





# Aerial Overview South





# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase 5.92 acres of vacant land located on a 24 acre private, quiet lake known as Lake Brooker, boasting 400 feet of frontage to it. The property also showcases 220 feet of frontage to N Dale Mabry Hwy with visibility to 38,500 cars per day. The site consists of what appears to be 2.2± acres of developable land with the remainder being lowlands. The site allows for up to 20,000 square feet buildable, with a variety of possible uses including single family residence, professional/medical office, day care, vet clinic and more. The site is on well and septic.

## LOCATION DESCRIPTION

The property is located in northern Hillsborough County, on the east side of Dale Mabry Hwy, about a quarter-mile north of the Dale Mabry & Lutz Lake Fern Road intersection. The property sits conveniently just to the north of a Publix anchored shopping center and professional office complexes, while sitting just over 1 mile south of Target and Walmart.

## PROPERTY SIZE

5.92± Acres

## ZONING

ASC-1

## FUTURE LAND USE

R-1

## PARCEL ID

U-02-27-18-ZZZ-000000-47220.0

## PRICE

\$800,000

## BROKER CONTACT INFO

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Senior Advisor/President

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# Aerial Overview East





# Aerial Overview



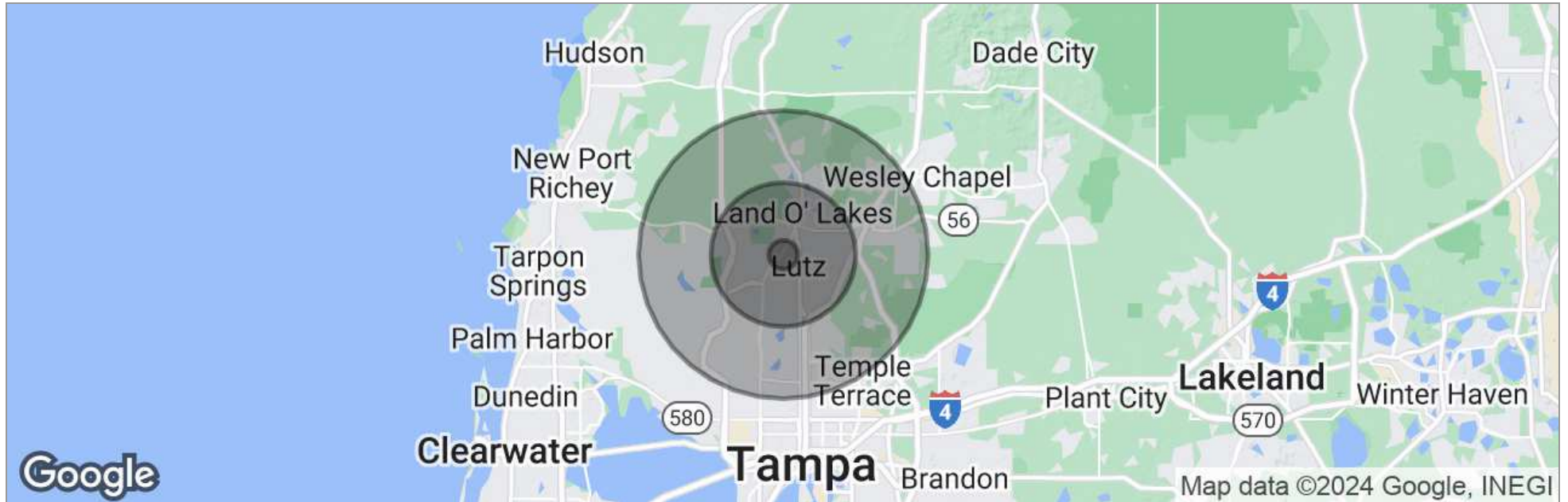


# Property Photos





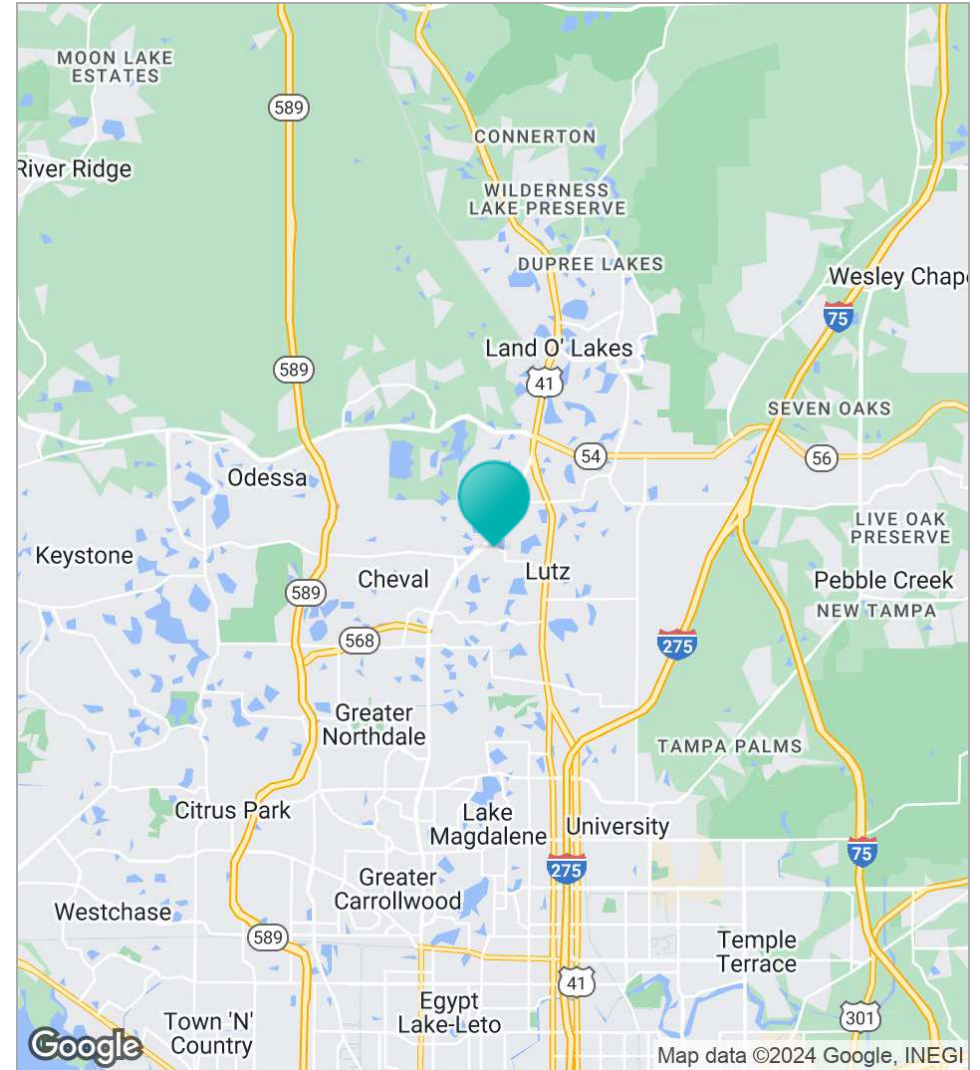
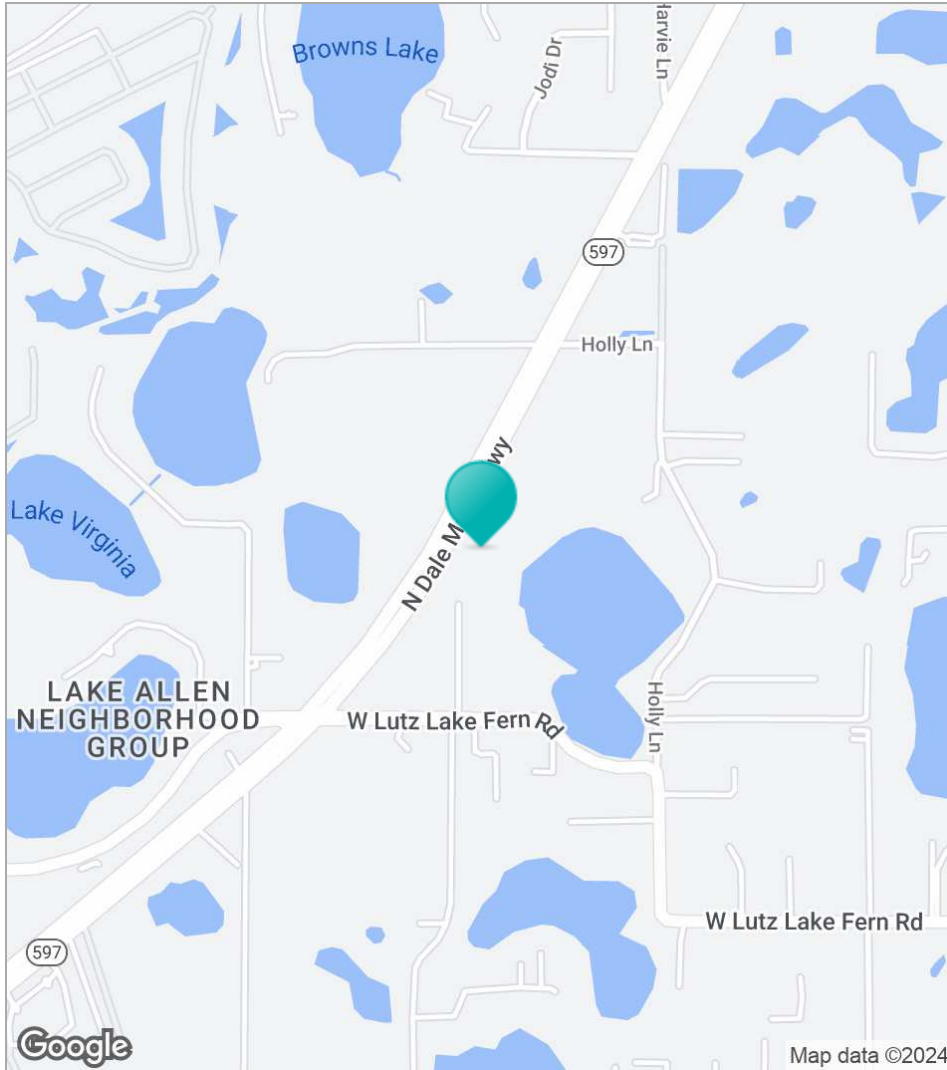
# Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	3,264	92,367	451,876
Population Density	1,039	1,176	1,438
Median Age	41.4	39.6	35.6
Median Age (Male)	41.6	38.6	34.8
Median Age (Female)	41.4	40.6	36.5
Total Households	1,107	35,027	171,785
# of Persons Per HH	2.9	2.6	2.6
Average HH Income	\$108,158	\$87,409	\$70,343
Average House Value	\$338,436	\$316,378	\$272,079

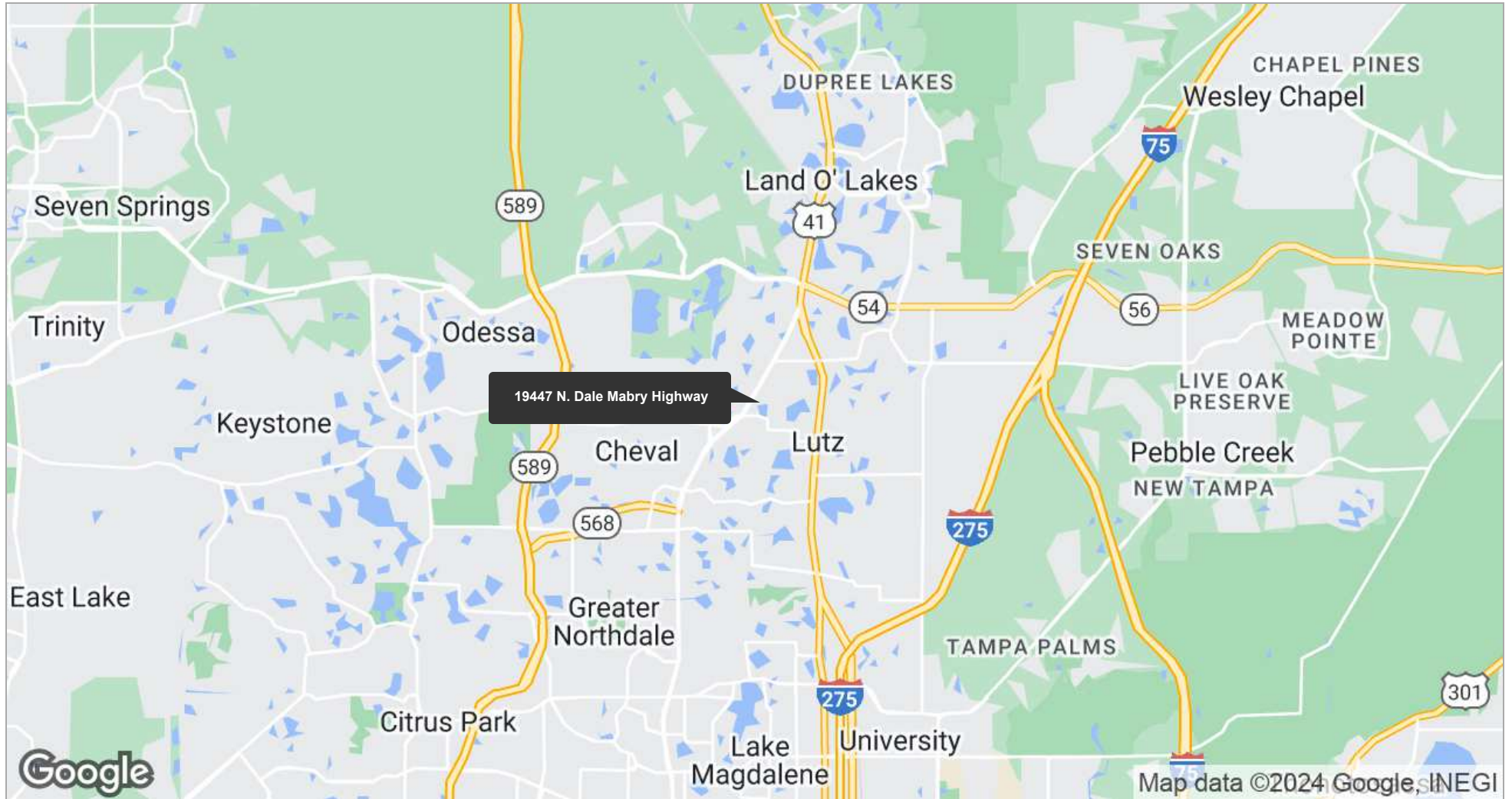
\* Demographic data derived from 2020 ACS - US Census

# Location Maps





# Regional 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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