



OFFERING MEMORANDUM

# 1.82 ACRES VACANT LAND "THE SHOPS AT MERES"

MERES BLVD., TARPON SPRINGS, FL 34689

**RYAN SAMPSON, CCIM, ALC**  
Principal  
D. 813.287.8787 x4  
M. 813.417.5928  
Ryan@TheDirtDog.com

**Eshenbaugh**  
LAND COMPANY

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.

## PROPERTY DESCRIPTION

The property is 1.82± acres vacant land located on the NW intersection of Meres Boulevard and US Alt 19 N, in the city of Tarpon Springs, FL 34689. The property had an approved site plan by the City of Tarpon Spring for 11,565 square feet retail with an end cap drive-thru. The site will be delivered pad ready with required compaction and offsite mitigation. In addition any tree mitigation and wetland mitigation will be paid for by the Seller.

## LOCATION DESCRIPTION

The site is located at a prime location for future expansion of Meres Blvd. east towards US 19. It is across the street from a Sweetbay Shopping Center which is phase II of the Meres Town Center. Phase III is scheduled to begin construction within a few months for medical office and multifamily residential units. The site is within walking distance of Helen Ellis Memorial Hospital, Pinellas Trail and is at the downtown gateway to Tarpon Springs.

## PROPERTY SIZE

1.82 Acres

## ZONING

GB - General Business District

## PARCEL ID

15 27 13 89946 007 0010

## PRICE

-

## BROKER CONTACT INFO

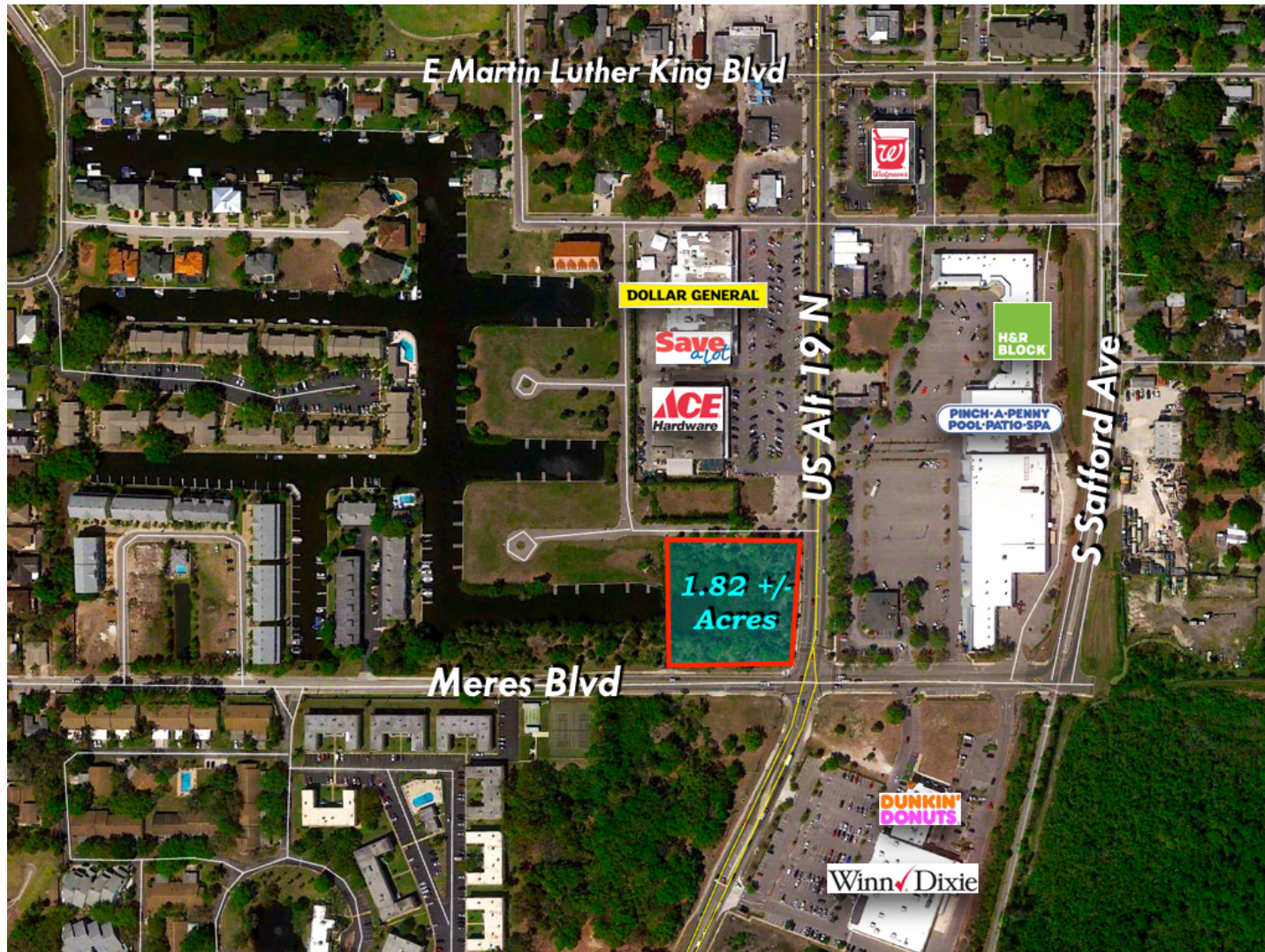
**Ryan Sampson, CCIM, ALC**  
Principal  
813.287.8787 x4  
[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)



1.82 ACRES VACANT LAND "THE SHOPS AT MERES" // MERES BLVD., TARPON SPRINGS, FL 34689



1.82 ACRES VACANT LAND "THE SHOPS AT MERES" // MERES BLVD., TARPON SPRINGS, FL 34689



1.82 ACRES VACANT LAND "THE SHOPS AT MERES" // MERES BLVD., TARPON SPRINGS, FL 34689



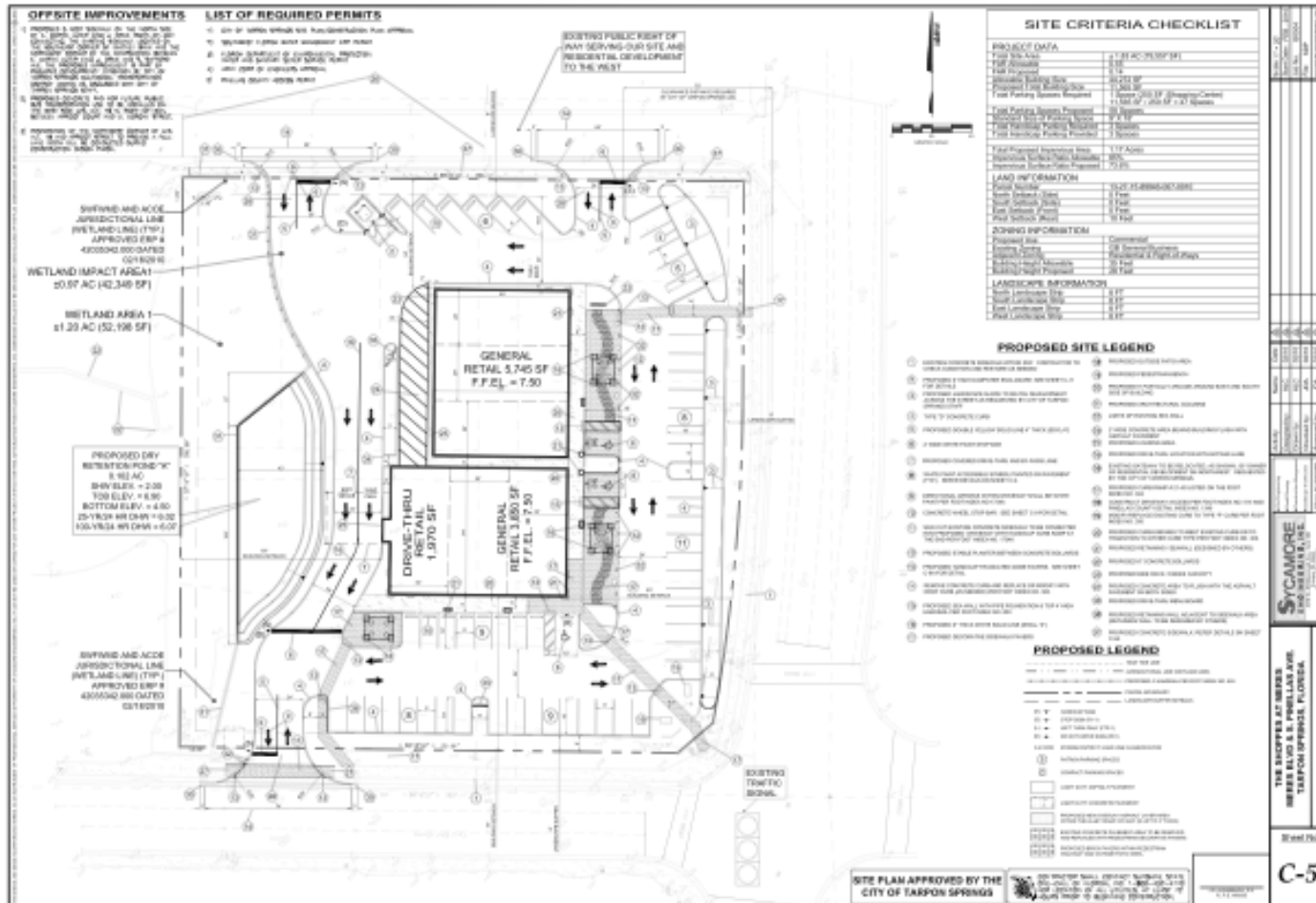
1.82 ACRES VACANT LAND "THE SHOPS AT MERES" // MERES BLVD., TARPON SPRINGS, FL 34689



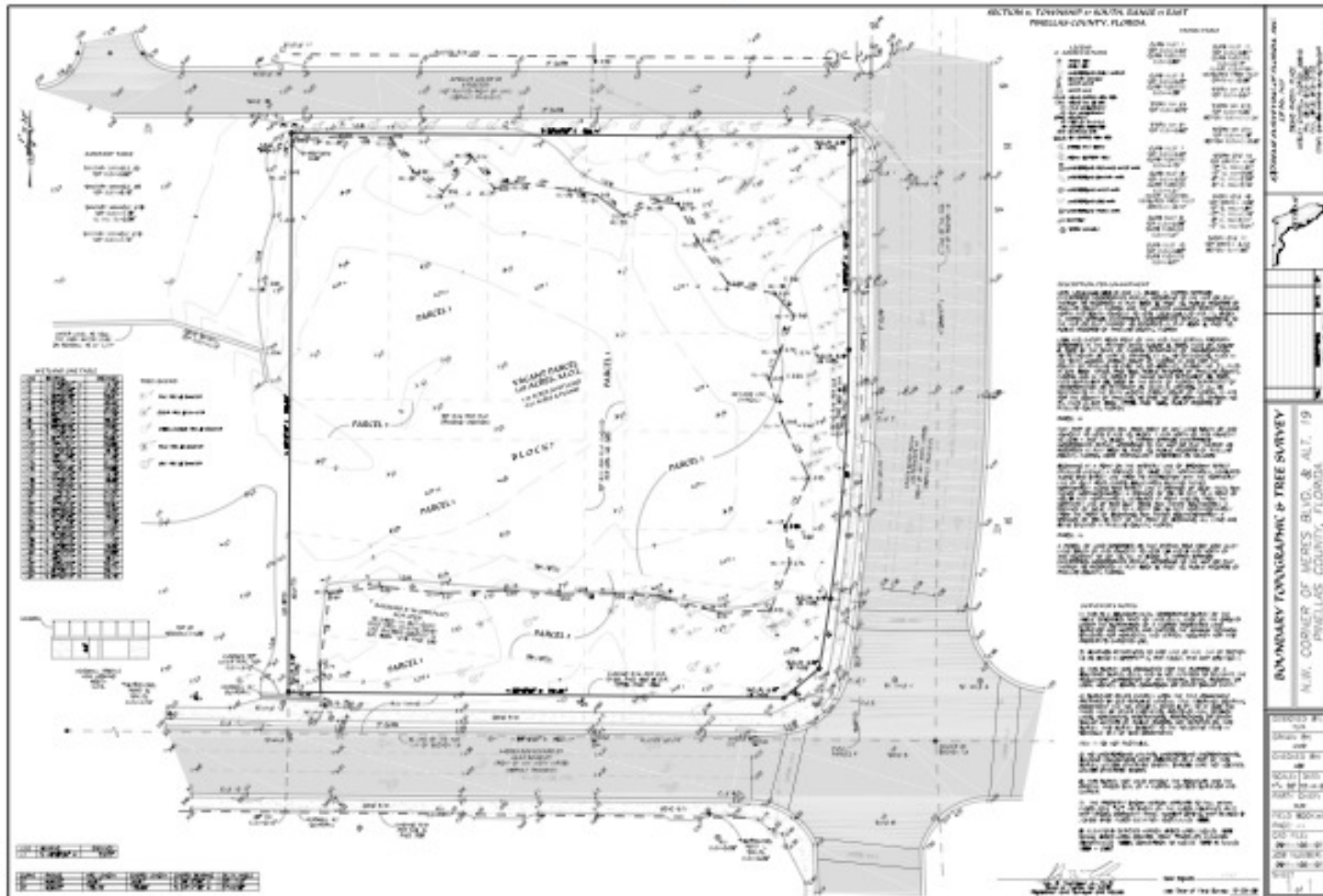


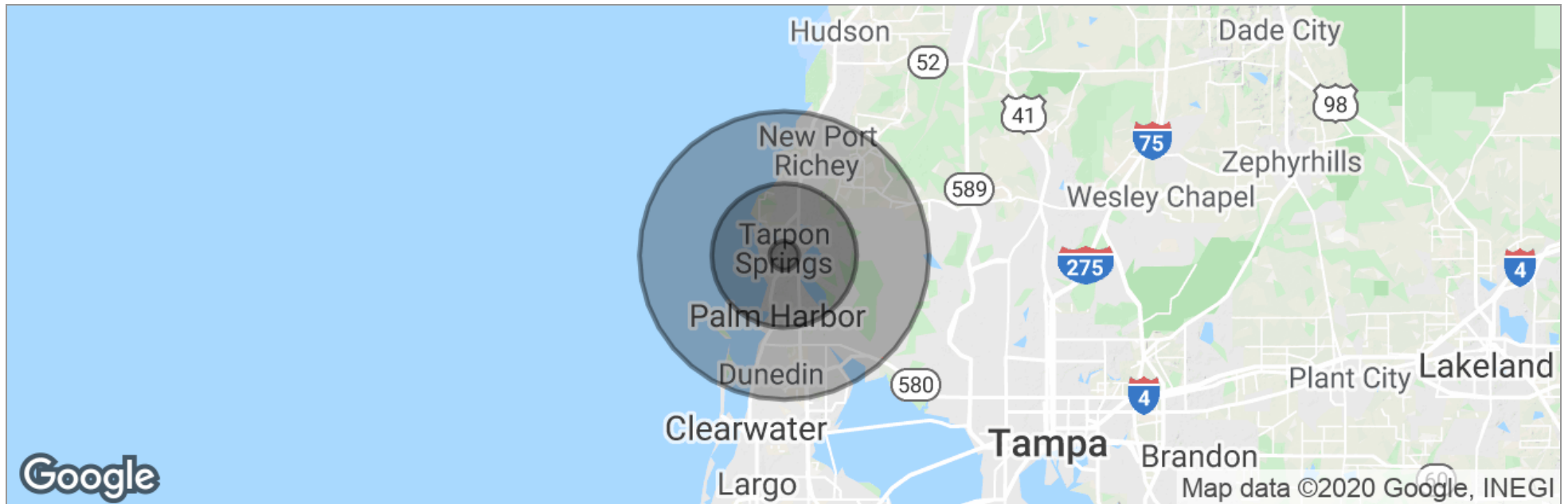


**Proposed Site Plan**



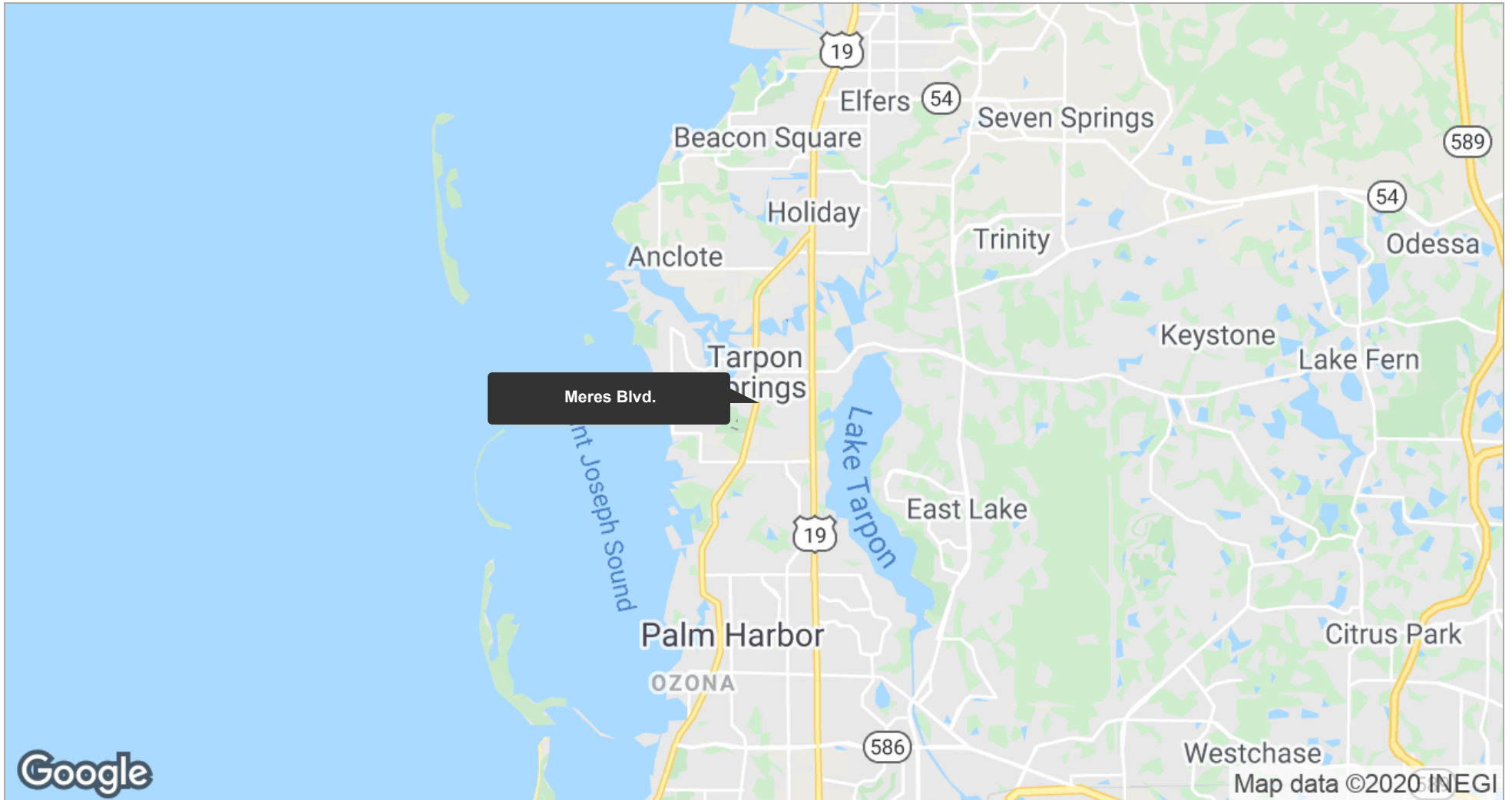
Site Survey

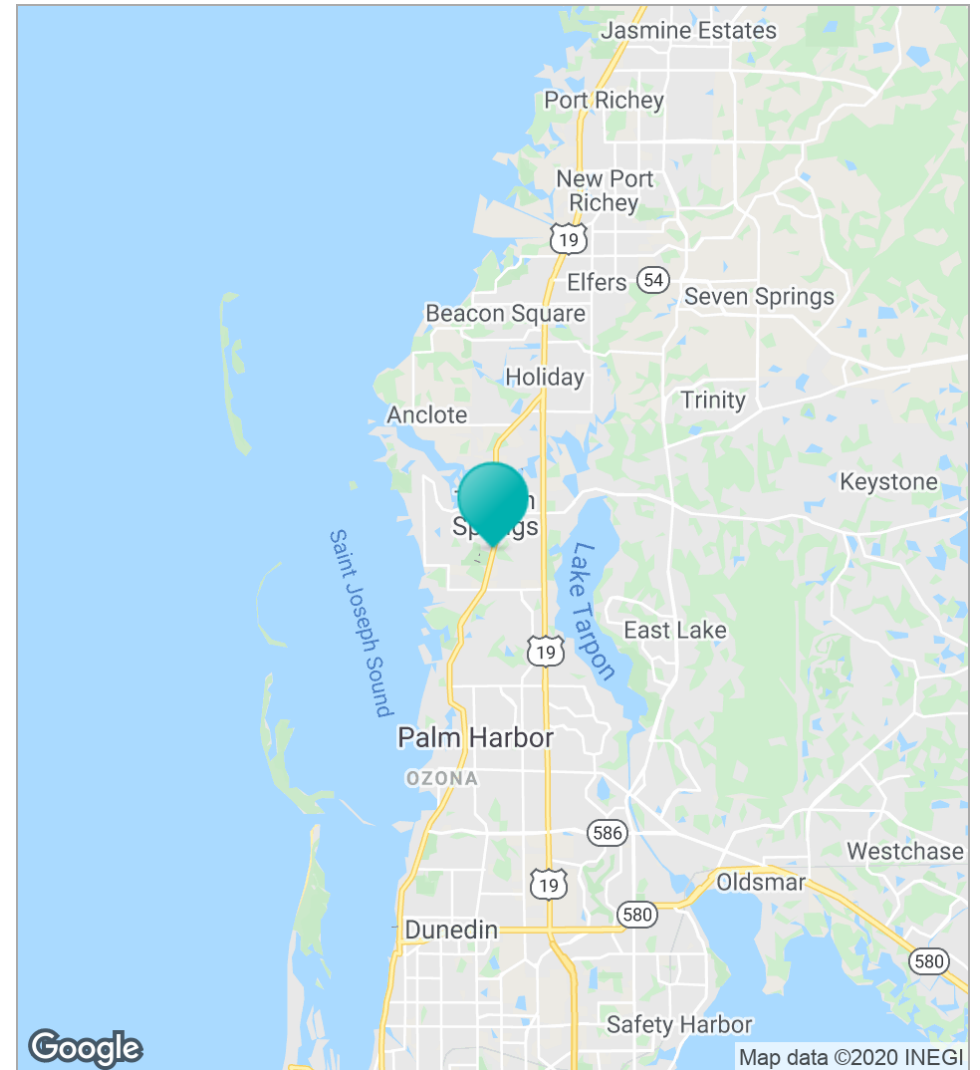
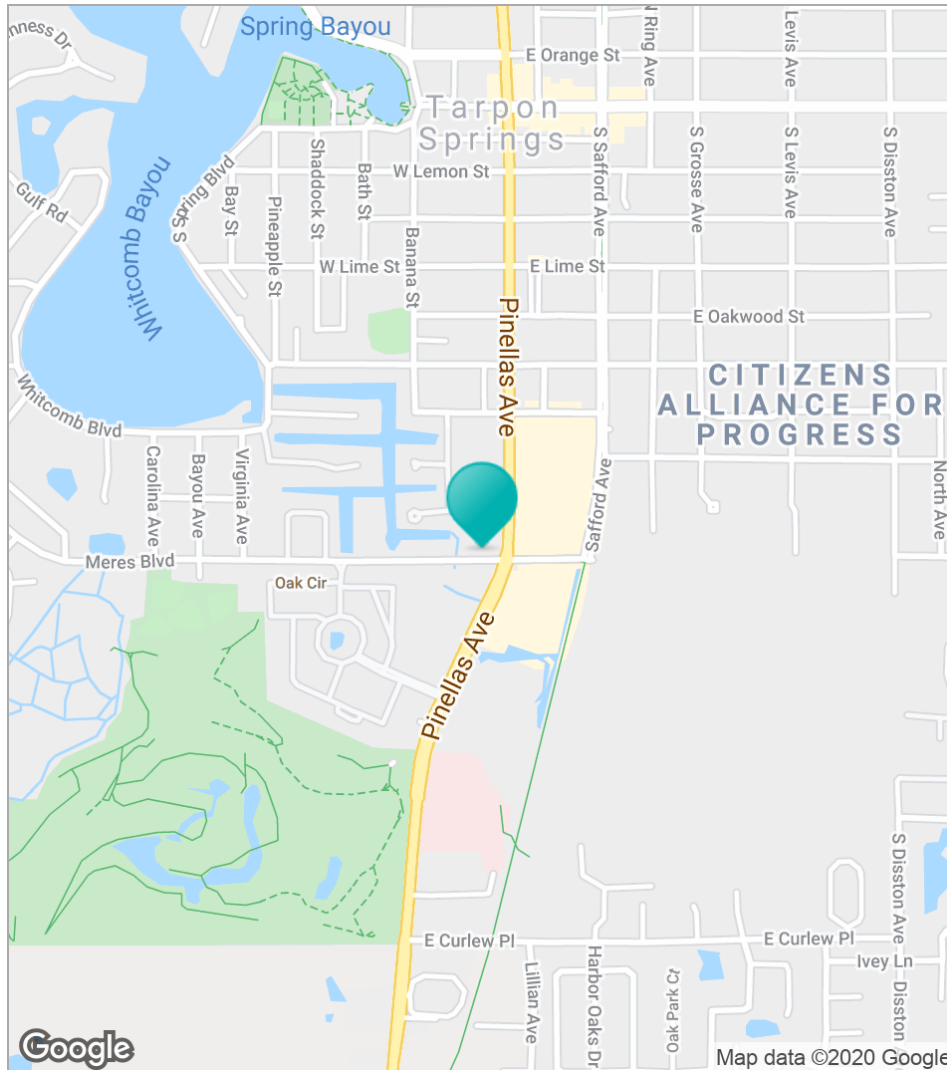




	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	6,103	98,587	351,968
Population Density	1,943	1,255	1,120
Median Age	51.9	47.2	47.1
Median Age (Male)	51.0	46.1	45.5
Median Age (Female)	53.9	47.9	48.3
Total Households	2,822	42,564	153,909
# of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$47,128	\$66,014	\$65,146
Average House Value	\$268,931	\$211,911	\$237,453

\* Demographic data derived from 2010 US Census





1.82 ACRES VACANT LAND "THE SHOPS AT MERES" // MERES BLVD., TARPON SPRINGS, FL 34689