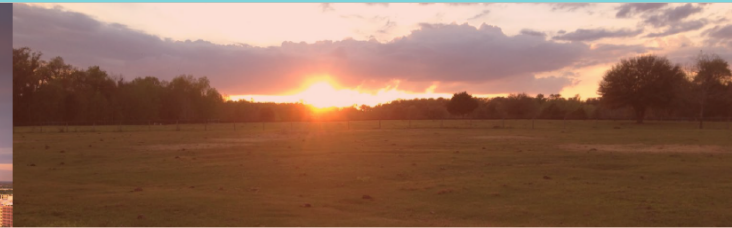
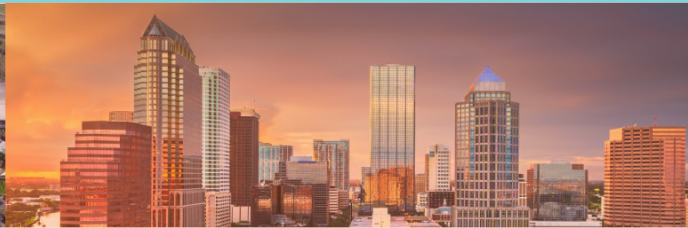


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The Delong property is 8.24 acres of vacant commercial land on US 301 in Dade City. It's currently zoned General Commercial and has a future land use of ROR. Utilities are to the site. The AADT is 23,500.

Of the 8.24 acres, it's estimated that 2 acres are usable. The usable portion of the property was raised using fill from the area that is now drainage/retention.

LOCATION DESCRIPTION

The Delong property is located on the east side of US 301 in Dade City in Pasco County. It's situated between Dade Village Shopping Center and the commercial along Countryside Place. Access is provided via right-in, right-out.

MUNICIPALITY

Dade City

PROPERTY SIZE

8.24 Acres

ZONING

General Commercial

FUTURE LAND USE

ROR (Retail/Office/Residential)

PRICE

\$1,300,000

BROKER CONTACT INFO

J. Michael Strahan, ALC, CCIM, MAB
Broker Associate
813.287.8787 x5
michael@thedirtdog.com

Chris Bowers, CCIM
Senior Broker
813.287.8787 x8
chris@thedirtdog.com



Aerial Looking South



8.24± Acres

US 301

AAADT 23,500

DAMS
HOMES

Eshenbaugh
LAND COMPANY



The Dirt Dog
thedirtdog.com

Aerial Looking East



8.24±
Acres

US 301

AA DT 23, 500

Osprey Pointe Apartments

Eshenbaugh
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Aerial Looking East



Demographics - 1 Mile Radius

KEY FACTS

2,575

Population



Average Household Size

42.1

Median Age

\$52,777

Median Household Income

INCOME



\$52,777

Median Household Income



\$26,126

Per Capita Income



\$79,787

Median Net Worth

BUSINESS



180

Total Businesses



2,126

Total Employees

EMPLOYMENT



61%

White Collar



21%

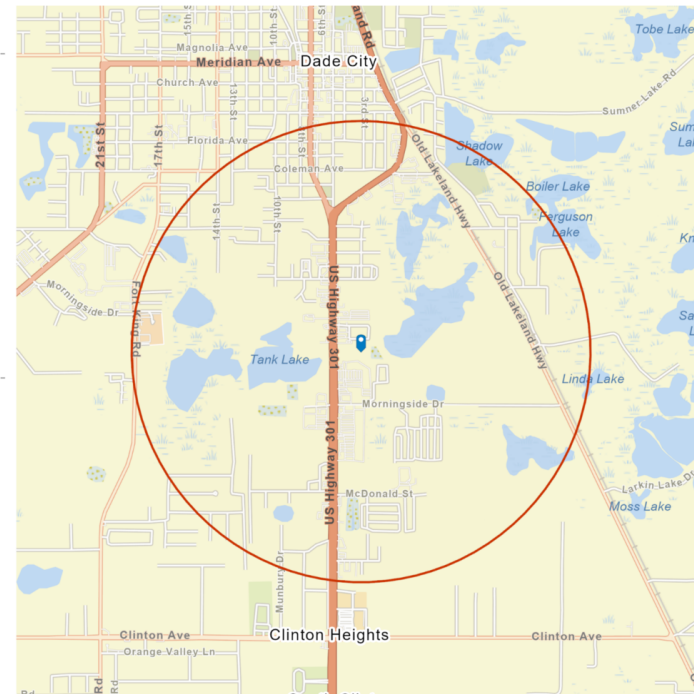
Blue Collar



Services

3.7%

Unemployment Rate



Demographics - 3 Mile Radius

KEY FACTS

16,705

Population



Average Household Size

40.3

Median Age

\$46,274

Median Household Income

INCOME



\$46,274

Median Household Income



\$22,132

Per Capita Income



\$79,600

Median Net Worth

BUSINESS



811

Total Businesses



8,110

Total Employees

EMPLOYMENT



53%

White Collar



31%

Blue Collar

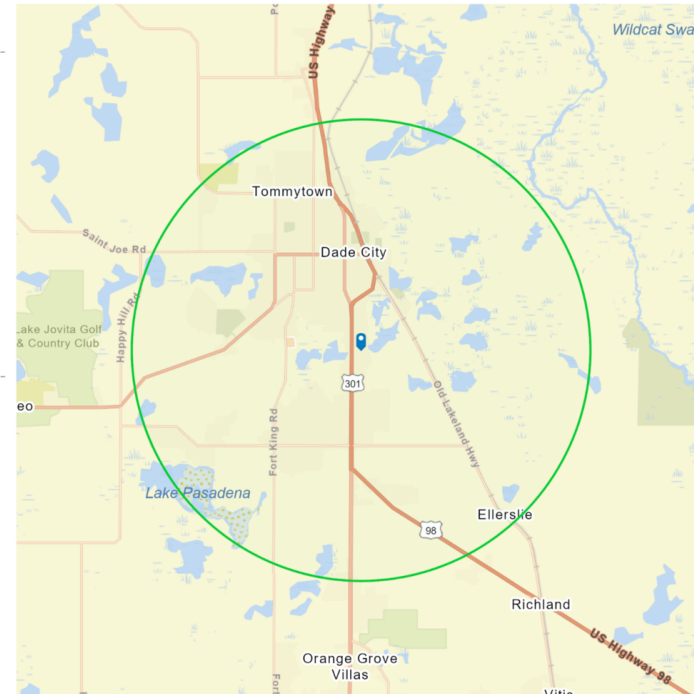


17%

Services

4.4%

Unemployment Rate



Demographics - 5 Mile Radius

KEY FACTS

27,589

Population



Average Household Size

42.8

Median Age

\$52,351

Median Household Income

INCOME



\$52,351

Median Household Income



\$25,902

Per Capita Income



\$123,568

Median Net Worth

BUSINESS



1,062

Total Businesses



10,019

Total Employees

EMPLOYMENT



56%

White Collar



27%

Blue Collar

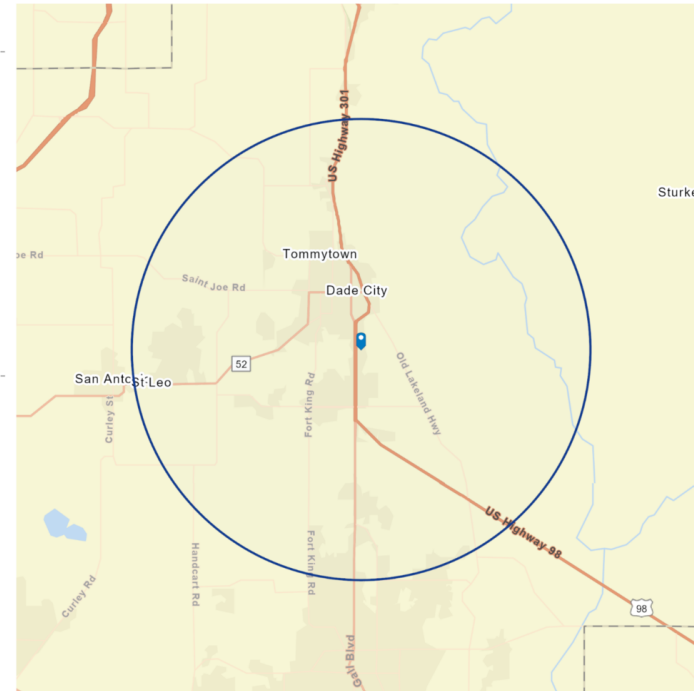


17%

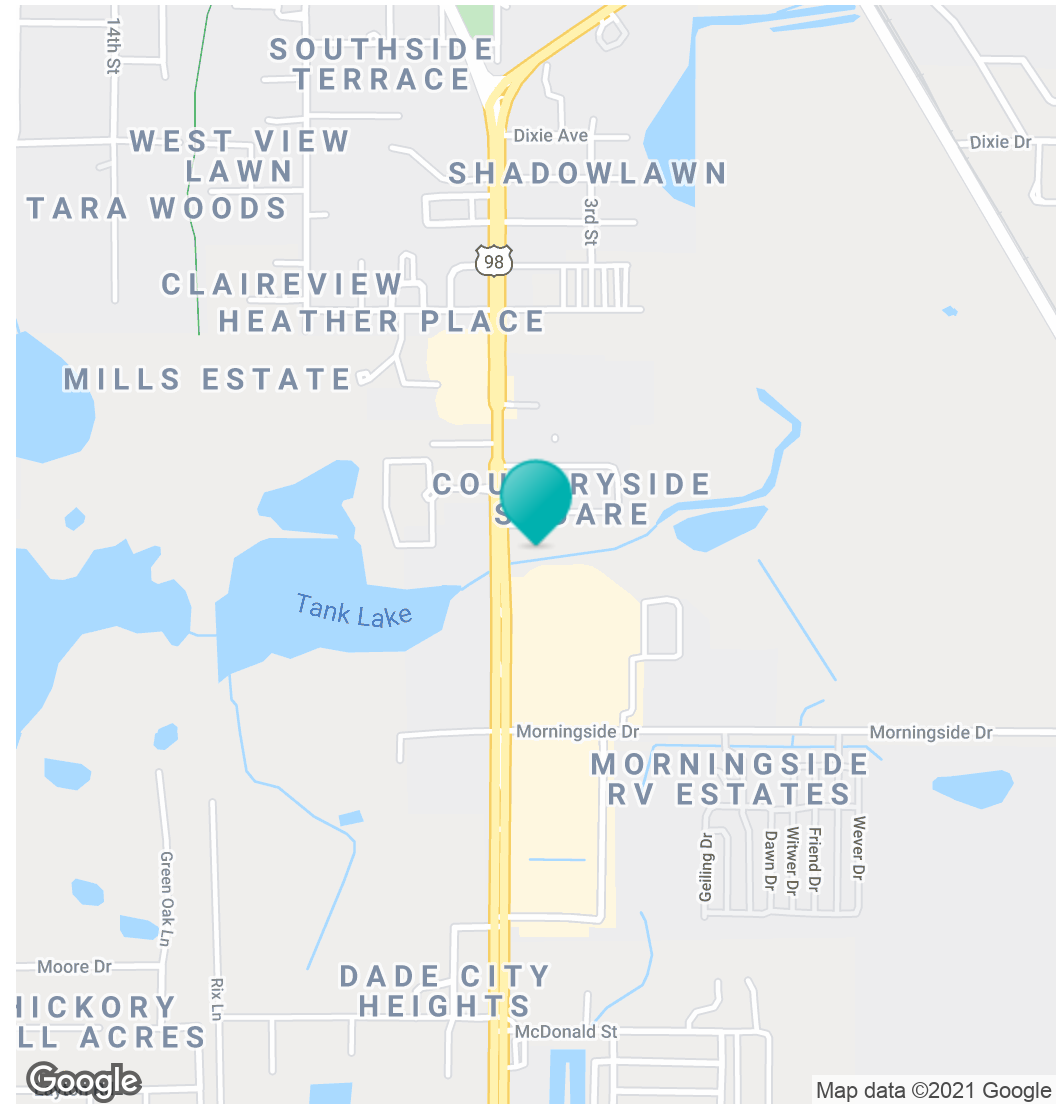
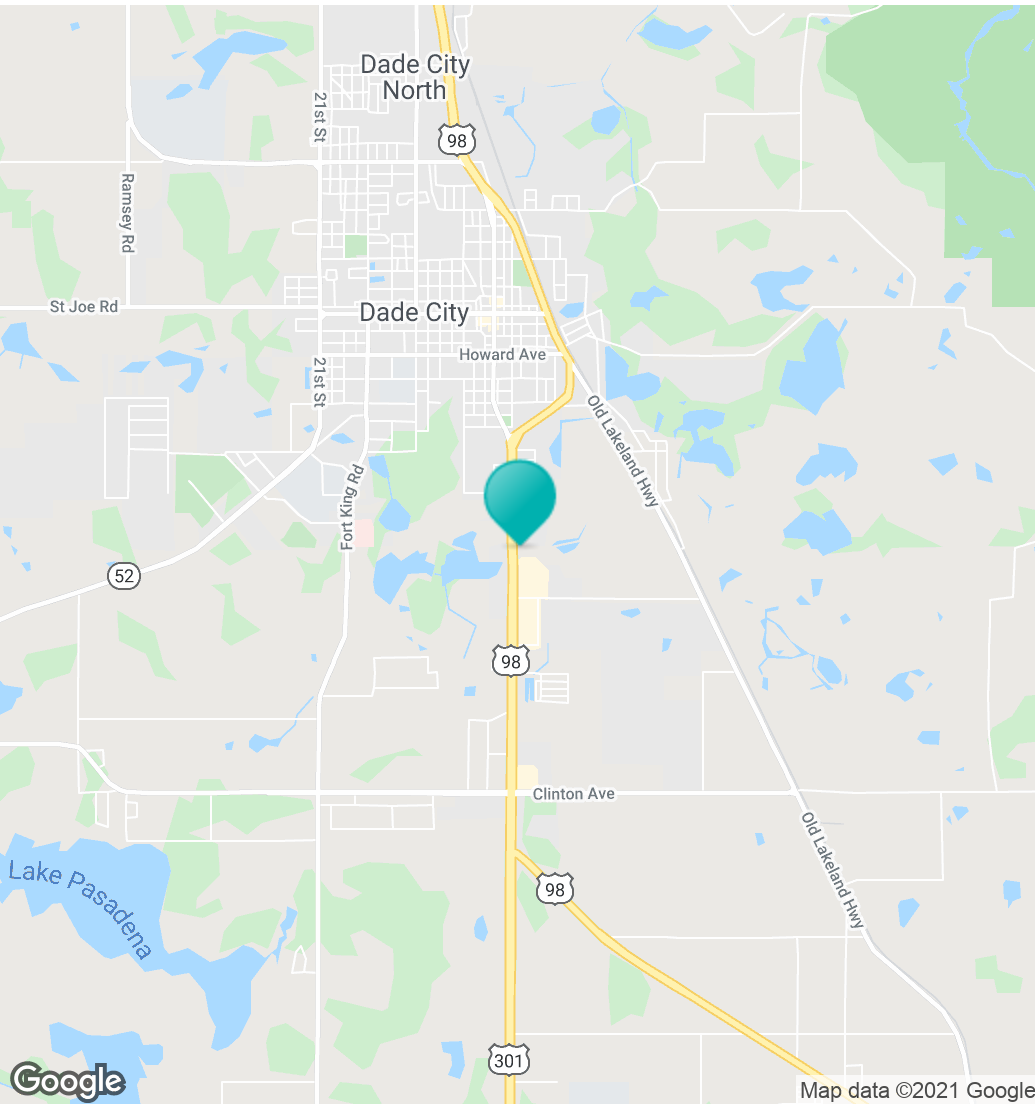
Services

4.0%

Unemployment Rate



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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