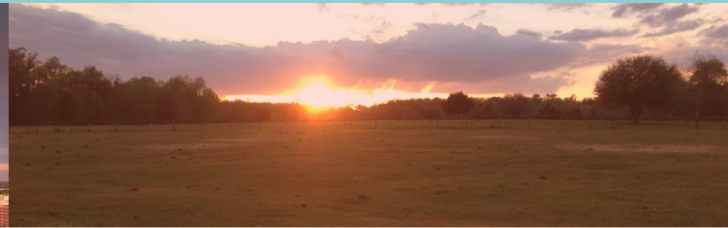
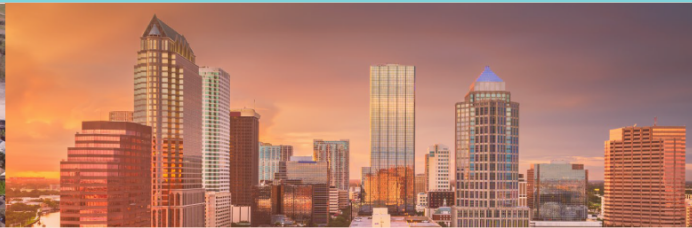


We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire a 2.09± acre parcel zoned for both office and a bank branch. However, the site does not allow for any other retail uses to be built on the property other than a bank branch. The property has a full median break on Belcher Road.

LOCATION DESCRIPTION

The property is located on the east side of Belcher Rd. just north of Old Coachman Rd. in unincorporated Pinellas County, Florida. It is also located just south of a major condo project called “Top of the World”.

PROPERTY SIZE

2.09± Acres

ZONING

GO- General Office with a FLU of ROG.

Max height is 45' and max FAR is .50 with max impervious surface of .75

PRICE

\$795,000

BROKER CONTACT INFO

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Principal

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Bill Eshenbaugh, CCIM, ALC

President, Lic. Real Estate Broker

813.287.8787 x1

Bill@TheDirtDog.com

Aerial Looking SW



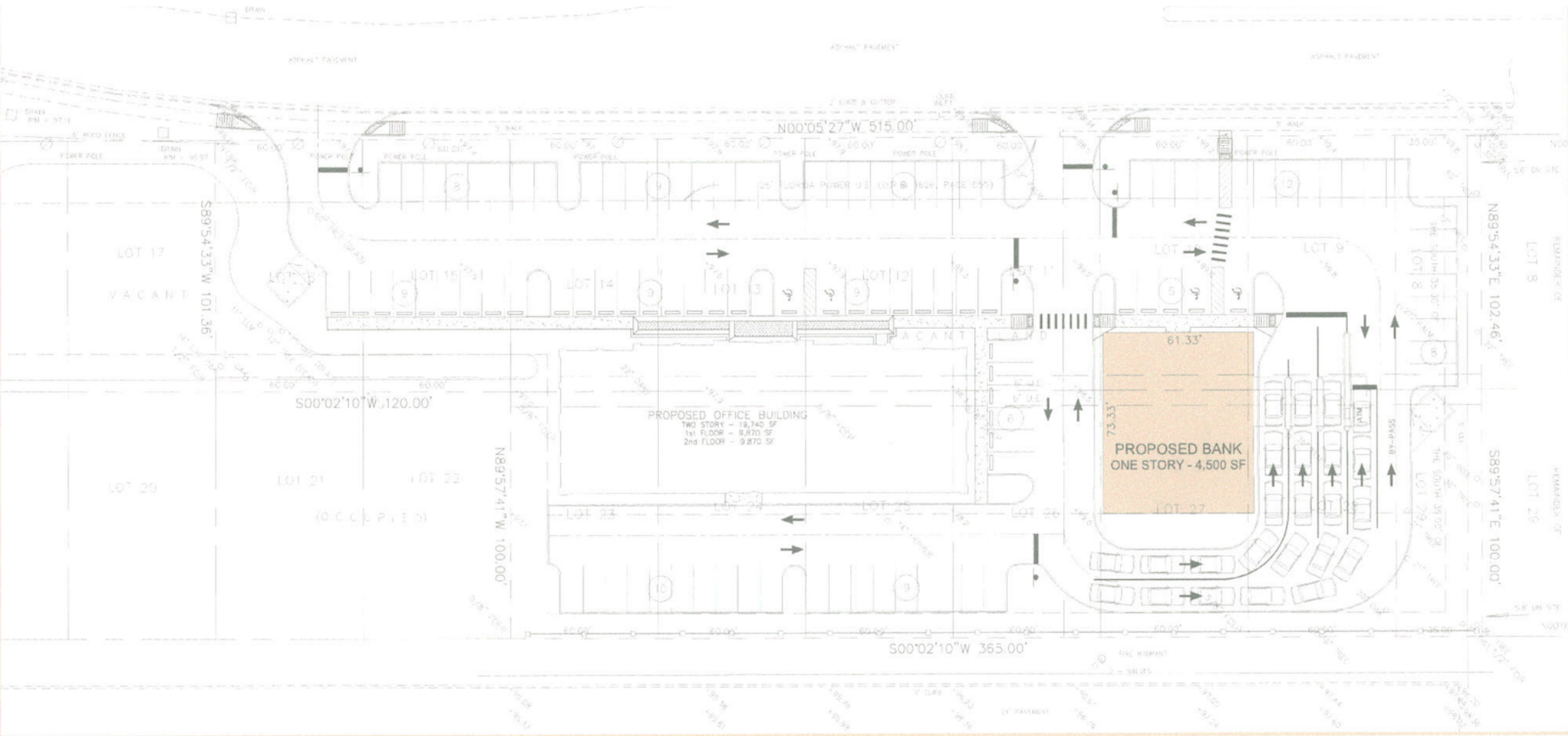
Aerial Looking SE



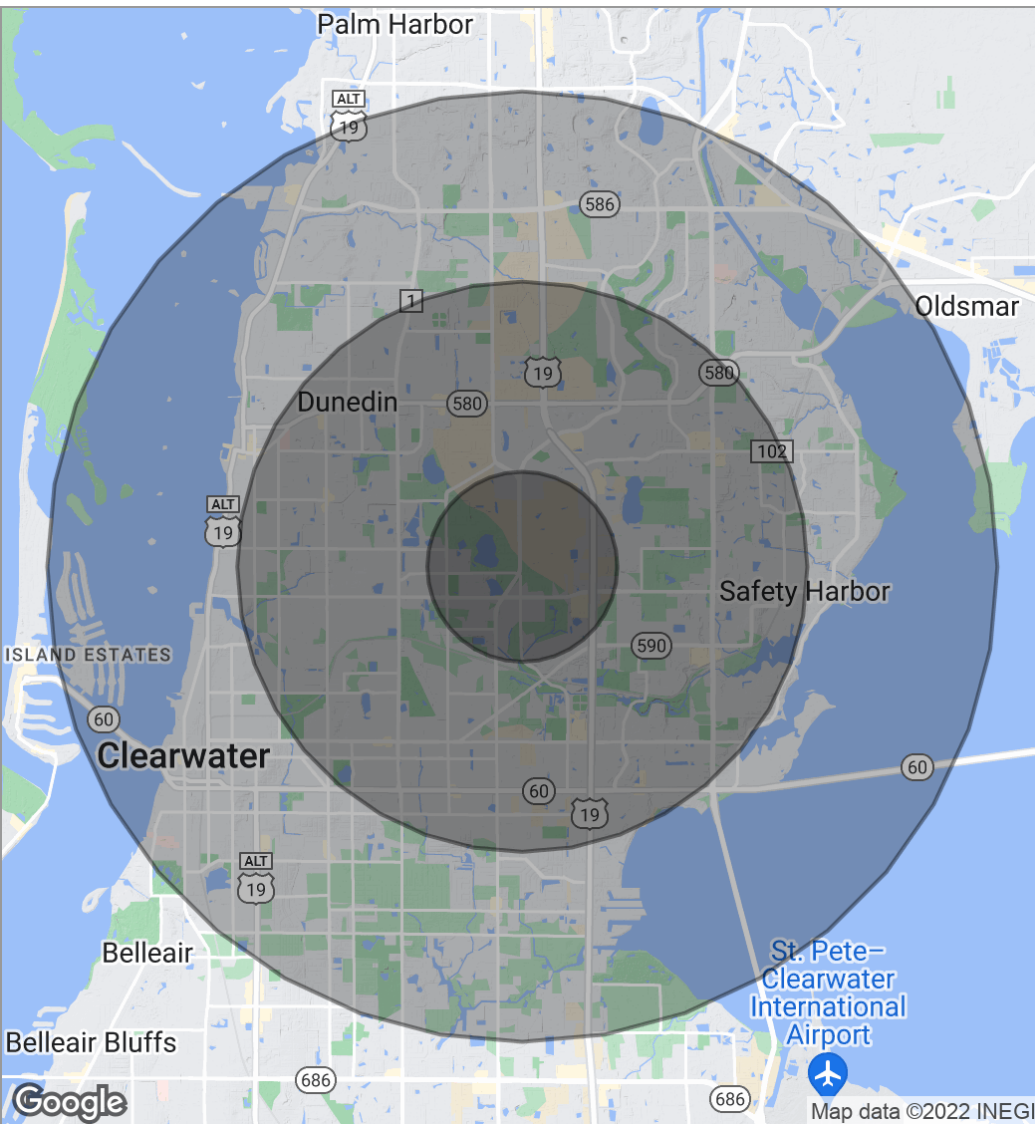
Site Plan



Site Plan



Demographics Map



POPULATION

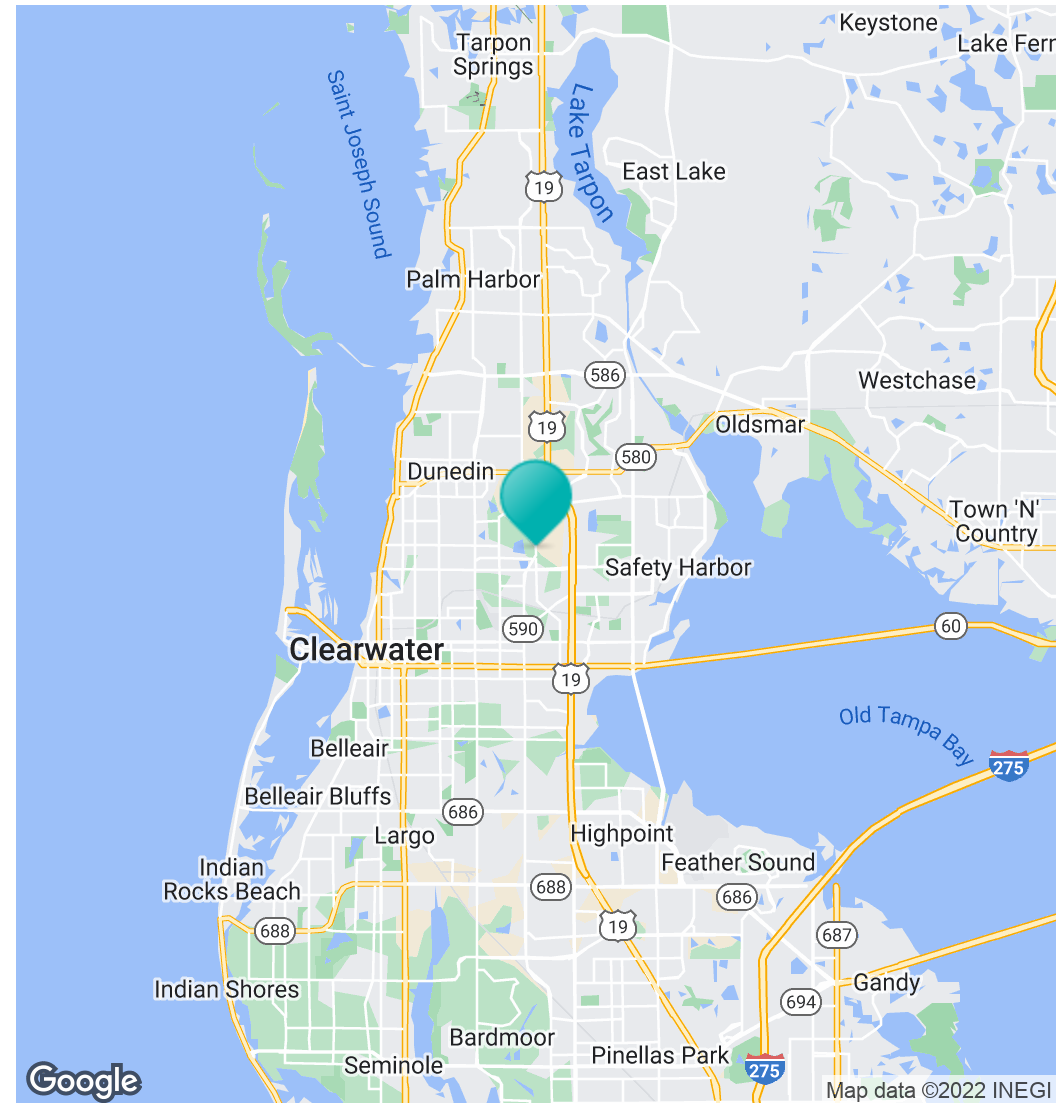
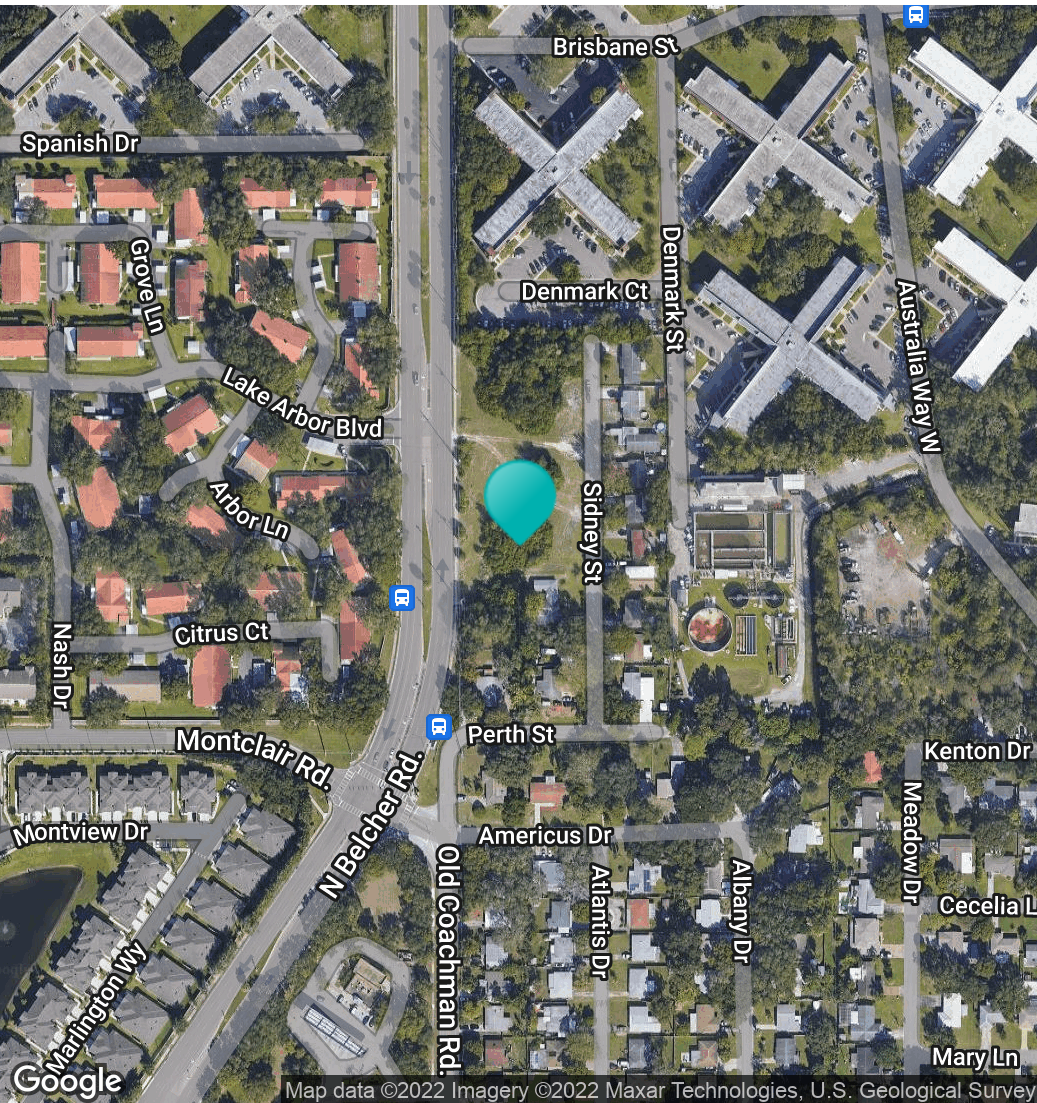
	1 MILE	3 MILES	5 MILES
Total population	14,118	106,738	226,508
Median age	56.9	46.2	45.8
Median age (Male)	55.2	45.1	44.6
Median age (Female)	58.5	46.9	46.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,389	47,973	97,520
# of persons per HH	1.9	2.2	2.3
Average HH income	\$53,923	\$56,672	\$60,039
Average house value	\$124,602	\$189,695	\$227,583

* Demographic data derived from 2020 ACS - US Census

Location Maps



Confidentiality & Disclaimer

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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.