



OFFERING MEMORANDUM

I-4 & MLK

I-4 AND DR. MARTIN LUTHER KING JR. BLVD., TAMPA, FL 33619

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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

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Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

The opportunity is to purchase up to 30 usable acres out of a 183 acre property located on I-4 in Tampa, FL. The site is currently zoned for religious and educational uses with a land use of OC. The owner will allow time to rezone the property for industrial uses and has completed much of the due diligence on the property. The property is located in unincorporated Hillsborough County just east and north of the City of Tampa city limits. Call for details.

LOCATION DESCRIPTION

The property is located at 2998 N 62nd Street in Tampa, FL 33619. The property has frontage on I-4 with access currently from 62nd Street off of Columbus Drive.

PROPERTY SIZE

30.0 Acres

ZONING

PD-Planned Development; with a Future Land Use of OC

PARCEL ID

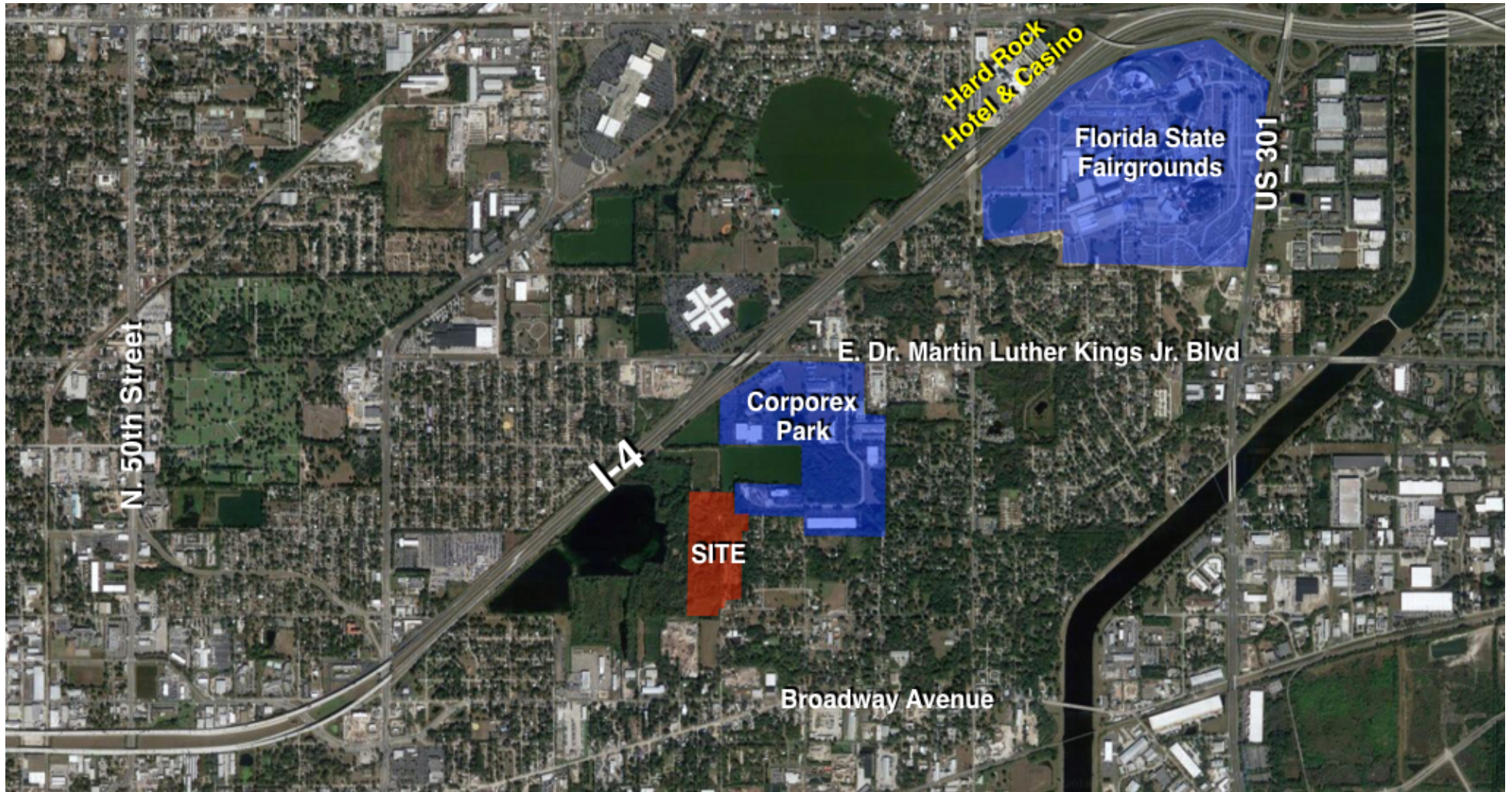
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PRICE

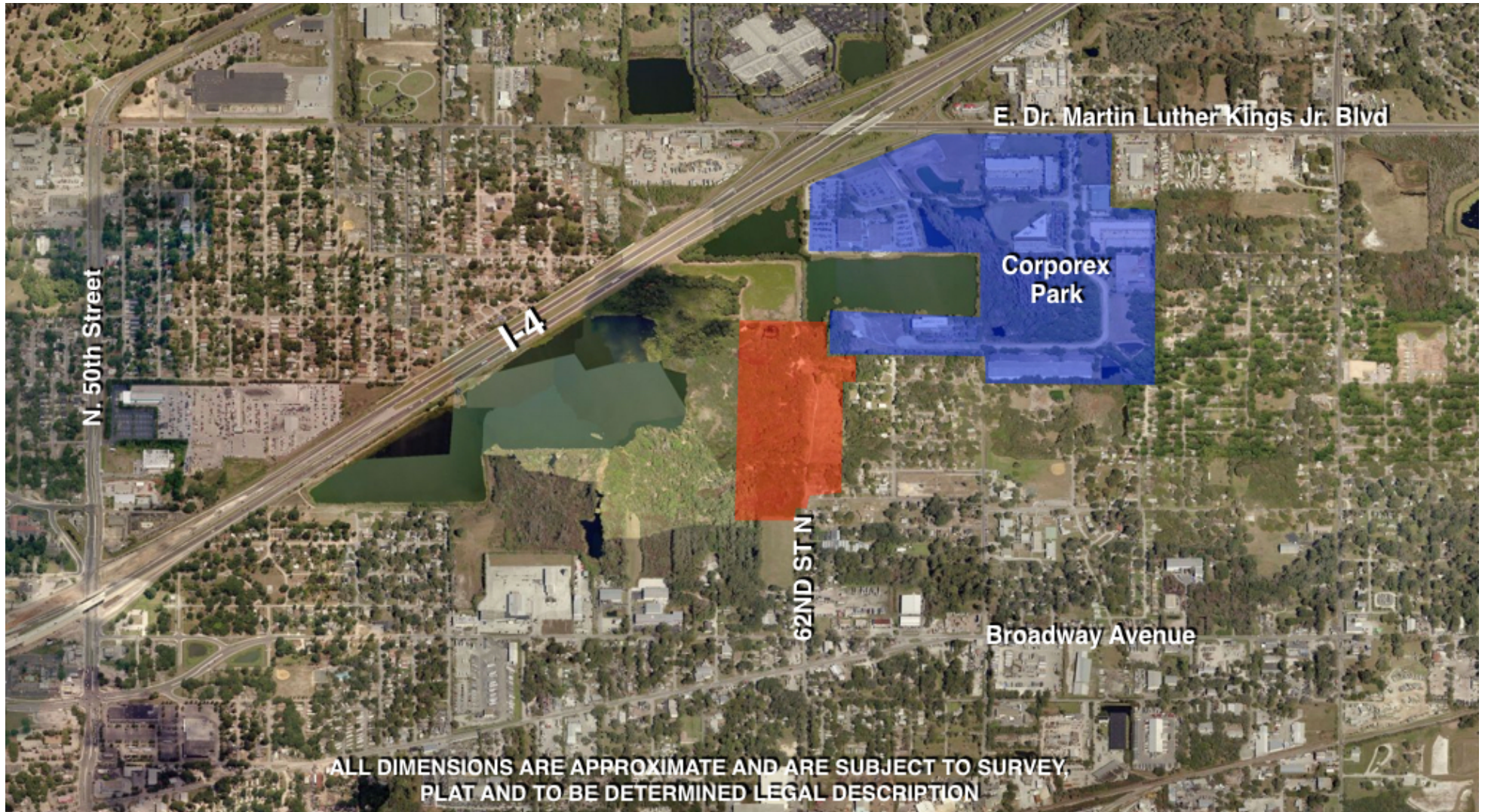
\$6,000,000

BROKER CONTACT INFO

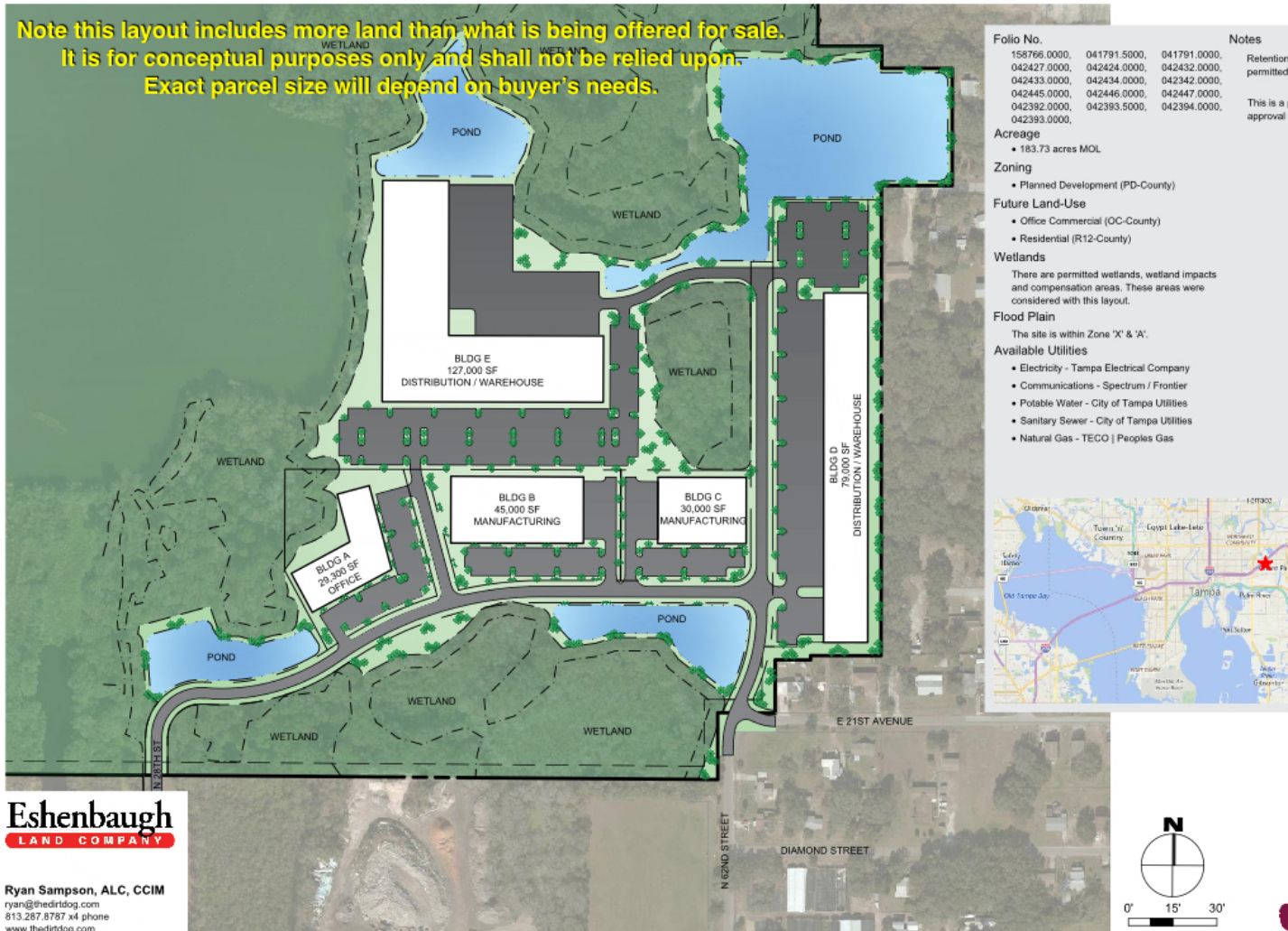
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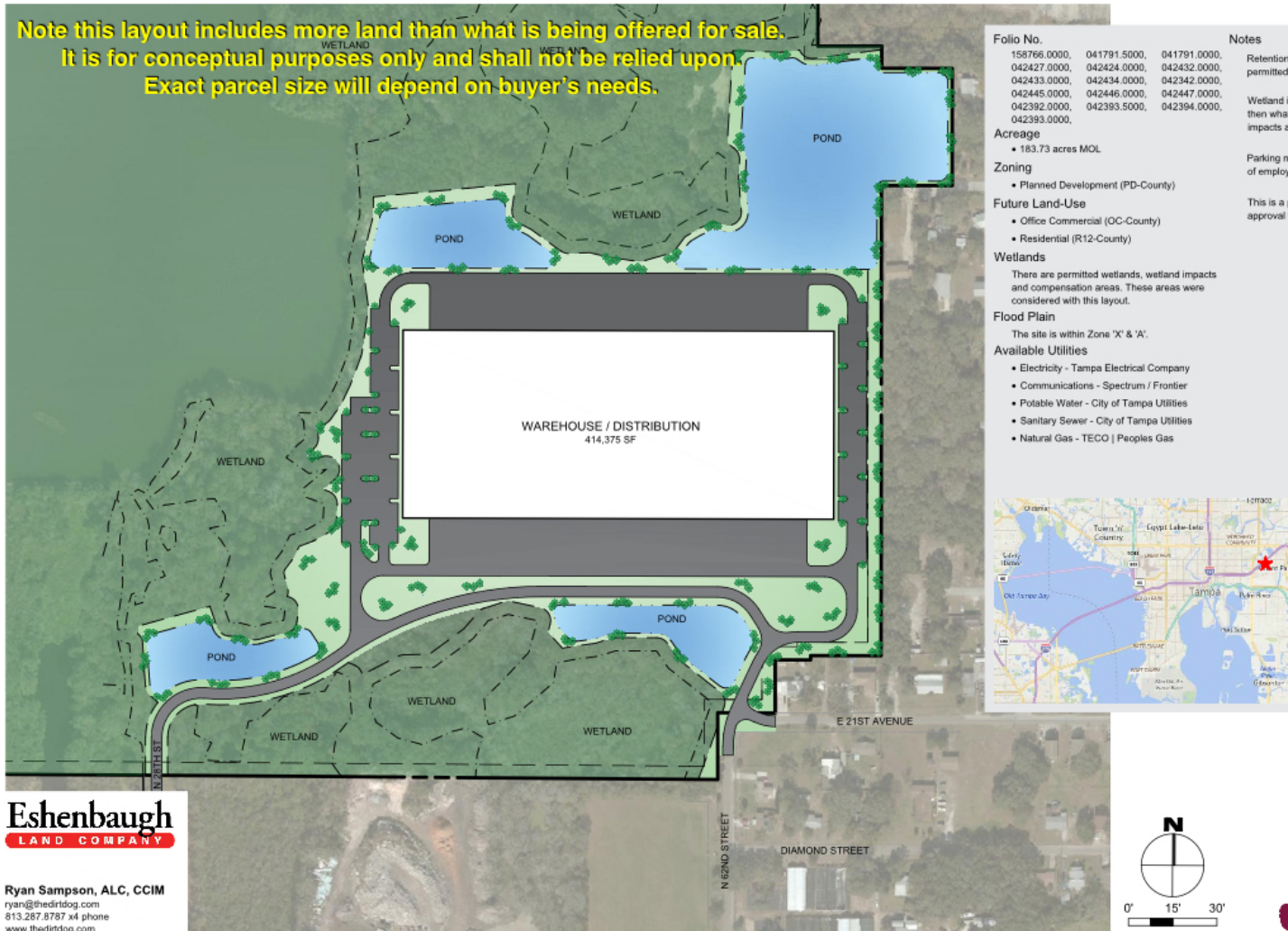


Note this layout includes more land than what is being offered for sale.
 It is for conceptual purposes only and shall not be relied upon.
 Exact parcel size will depend on buyer's needs.

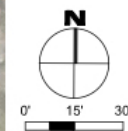


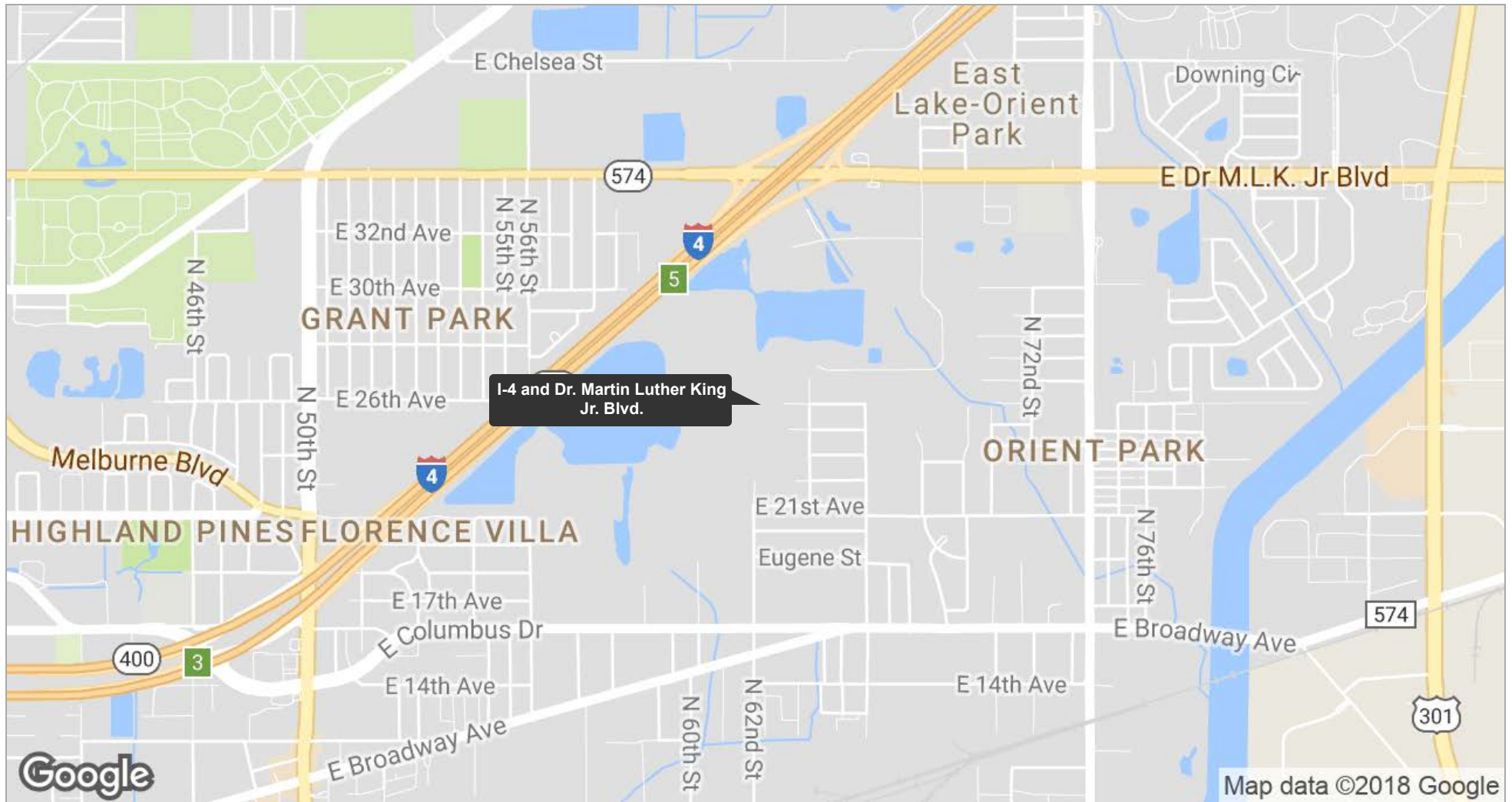
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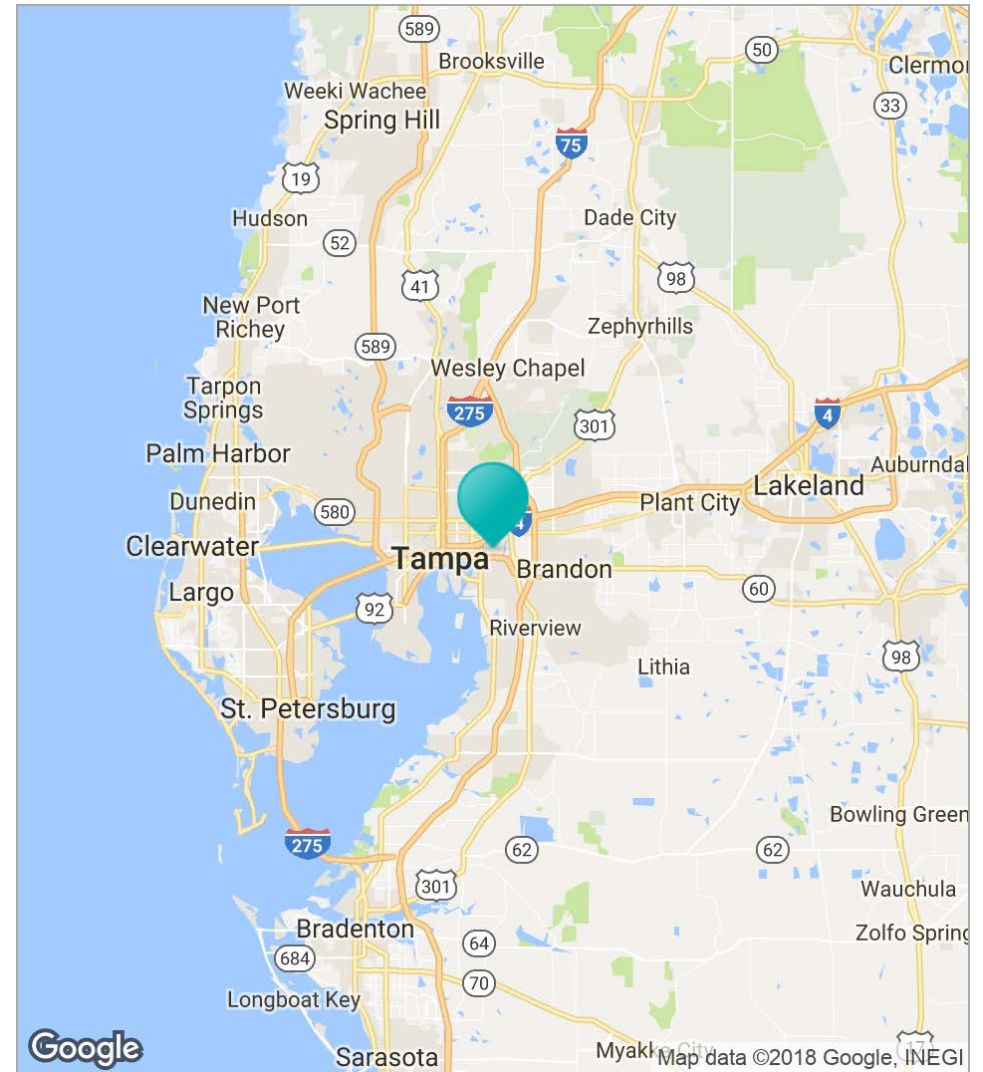
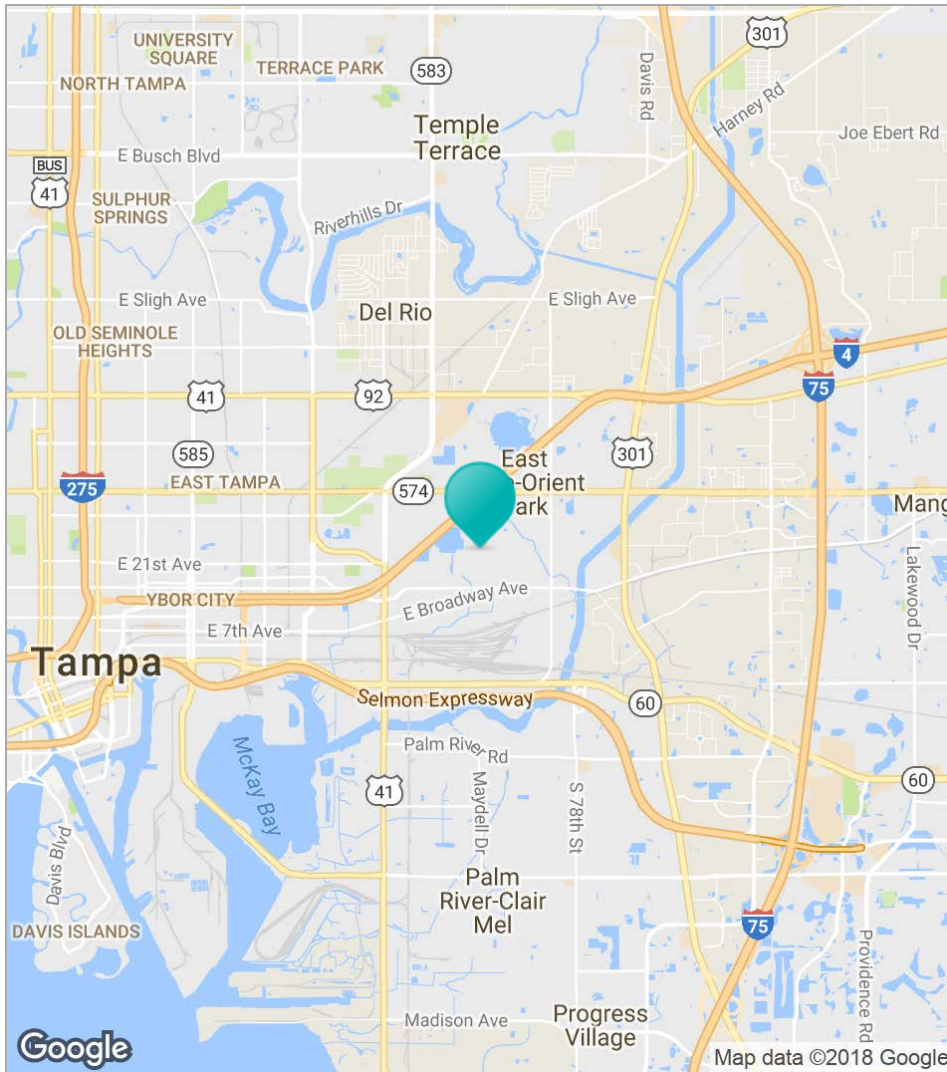
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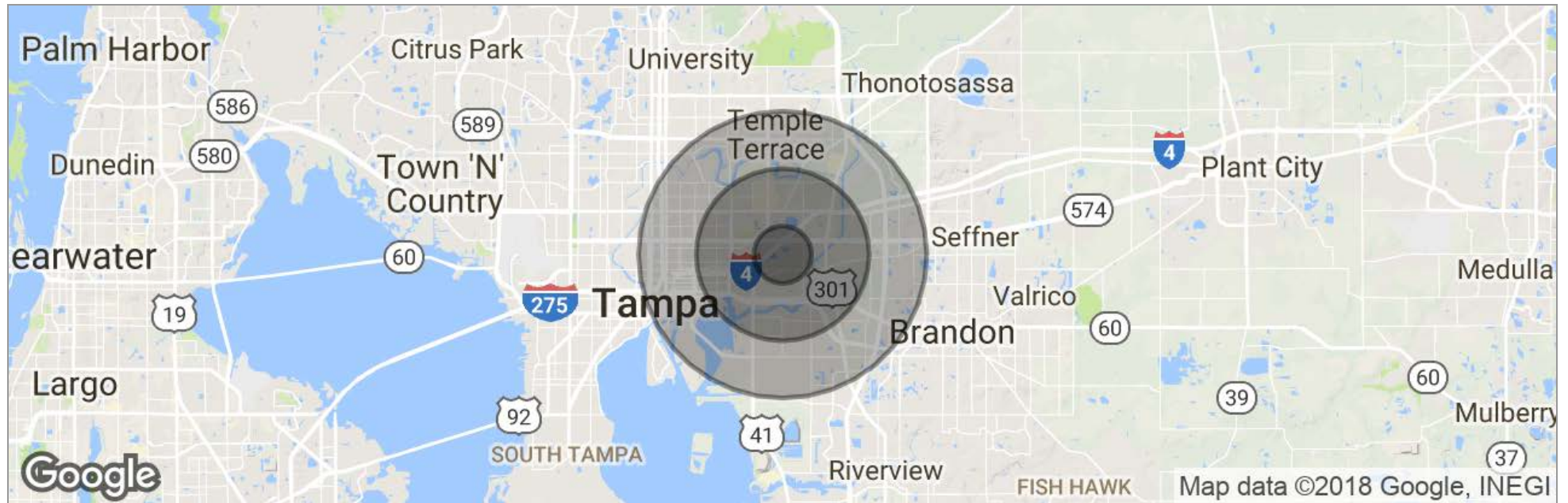
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	1 Mile	3 Miles	5 Miles
Total Population	5,205	53,203	170,228
Population Density	1,657	1,882	2,167
Median Age	33.8	32.9	33.5
Median Age (Male)	30.9	30.1	31.6
Median Age (Female)	37.0	35.2	34.9
Total Households	1,581	17,820	63,374
# of Persons Per HH	3.3	3.0	2.7
Average HH Income	\$42,327	\$39,101	\$44,973
Average House Value		\$134,867	\$171,342

* Demographic data derived from 2010 US Census