



OFFERING MEMORANDUM

GRAVES RD.

2306 GRAVES RD, BRANDON, FL 33510

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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

This 9.9 acre property is ready to be developed or used as an estate parcel nestled at the end of a private road in the Brandon submarket of Tampa. The property was previously zoned with the neighboring 10 acres for up to 195 residential units, however the seller will not enter into a contract contingent on buying the neighboring parcel.

LOCATION DESCRIPTION

This parcel is located on Graves Rd. in Brandon, FL. From I-75, get off at the MLK exit and head east to Williams Rd. Take Williams Rd. south which dead ends into Columbus Dr. Turn right and follow Columbus Dr. until it ends at Graves Rd. The property will be on the right-hand side.

PROPERTY SIZE

9.9 Acres

ZONING

RZ 05-0809 for a maximum of 195 single family attached dwelling units (includes neighbors parcel).

PARCEL ID

067907-0000, 067911-0000

PRICE

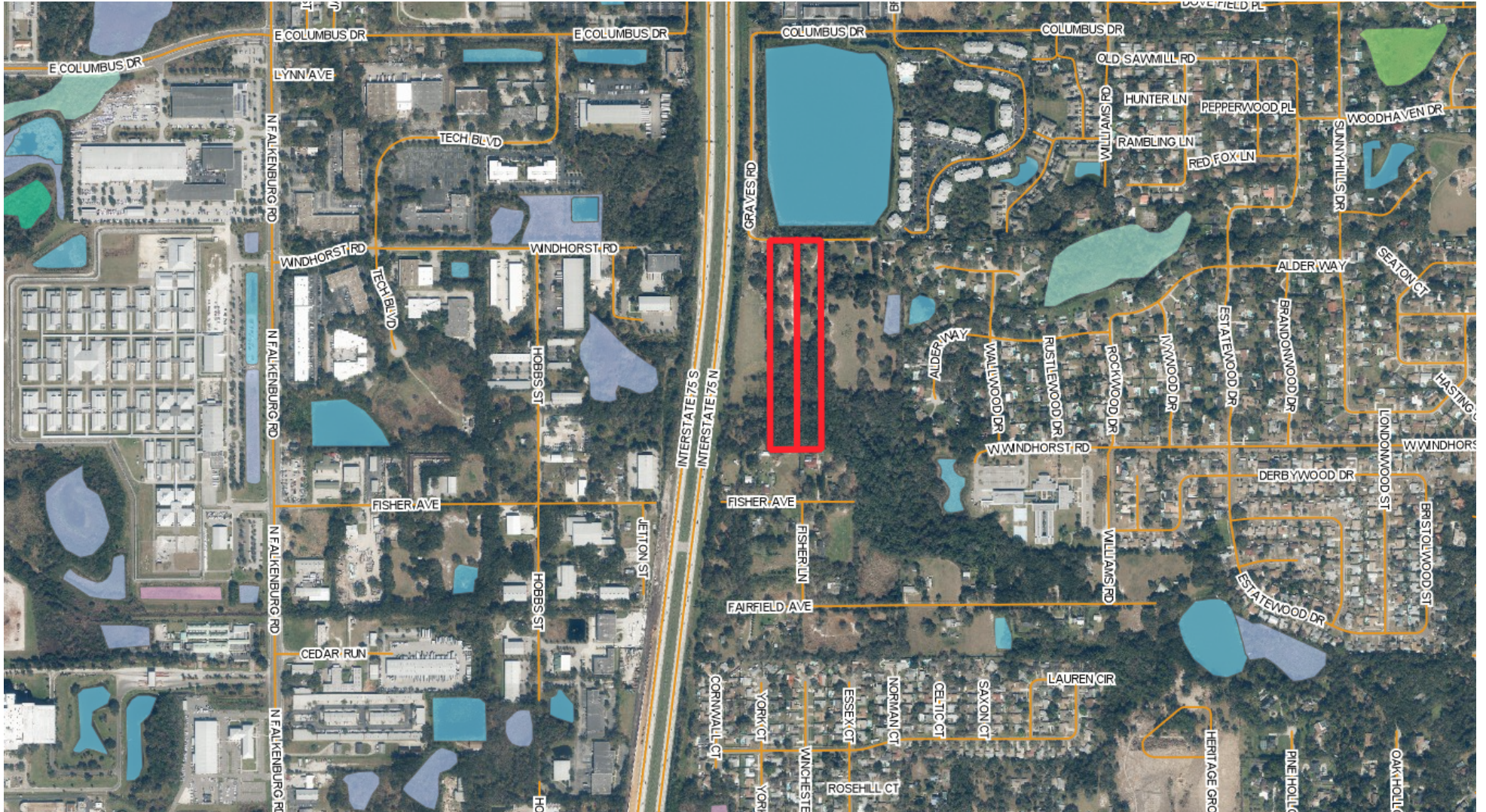
\$615,000

BROKER CONTACT INFO

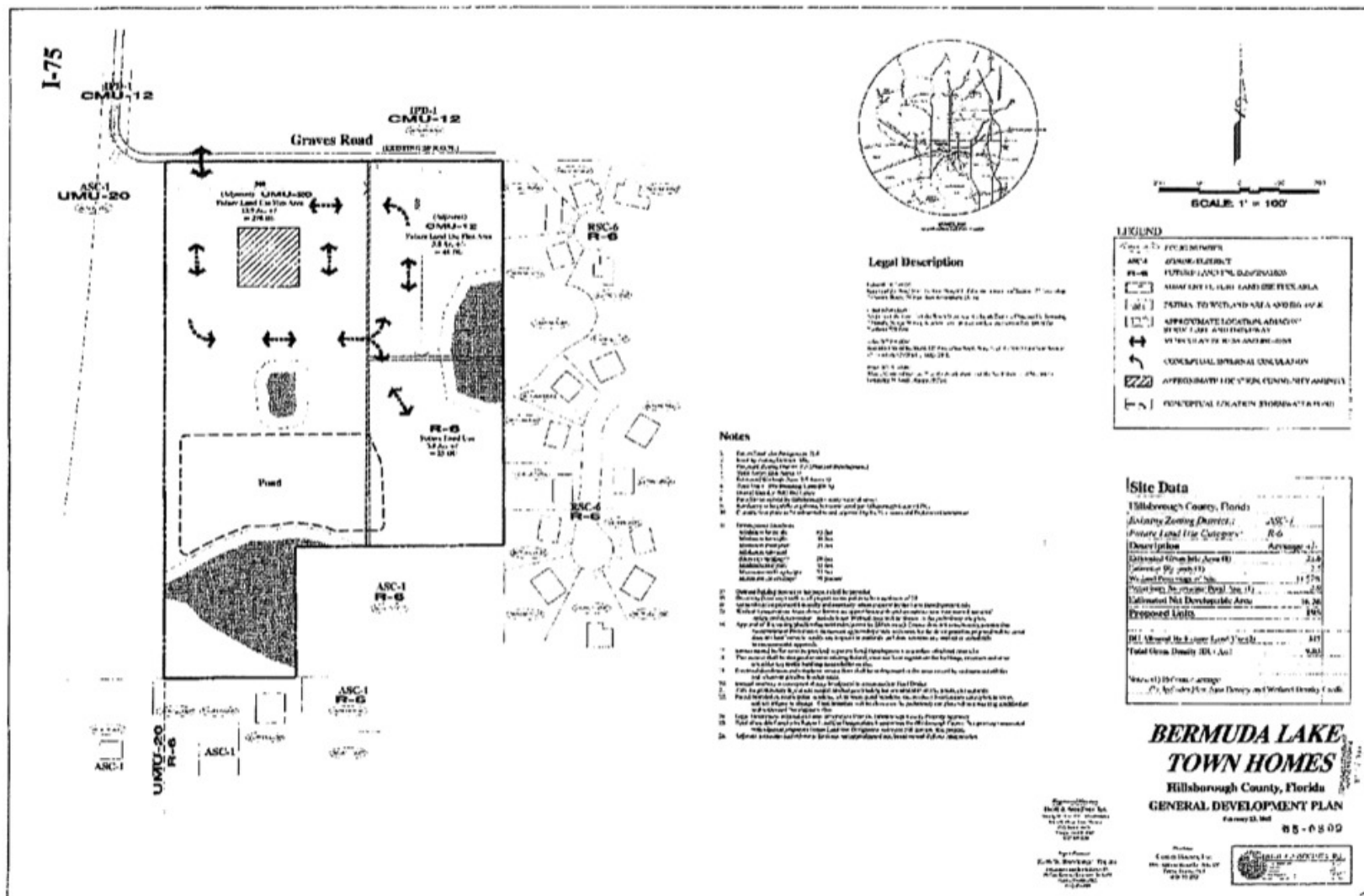
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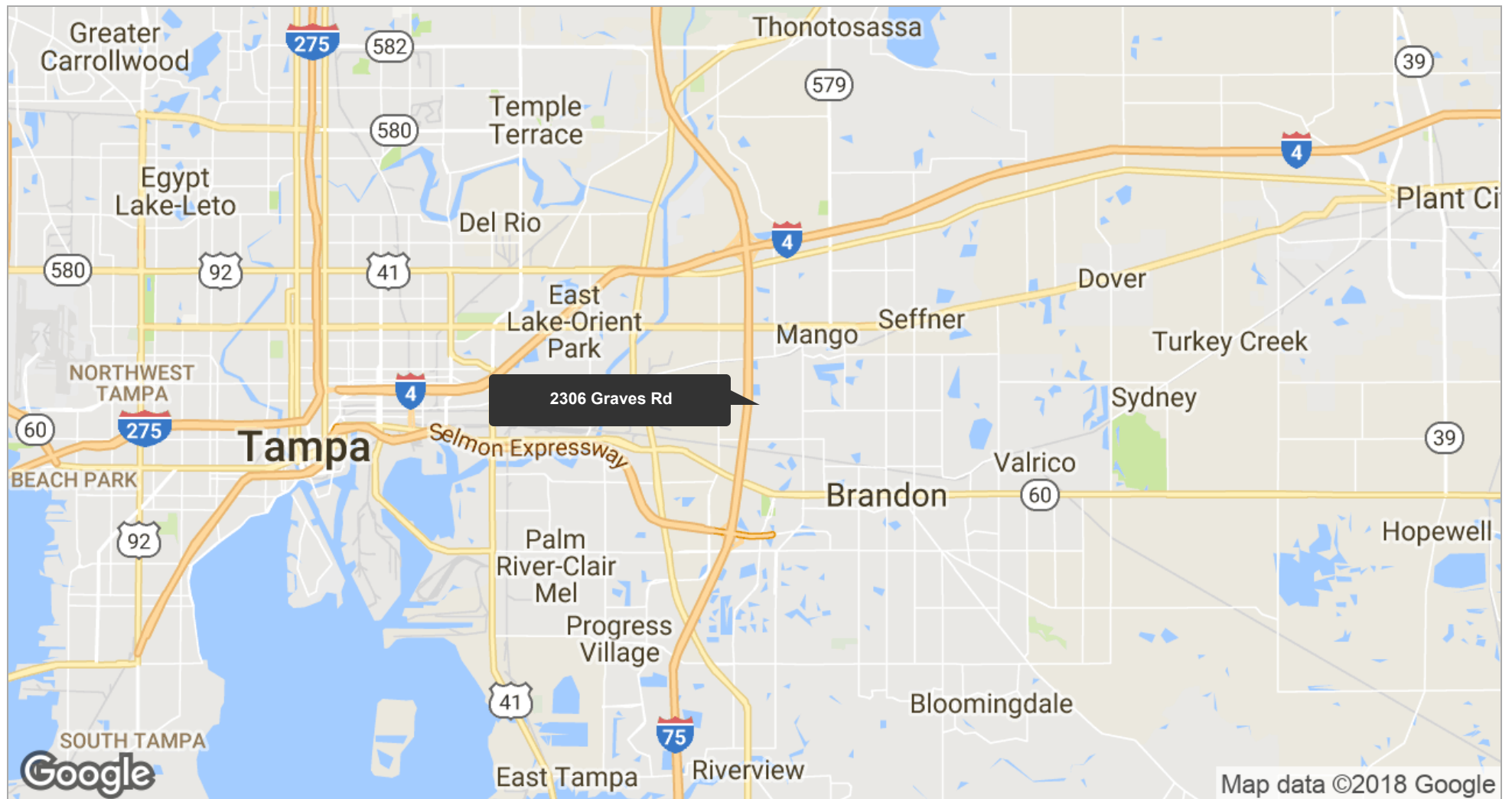


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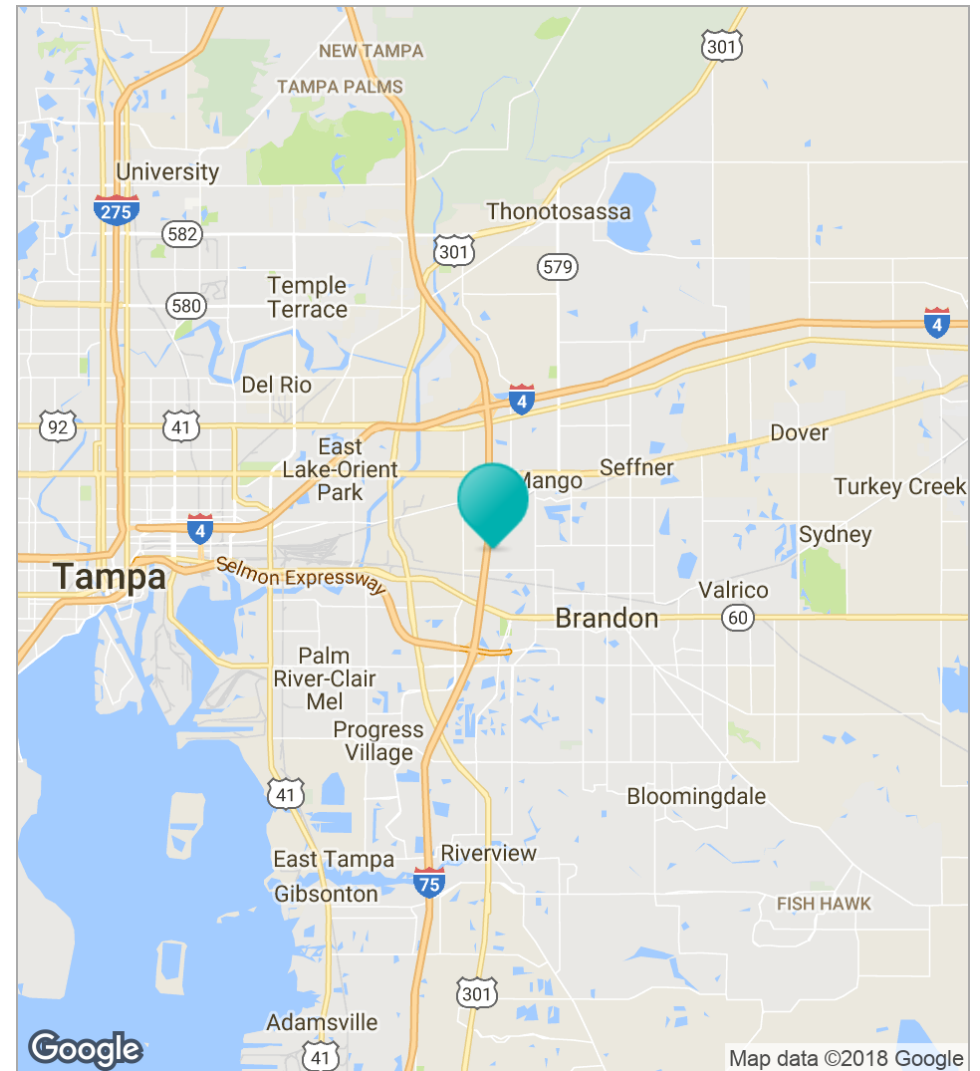


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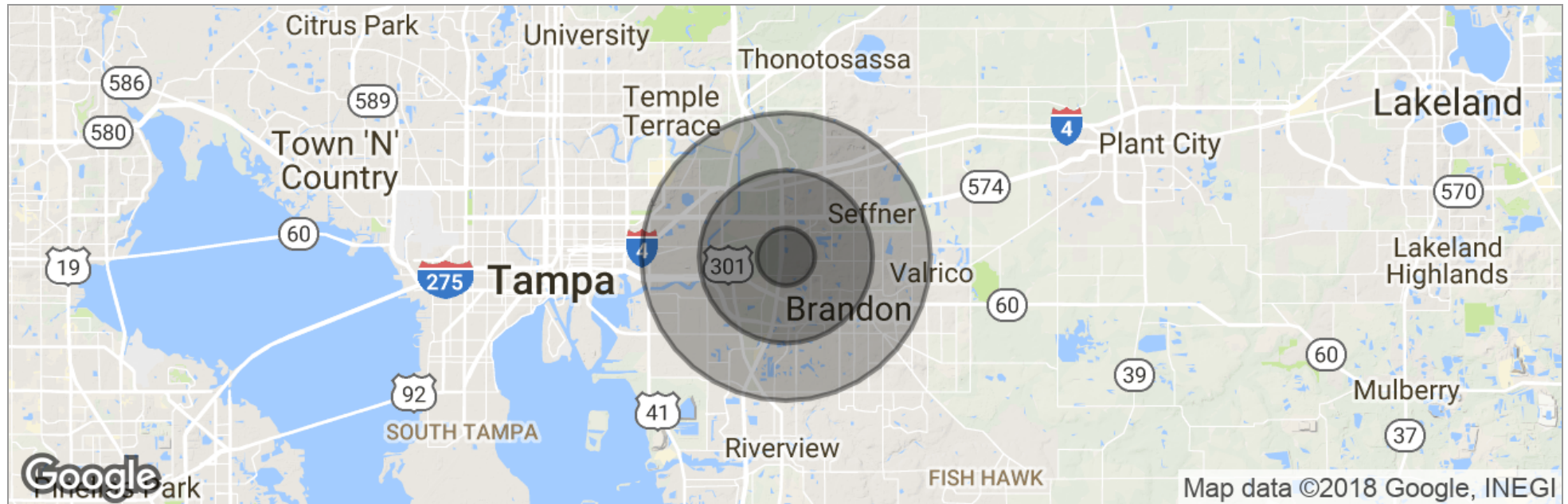




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	1 Mile	3 Miles	5 Miles
Total Population	6,415	56,603	164,476
Population Density	2,042	2,002	2,094
Median Age	33.3	33.0	34.0
Median Age (Male)	32.8	32.3	32.8
Median Age (Female)	33.7	33.9	35.0
Total Households	2,389	22,062	61,340
# of Persons Per HH	2.7	2.6	2.7
Average HH Income	\$59,978	\$55,060	\$58,470
Average House Value	\$197,342	\$198,995	\$193,844

* Demographic data derived from 2010 US Census