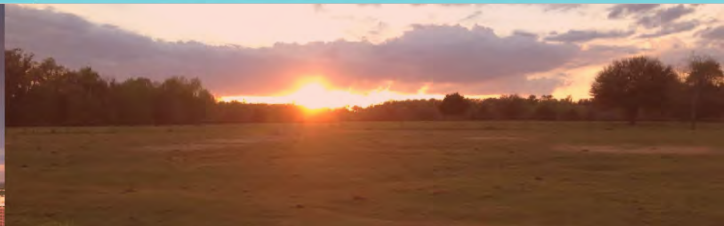
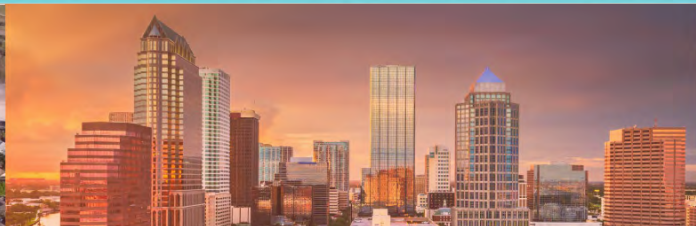


We know this land.



**Eshenbaugh**  
**LAND COMPANY**



**The Dirt Dog**

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

This 2± acre site is available for sale in a great location along Simmons Loop in Riverview, FL. It is just south of the Lola Apartments and across from St. Joseph's Hospital-South.

## MUNICIPALITY

Hillsborough County

## PROPERTY SIZE

2.01 Acres

## ZONING

AS-1

## FUTURE LAND USE

Suburban Mixed Use-6

## PARCEL ID

077739-0000

## PRICE

\$1,500,000

## BROKER CONTACT INFO

**Chris Bowers, CCIM**

Senior Broker Associate

813.287.8787 x8

[chris@thedirt dog.com](mailto:chris@thedirt dog.com)

# Aerial



# Aerial



# Aerial



# Demographics Map & Report

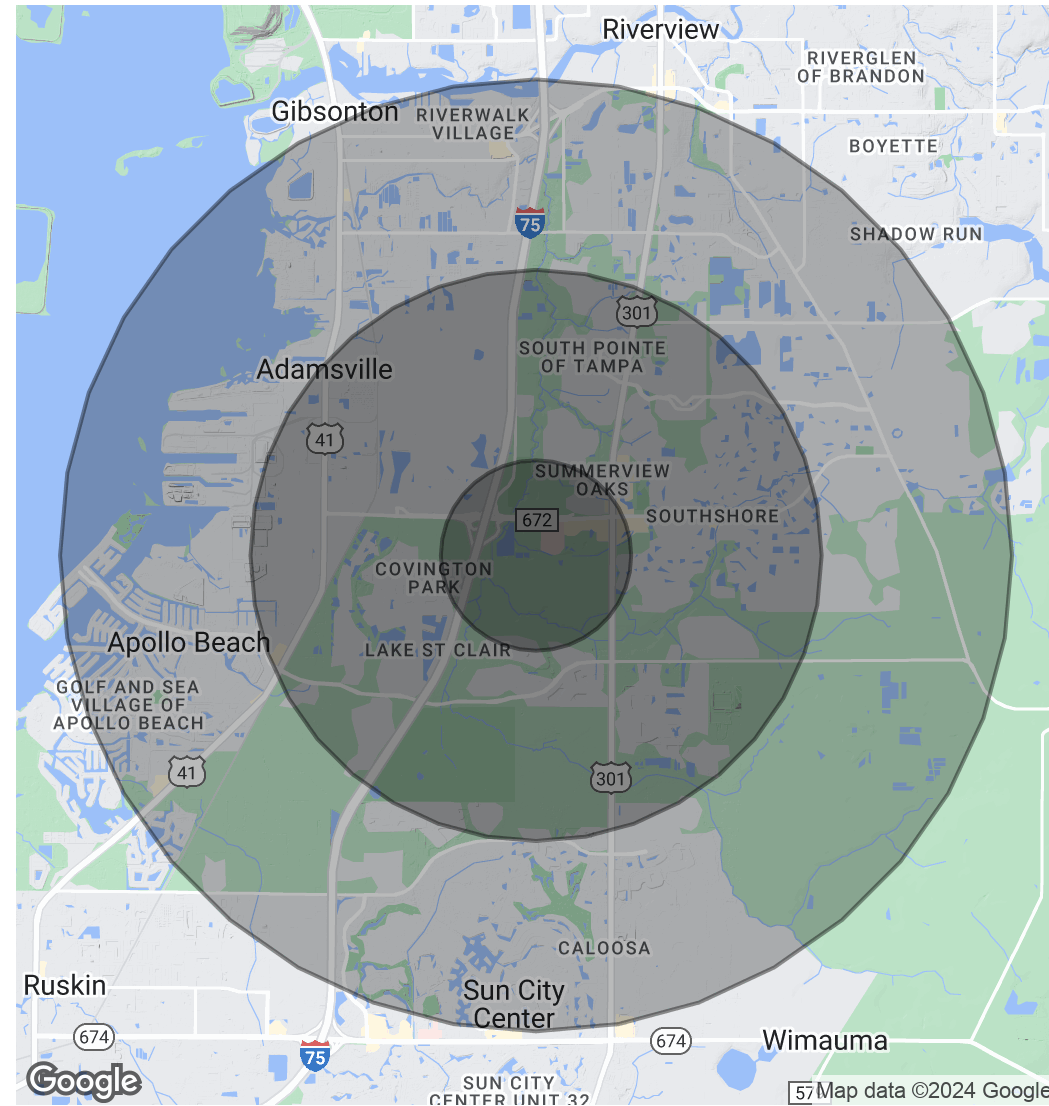
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,187	50,450	113,096
Average Age	34.2	35.3	39.2
Average Age (Male)	32.4	34.0	38.2
Average Age (Female)	36.1	36.5	40.0

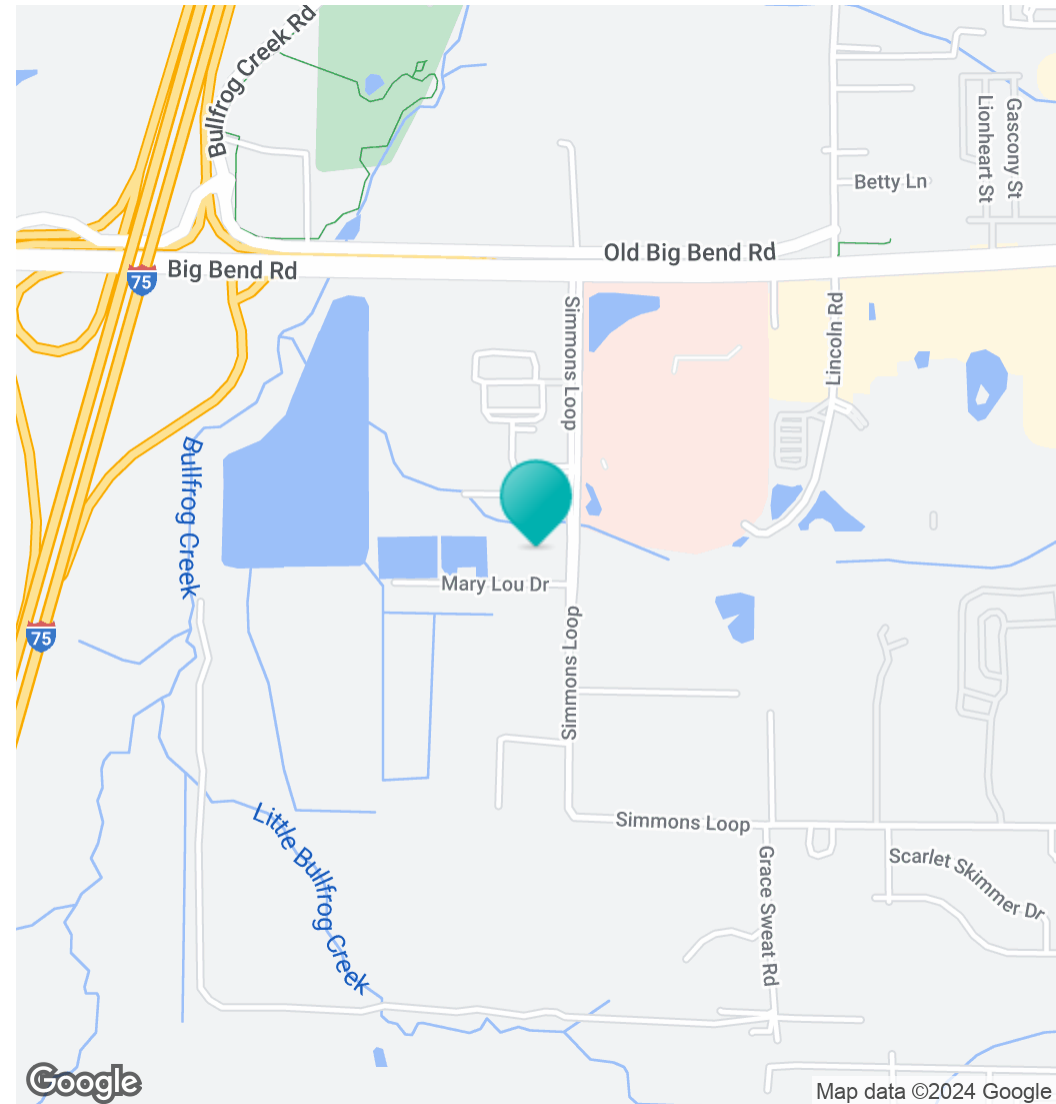
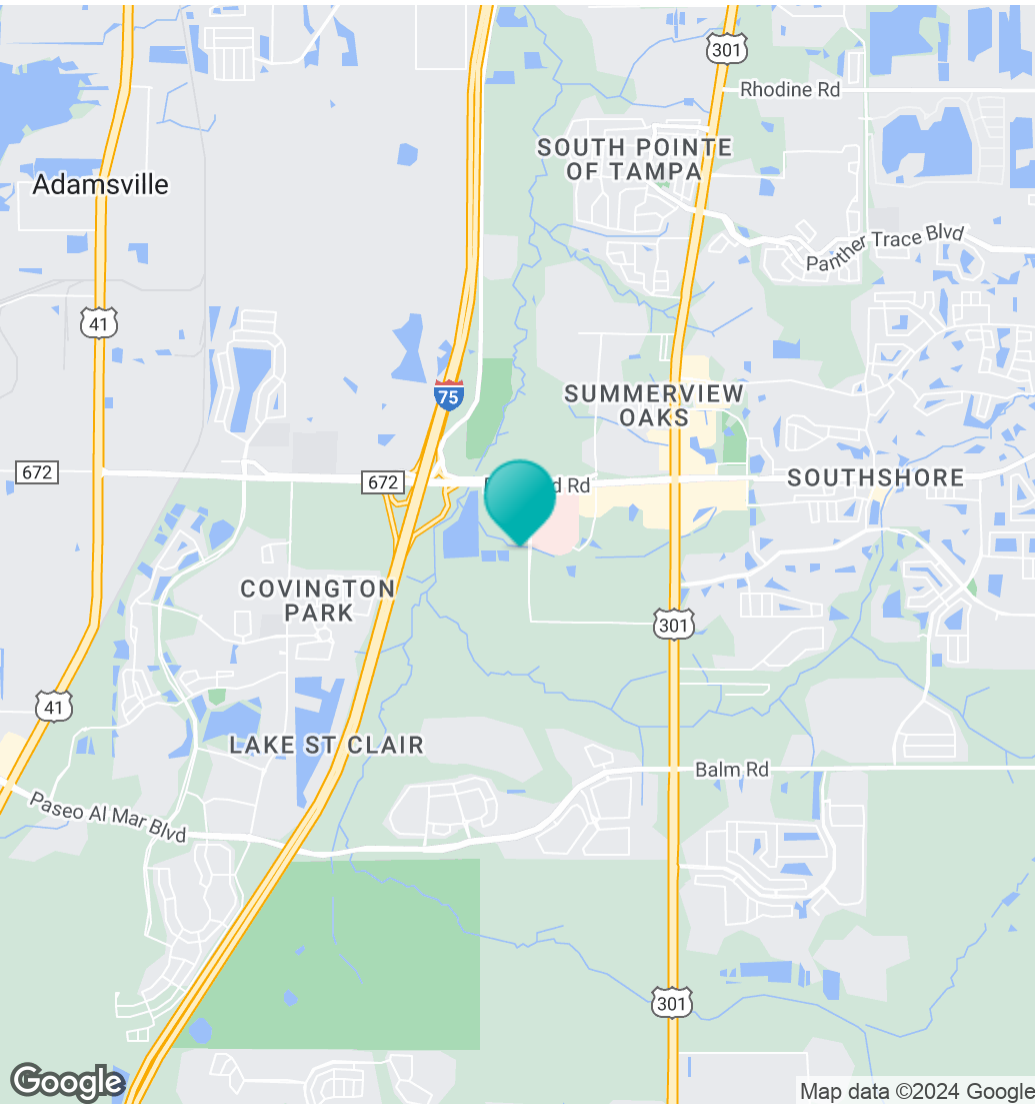
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,708	17,316	43,289
# of Persons per HH	3.0	2.9	2.6
Average HH Income	\$87,356	\$89,117	\$82,940
Average House Value	\$217,705	\$224,086	\$224,616

\* Demographic data derived from 2020 ACS - US Census



# Location Map



# Confidentiality & Disclaimer

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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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.