezoned and developed into a retail or office use. The parcel has approximately 260 feet of frontage on 301. It is just north of the newly reconfigured intersection and the Winn Dixie anchored shopping center.

LOCATION DESCRIPTION

The property is located at 11487 N. 301 Highway, Thonotosassa, FL. It is on the east side of US 301, north of Fowler Rd and the Winn-Dixie anchored shopping center. Thonotosassa is a rural suburb of Tampa. The municipality is Hillsborough County.

PROPERTY SIZE

2.02 Acres

ZONING

AS-0.4

PARCEL ID

060604-0000

PROPERTY OWNER

Timothy Muscaro

PRICE

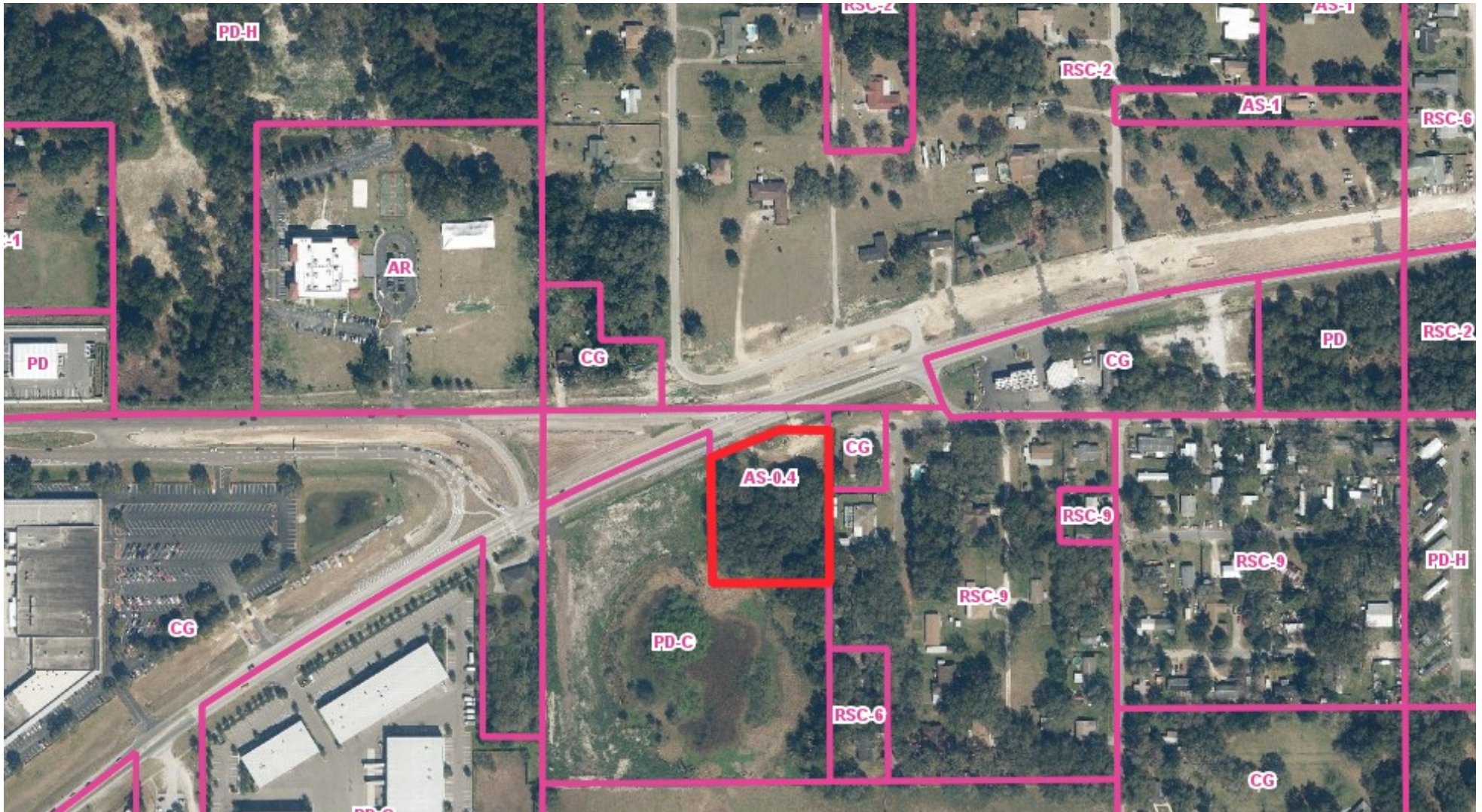
\$599,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC
Principal
813.287.8787 x4
Ryan@TheDirtDog.com

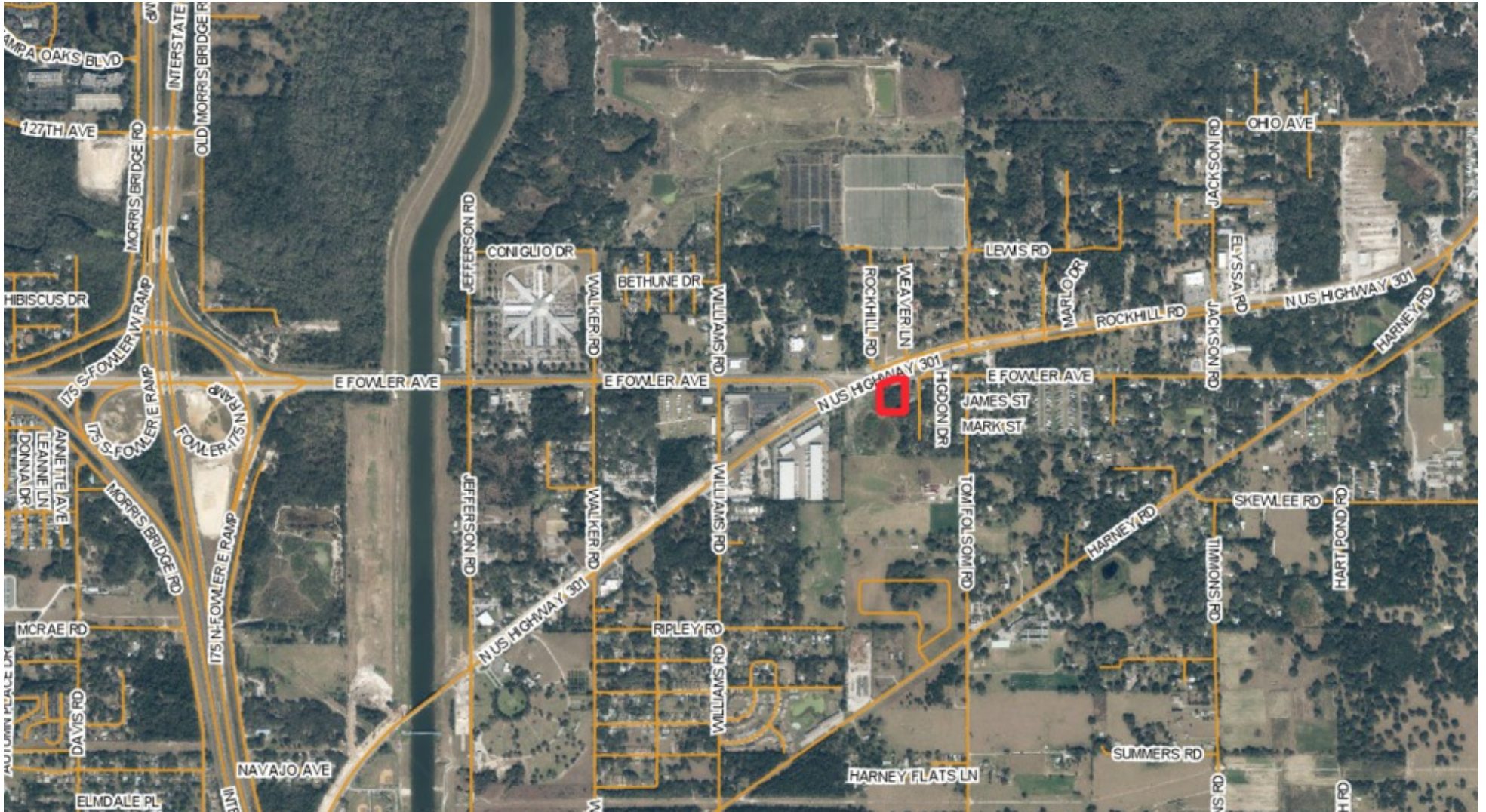




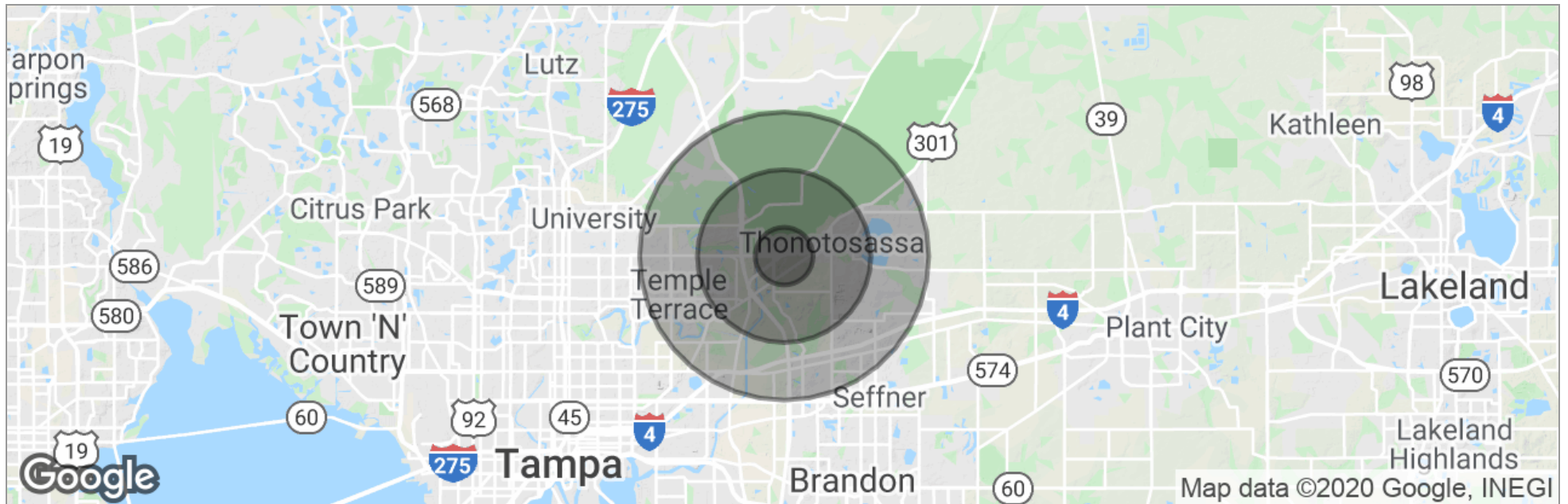








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	1 Mile	3 Miles	5 Miles
Total Population	1,761	23,654	82,263
Population Density	561	837	1,047
Median Age	38.8	35.0	33.2
Median Age (Male)	40.5	34.7	32.1
Median Age (Female)	38.4	36.3	34.8
Total Households	679	9,434	32,488
# of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$40,791	\$58,356	\$59,215
Average House Value	\$180,415	\$181,137	\$187,804

* Demographic data derived from 2010 US Census

