



OFFERING MEMORANDUM

CROSS CREEK

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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

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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.

PROPERTY DESCRIPTION

9.96± acre parcel and 7.44± acre parcel located on Cross Creek Boulevard, west of Morris Bridge Road in New Tampa, Hillsborough County, FL. Full access is available for both parcels along Cross Creek Blvd.

LOCATION DESCRIPTION

Located on the south side of Cross Creek Boulevard, west of Morris Bridge Road in New Tampa. New Tampa is located in north east Hillsborough County.

PROPERTY SIZE

9.96± Acres and 7.44± Acres

ZONING

PD-A : Allows for residential, retail, office & general commercial uses.

PARCEL ID

059251-0220 & portion of parcel 059251-0000

PRICE

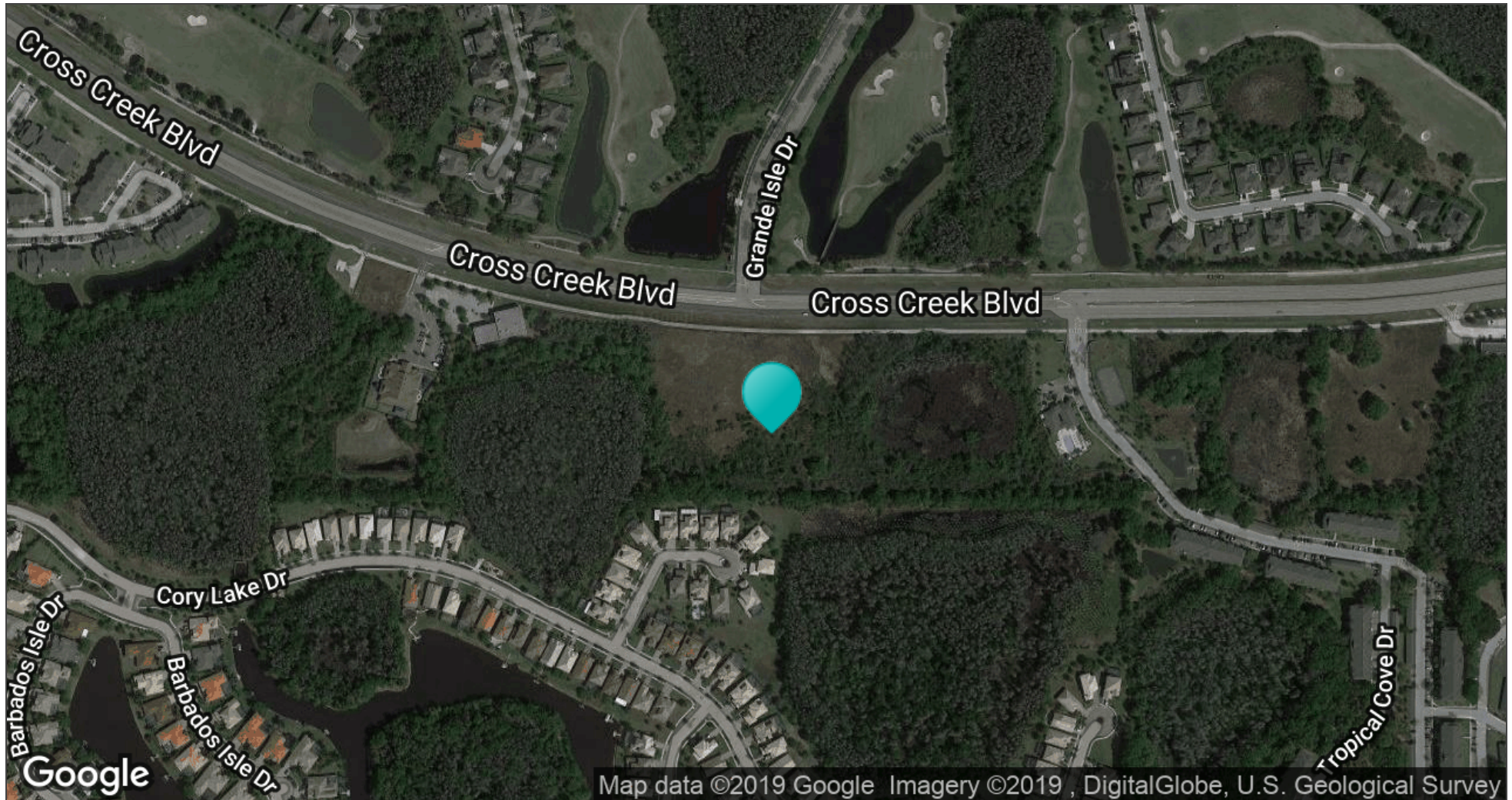
Parcel B: 9.96± acres (6.2± acres uplands) = \$3,100,000

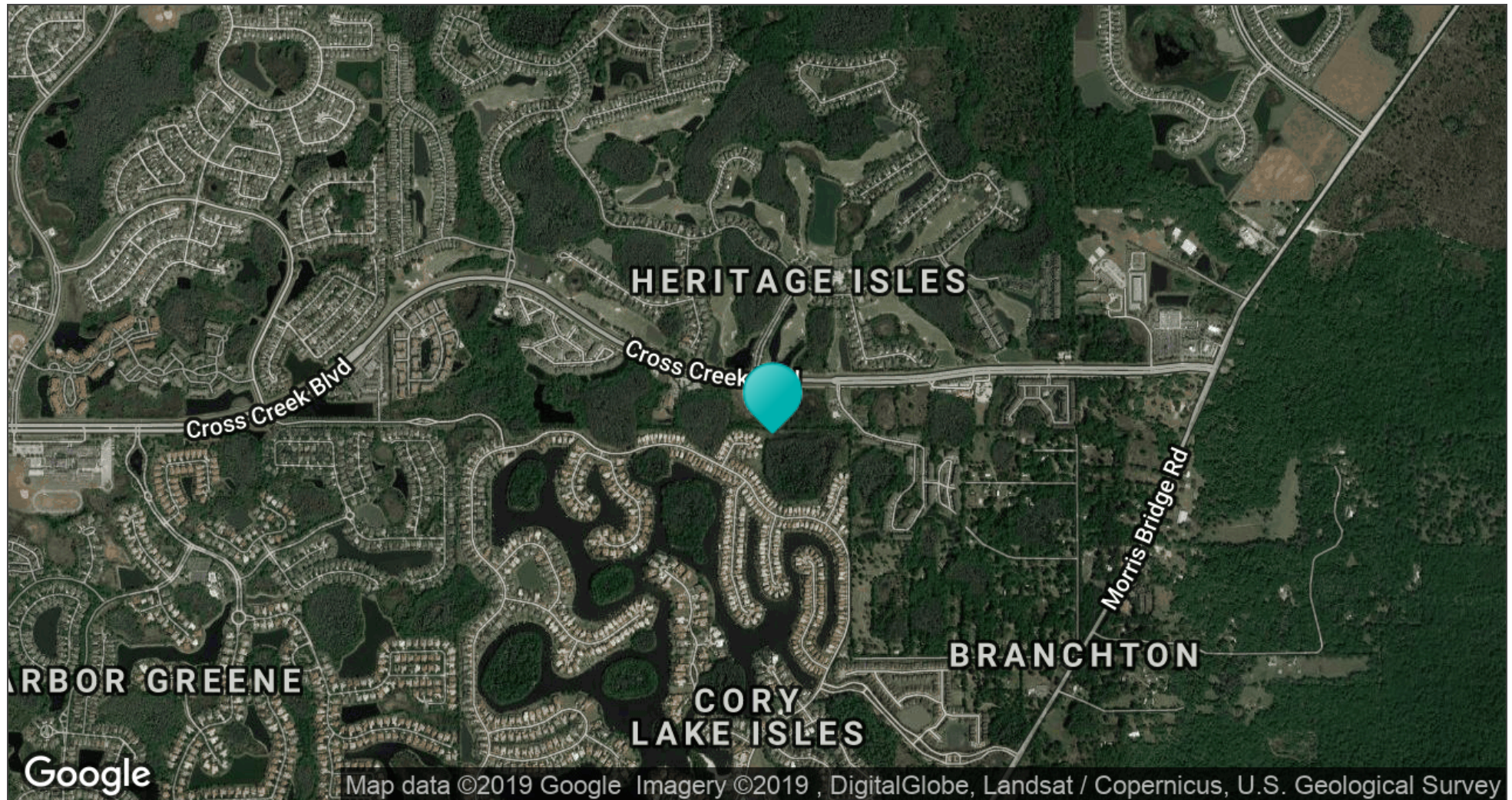
Parcel D: 7.44± acres (4.5± acres uplands) = \$2,100,000

BROKER CONTACT INFO

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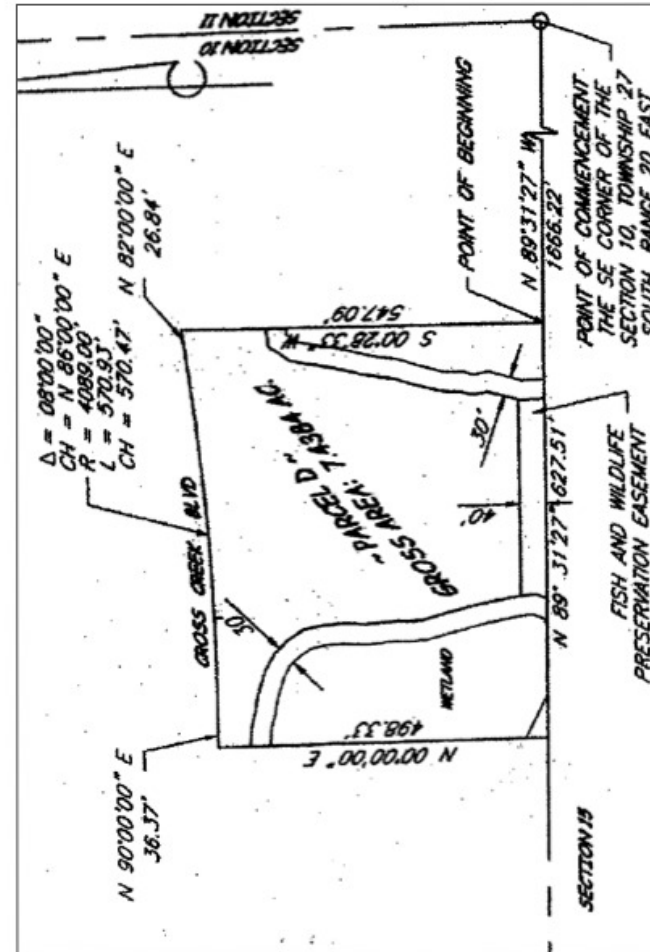
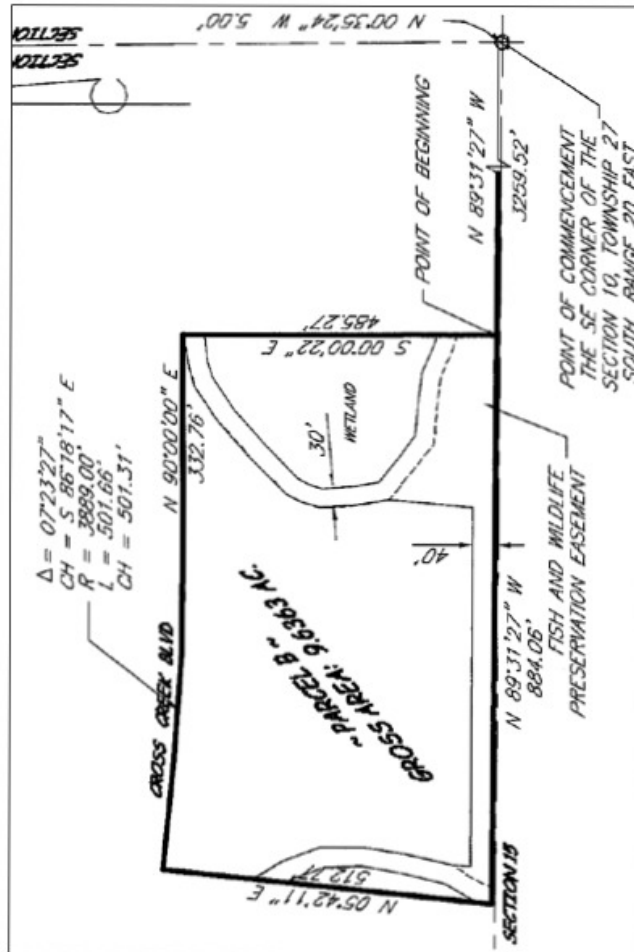


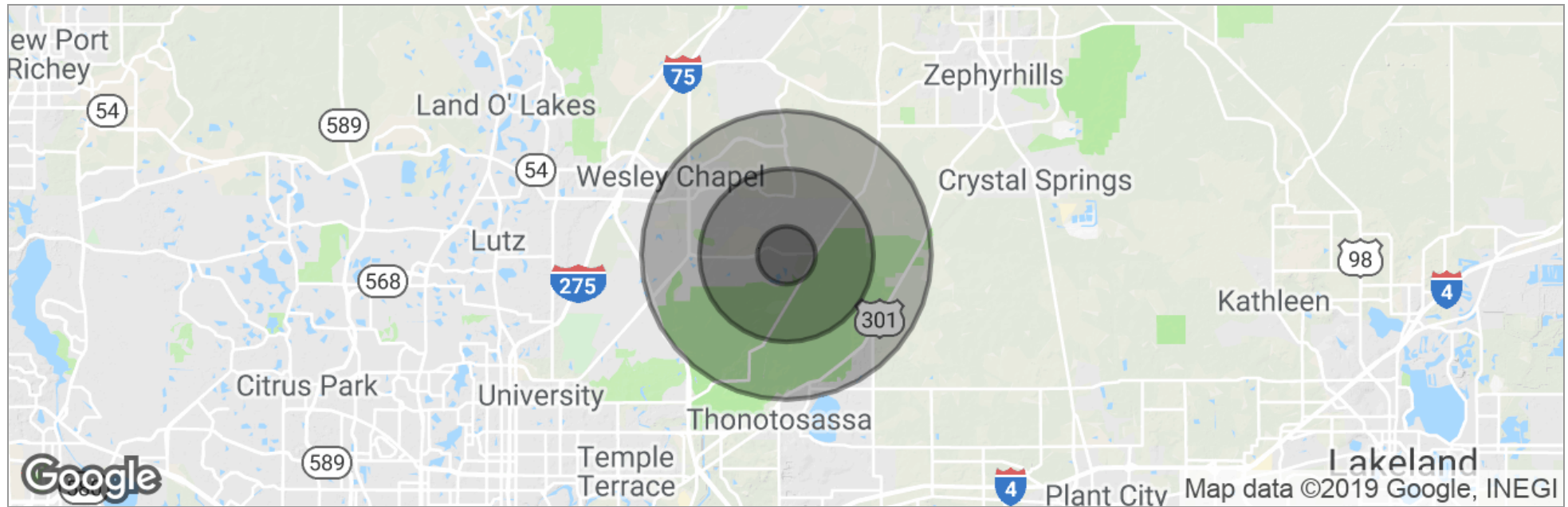






Survey

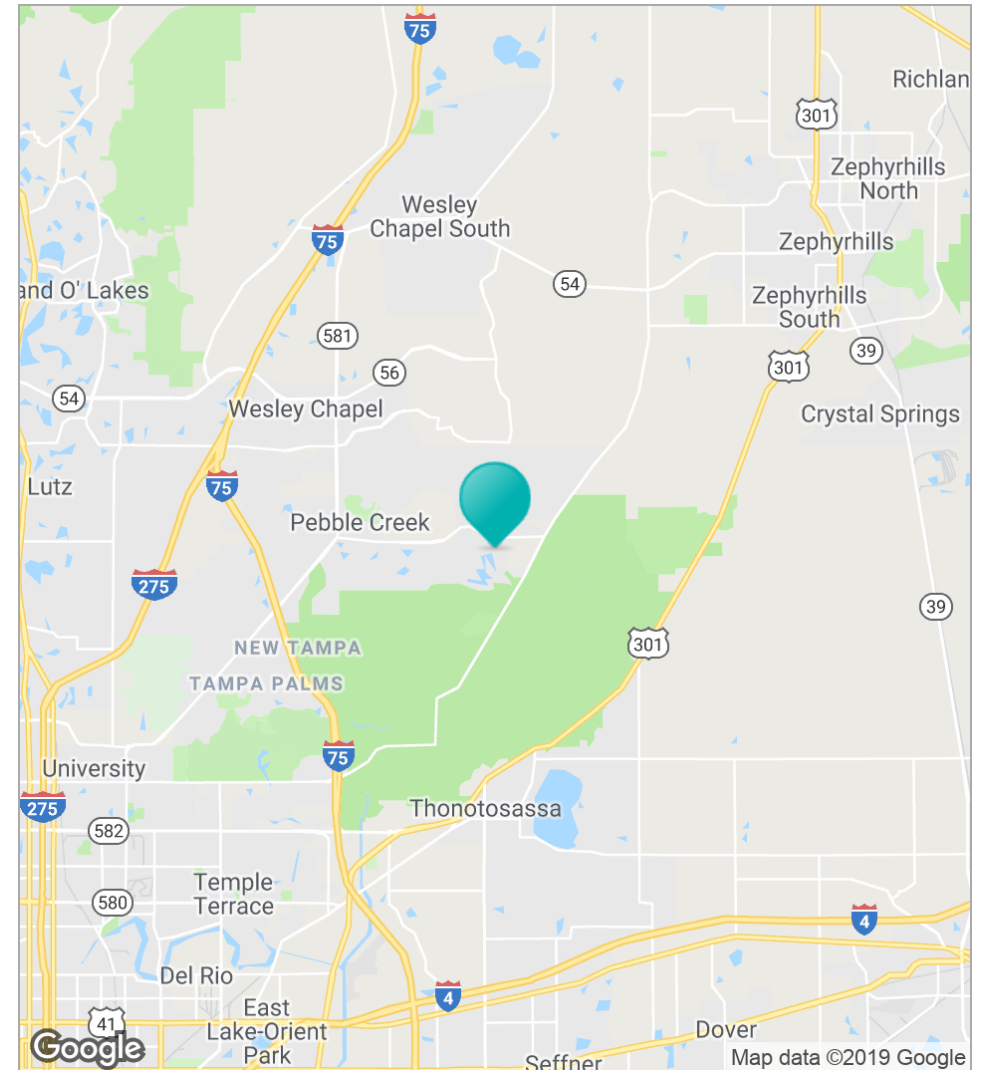
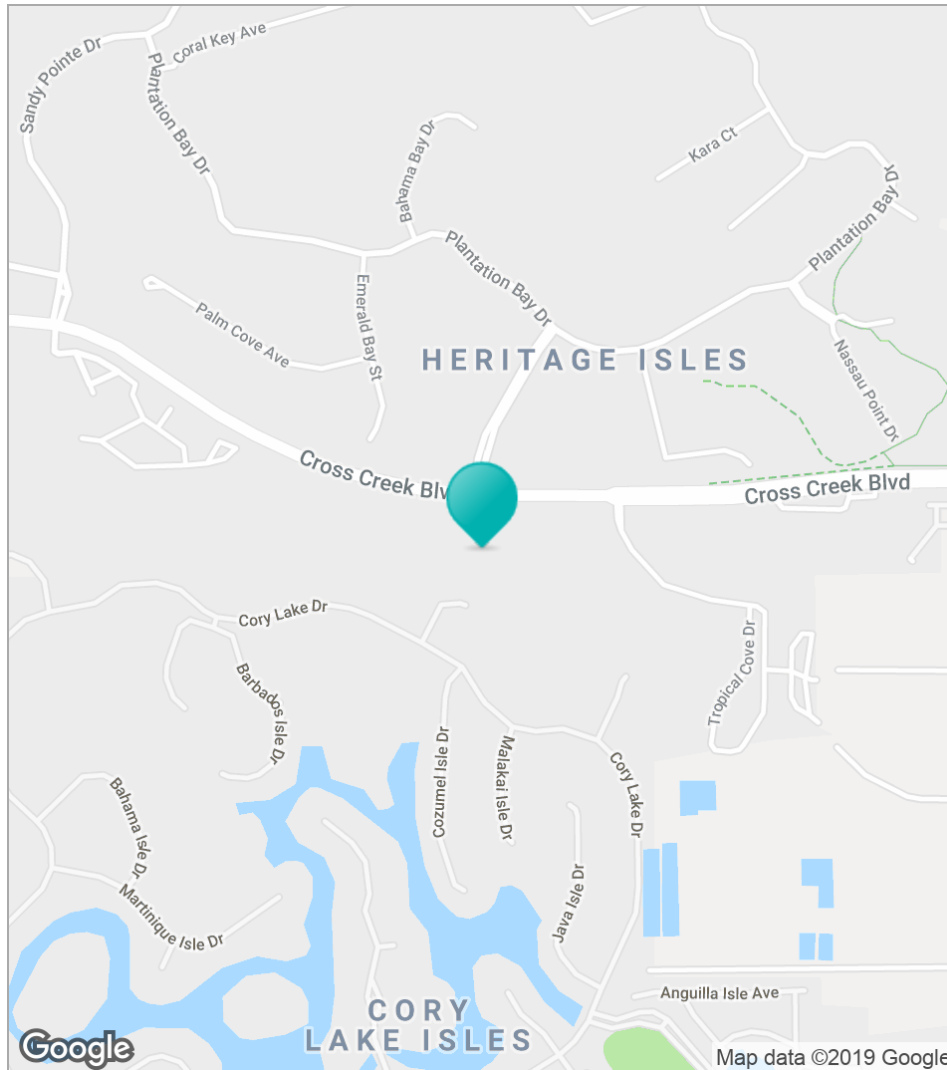




	1 Mile	3 Miles	5 Miles
Total Population	6,234	32,258	62,321
Population Density	1,984	1,141	793
Median Age	30.0	32.0	33.9
Median Age (Male)	29.6	32.6	33.9
Median Age (Female)	29.7	31.5	33.9
Total Households	2,126	11,088	21,887
# of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$91,371	\$94,298	\$87,902
Average House Value	\$482,987	\$267,989	\$263,040

* Demographic data derived from 2010 US Census





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DEMOGRAPHICS 2017

Demographic Highlights

- In the next five years Hillsborough County's population is projected to grow significantly faster than the state of Florida.
- By 2022 Hillsborough County's population will be nearly 1.5 million.
- About 24% of Hillsborough County's population is between the ages of 18-34. This contributes to its low median age of 37.45 years, which is below the national average.
- About 27% of Hillsborough County's population is Hispanic or Latino.
- Thirty percent of Hillsborough County residents age 25 and older earned a Bachelor's degree or higher.

POPULATION GROWTH	2000-2010	2010-2017
Hillsborough County	23.05%	13.02%
Tampa	11.57%	11.70%
Plant City	11.79%	11.94%
Temple Terrace	5.67%	5.93%
Unincorporated County	29.58%	13.80%
MSA	16.16%	9.69%
Florida	17.64%	10.36%
United States	9.71%	5.31%

POPULATION BY AGE GROUP	17 & Under	18-34
Hillsborough County	22.91%	23.78%
MSA	20.18%	20.71%
Florida	20.14%	21.33%
United States	22.77%	23.18%

POPULATION BY RACE OR ETHNICITY	White	Black
Hillsborough County	69.73%	16.95%
MSA	76.60%	12.48%
Florida	73.26%	16.43%
United States	70.33%	12.81%

POPULATION BY GENDER	Hillsborough County	MSA	Florida	United States
Male	48.75%	48.41%	48.88%	49.23%
Female	51.25%	51.59%	51.12%	50.77%

TOTAL POPULATION	2000	2010	2017
Hillsborough County	998,969	1,229,226	1,389,374
Tampa	300,888	335,709	375,002
Plant City	31,058	34,721	38,867
Temple Terrace	23,225	24,541	25,996
Unincorporated County	643,798	834,255	949,509
MSA	2,395,990	2,783,243	3,052,850
Florida	15,982,377	18,801,310	20,748,693
United States	281,421,942	308,745,538	325,139,271

PROJECTED POPULATION	2022	5 Year Growth
Hillsborough County	1,496,094	7.68%
Tampa	400,269	6.74%
Plant City	41,350	6.39%
Temple Terrace	27,455	5.61%
Unincorporated County	1,027,020	8.16%
MSA	3,250,067	6.46%
Florida	22,128,727	6.65%
United States	337,393,057	3.77%

	35-54	55-64	65 and Older	Median Age
Hillsborough County	27.11%	12.19%	14.01%	37.45
MSA	25.69%	13.68%	19.75%	42.47
Florida	25.18%	13.27%	20.08%	42.11
United States	25.71%	12.88%	15.46%	38.21

	Asian	Some Other Race	Two or more Races	Hispanic or Latino
Hillsborough County	4.11%	5.49%	3.58%	27.53%
MSA	3.50%	3.89%	3.07%	18.68%
Florida	0.40%	4.10%	2.92%	24.97%
United States	5.56%	6.78%	3.35%	18.05%

HISPANIC OR LATINO ORIGIN	Mexican	Puerto Rican	Cuban	Other
Hillsborough County	21.77%	30.21%	20.54%	27.48%
MSA	22.46%	32.25%	17.42%	27.87%
Florida	15.05%	21.23%	27.13%	36.60%
United States	62.25%	9.54%	3.56%	24.65%

LANGUAGES SPOKEN AT HOME	English Only	Spanish	Indo-European	Asian or Pacific Island	Other
Hillsborough County	72.31%	21.27%	3.31%	2.22%	0.89%
MSA	80.01%	13.63%	3.72%	1.95%	0.70%
Florida	72.03%	20.65%	5.20%	1.56%	0.57%
United States	78.87%	13.16%	3.65%	3.36%	0.96%

POPULATION BY TOP ANCESTRIES	German	Irish	English	Italian	West Indian	French	Polish
Hillsborough County	6.66%	5.56%	4.50%	4.36%	2.10%	1.60%	1.24%
MSA	8.35%	7.07%	5.63%	5.94%	1.35%	2.25%	2.00%
Florida	6.75%	5.83%	5.12%	4.76%	4.15%	1.81%	1.64%
United States	10.19%	6.58%	5.33%	4.17%	0.80%	1.99%	1.94%

TOTAL HOUSEHOLDS	2000	2010	2017	2022	2000-2010	2010-2017	2017-2022
Hillsborough County	391,358	474,030	532,763	272,614	21.12%	12.39%	7.48%
MSA	1,009,306	1,151,263	1,253,538	1,331,467	14.06%	8.88%	6.22%
Florida	6,337,941	7,420,802	8,173,428	8,718,860	17.09%	10.14%	6.67%
United States	105,480,131	116,716,292	123,356,629	128,246,828	10.65%	5.69%	3.96%

HOUSEHOLD INCOME DISTRIBUTION	Less than \$25,000	\$25,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000 or more	Median Income
Hillsborough County	23.28%	24.62%	17.81%	11.19%	12.89%	10.20%	\$52,944
MSA	24.51%	26.38%	17.95%	10.99%	11.86%	8.31%	\$49,113
Florida	24.26%	26.09%	18.01%	11.11%	11.76%	8.76%	\$49,639
United States	21.91%	22.90%	17.38%	12.09%	13.98%	11.74%	\$57,462

EDUCATION ATTAINMENT (25 AND OLDER)	High School Diploma or Higher	Bachelor's Degree or Higher
Hillsborough County	87.21%	29.69%
MSA	88.11%	27.05%
Florida	86.80%	26.95%
United States	86.56%	29.59%

Source: 2017 Nielsen Stewise