



OFFERING MEMORANDUM

BAYPORT COLONY

HILLSBOROUGH AVENUE, TAMPA, FL 33635

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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

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Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

A 4.09± acre and 2.97± acre parcels of commercial land located at Hillsborough Avenue at Montague Street, Hillsborough County, Tampa, FL. The three parcels are known as Tract D of the Bayport Colony Master Planned Development.

2.97 acre parcel - \$690,000

4.09 acre parcel - \$2,400,000

LOCATION DESCRIPTION

Located on Hillsborough Avenue, west of the Veterans Expressway. The 2.97± acre site is located at the corner of Montague & Memorial Highway

PROPERTY SIZE

2.97+/- Acres

4.09+/- Acres

9.01+/- Acres - All parcels have been sold or are under contract

ZONING

PD - for commercial uses

PRICE

2.97 Acre parcel - \$690,000

4.09 Acre parcel - \$2,400,000

BROKER CONTACT INFO

Chris Bowers, CCIM

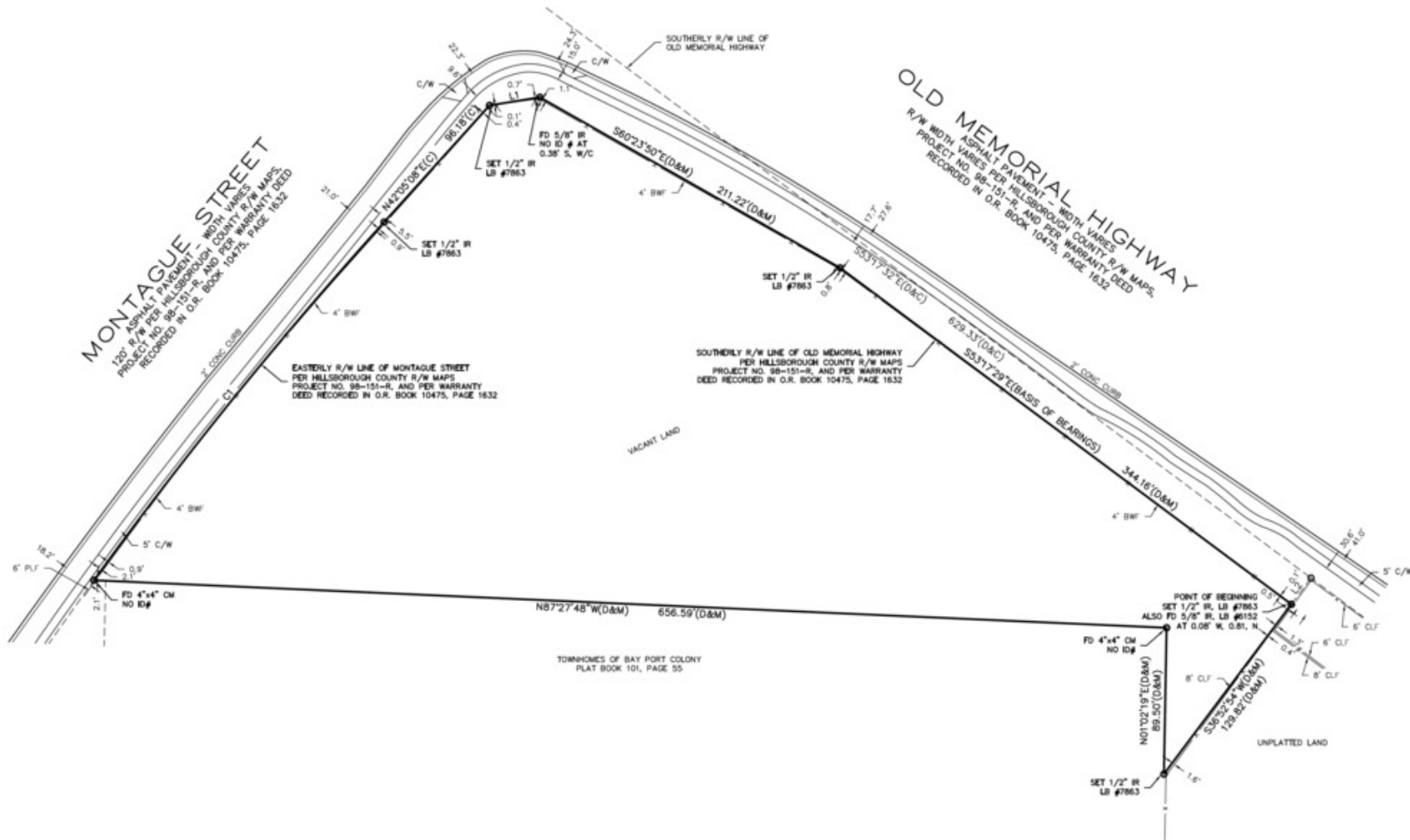
Senior Broker

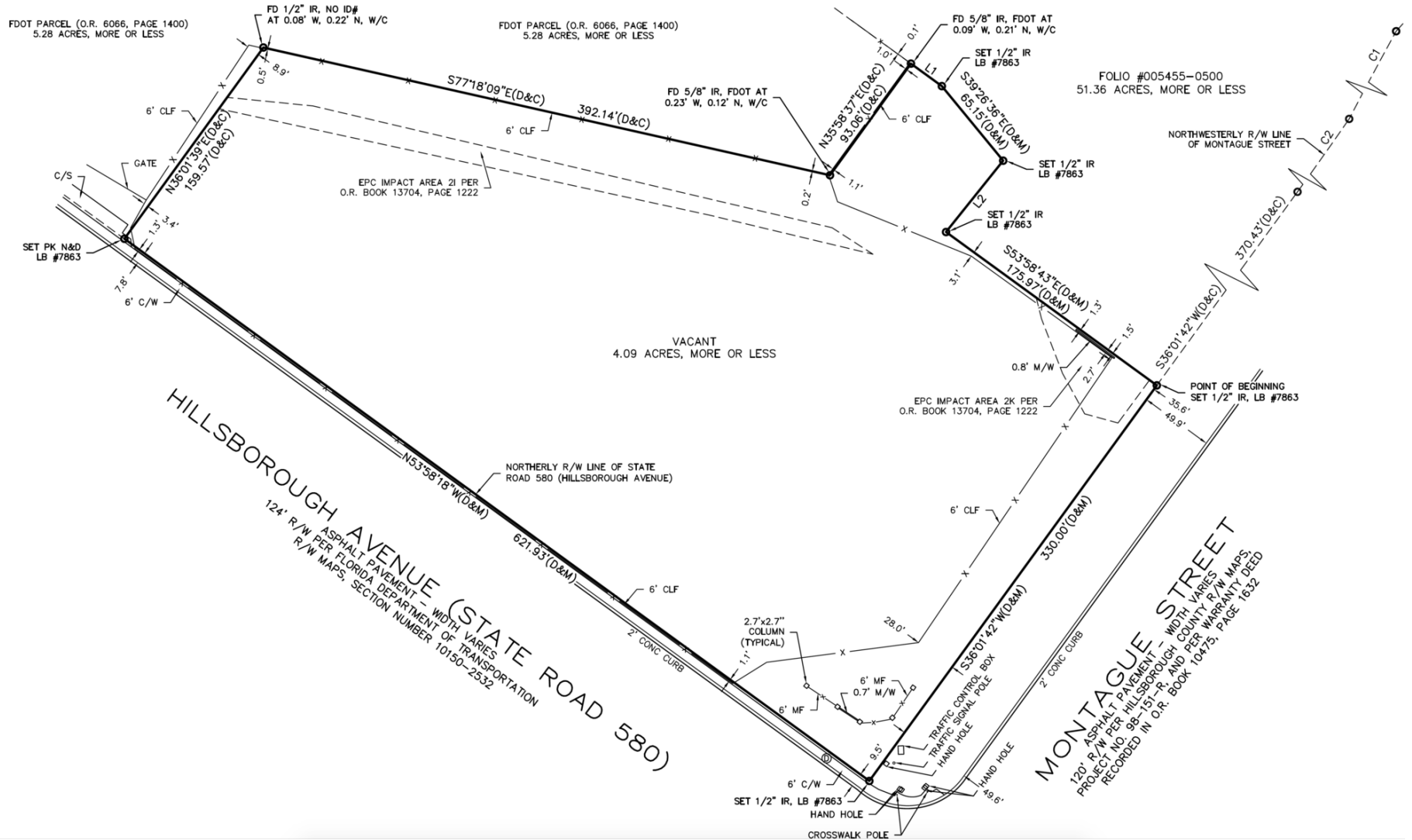
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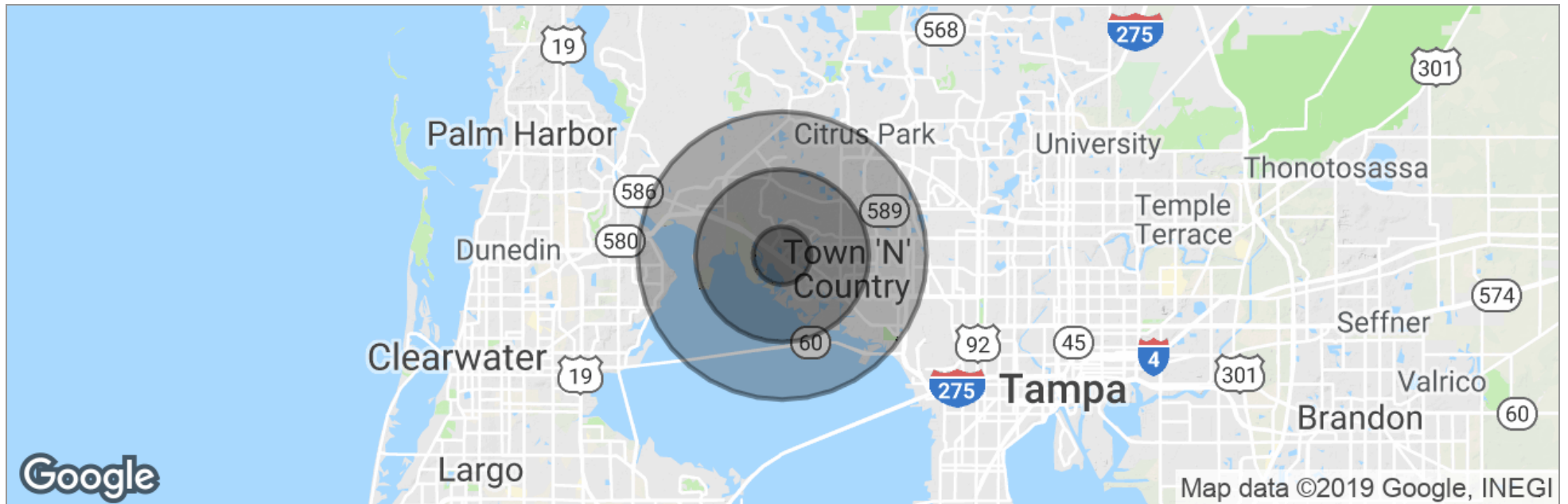
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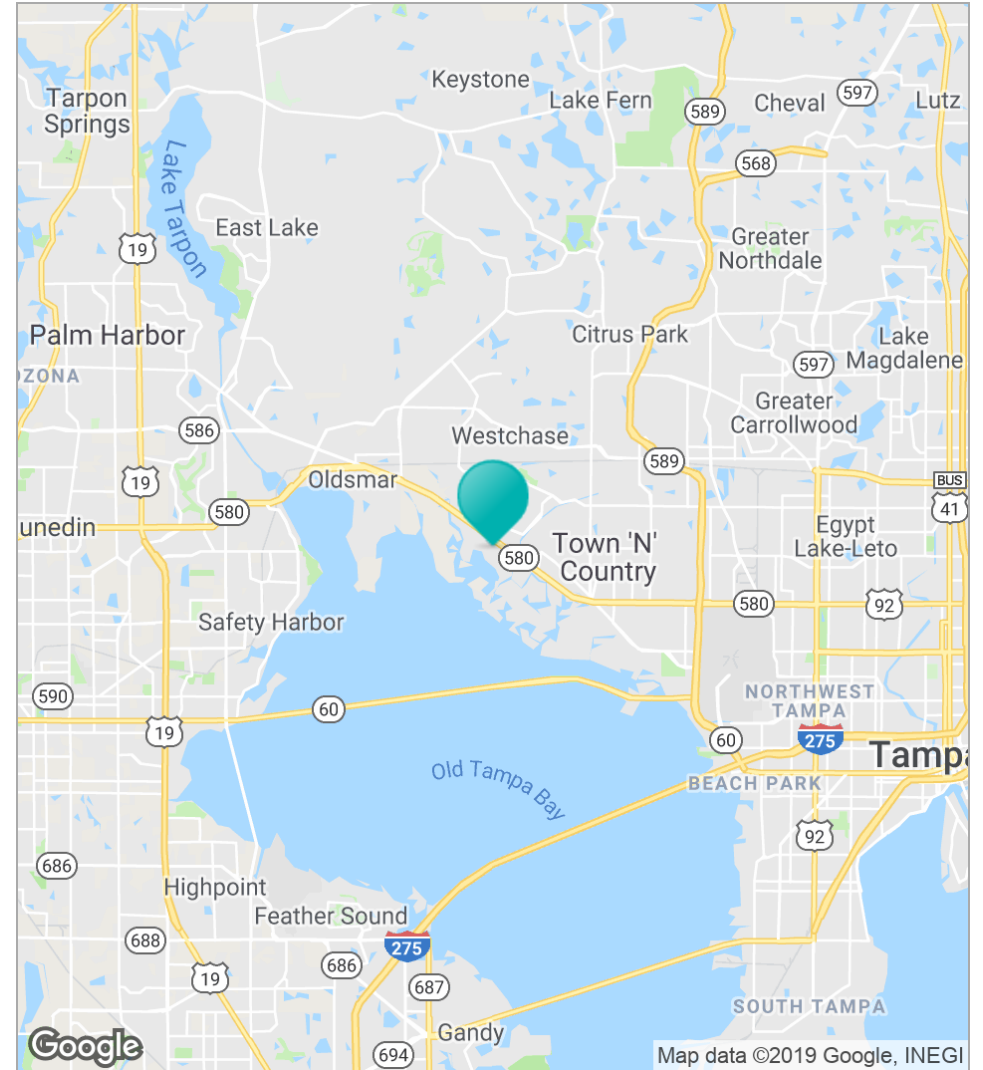
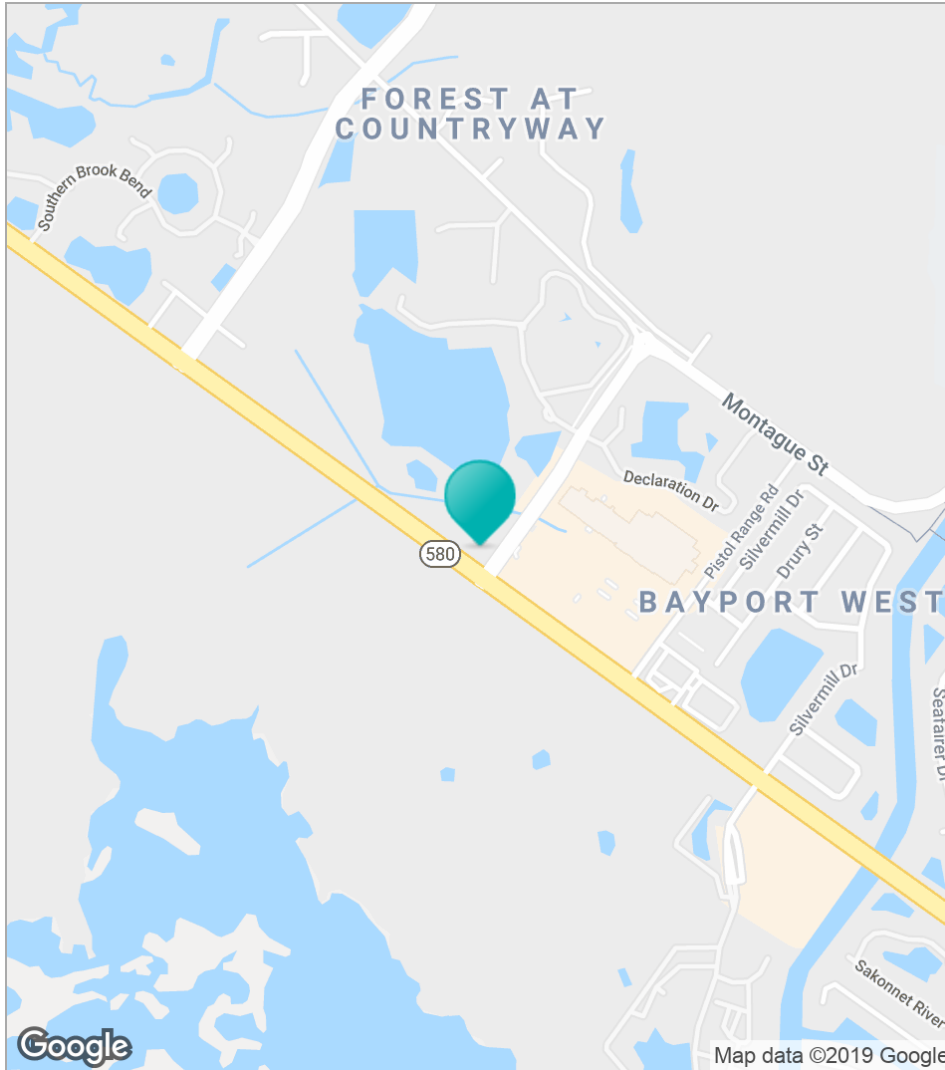






	1 Mile	3 Miles	5 Miles
Total Population	7,691	64,388	128,761
Population Density	2,448	2,277	1,639
Median Age	34.5	35.6	35.5
Median Age (Male)	35.2	35.3	34.7
Median Age (Female)	34.0	36.1	36.3
Total Households	3,225	25,949	50,886
# of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$64,841	\$70,639	\$70,422
Average House Value	\$163,808	\$260,251	\$268,177

* Demographic data derived from 2010 US Census



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