

An aerial photograph of a large rural property, Knights Griffin Ranch. The land is divided into various sections, including green agricultural fields, large open pastures, and areas with dense trees. Several small ponds or water features are scattered throughout the landscape. In the distance, a town or city is visible under a hazy sky.

OFFERING MEMORANDUM

KNIGHTS GRIFFIN RANCH

3701 W KNIGHTS GRIFFIN ROAD, PLANT CITY, FL 33565

J. MICHAEL STRAHAN, ALC, CCIM, MAB

Broker Associate

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Eshenbaugh
LAND COMPANY

PROPERTY DESCRIPTION

The opportunity is to purchase 85 acres located on Knights Griffin Road in Plant City. The property is a mixture of agricultural land and native Florida. It has 1-10" well that is permitted for 35,300 Avg. GPD, 225,000 Peak GPD, and 2,138,200 Max GPD.

The property is zoned PD (04-1157) and approved for 81 home sites.

Utilities are well and septic.

LOCATION DESCRIPTION

The property is located at 3701 W Knights Griffin Road in Plant City in unincorporated Hillsborough County. The site is centrally located as it's 1.5 miles to Paul Bachmann Highway (SR 39), 4+ miles to of I-4, 7+ miles to US 301, and 12+ miles to I-75. The property's proximity to major roads allows for quick access to Lakeland (20 minutes), downtown Tampa (25+ minutes) and Orlando (1hr+).

PROPERTY SIZE

85.0 Acres

ZONING

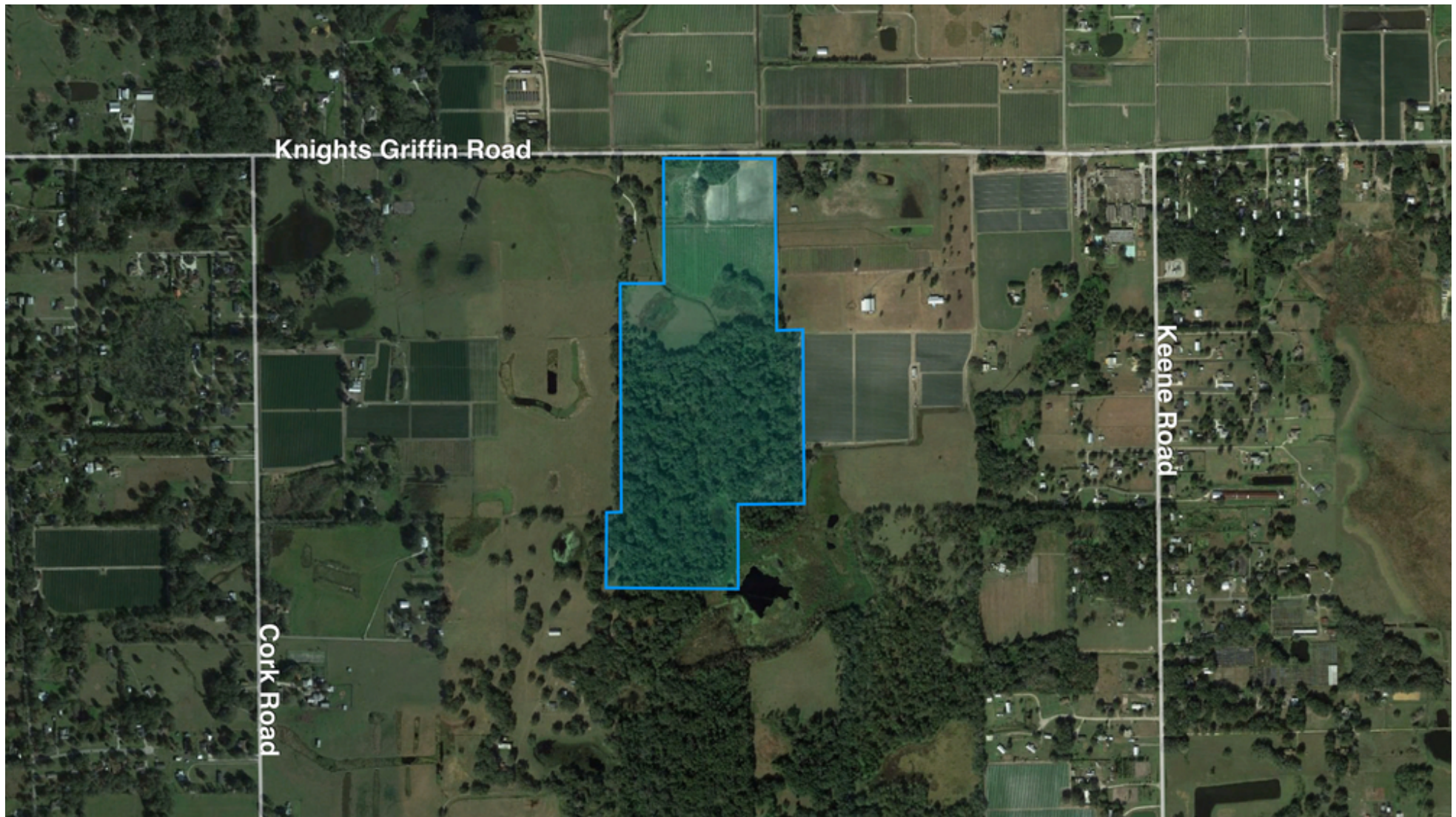
PD

PRICE

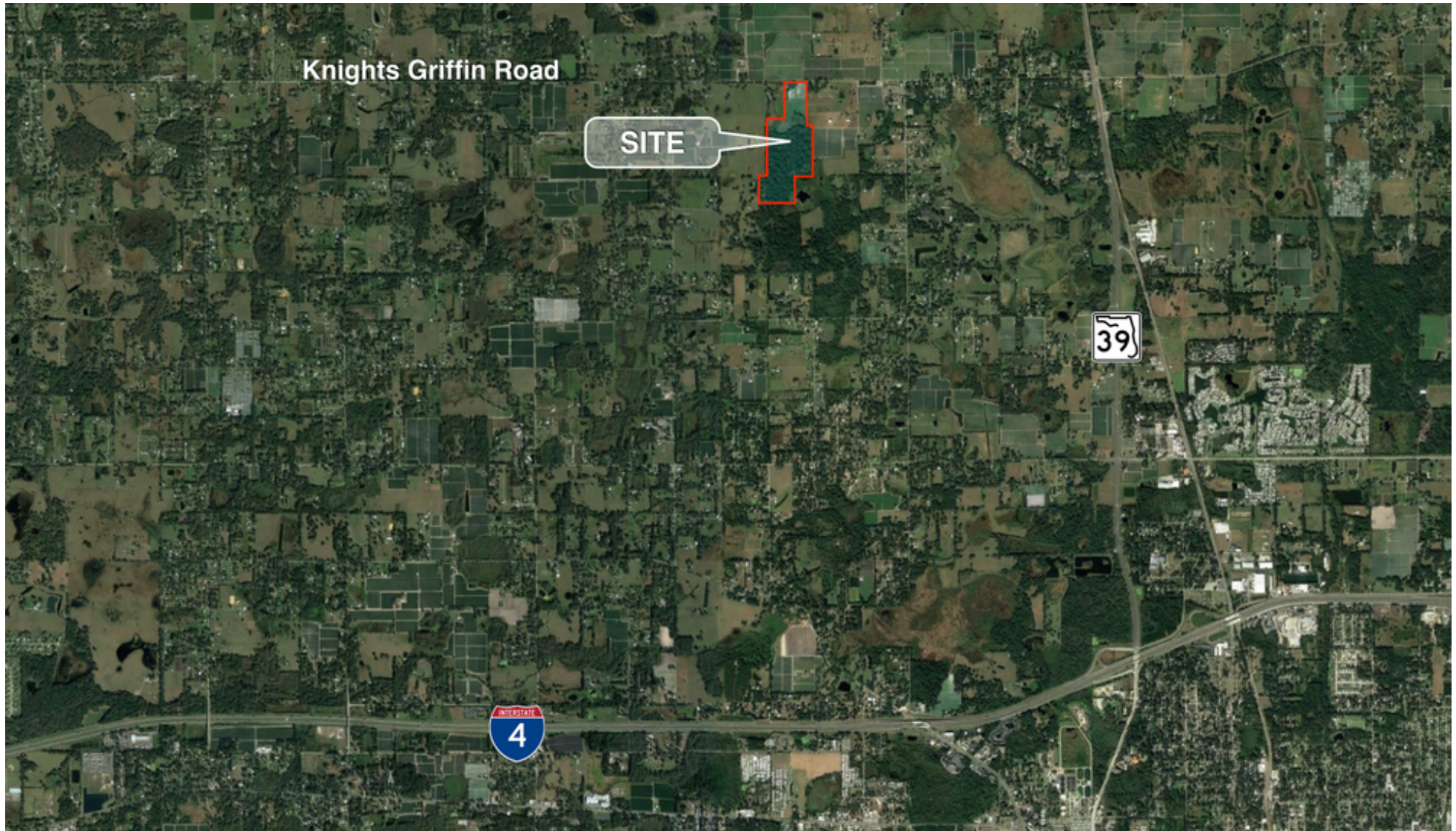
\$1,650,000

BROKER CONTACT INFO

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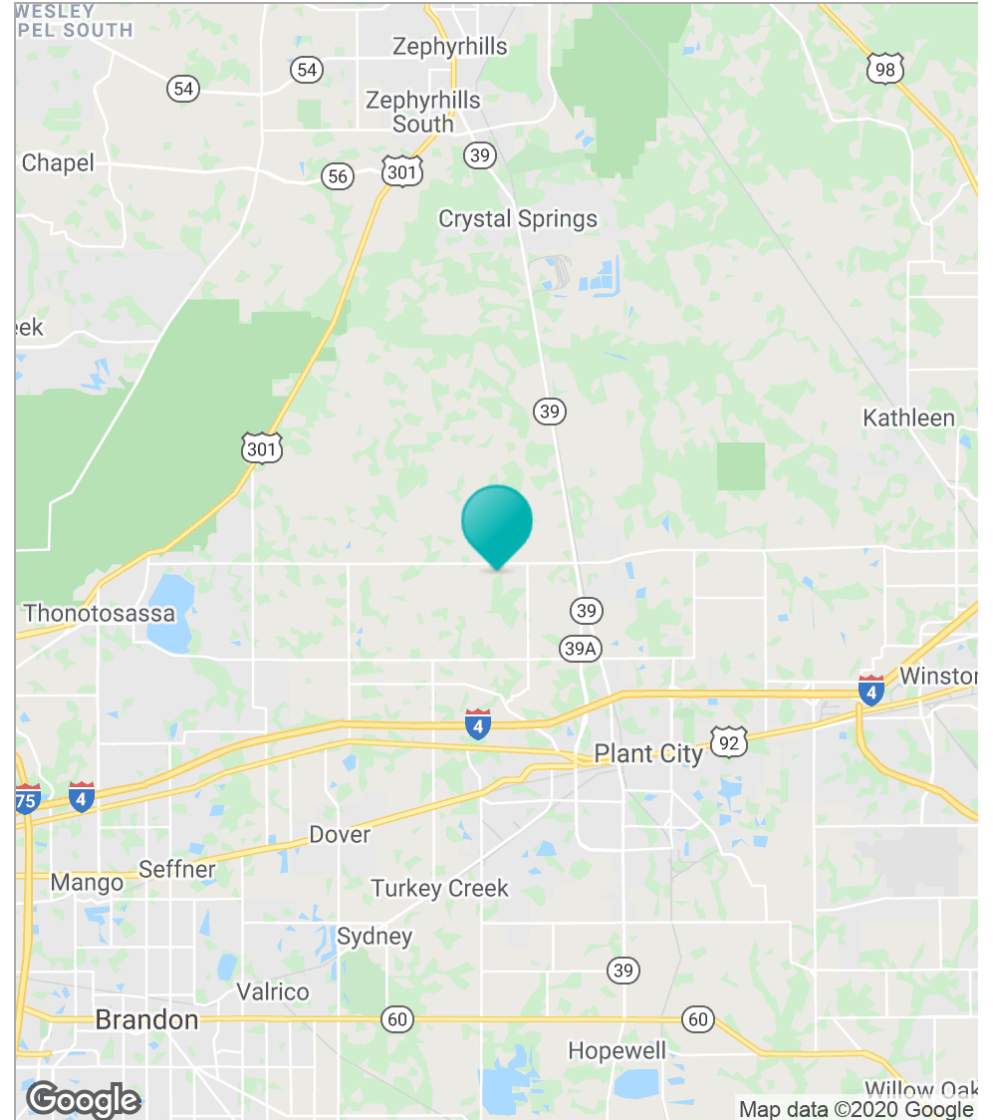
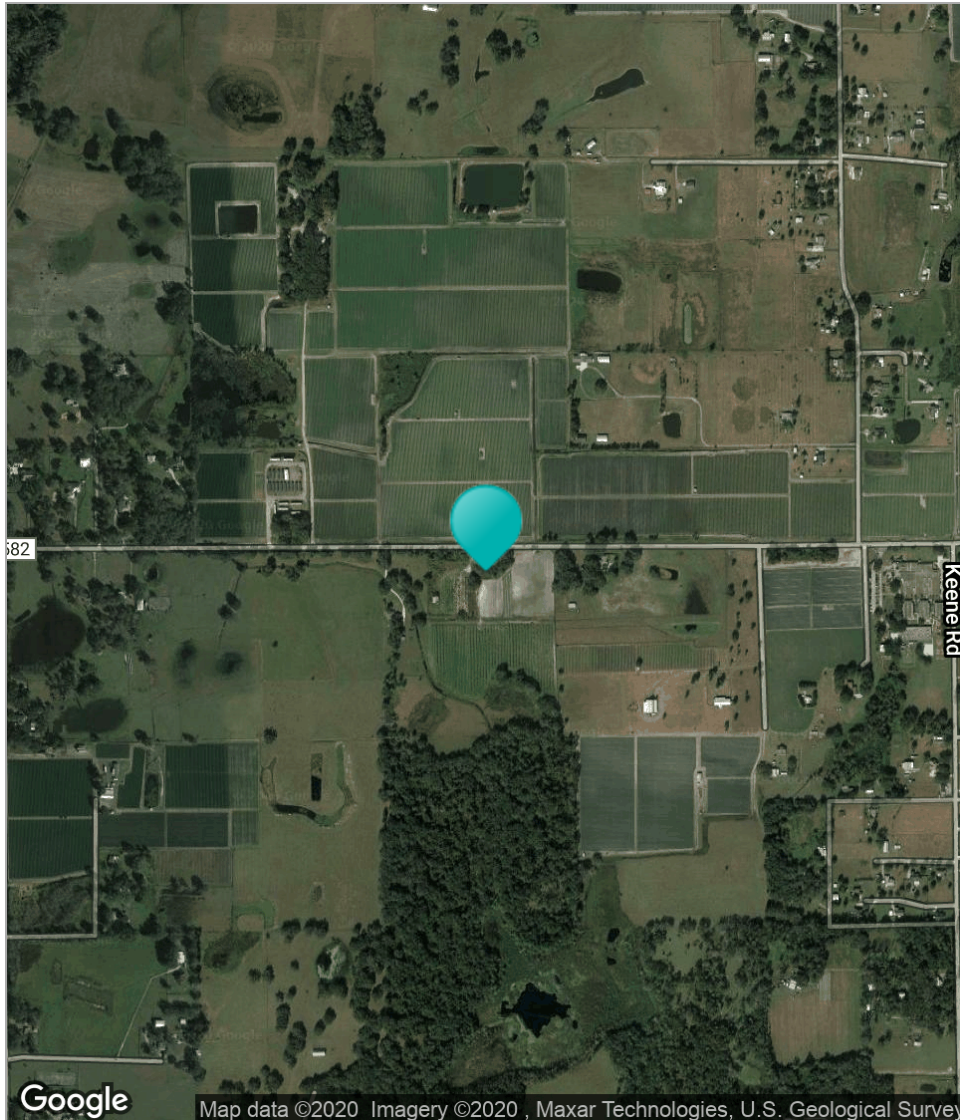




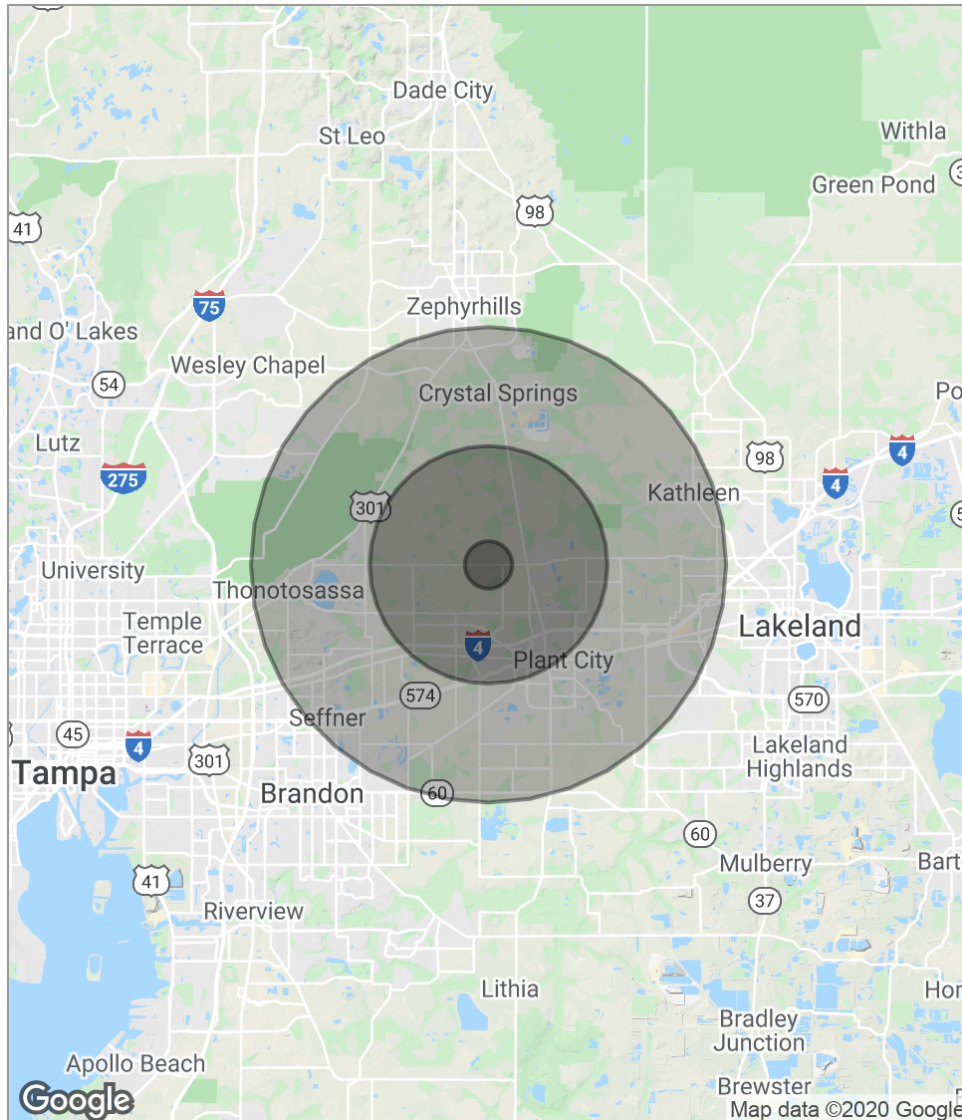
**KNIGHTS GRIFFIN RANCH
&
KNIGHTS GRIFFIN RESERVE**

WATER RESOURCE ASSOCIATES, INC.
ENGINEERING - PLANNING - ENVIRONMENTAL SCIENCES
10000 W. BAYVIEW AVENUE, SUITE 200
TAMPA, FL 33619
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	840	35,779	142,095
Median age	39.8	37.2	37.3
Median age (Male)	41.8	37.0	36.1
Median age (Female)	38.7	37.6	38.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	291	12,483	49,786
# of persons per HH	2.9	2.9	2.9
Average HH income	\$69,406	\$56,785	\$61,335
Average house value	\$257,752	\$156,708	\$193,011

** Demographic data derived from 2010 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.

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