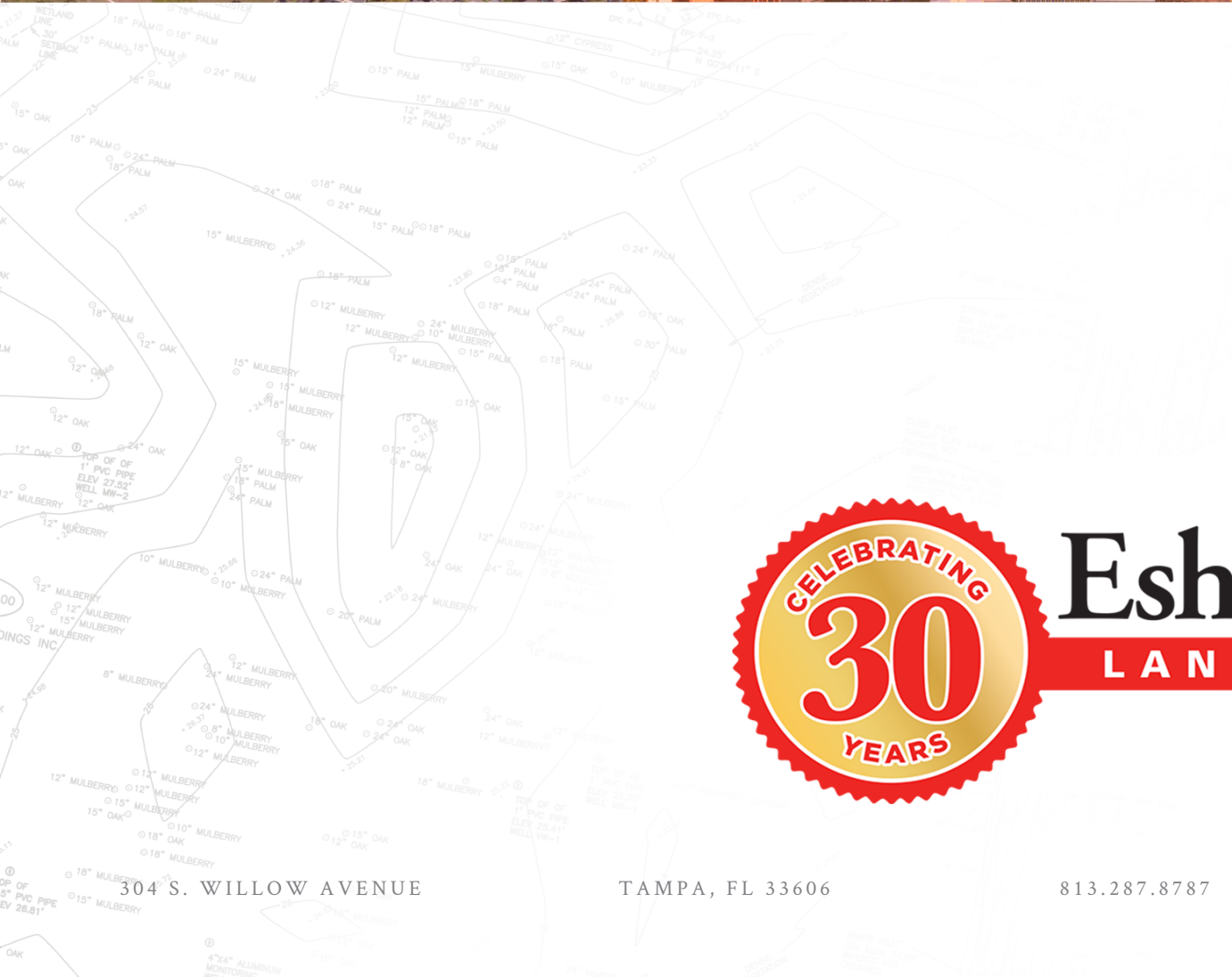
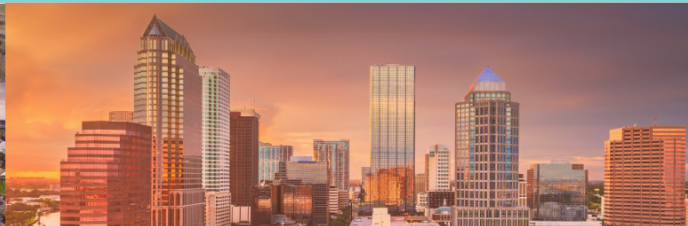


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

This Arbor Woods Commercial parcel is zoned for commercial use and is 3.14+/- acres directly off State Road 56, with around 680' of frontage.

LOCATION DESCRIPTION

Arbor Woods Commercial is located directly off State Road 56 and under 1 mile East of I-75. The site is also located just half a mile from The Shops at Wiregrass, and a mile away from Tampa Premium Outlets.

PROPERTY SIZE

3.14 Acres

ZONING

MPUD for up to 20,000 SF of Commercial

PROPERTY OWNER

TAYLOR MORRISON OF FLORIDA INC

PRICE

\$1,000,000

BROKER CONTACT INFO

Chris Bowers, CCIM

Senior Broker

813.287.8787 x8

chris@thedirt dog.com

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

Aerial



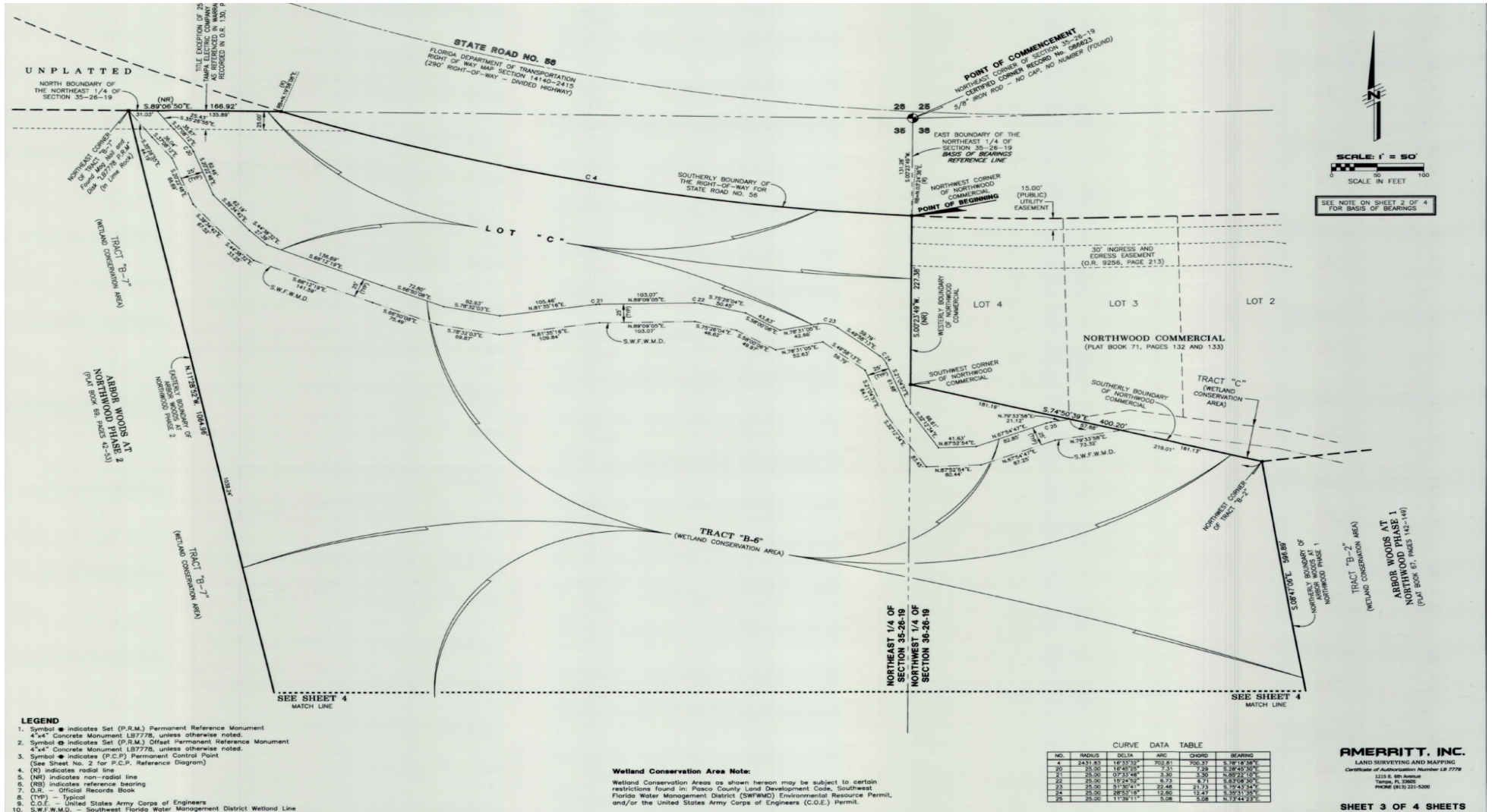
Additional Photos



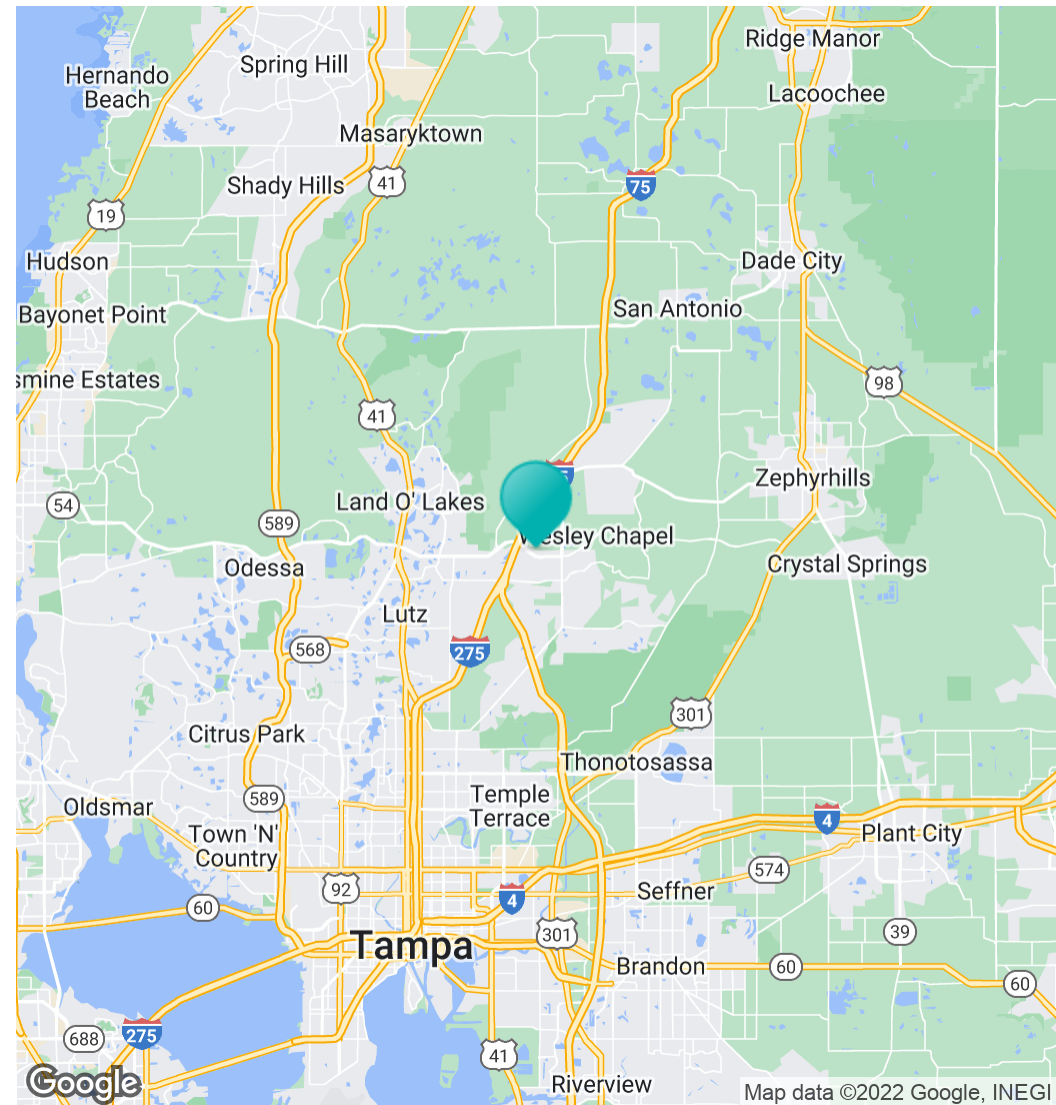
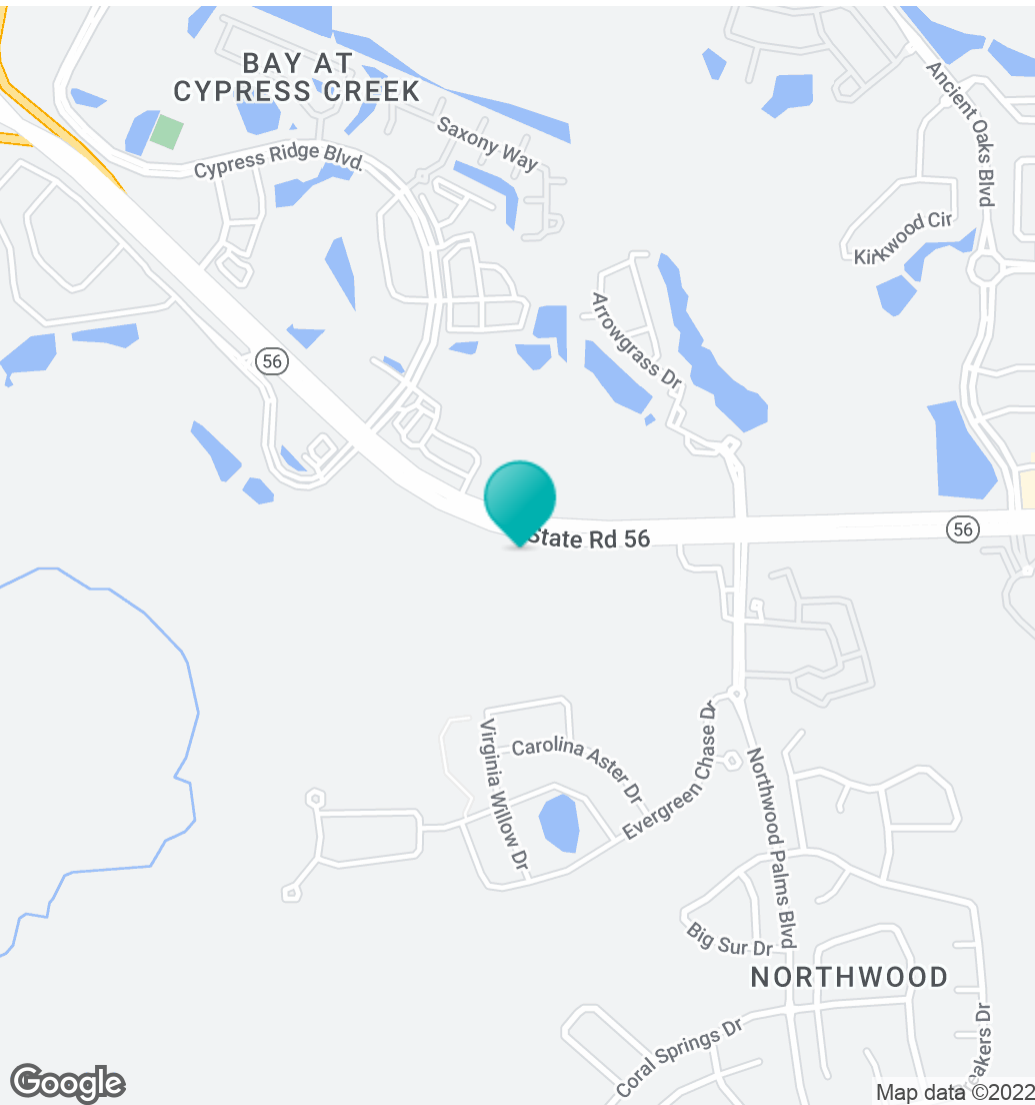
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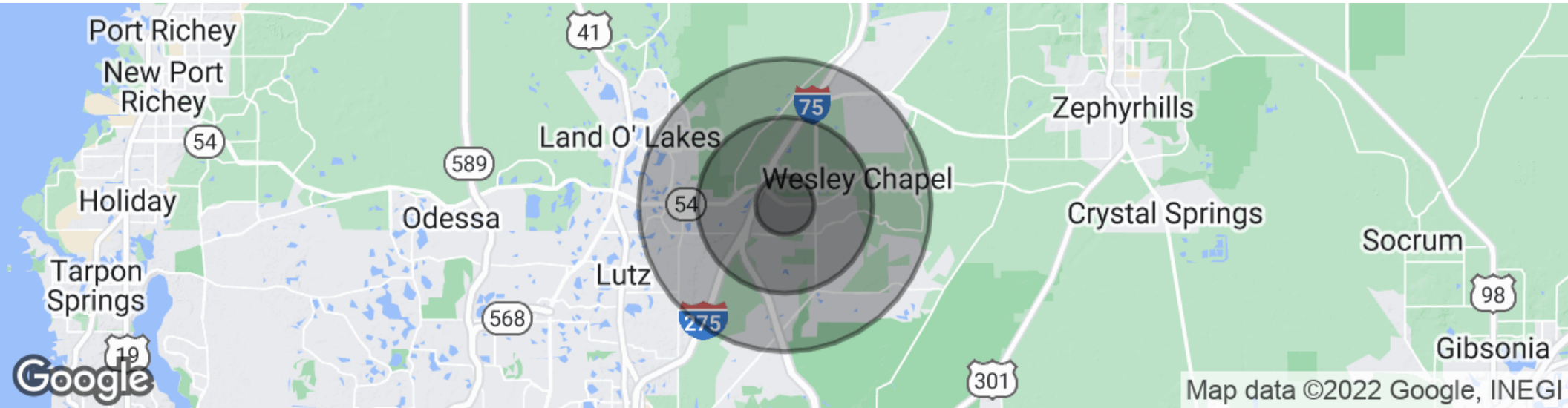
Site Plan



Location Maps



Demographics Map & Report



POPULATION

Total population
Median age
Median age (Male)
Median age (Female)

1 MILE

3,600
33.3
29.1
36.0

3 MILES

37,415
33.8
33.7
33.7

5 MILES

102,844
34.3
34.1
34.3

HOUSEHOLDS & INCOME

Total households
of persons per HH
Average HH income
Average house value

1 MILE

1,321
2.7
\$77,157
\$428,703

3 MILES

13,209
2.8
\$85,113
\$272,871

5 MILES

36,436
2.8
\$87,844
\$260,311

* Demographic data derived from 2020 ACS - US Census

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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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