



OFFERING MEMORANDUM

U.S. HIGHWAY 92 BURBAGE

503 & 505 W U.S. HIGHWAY 92, SEFFNER, FL 33584

RYAN SAMPSON, CCIM, ALC

Principal
D. 813.287.8787 x4
M. 813.417.5928
Ryan@TheDirtDog.com

JACK KOEHLER, CCIM

Broker Associate
D. 813.287.8787 x9
M. 813.541.4156
jack@thedirtdog.com

Eshenbaugh
LAND COMPANY

PROPERTY DESCRIPTION

The opportunity is to purchase either a 1.83 acre or 2.71 acre parcel located on the north side of E Hillsborough Ave (U.S. Highway 92) in Seffner, FL. Both parcels are zoned for general commercial uses with a total of over 710 feet of frontage on U.S. Highway 92. The seller would happily sell both parcels together for a discounted price.

LOCATION DESCRIPTION

Located near the northeast corner of U.S. Highway 92 and North Parsons Avenue in Seffner, Hillsborough County. Access is good from U.S. Highway 92, Interstate 4 is just to the north and provides easy access to downtown Tampa and east to Plant City and Orlando. Seffner is approximately 4 miles north of Plant City, 12.5 miles east of Tampa and 74 miles west of Orlando. The property is situated between two high schools, and has a significant amount of elementary and middle schools within half a mile of the property. It's close proximity to I-4 makes for a quick drive to major attractions such as The Hard Rock Casino (5 minutes) and the Florida State Fairgrounds (8 minutes).

PROPERTY SIZE

Western Parcel- 1.83 Acres
Eastern Parcel- 2.71 Acres

ZONING

CG-General Commercial

PARCEL ID

063505.0100 and 063505.000

PRICE

Western- \$850,000
Eastern- \$1,250,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC
Principal
813.287.8787 x4
Ryan@TheDirtDog.com

Jack Koehler, CCIM
Broker Associate
813.287.8787 x9
jack@thedirtdog.com

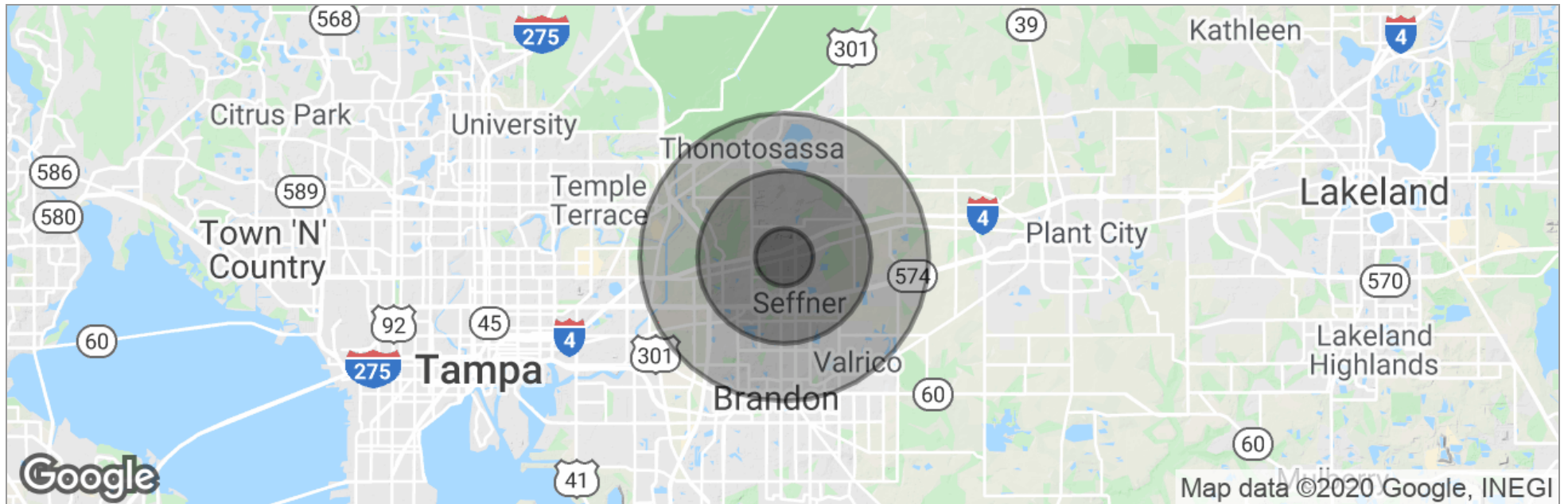






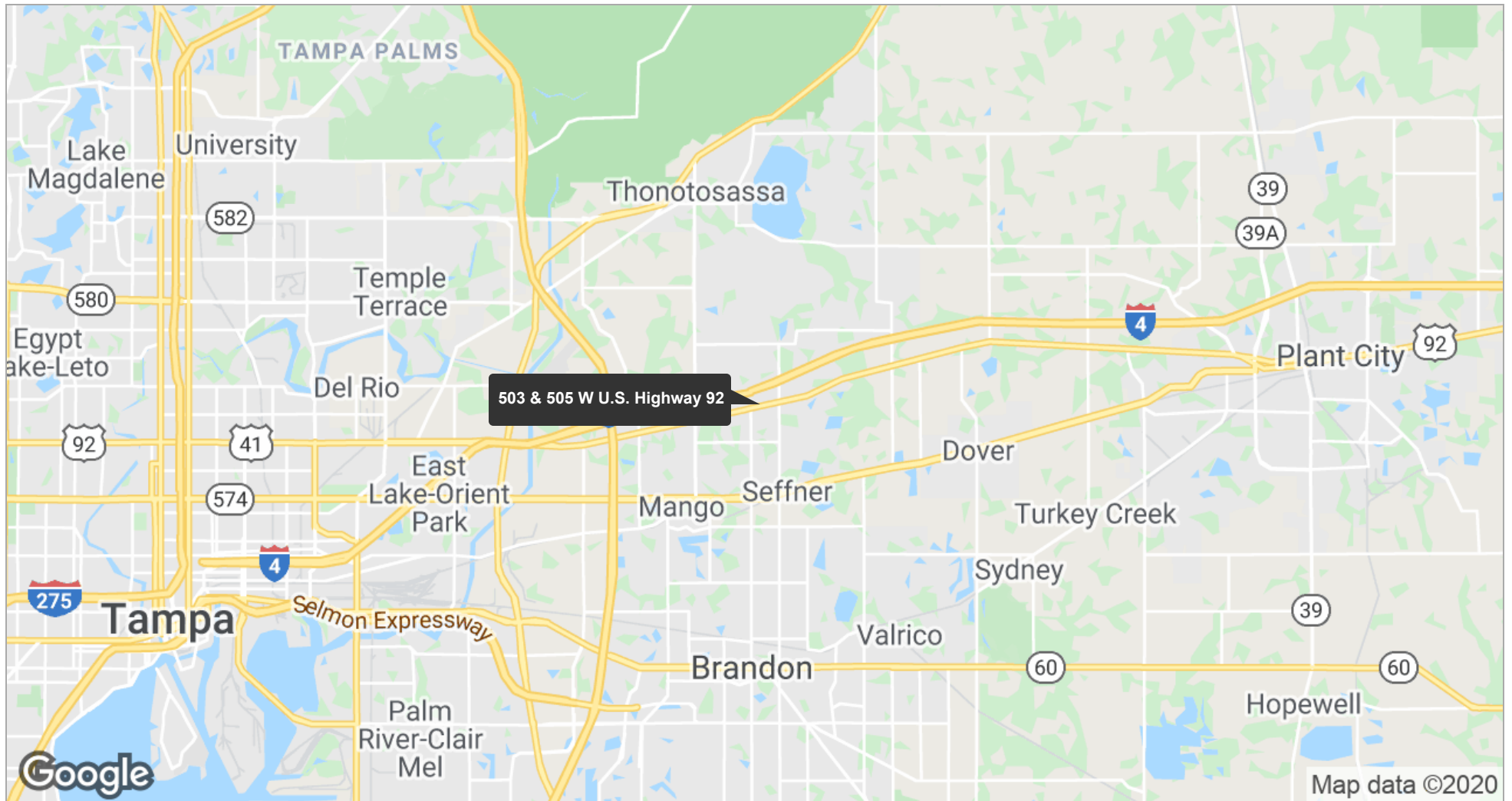
U.S. HIGHWAY 92 BURBAGE // 503 & 505 W U.S. HIGHWAY 92, SEFFNER, FL 33584

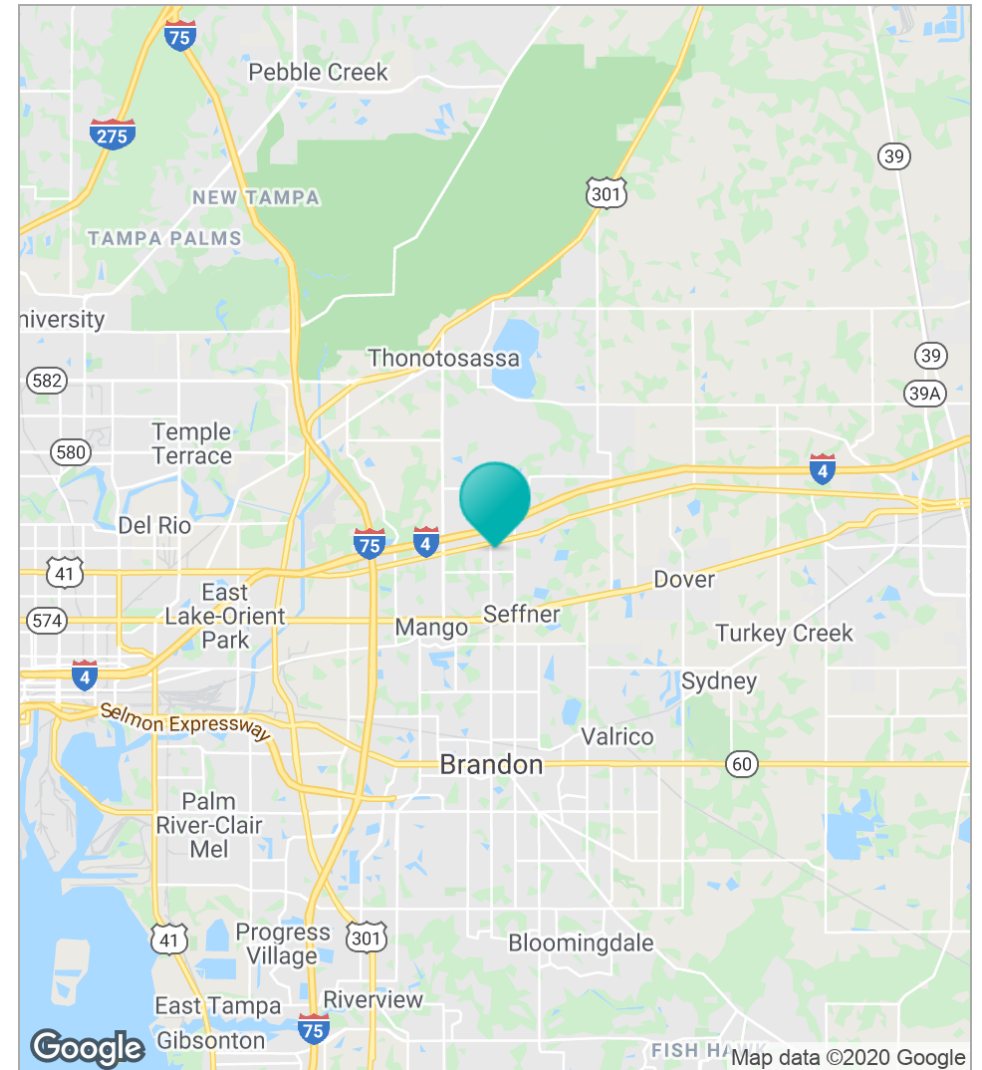
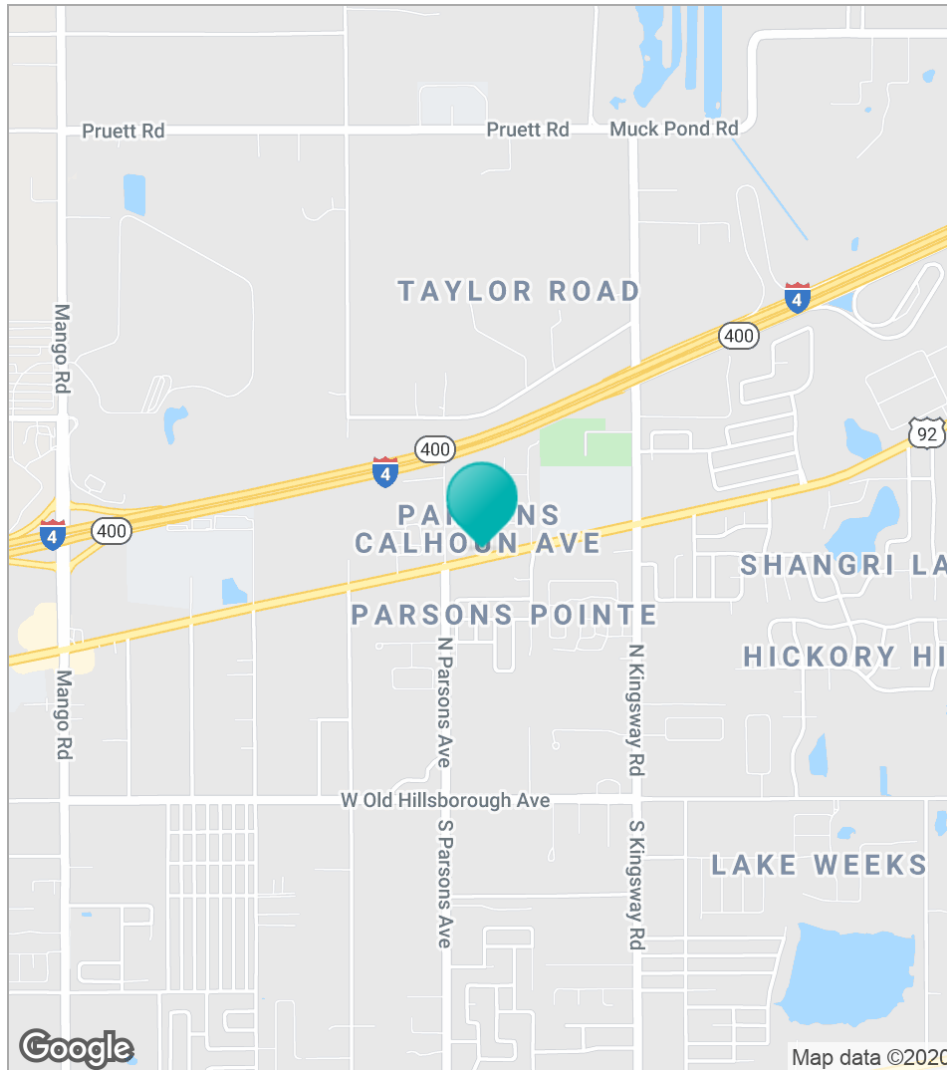




	1 Mile	3 Miles	5 Miles
Total Population	4,462	35,656	96,990
Population Density	1,420	1,261	1,235
Median Age	35.6	36.3	35.7
Median Age (Male)	35.9	33.8	34.2
Median Age (Female)	35.4	38.1	36.9
Total Households	1,720	12,763	35,386
# of Persons Per HH	2.6	2.8	2.7
Average HH Income	\$53,360	\$61,770	\$62,194
Average House Value	\$188,917	\$198,432	\$196,419

** Demographic data derived from 2010 US Census*





U.S. HIGHWAY 92 BURBAGE // 503 & 505 W U.S. HIGHWAY 92, SEFFNER, FL 33584

ESHENBAUGH LAND COMPANY // 304 S. WILLOW AVENUE, TAMPA, FL 33606 // THEDIRTDOG.COM

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.