



OFFERING MEMORANDUM

# BRANDON TOWN CENTER OUTPARCELS

BRANDON TOWN CENTER DR., BRANDON, FL 33511

**CHRIS BOWERS, CCIM**  
Broker Associate  
D. 813.287.8787 x8  
M. 813.468.9292  
chris@thedirt dog.com

**Eshenbaugh**  
LAND COMPANY  
Celebrating 25 Years

All materials and information received or derived from Eshenbaugh Land Company 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 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 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 makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company 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 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

Three outparcels located at the perimeter of the Westfield Brandon Mall, Brandon, FL. A 3 acre parcel on the north side of the mall approved for up to 15,000 SF, a 6.1 acre parcel approved for up to 30,000 SF and a 7.2 acre parcel approved for up to 30,000 SF.

## LOCATION DESCRIPTION

The mall is located south of State Road 60, north of Causeway Boulevard, and east of Interstate 75.

3.0 Acre Parcel: Located on the northwest perimeter of the mall and is an “L” shaped outparcel with access from the perimeter road just west of the main entrance from State Road 60. Allows for up to 15,000 square feet of office or retail, subject to seller’s approval.

6.1 Acre Parcel: Located on the southeast perimeter of the mall and the southwest corner of Gornto Lake Road and Brandon Town Center Drive. Allows for up to 30,000 square feet of office or retail, subject to seller' s approval.

7.2 Acre Parcel: Located on the southeast perimeter of the mall and the southeast corner of Gornto Lake Road and Town Center Boulevard. Allows for up to 30,000 square feet of office or retail, subject to seller’s approval.

## PROPERTY SIZE

3.0 Acres, 6.1 Acres , & 7.2 Acres

## ZONING

PD

## PARCEL ID

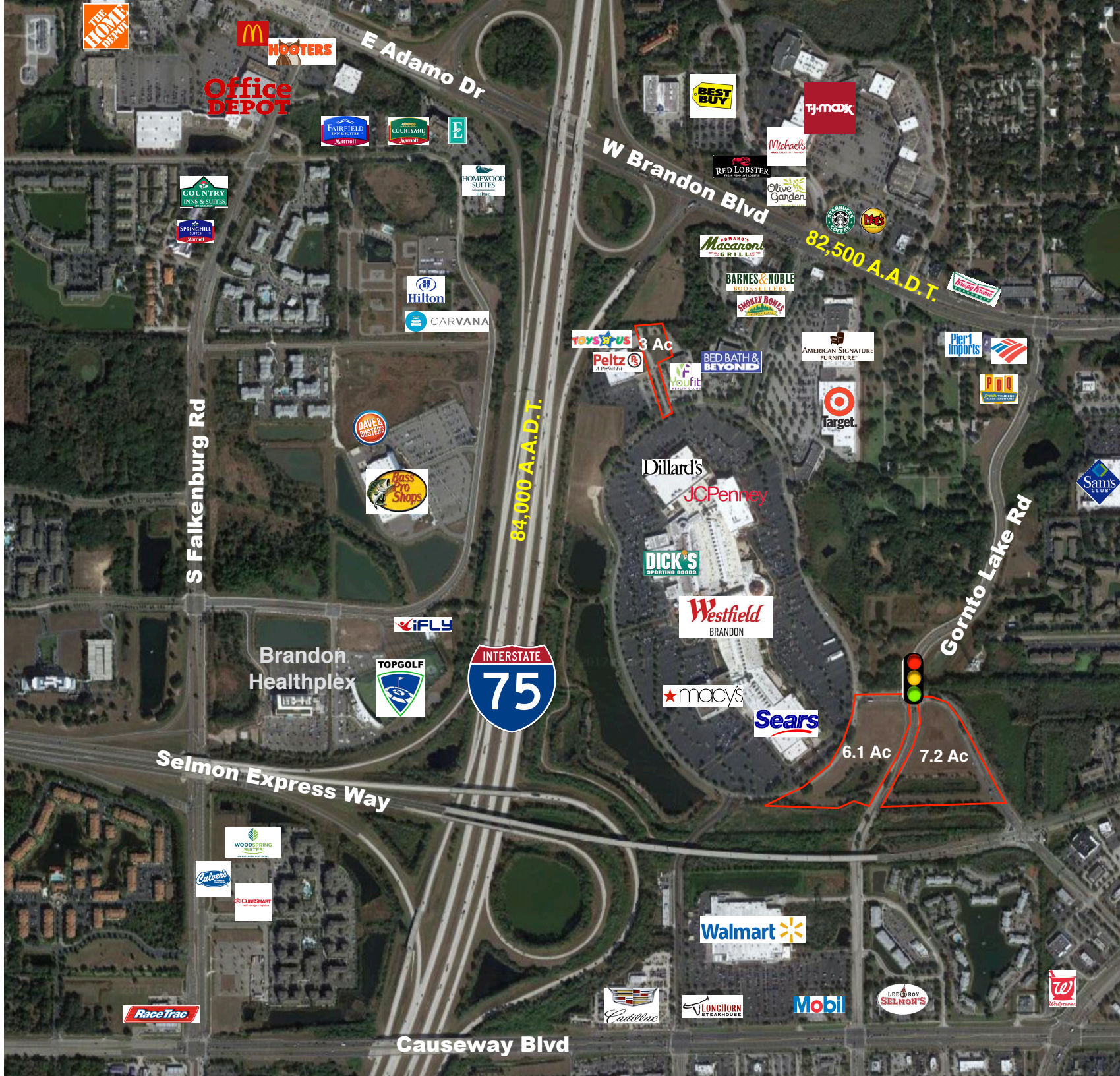
071934-4000 & 071934-0020

## PRICE

3.0 Acres - \$2,185,000 6.1 Acres - \$3,190,000 7.2 Acres - \$3,765,000

## BROKER CONTACT INFO

**Chris Bowers, CCIM**  
Broker Associate  
813.287.8787 x8  
[chris@thedirt dog.com](mailto:chris@thedirt dog.com)



Waffle House

McDonald's  
Hooters

Office Depot

Fairfield Marriott  
Courtyard Marriott

HomeWood Suites

Best Buy

TJ-maxx

Michaels

Red Lobster

Olive Garden

Starbucks  
Macys

Macaroni Grill

Barnes & Noble  
Booksellers

Smokey Bones

82,500 A.A.D.T.

Kroger

Hilton

Carvana

Country Inns & Suites

Spring Hill Marriott

Toys R Us 3 Ac

Peltz

Youfit

Bed Bath & Beyond

American Signature Furniture

Pier 1 Imports

PLO

S Falkenburg Rd

Dave & Buster's

Bass Pro Shops

84,000 A.A.D.T.

Dillard's

JCPenney

Dick's Sporting Goods

Westfield  
BRANDON

Target

Gornto Lake Rd

Sam's Club

Brandon Healthplex

iFLY

TOPGOLF

INTERSTATE  
75

Macy's

Sears

6.1 Ac

7.2 Ac

Selmon Express Way

WoodSpring Suites

Culver's

ClarkSmart

RaceTrac

Walmart

Cadillac

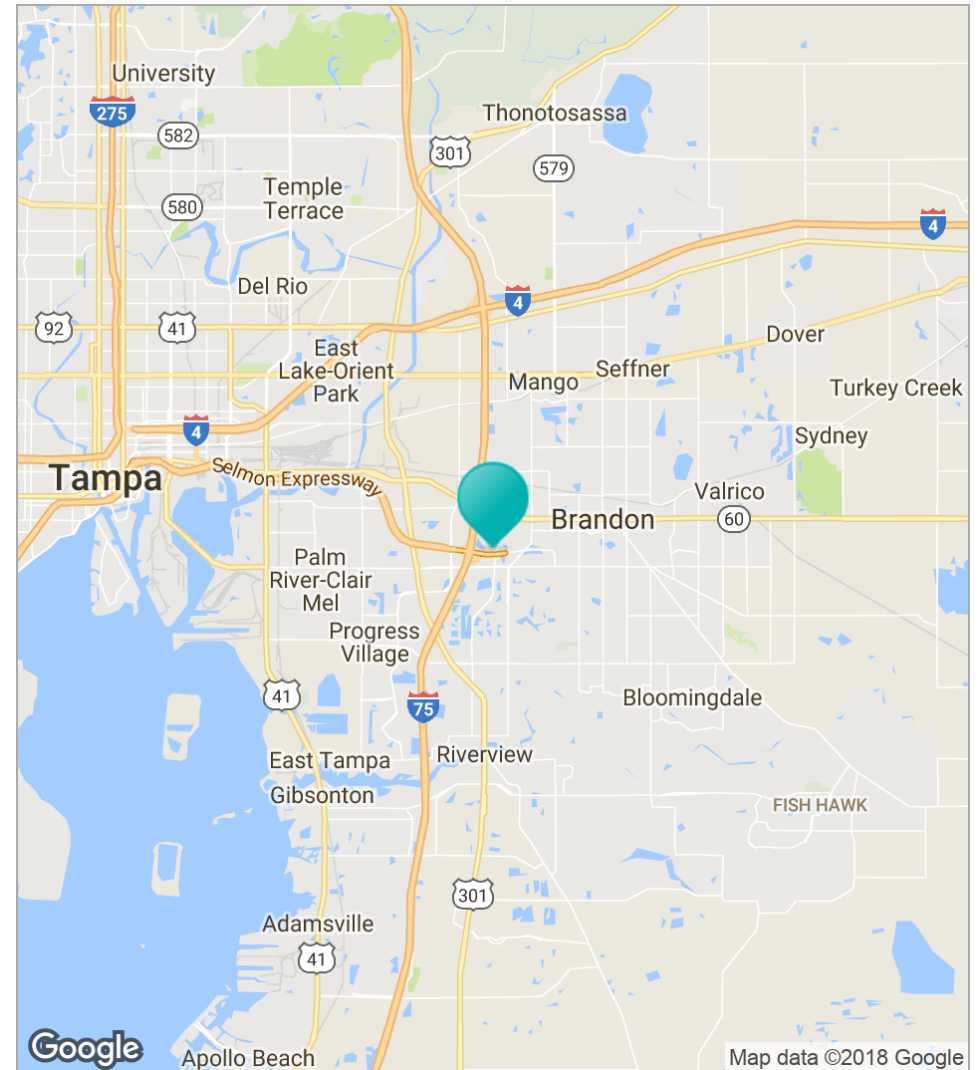
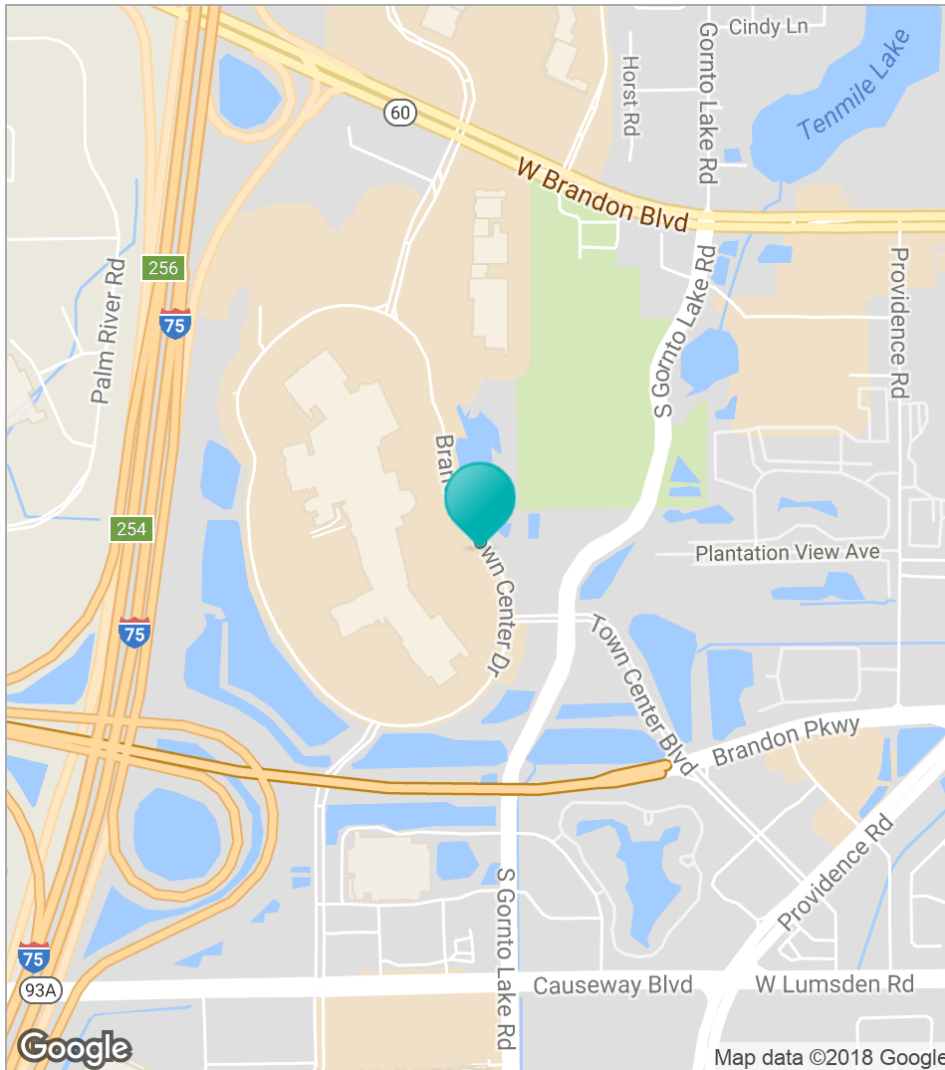
Longhorn Steakhouse

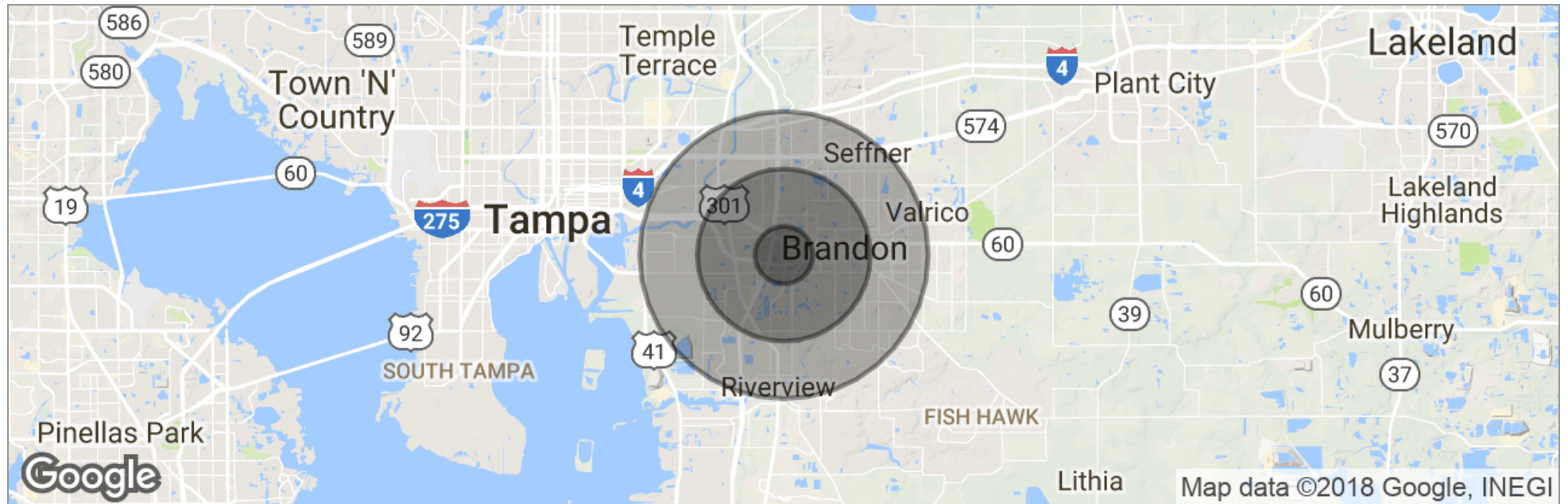
Mobil

Lee Roy Selmon's

Waffle House

Causeway Blvd





	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	8,983	77,557	182,035
Population Density	2,859	2,743	2,318
Median Age	29.0	32.5	34.5
Median Age (Male)	29.6	32.0	33.5
Median Age (Female)	28.8	32.9	35.3
Total Households	4,077	30,747	67,998
# of Persons Per HH	2.2	2.5	2.7
Average HH Income	\$51,315	\$59,551	\$61,961
Average House Value	\$203,222	\$208,780	\$203,415

\* Demographic data derived from 2010 US Census