



OFFERING MEMORANDUM

# MARTIN LUTHER KING BLVD & HIGHVIEW RD

3938 HIGHVIEW ROAD, SEFFNER, FL 33584

**RYAN SAMPSON, CCIM, ALC**  
Principal  
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**Eshenbaugh**  
LAND COMPANY



## PROPERTY DESCRIPTION

This 2.03-acre parcel is ideally located at a lighted corner in the heart of Seffner, FL. The property has the potential to be rezoned for commercial uses and benefits from having no wetlands on site and be located directly across the street from a Publix and Walmart anchored plaza. The site has approximately 308 feet of frontage on Martin Luther King Blvd which has 32,500 average annual traffic count on it. With a successful rezoning, this parcel offers a lot of opportunity for a commercial developer.

## LOCATION DESCRIPTION

The property is located on the south west corner of E. Martin Luther King Blvd. and Highview Road in Seffner, FL. It is on the going home side of the road and is at a lightened corner directly across the street from a Publix anchored shopping center.

## PROPERTY SIZE

2.03 Acres

## ZONING

ASC-1 with a R-6 Future Land Use

## PARCEL ID

065914-0000

## PROPERTY OWNER

David Wyly Trustee  
Cheryl Wyly Trustee  
Larry Lentz

## PRICE

\$1,900,000

## BROKER CONTACT INFO

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







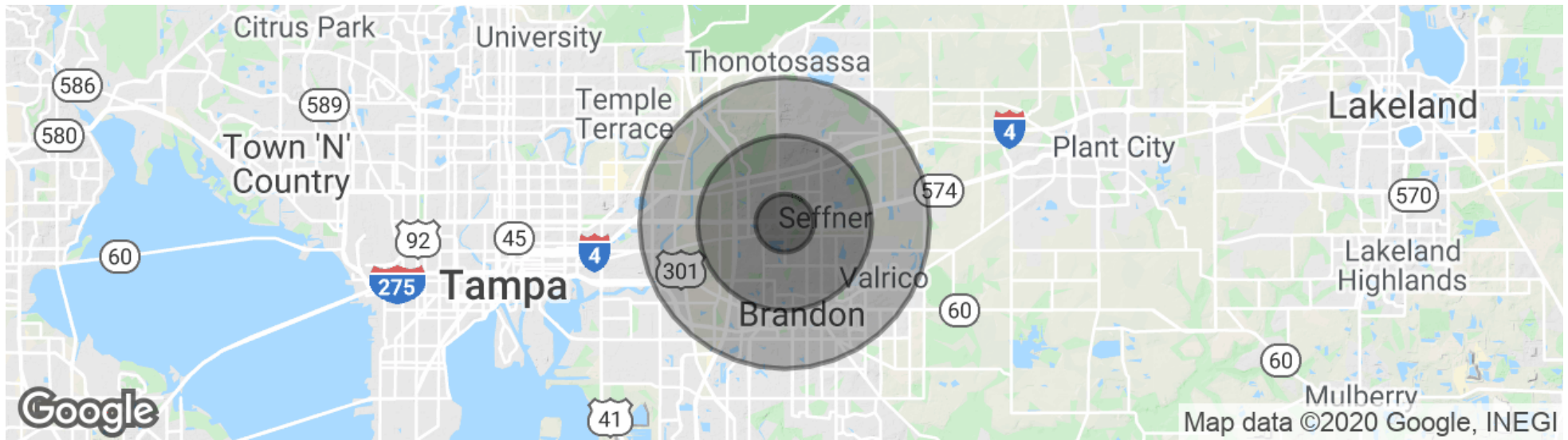


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**POPULATION**

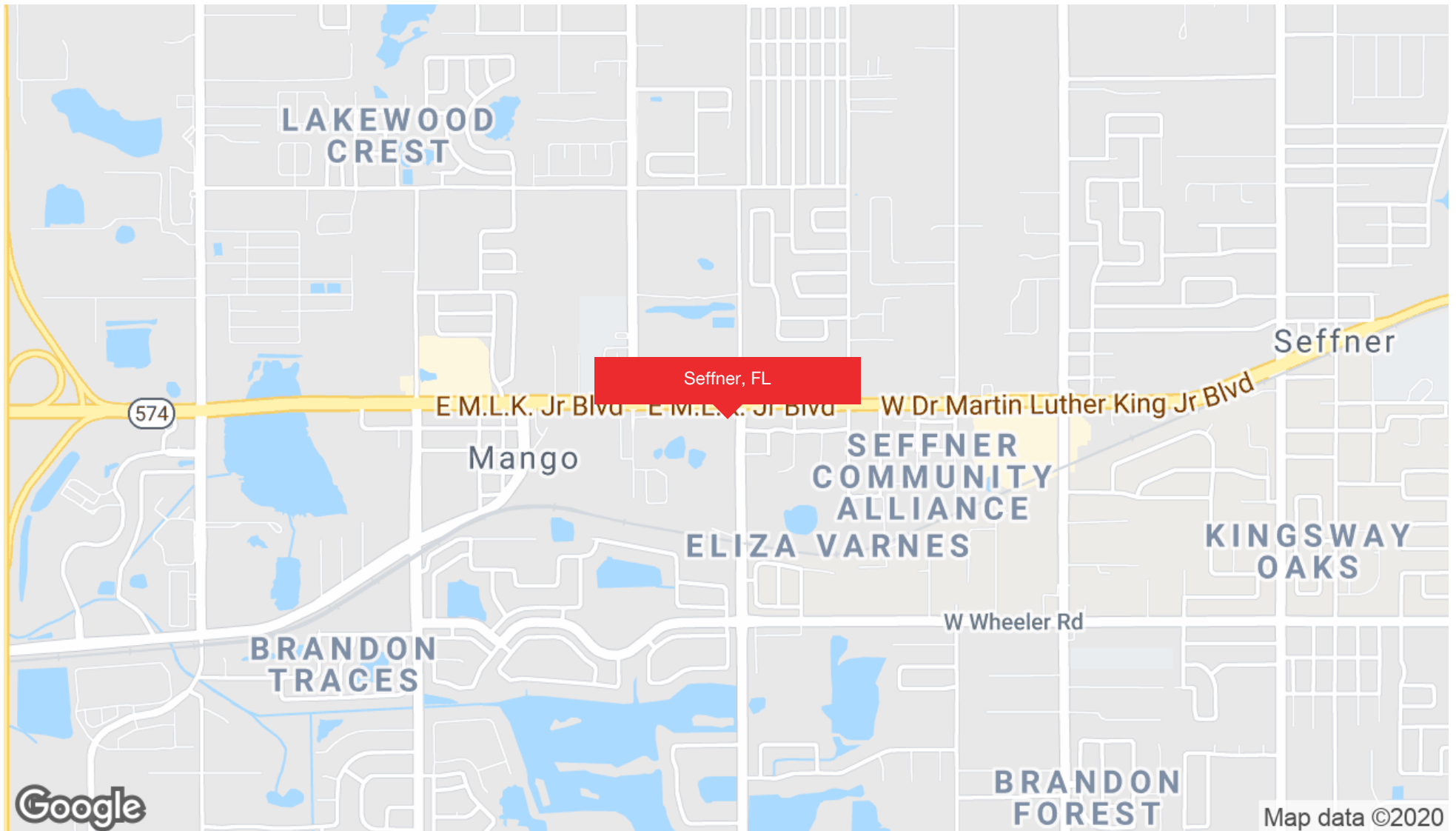
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,841	59,160	131,568
Median age	34.3	35.2	34.9
Median age (Male)	32.0	33.7	33.3
Median age (Female)	37.9	36.4	36.1

**HOUSEHOLDS & INCOME**

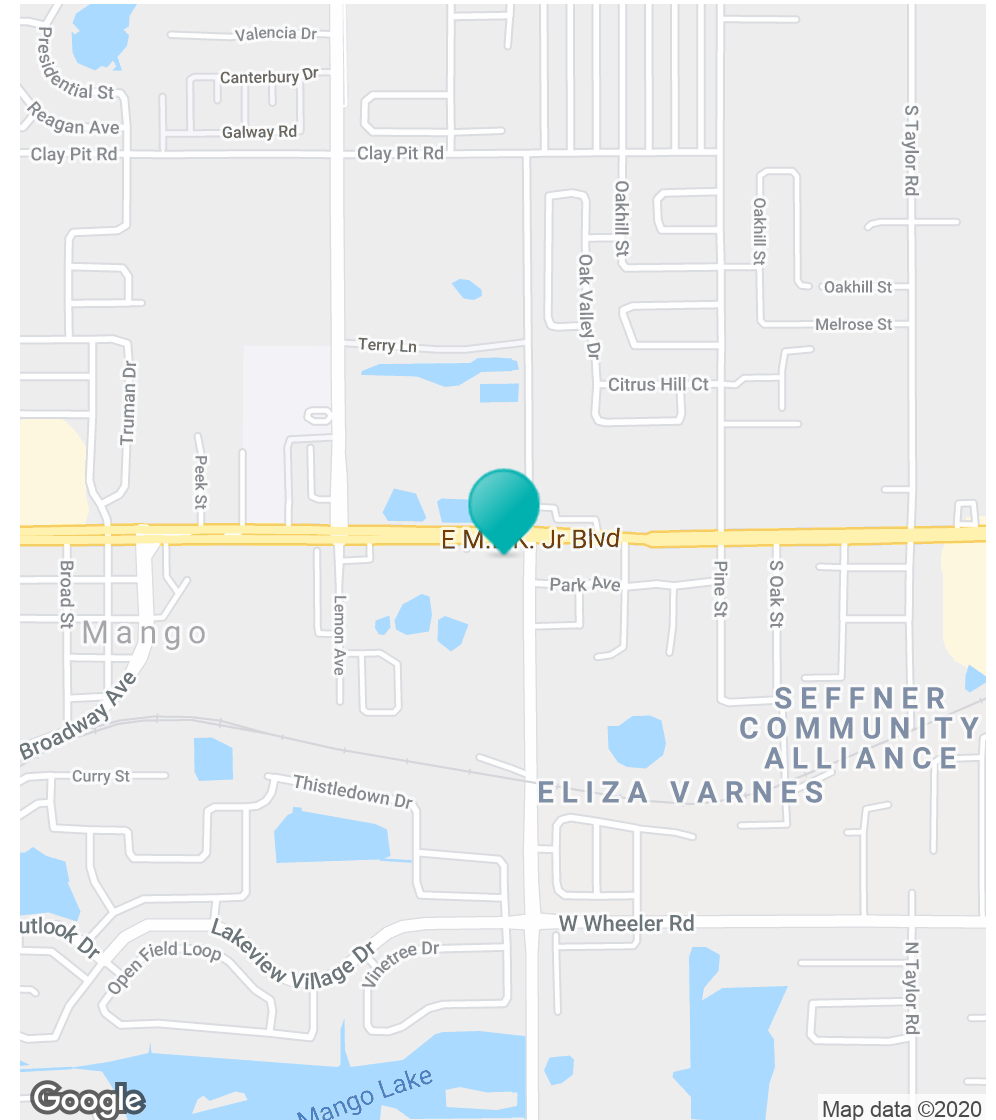
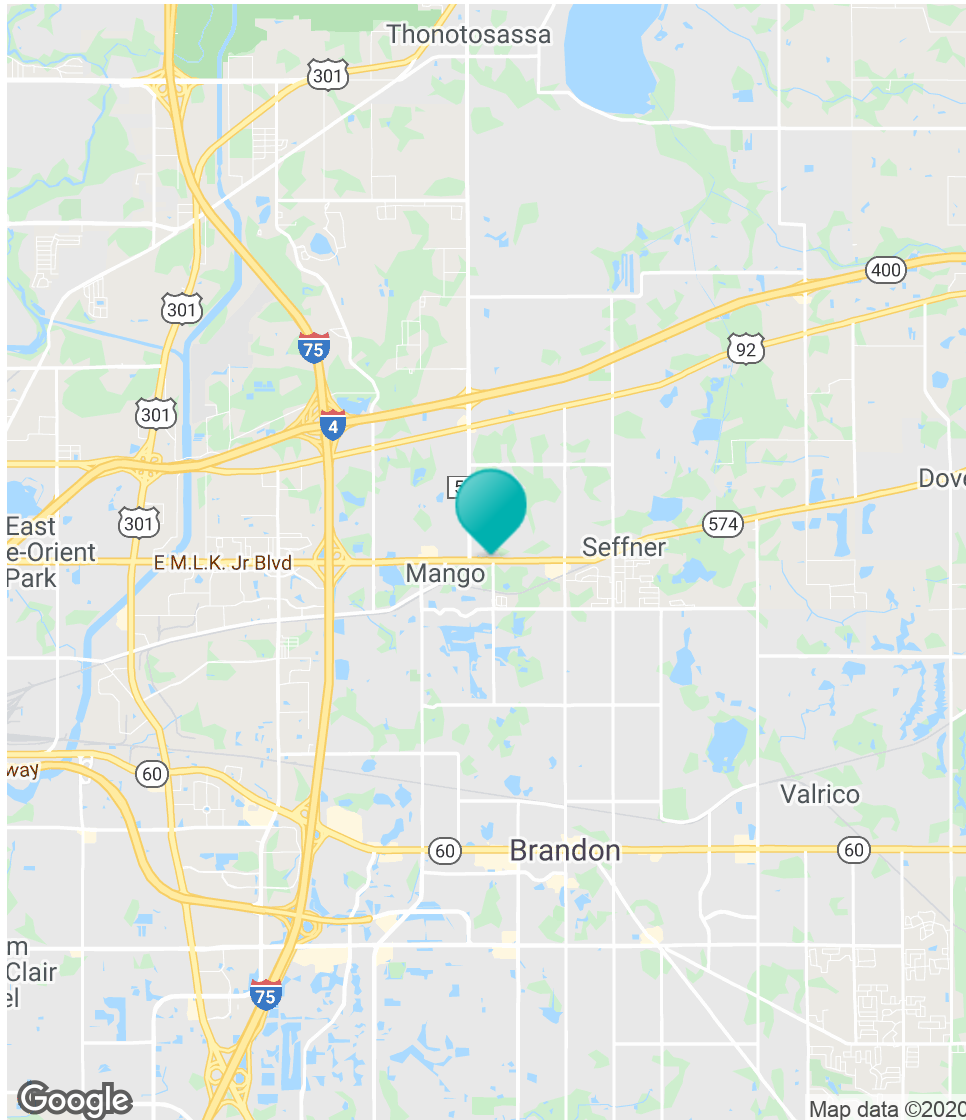
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,902	21,771	49,011
# of persons per HH	2.7	2.7	2.7
Average HH income	\$55,232	\$60,573	\$61,687
Average house value	\$202,677	\$196,790	\$201,701

\* Demographic data derived from 2010 US Census









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ESHENBAUGH LAND COMPANY // 304 S. WILLOW AVENUE, TAMPA, FL 33606 // [THEDIRTDOG.COM](http://THEDIRTDOG.COM)



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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.