



OFFERING MEMORANDUM

DALE MABRY HWY. APEX

1760 DALE MABRY HWY, LUTZ, FL 33548

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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

This is an excellent opportunity for a user seeking a site with great exposure and strong demographics. Walmart Super Center & Target are in the immediate area. The property is located at the apex of Dale Mabry Highway and U.S. Highway 41 in Lutz, FL. The Apex is located just south of State Road 54, between I-75 and Suncoast Parkway.

LOCATION DESCRIPTION

The property is located at the apex of Dale Mabry Highway and U.S. Highway 41 in Lutz, FL. The Apex is located just south of State Road 54, between I-75 and Suncoast Parkway. Access is on the east side of Dale Mabry Highway just south of the Apex where Dale Mabry Highway and U.S. Highway 41 intersect. It is not accessible from U.S. Highway 41. The property is visible to both major highways.

PROPERTY SIZE

0.73 Acres

ZONING

I2

PARCEL ID

36 26 18 0000 02200 0041

PRICE

\$375,000

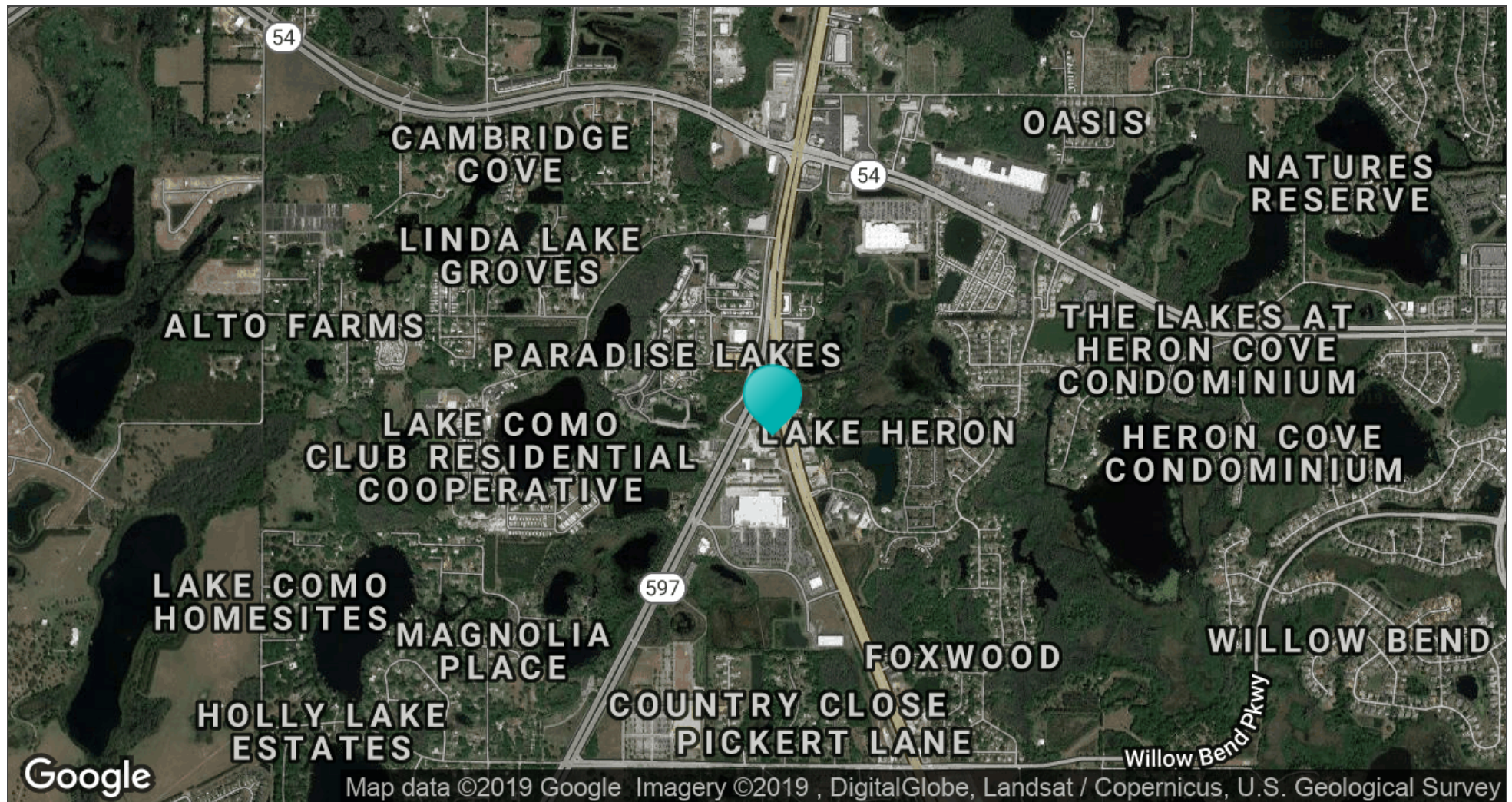
BROKER CONTACT INFO

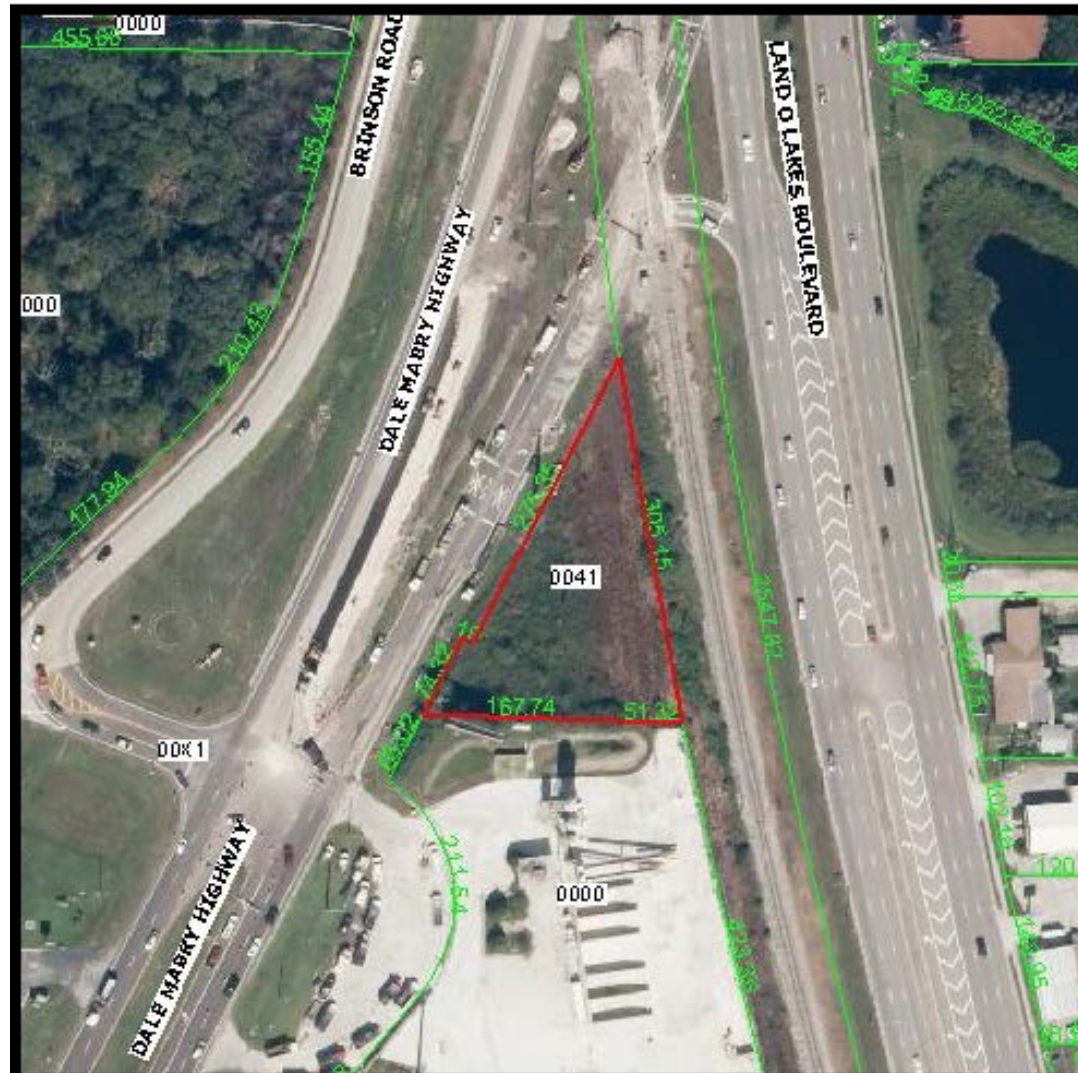
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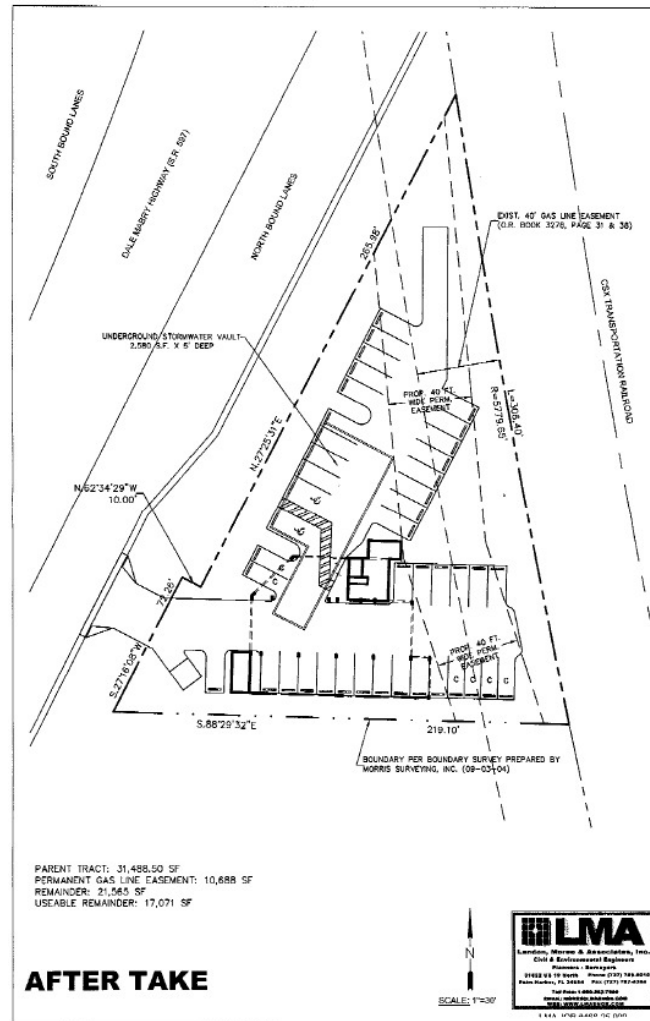
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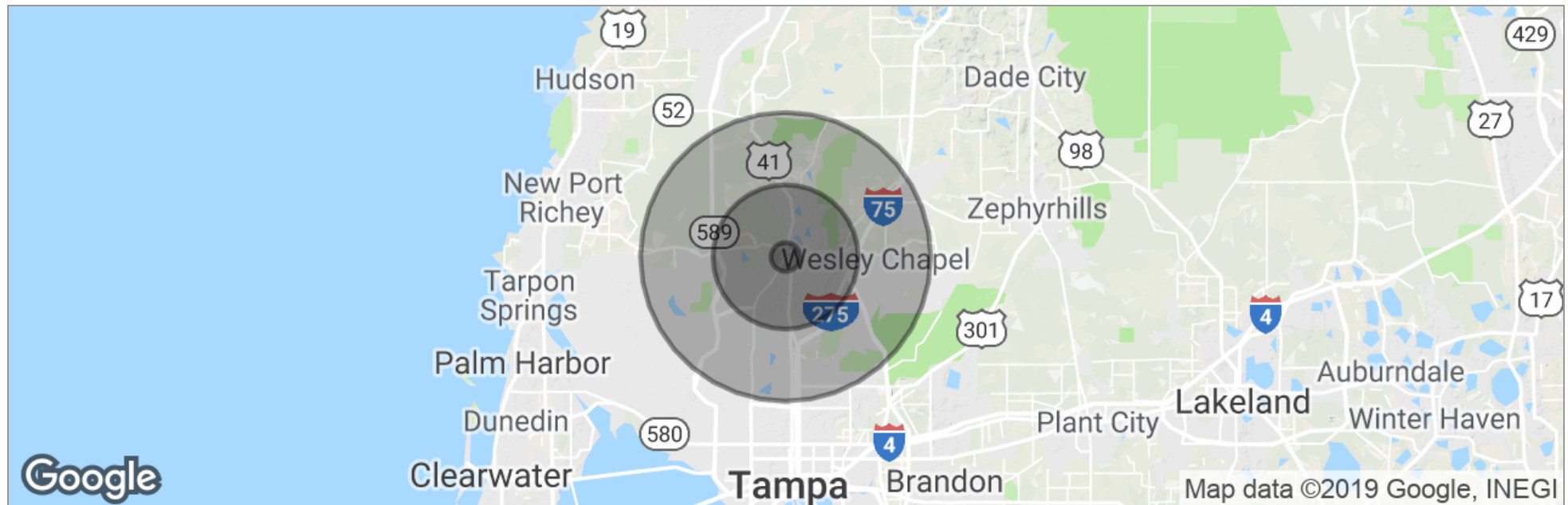








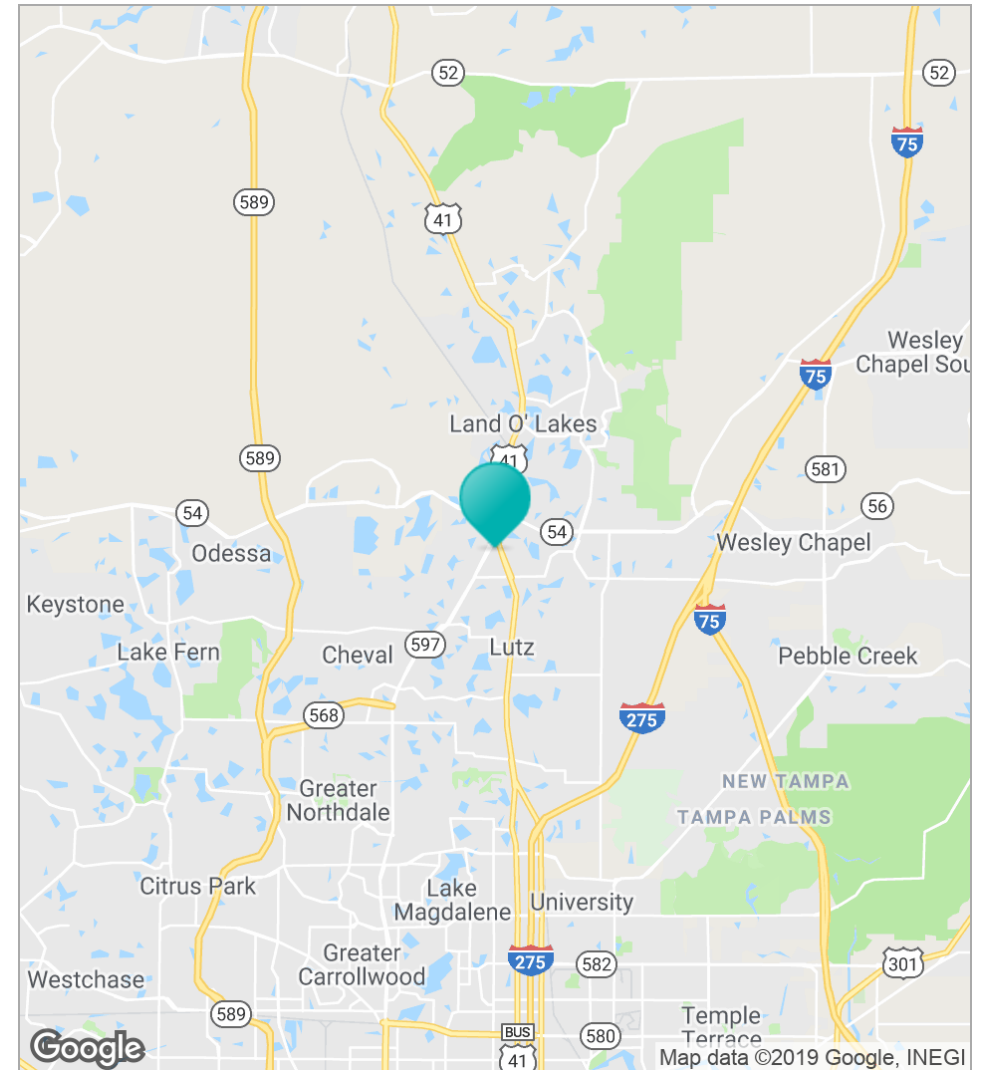




| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Population | 2,794 | 77,154 | 372,909 |
| Population Density | 889 | 982 | 1,187 |
| Median Age | 44.2 | 39.3 | 36.2 |
| Median Age (Male) | 44.2 | 38.8 | 35.4 |
| Median Age (Female) | 44.3 | 39.8 | 37.0 |
| Total Households | 1,094 | 27,558 | 141,529 |
| # of Persons Per HH | 2.6 | 2.8 | 2.6 |
| Average HH Income | \$76,841 | \$88,294 | \$74,987 |
| Average House Value | \$317,305 | \$315,712 | \$281,257 |

* Demographic data derived from 2010 US Census





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