



OFFERING MEMORANDUM

RUFFING ROAD

35738 RUFFING ROAD, DADE CITY, FL 33523

J. MICHAEL STRAHAN, ALC, CCIM, MAB

Broker Associate

D. 813.287.8787 x5

M. 850.585.8280

michael@thedirt dog.com

Eshenbaugh
LAND COMPANY

PROPERTY DESCRIPTION

The opportunity is to purchase a 10-acre former grove on Ruffing Road in Dade City. The property has been cleared, is completely high and dry, and has 1-4" well. It's zoned AR (Agricultural/Rural) and has a future land use of RES-3. Also, it's located within the Dade City Utilities Service Area.

LOCATION DESCRIPTION

The property is located at 35738 Ruffing Road in Dade City in northeastern Pasco County. It's just west of Blanton Road and north of St. Joe Road.

The property is located in close proximity to local schools, shopping, and downtown Dade City. It's less 5 minutes from U.S. 301 and 10 minutes from I-75. This allows for easy commutes to downtown Tampa (40 minutes), Lakeland (45 minutes), and Tampa International Airport (45 minutes).

PROPERTY SIZE

10.0 Acres

ZONING

AR

FUTURE LAND USE

RES-3

PARCEL ID

29-24-21-0000-00200-0000

PRICE

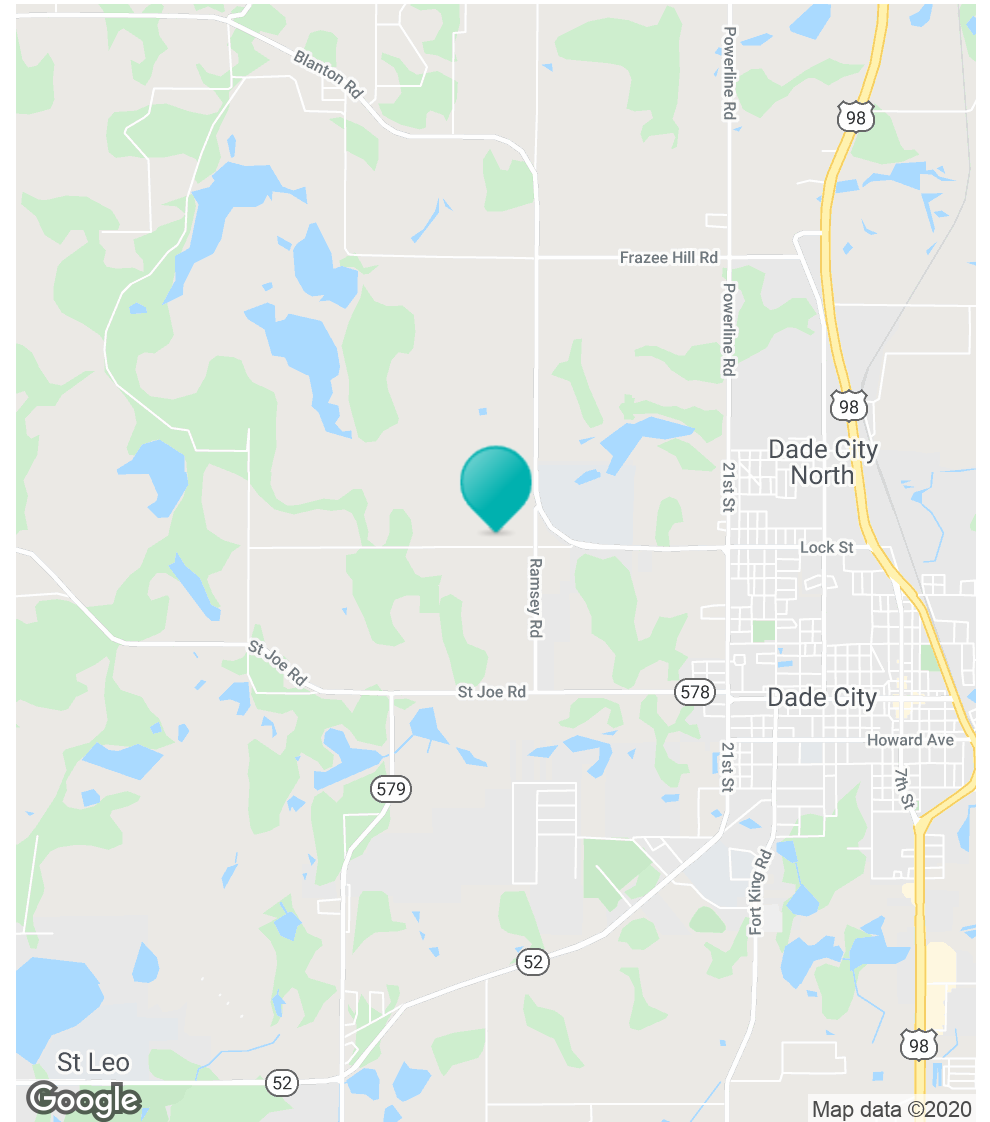
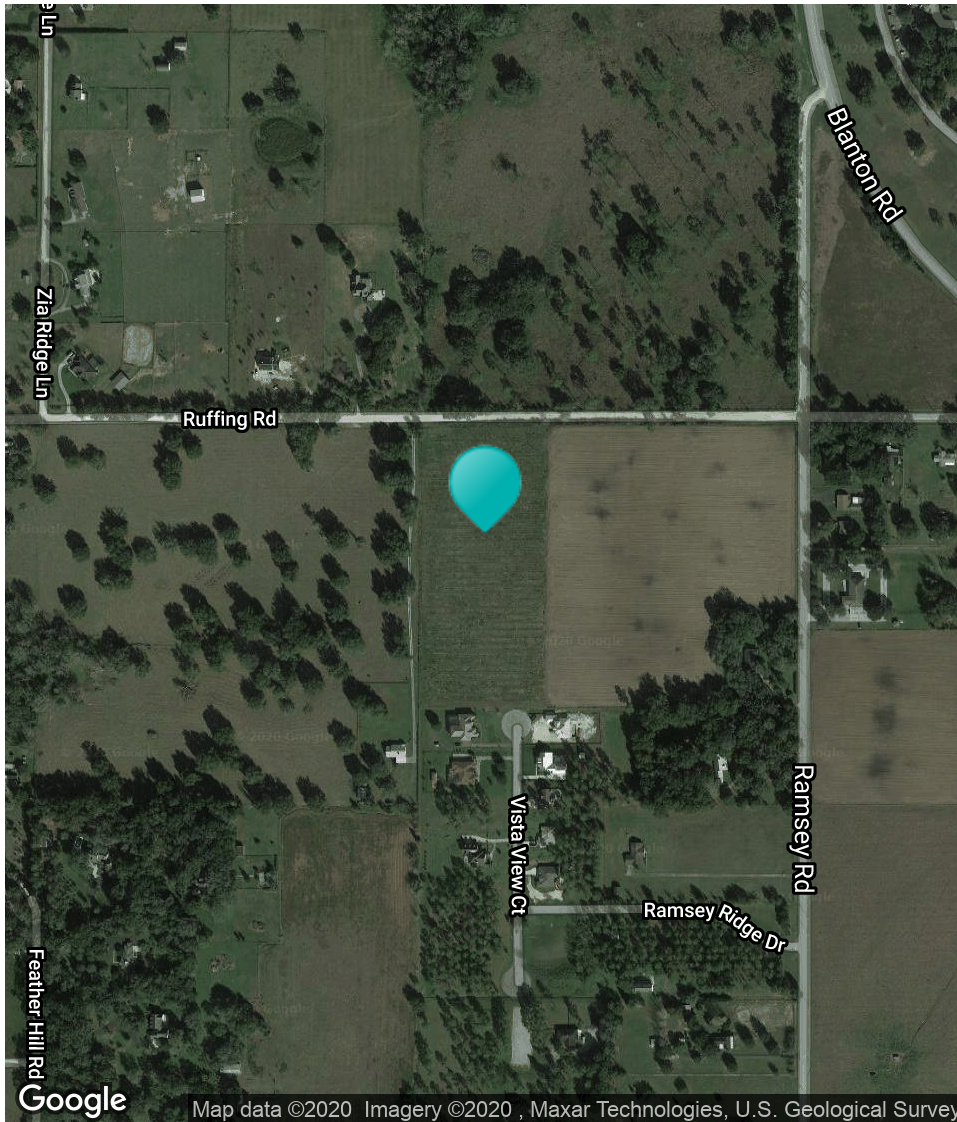
\$325,000





RUFFING ROAD // 35738 RUFFING ROAD, DADE CITY, FL 33523





RUFFING ROAD // 35738 RUFFING ROAD, DADE CITY, FL 33523

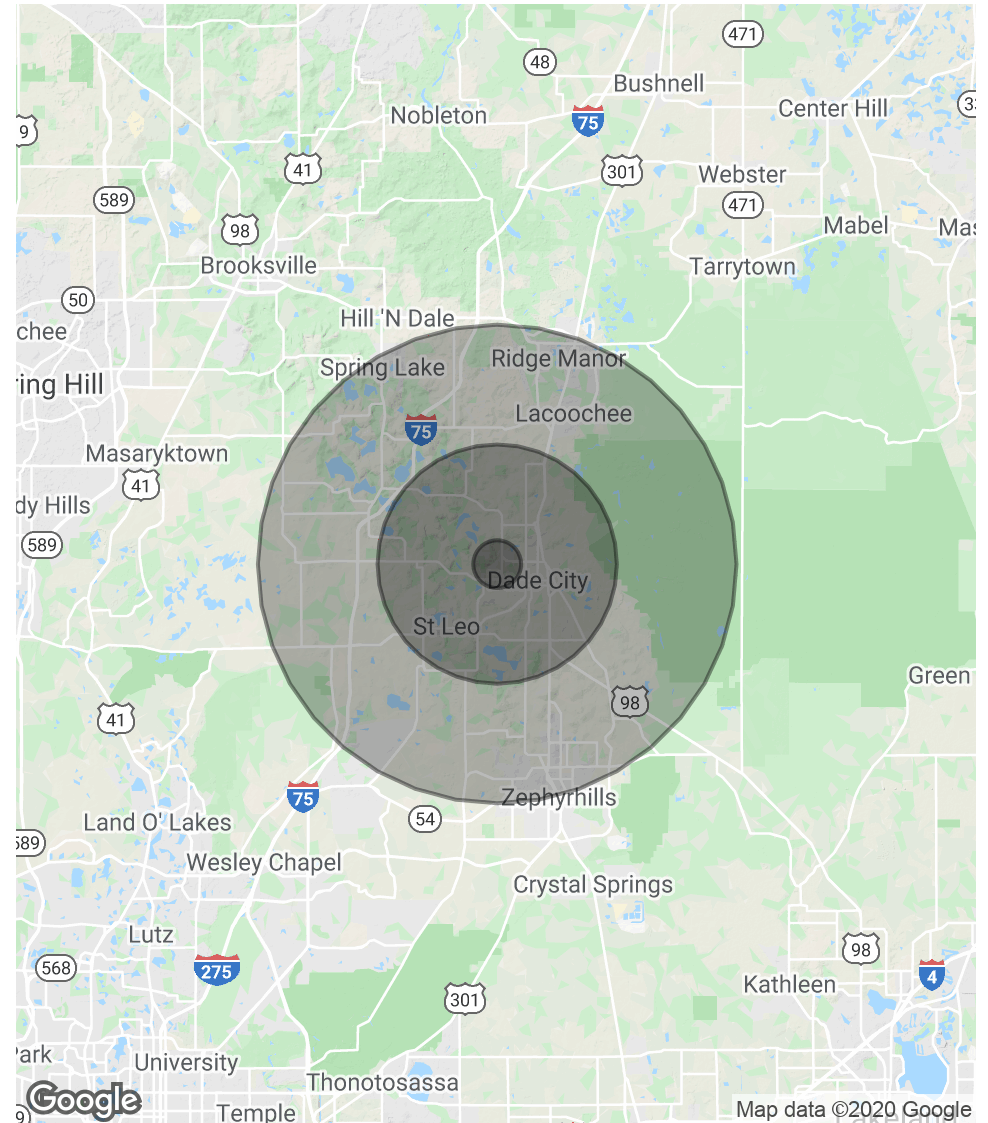
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,144	24,965	82,949
Median age	28.9	35.1	43.6
Median age (Male)	24.0	33.5	42.5
Median age (Female)	34.3	37.3	44.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	309	7,955	31,414
# of persons per HH	3.7	3.1	2.6
Average HH income	\$57,739	\$61,131	\$56,308
Average house value		\$289,459	\$181,421

* Demographic data derived from 2010 US Census



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.