



OFFERING MEMORANDUM

SLIGH AVE LAND

8185 E SLIGH AVE, TAMPA, FL 33610

CHRIS BOWERS, CCIM
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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

4.17 Acres of land zoned and ready to go for the next office development. Owners received all approvals to develop the site for 28,000 SF of professional office split into 9 free standing buildings, but never commenced so the permits have expired. The County has expressed willingness to work with a buyer to get the permits renewed.

LOCATION DESCRIPTION

Located at the south east corner of E Sligh Ave & Wood Branch Dr in Hillsborough County, just minutes north of I-4 on the west side of US 301. The site is about 1 mile from the I-4/US 301 interchange and less than 2.5 miles to the I-75/I-4 interchange.

MUNICIPALITY

Hillsborough County

PROPERTY SIZE

4.17 Acres

ZONING

PD (RZ 06-1980) for up to 28,000 SF of BPO uses. Contact broker for PD conditions.

PARCEL ID

U-36-28-19-ZZZ-000001-427500

PROPERTY OWNER

STANLEY MOORE CORPORATION
GREGORY P JOHNSON
PAMELA A JOHNSON

PRICE

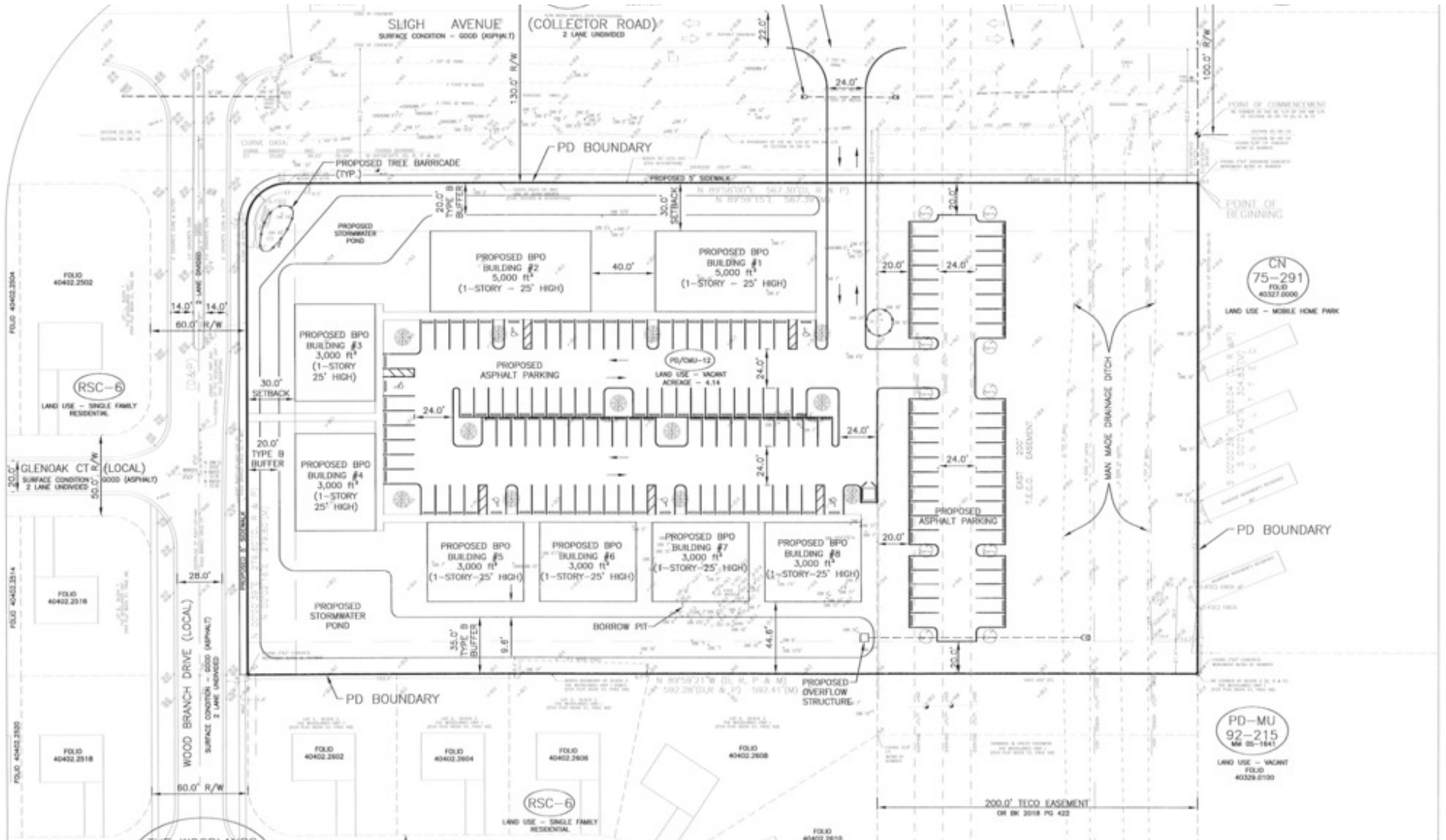
\$425.000

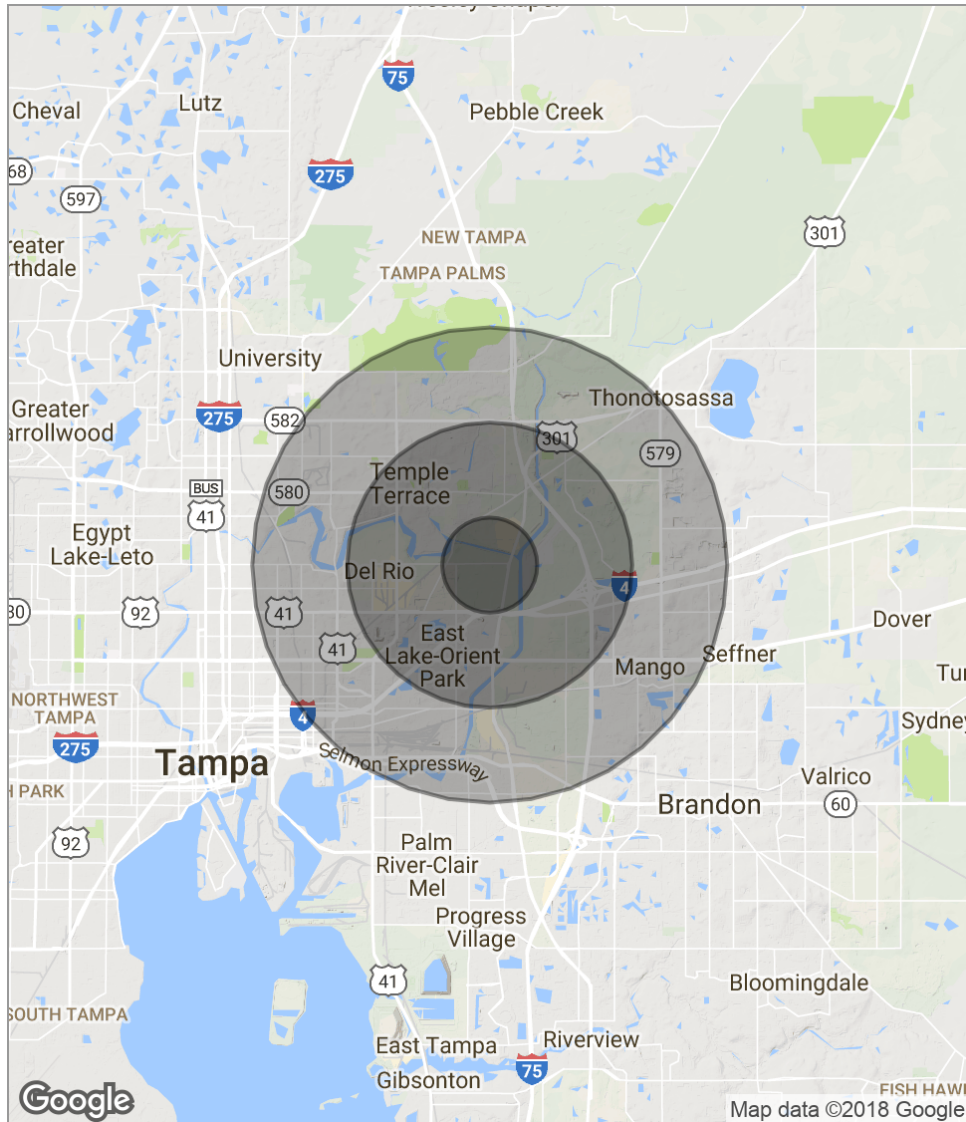
BROKER CONTACT INFO

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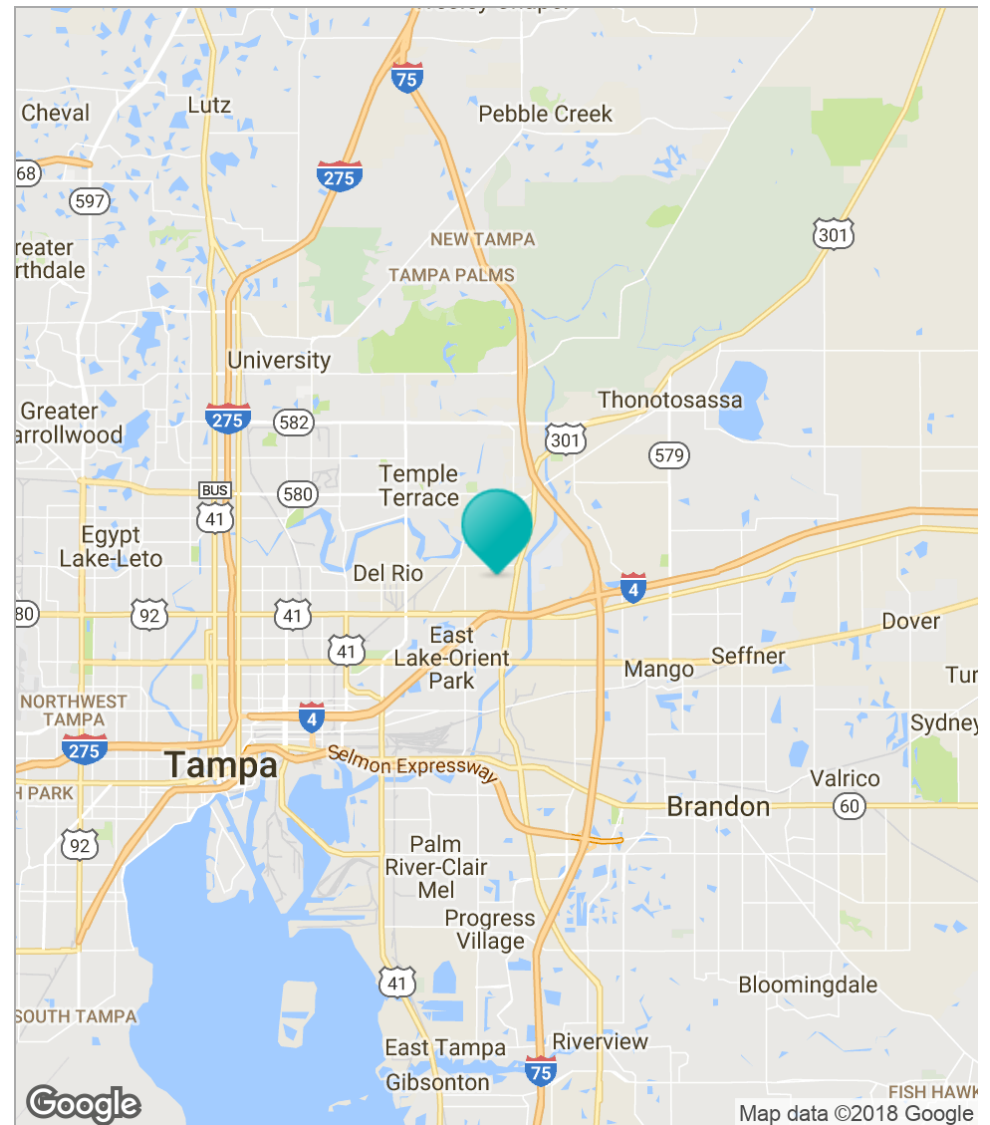
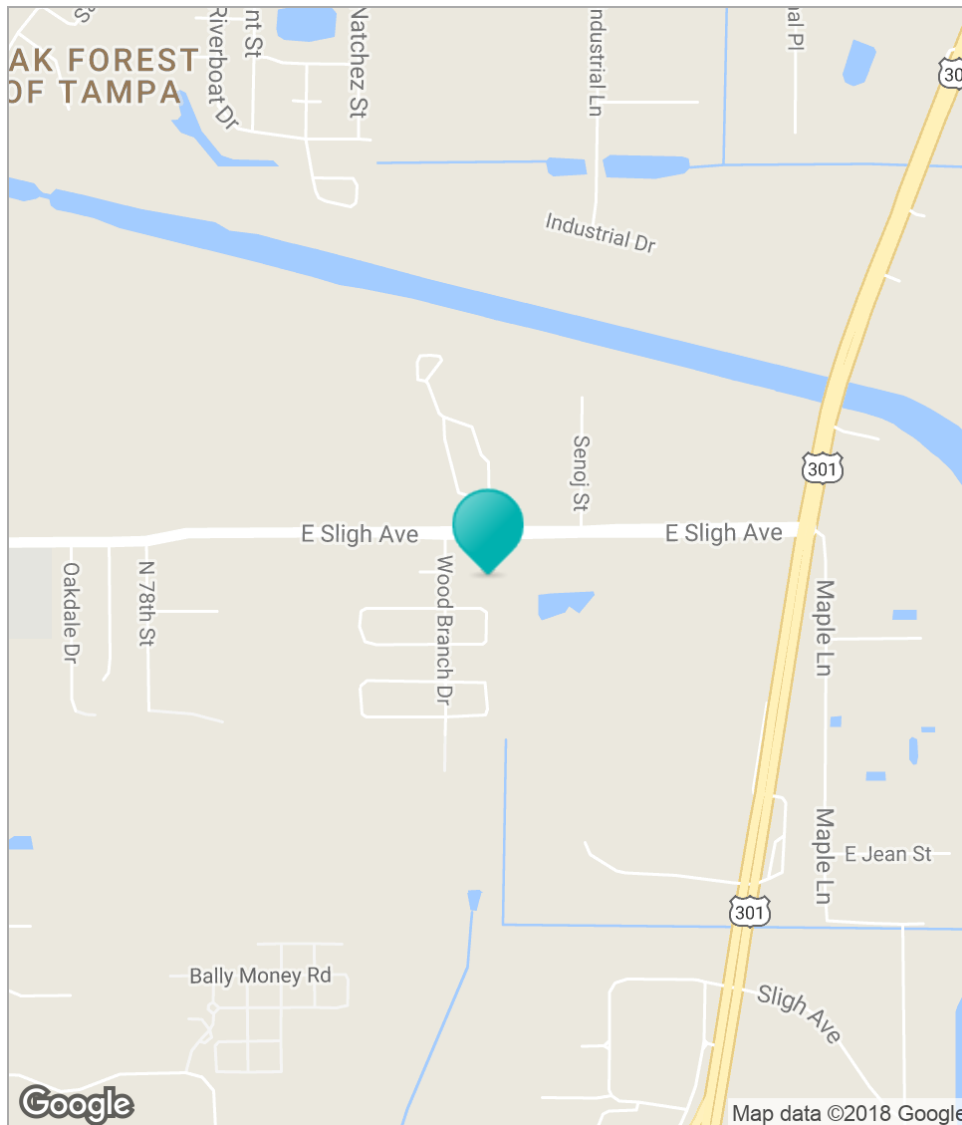
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,381	47,697	153,171
Median age	29.3	34.2	32.8
Median age (Male)	29.7	32.8	31.1
Median age (Female)	29.2	35.6	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,282	18,593	56,916
# of persons per HH	2.6	2.6	2.7
Average HH income	\$41,309	\$51,384	\$48,038
Average house value	\$197,635	\$176,147	\$172,772

* Demographic data derived from 2010 US Census



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