



OFFERING MEMORANDUM

# KINGS MILL

3472 E 60 HIGHWAY, VALRICO, FL 33594

**RYAN SAMPSON, CCIM, ALC**  
Principal  
D. 813.287.8787 x4  
M. 813.417.5928  
Ryan@TheDirtDog.com

**CHRIS BOWERS, CCIM**  
Senior Broker  
D. 813.287.8787 x8  
M. 813.468.9292  
chris@thedirtdog.com

**Eshenbaugh**  
LAND COMPANY

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

## PROPERTY DESCRIPTION

Join Arby's, O'Reillys, Dollar General and Discovery Point at Kings Mill Commercial in Valrico, FL. This masterplanned retail development has only a handful of outparcels remaining along SR 60 for commercial uses including medical office. The parcels are pad ready with utilities in place and master retention offsite. Seller will consider subdividing the parcels as well as ground leases, if more desirable.

## LOCATION DESCRIPTION

Kings Mill is located in the north east quadrant of SR 60 and Mulrennan Rd in Valrico, FL, a suburb of Tampa. The parcels are located on the north side of the road with access from both SR 60 and Mulrennan Rd. SR 60 has approximately 26,500 AADT.

## PROPERTY SIZE

Parcels sizes range

## ZONING

PD-Zoning allows for CN uses with 30 foot height restriction. Daycare, automotive part sales, and noxious uses are restricted.

## PRICE

Lot D- \$1,500,000  
Lot E- \$750,000  
Lot J- \$700,000  
Lot B- \$450,000  
Lot C- \$450,000  
Lot H- \$275,000

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**  
Principal  
813.287.8787 x4  
[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)

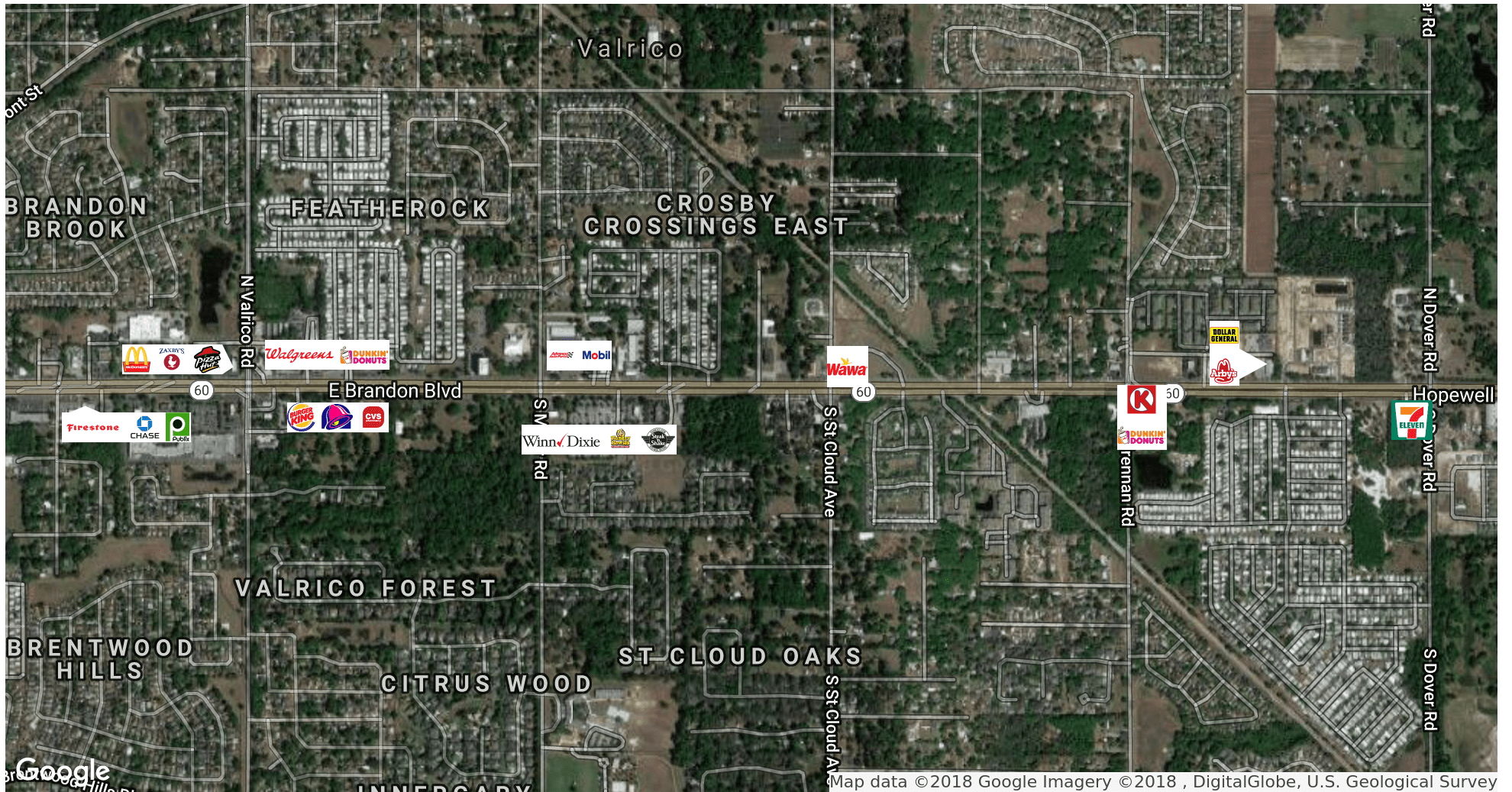
**Chris Bowers, CCIM**  
Senior Broker  
813.287.8787 x8  
[chris@thedirtdog.com](mailto:chris@thedirtdog.com)

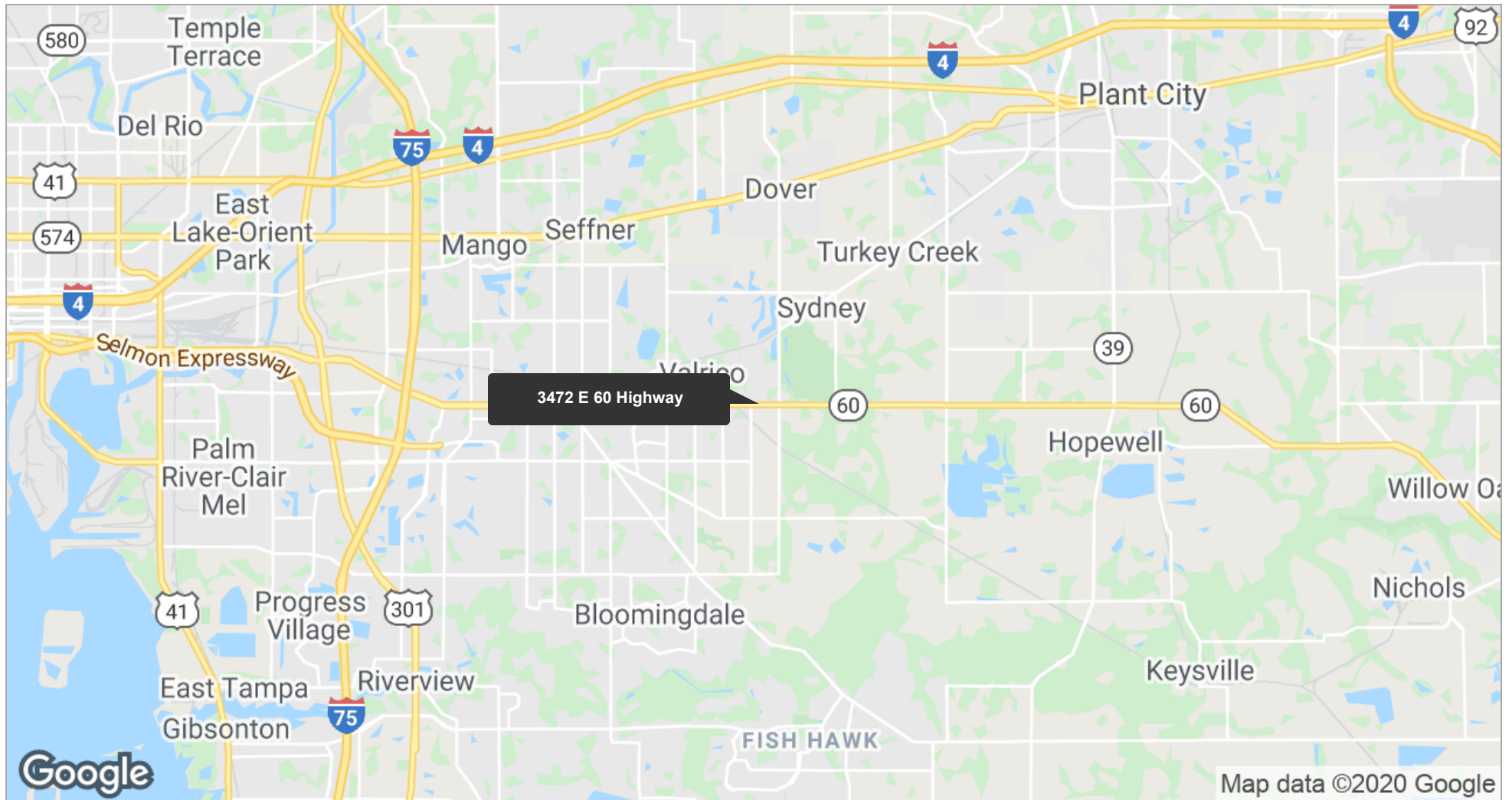


**# OF LOTS** | 6      **TOTAL LOT SIZE** | 0.72 - 1.54 Acres  
**BEST USE** | -      **TOTAL LOT PRICE** |

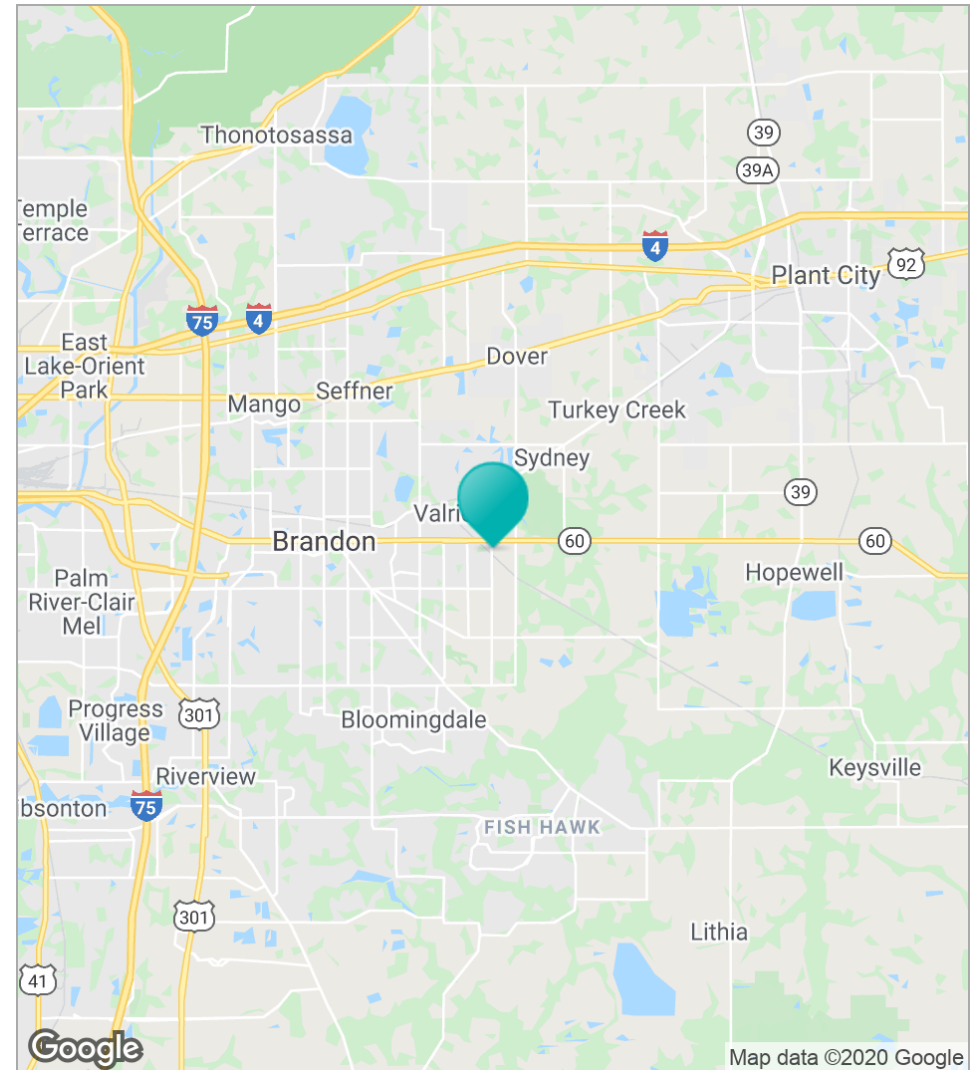
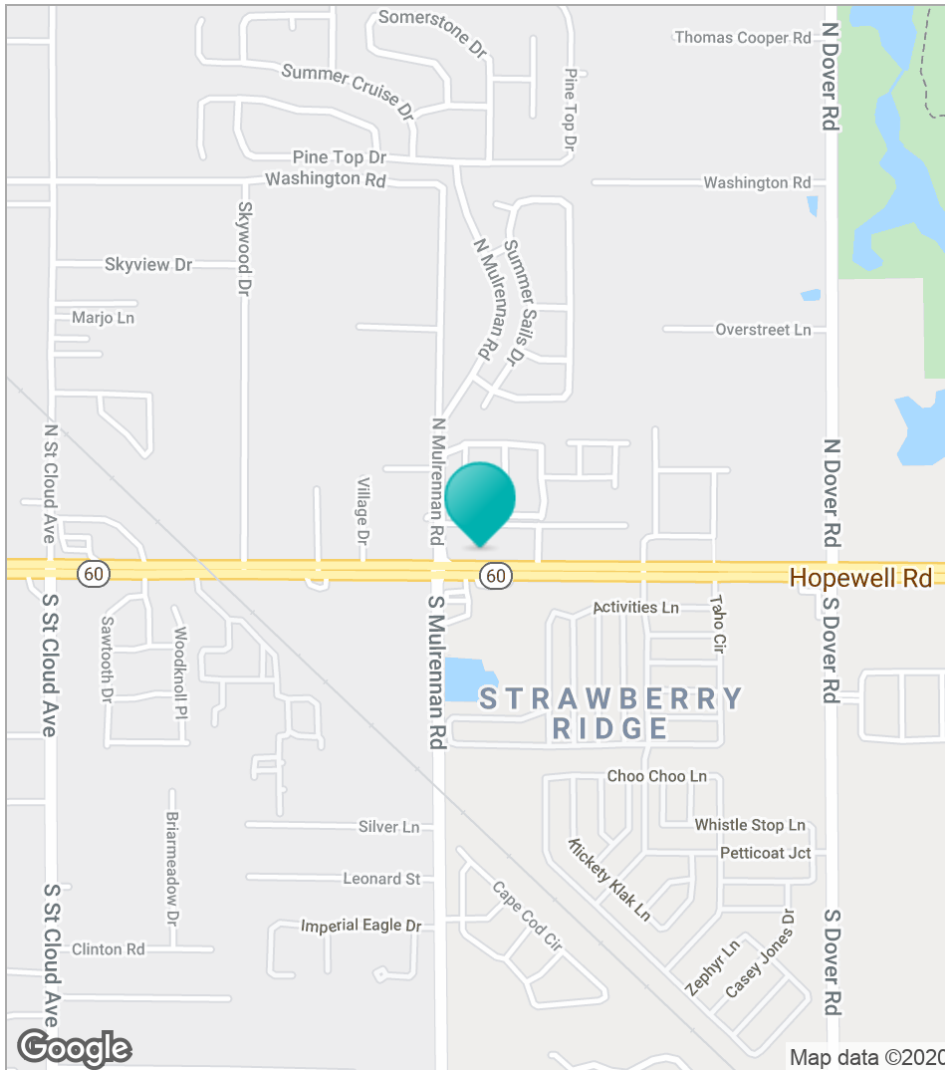
<b>STATUS</b>	<b>LOT #</b>	<b>SIZE</b>
Available	B	0.76 Acres
Available	C	0.93 Acres
Available	D	1.54 Acres
Available	E	1.01 Acres
Available	H	0.72 Acres
Available	J	1.34 Acres



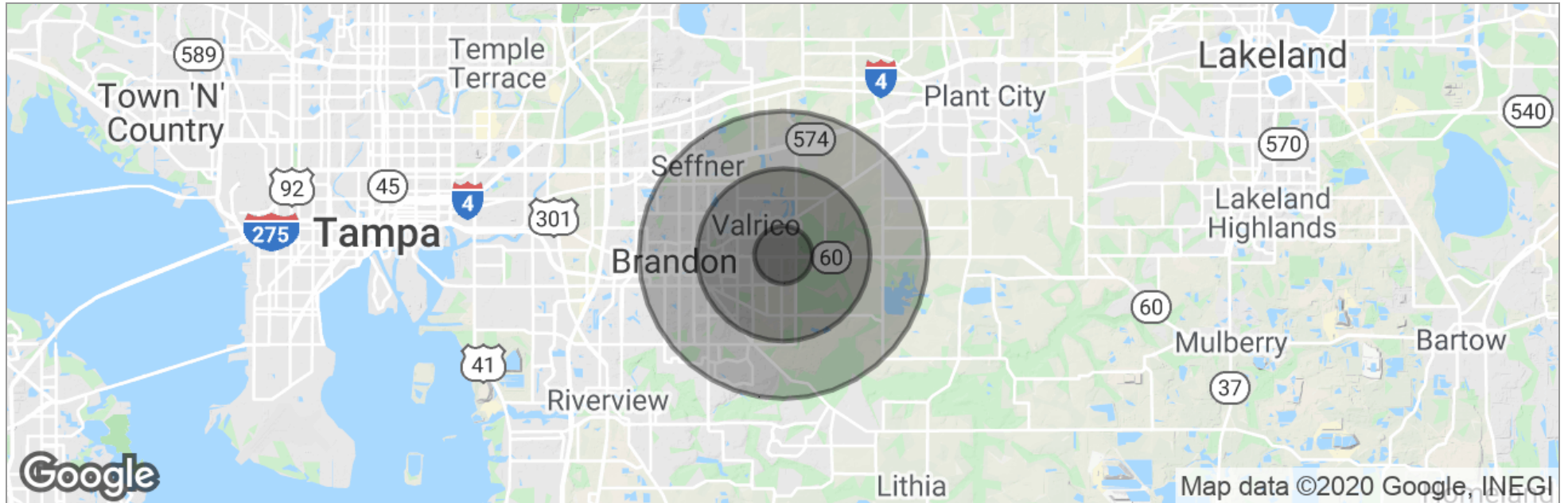








KINGS MILL // 3472 E 60 HIGHWAY, VALRICO, FL 33594



	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	7,262	47,917	123,707
Population Density	2,312	1,695	1,575
Median Age	44.6	39.0	38.3
Median Age (Male)	42.6	38.1	37.3
Median Age (Female)	47.2	39.4	38.7
Total Households	3,075	17,141	43,044
# of Persons Per HH	2.4	2.8	2.9
Average HH Income	\$62,533	\$76,851	\$81,069
Average House Value	\$296,150	\$254,169	\$249,869

\* Demographic data derived from 2010 US Census