



U.S. HIGHWAY 92 BURBAGE

U.S. HIGHWAY 92, SEFFNER, FL 33584

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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

PROPERTY DESCRIPTION

The opportunity is to purchase either a 1.83 acre or 2.71 acre parcel located on the north side of E Hillsborough Ave (U.S. Highway 92) in Seffner, FL. Both parcels are zoned for general commercial uses with a total of over 710 feet of frontage on U.S. Highway 92. The seller would happily sell both parcels together for a discounted price.

LOCATION DESCRIPTION

Located near the northeast corner of U.S. Highway 92 and North Parsons Avenue in Seffner, Hillsborough County. Access is good from U.S. Highway 92, Interstate 4 is just to the north and provides easy access to downtown Tampa and east to Plant City and Orlando. Seffner is approximately 4 miles north of Plant City, 12.5 miles east of Tampa and 74 miles west of Orlando.

PROPERTY SIZE

Western Parcel- 1.83 Acres
Eastern Parcel- 2.71 Acres

ZONING

CG-General Commercial

PARCEL ID

063505.0100 and 063505.000

PRICE

Western- \$850,000
Eastern- \$1,250,000

BROKER CONTACT INFO

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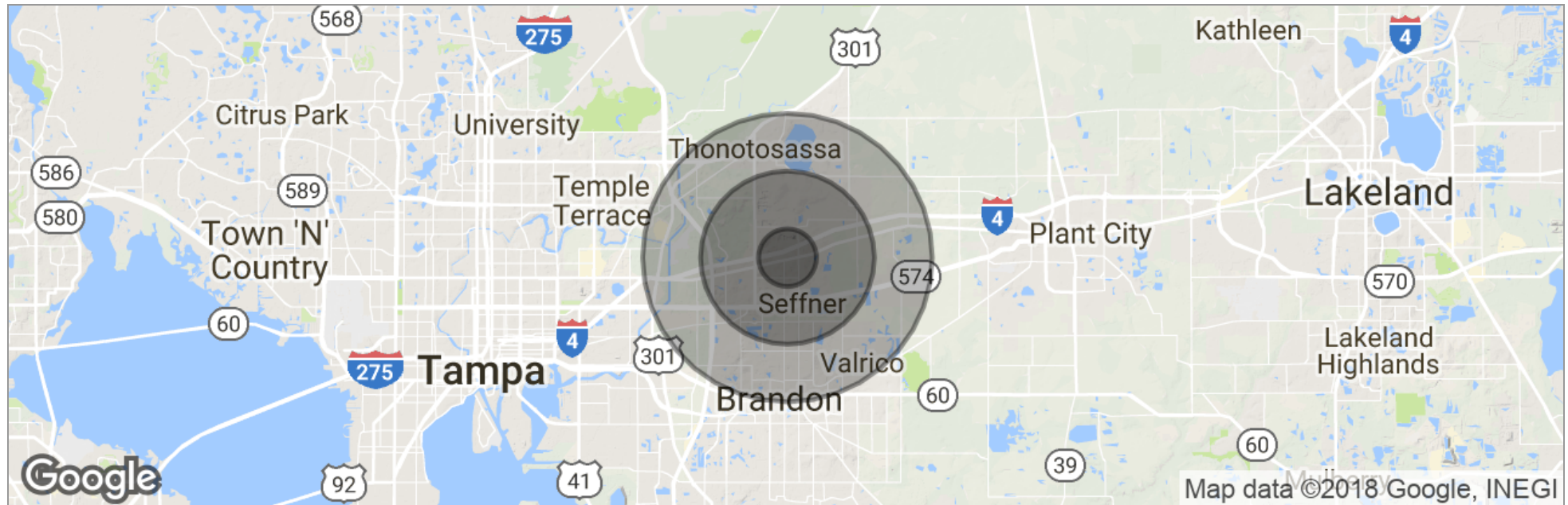






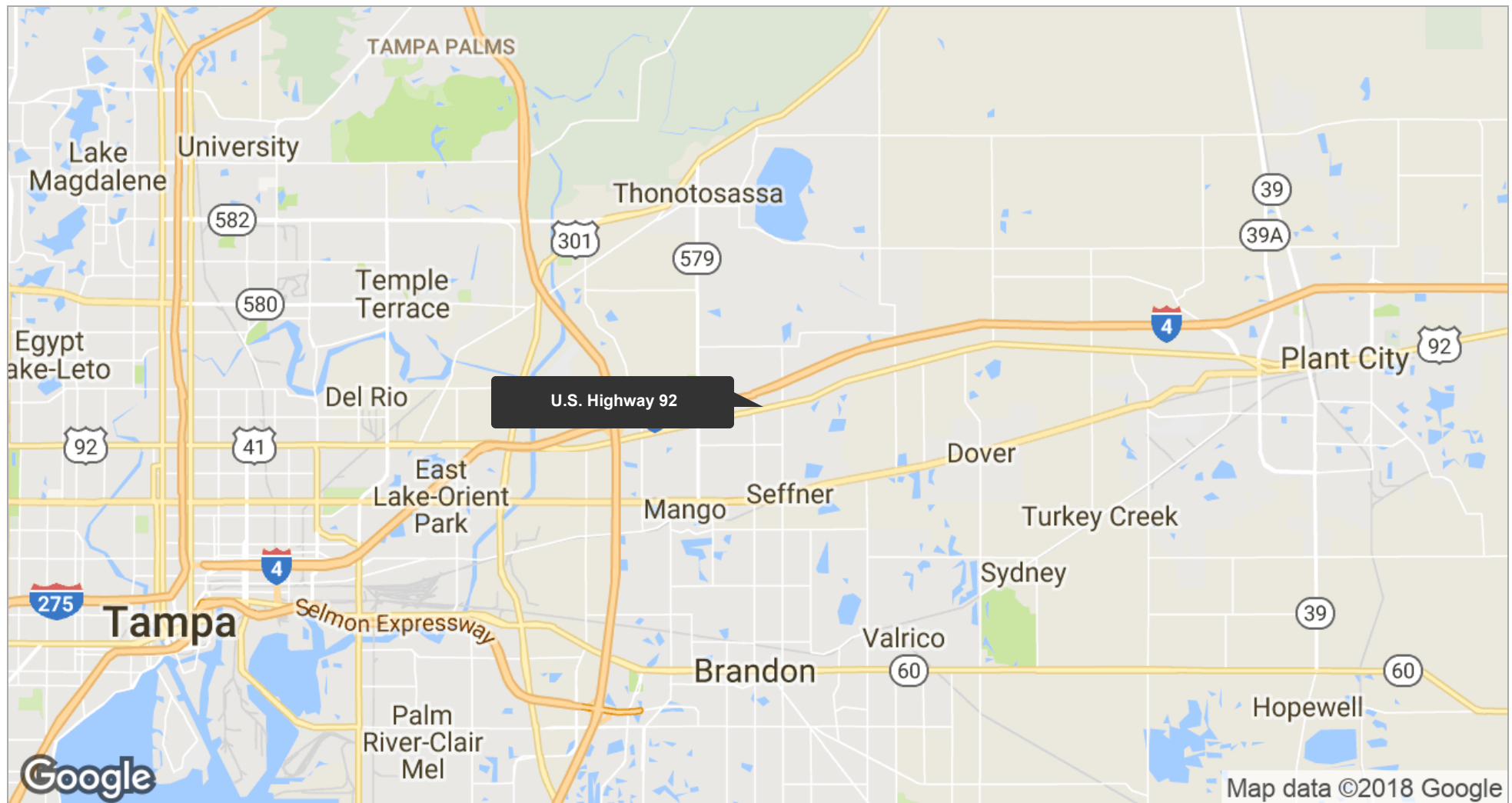
Proximity to I-4, I-75 and Retailers

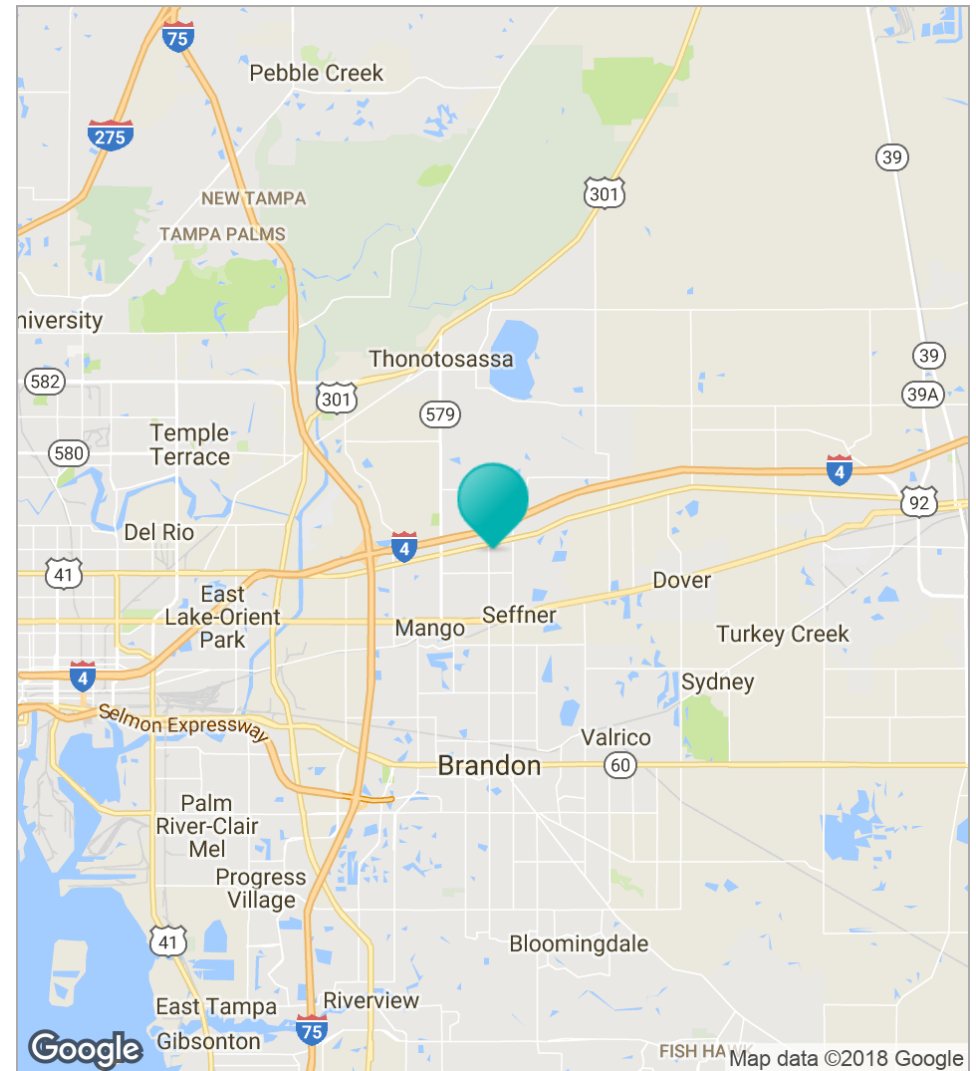
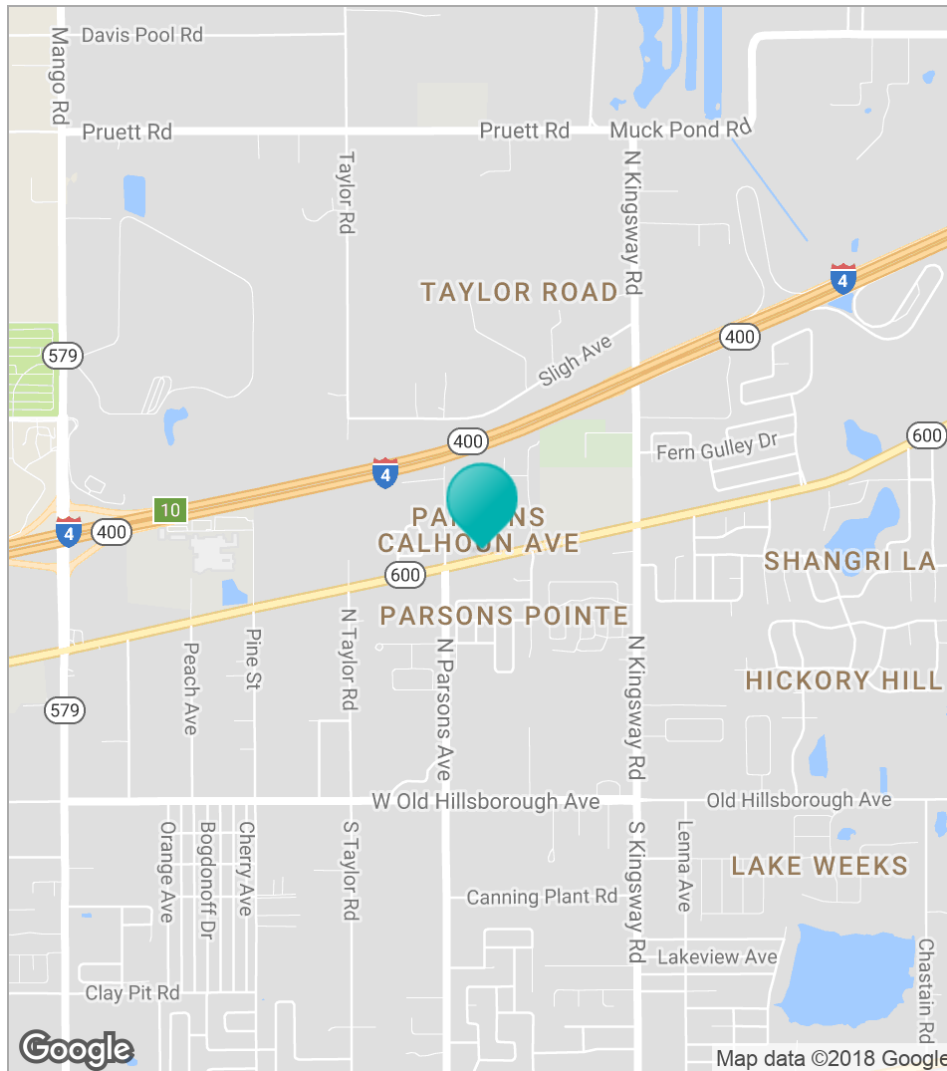




	1 Mile	3 Miles	5 Miles
Total Population	4,462	35,656	96,990
Population Density	1,420	1,261	1,235
Median Age	35.6	36.3	35.7
Median Age (Male)	35.9	33.8	34.2
Median Age (Female)	35.4	38.1	36.9
Total Households	1,720	12,763	35,386
# of Persons Per HH	2.6	2.8	2.7
Average HH Income	\$53,360	\$61,770	\$62,194
Average House Value	\$188,917	\$198,432	\$196,419

* Demographic data derived from 2010 US Census





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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 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.