

OFFERING MEMORANDUM

OAK HAVEN

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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

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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.

PROPERTY DESCRIPTION

Oak Haven is a 22 acre parcel zoned for a maximum of 130 townhome units currently at the entrance to Rivercrest. The site has approximately 14.3 usable acres as a wetland buffers the majority of the property from US 301.

LOCATION DESCRIPTION

Oak Haven is located in the best performing and highly desirable south Hillsborough submarket of Tampa. Situated in Unincorporated Hillsborough County on the east side of US Highway 301; two miles north of Big Bend Road, 3.5 miles northeast of Interstate 75 and 16 miles south of downtown Tampa. Big box retailers, grocery, drugstores, banks and restaurants are all location at U.S. Highway 301 and Big Bend Rd. two miles from parcel.

MUNICIPALITY

Hillsborough

PROPERTY SIZE

22 Acres

ZONING

PD for 130 Townhomes, possibility to convert to 62 single family - 40'x100' lots.

PARCEL ID

077273-0000

PROPERTY OWNER

Dune FL Land I Sub
Hawk Management

PRICE

\$1,500,000

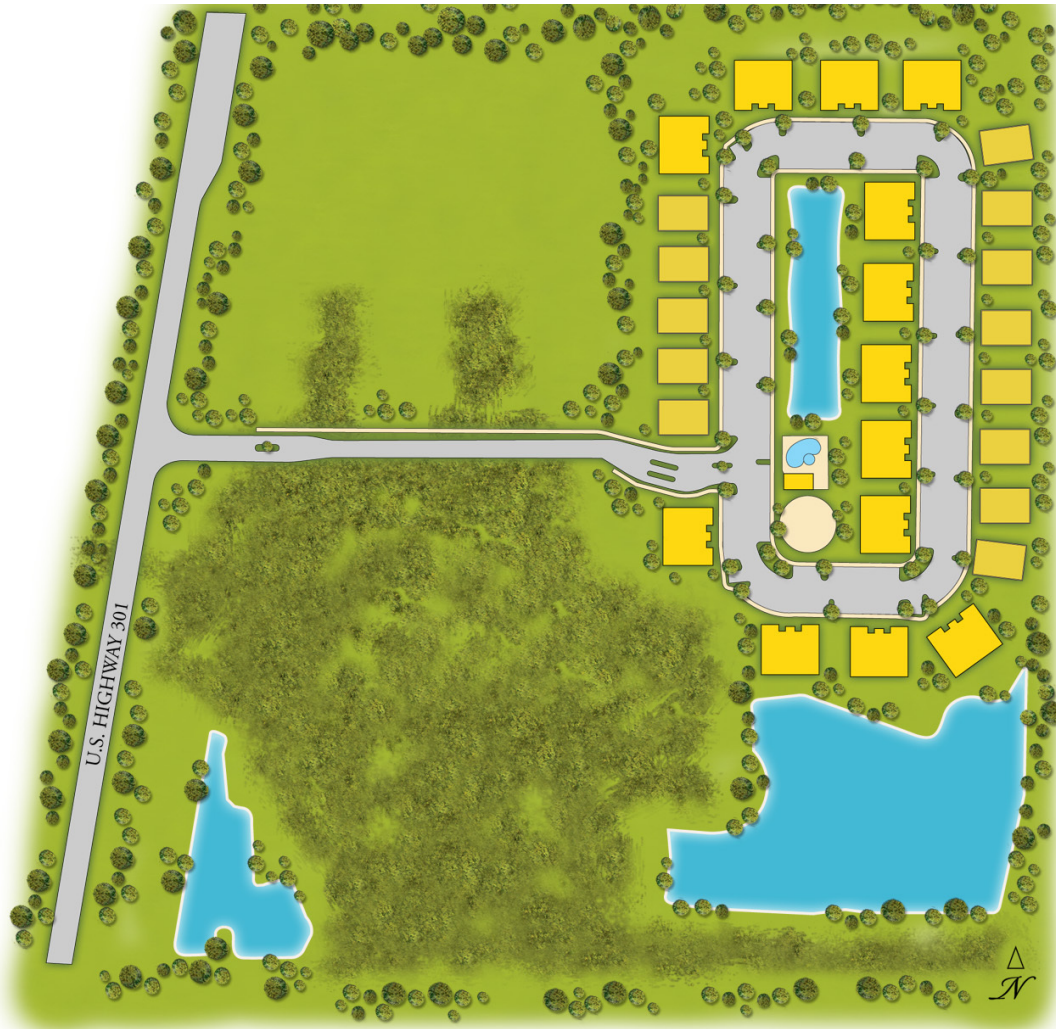
BROKER CONTACT INFO

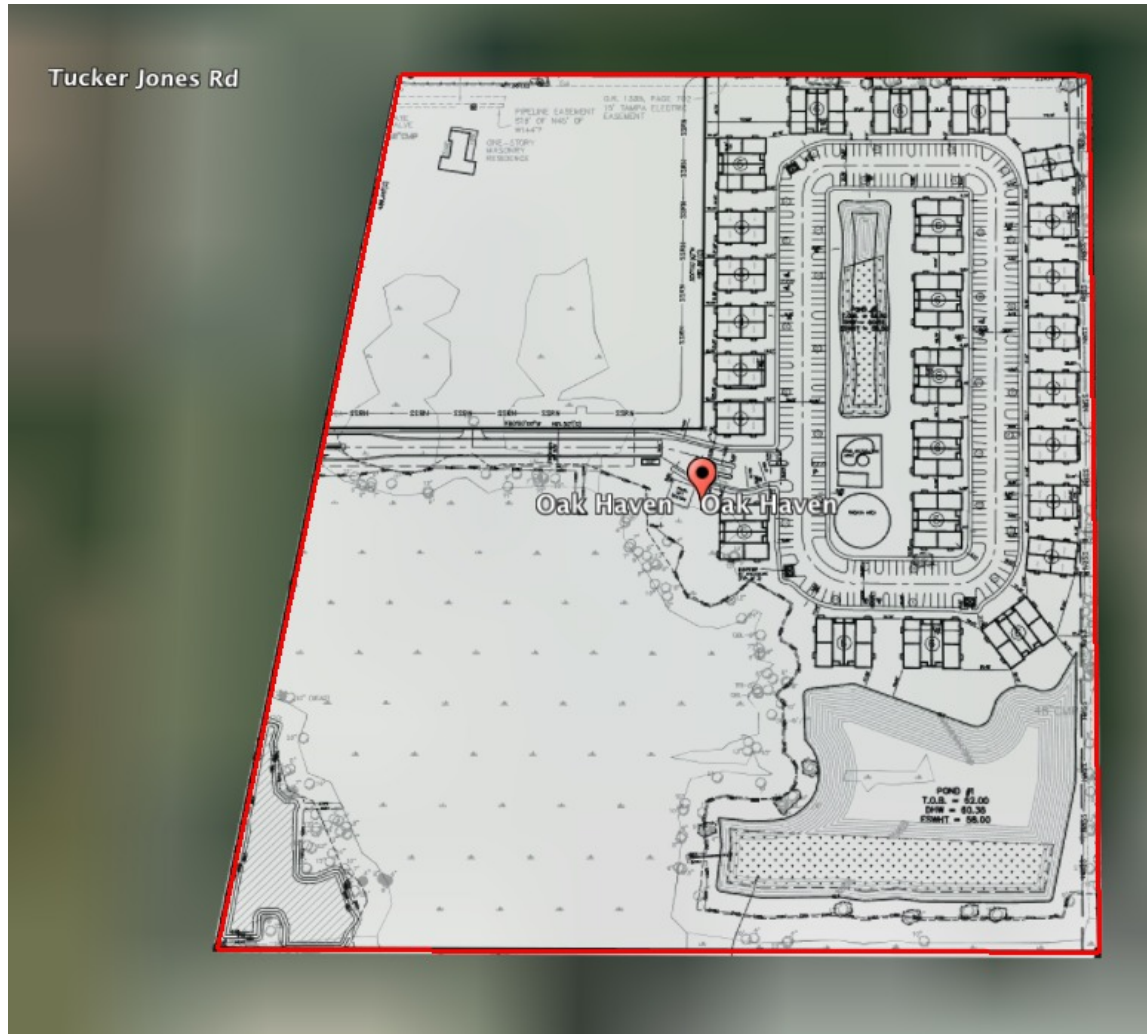
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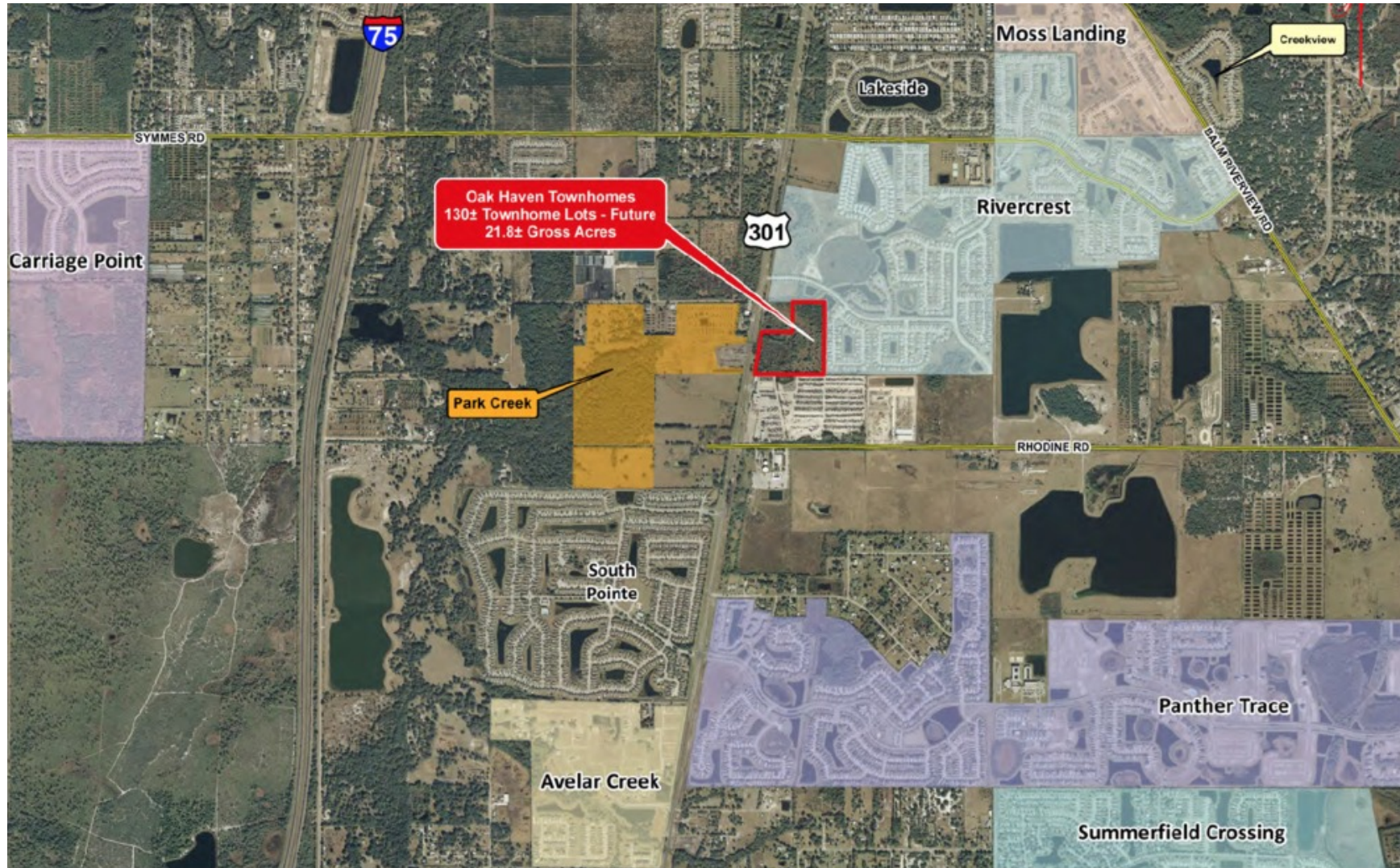
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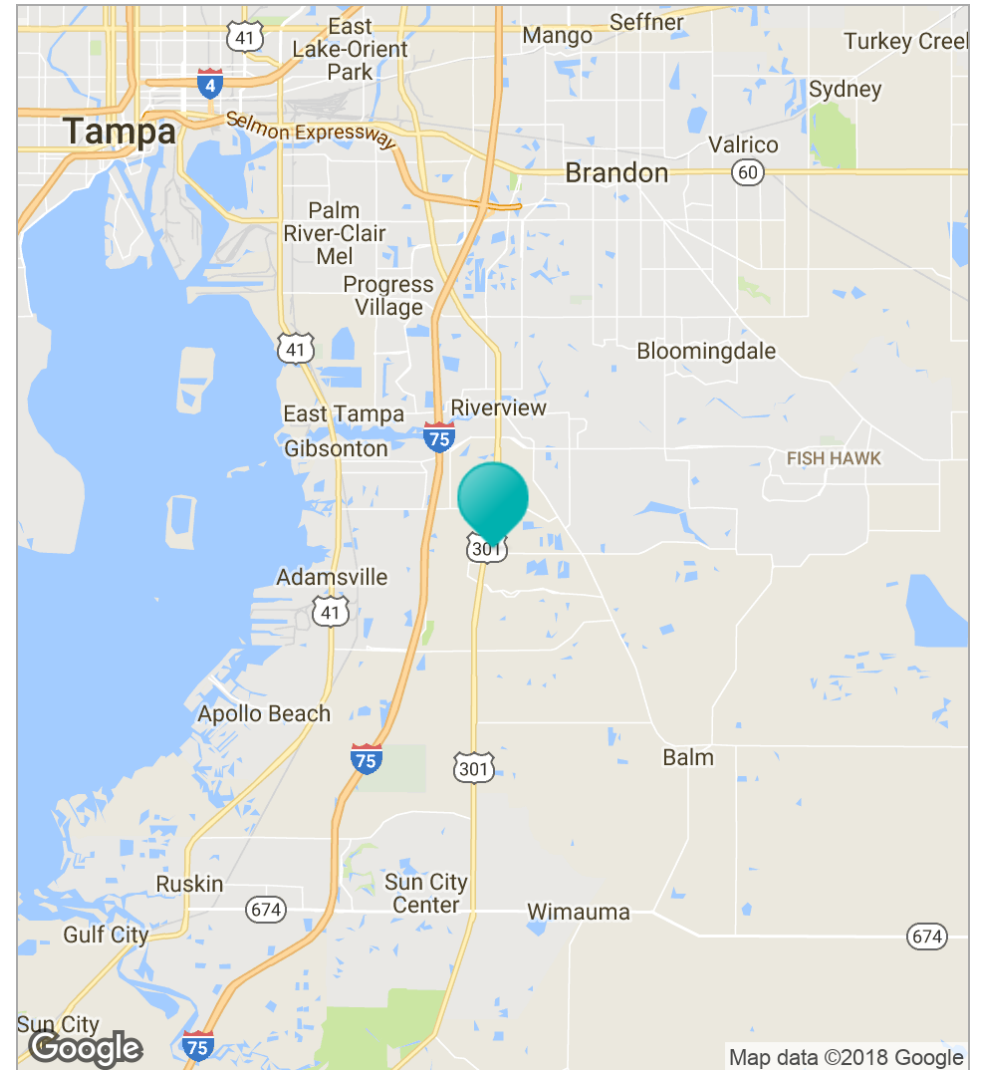
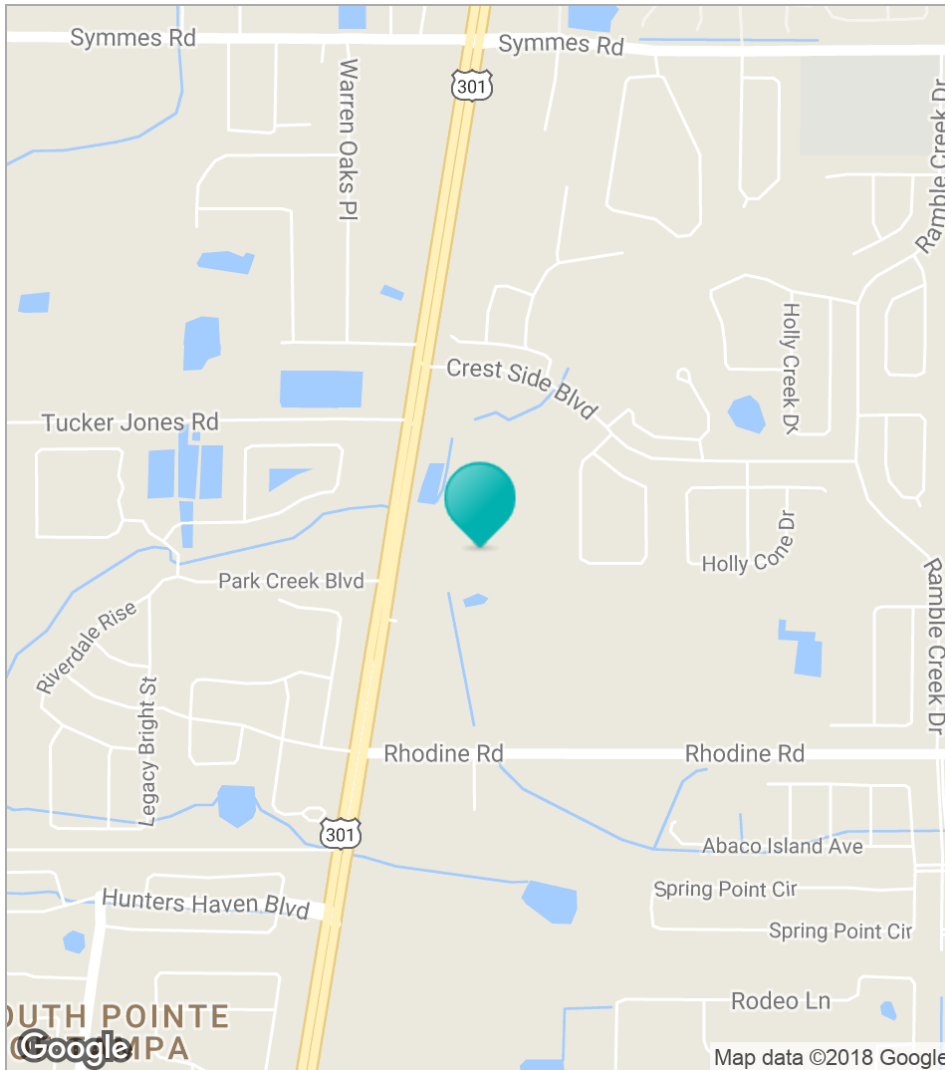












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