



OFFERING MEMORANDUM

DR. MARTIN LUTHER KING JR. BLVD. & EVANSBROOK CT.

7216 E. DR. MARTIN LUTHER KING JR. BLVD. , TAMPA, FL 33610

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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

The opportunity is to purchase a 6.23 acre site located on MLK, east of I-4 in Tampa, FL. The property is currently being used for industrial, but the zoning allows for additional uses such as retail, office, hotel and agricultural uses on the site. The property has approximately 198 feet of frontage on MLK and 36 feet of frontage on Orient Rd for secondary access.

LOCATION DESCRIPTION

The parcel is located at 7216 East Dr. Martin Luther King Jr. Boulevard in unincorporated Hillsborough County, FL. It has additional frontage on Orient Road with existing access from both thoroughfares. There is an interchange from I-4 to East Dr. Martin Luther King Jr. Boulevard as well as to the north on Orient Rd providing great access to the property.

PROPERTY SIZE

6.23 Acres

ZONING

PD -MU 92-56; Allows for light industrial, office, hotel, retail with drive thru and agricultural uses

PARCEL ID

041143-0000; 041140-5000; 041144-0000

PROPERTY OWNER

Thomas and Betty Evans

PRICE

\$1,500,000

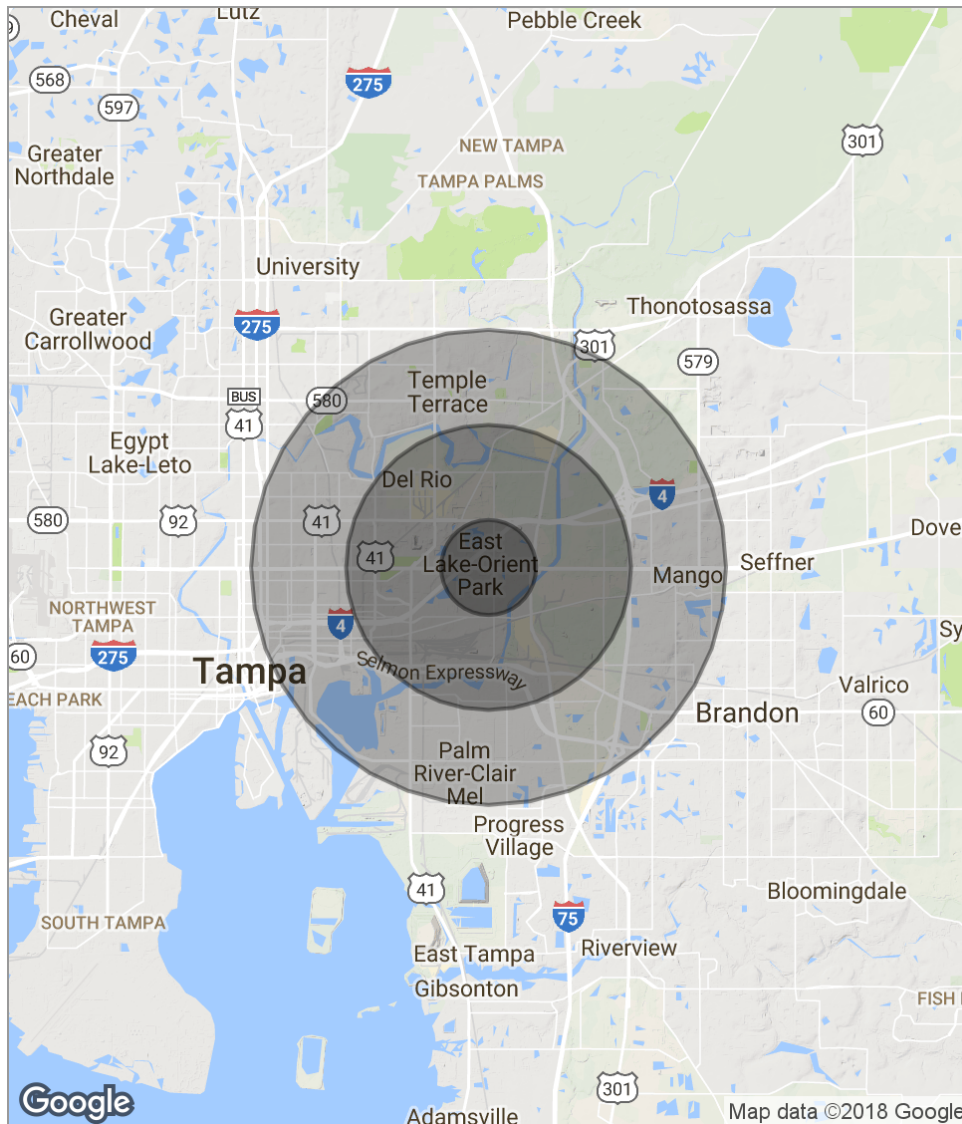
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,072	43,859	165,168
Median age	35.7	33.3	33.7
Median age (male)	34.1	31.0	31.8
Median age (Female)	38.6	35.3	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,407	15,024	60,820
# of persons per HH	2.9	2.9	2.7
Average HH income	\$43,054	\$42,791	\$45,510
Average house value		\$152,675	\$164,333

* Demographic data derived from 2010 US Census

