

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial Looking North



8.92±
ACRES

MCMULLEN LOOP

Property Description

PROPERTY DESCRIPTION

Discover the perfect opportunity for land investment at 12104 McMullen Loop, Riverview, FL, 33569. This exceptional property, zoned AR, presents a prime prospect for residential development in the sought-after Riverview area. The area surrounding the property offers a vibrant blend of suburban charm and convenient amenities. This locale boasts easy access to major roadways, making it an ideal location for residential development. Whether envisioning a private estate or a residential community, the prime location and offer a wealth of potential for land investors. Nearby, investors will find a range of shopping centers, dining options, and recreational facilities, providing a balanced mix of work and leisure. There is a cell tower on the property that is not included as part of the sale. There is a cell tower on the property that is not being sold with the property.

PROPERTY SIZE

8.92 Acres

ZONING

AR

FUTURE LAND USE

R-4

PARCEL ID

075068-0010 & 075068-0000

PROPERTY OWNER

Royal Holdings LLC

PRICE

\$900,000

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Advisor/Partner

813.287.8787 x8

chris@thedirt dog.com

Aerials Looking West



Aerials Looking East



Aerials



Demographics Map & Report

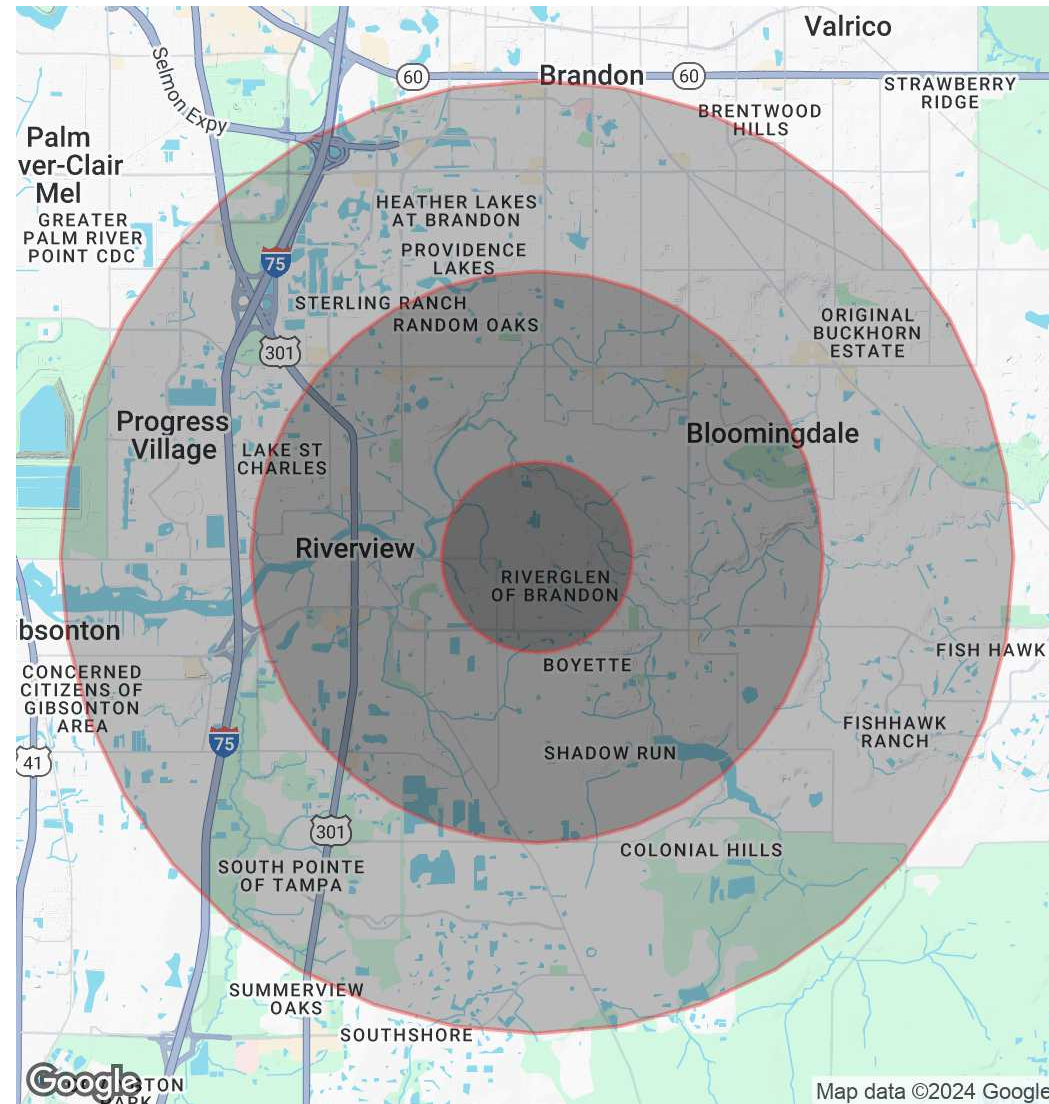
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,684	74,766	224,868
Average Age	43	40	39
Average Age (Male)	42	39	38
Average Age (Female)	44	41	40

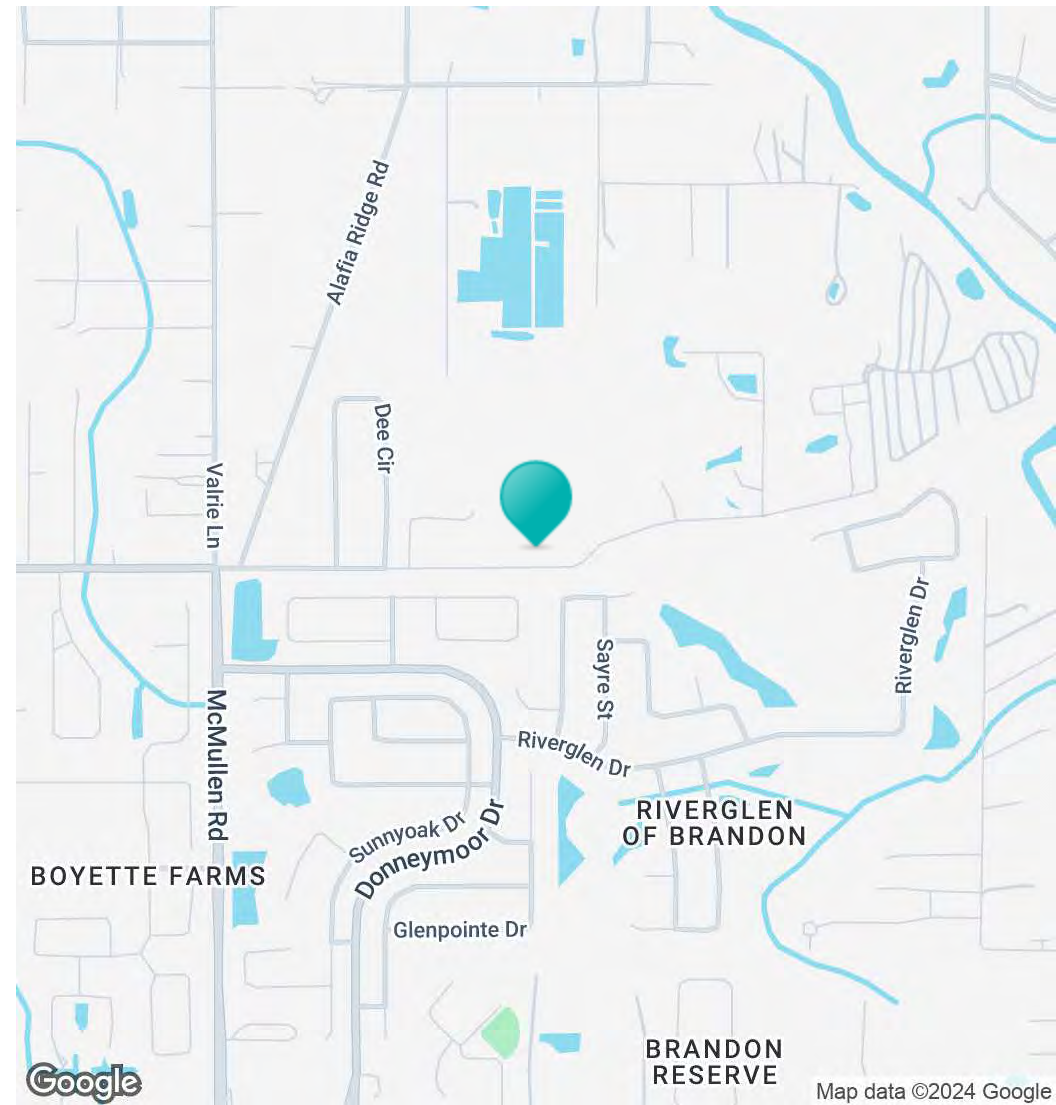
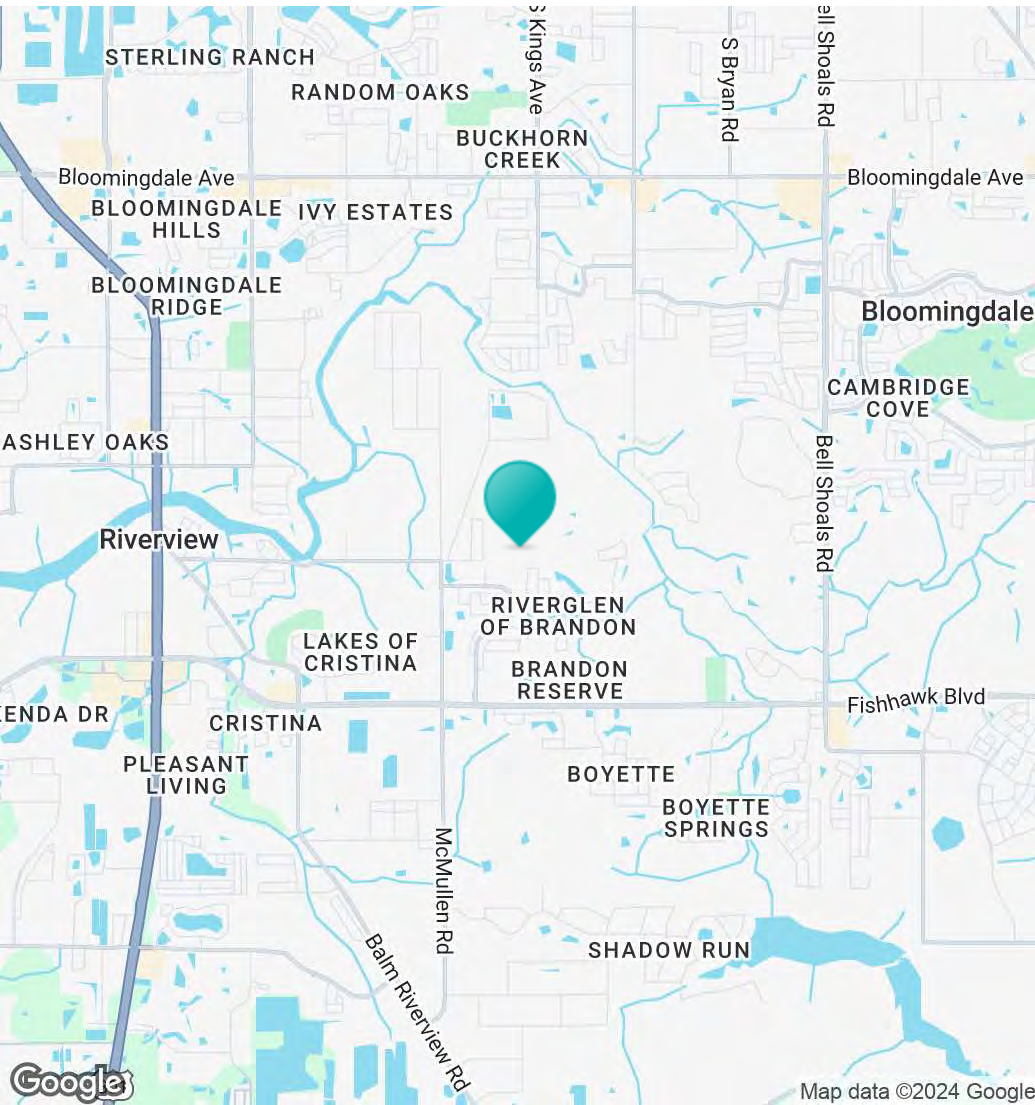
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,415	27,304	81,782
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$145,992	\$116,946	\$112,768
Average House Value	\$423,541	\$401,598	\$377,272

Demographics data derived from AlphaMap



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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