



OFFERING MEMORANDUM

BAYPORT COLONY

HILLSBOROUGH AVENUE, TAMPA, FL 33635

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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

A 4.09± acre and 2.97± acre parcels of commercial land located at Hillsborough Avenue at Montague Street, Hillsborough County, Tampa, FL. The three parcels are known as Tract D of the Bayport Colony Master Planned Development.

2.97 acre parcel - \$690,000

4.09 acre parcel - \$2,400,000

LOCATION DESCRIPTION

Located on Hillsborough Avenue, west of the Veterans Expressway. The 2.97± acre site is located at the corner of Montague & Memorial Highway

PROPERTY SIZE

2.97+/- Acres

4.09+/- Acres

9.01+/- Acres - All parcels have been sold or are under contract

ZONING

PD - for commercial uses

PRICE

2.97 Acre parcel - \$690,000

4.09 Acre parcel - \$2,400,000

BROKER CONTACT INFO

Chris Bowers, CCIM

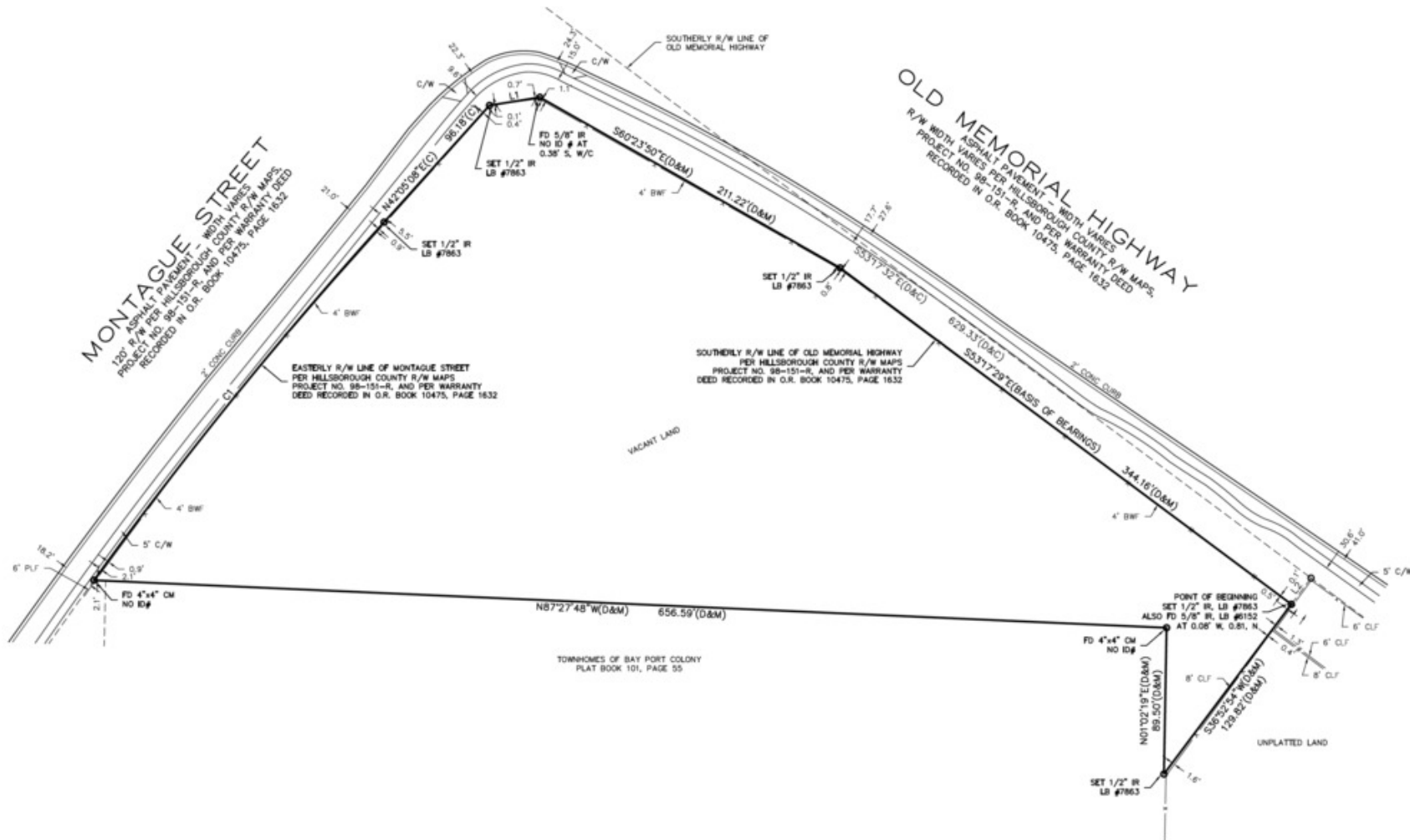
Senior Broker

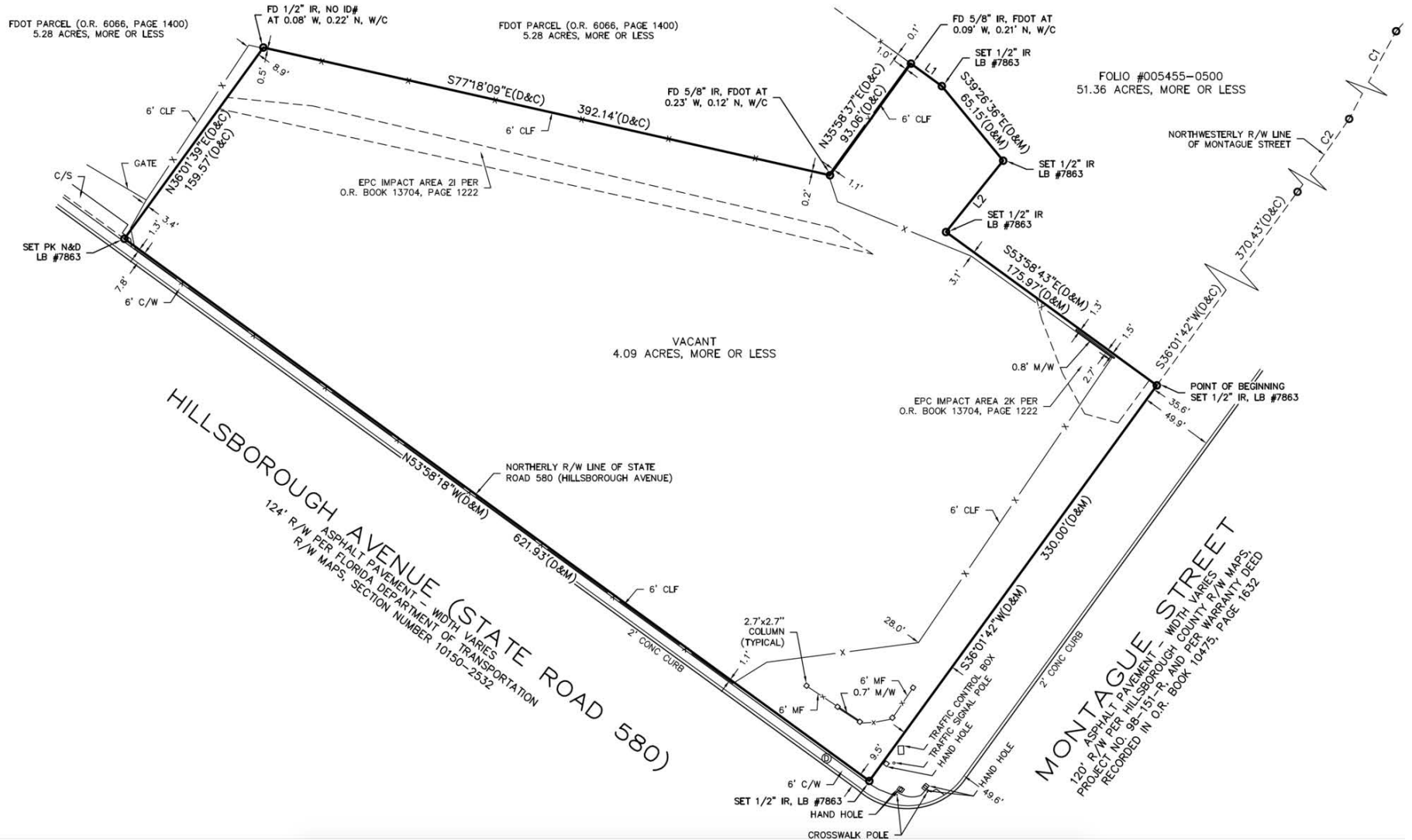
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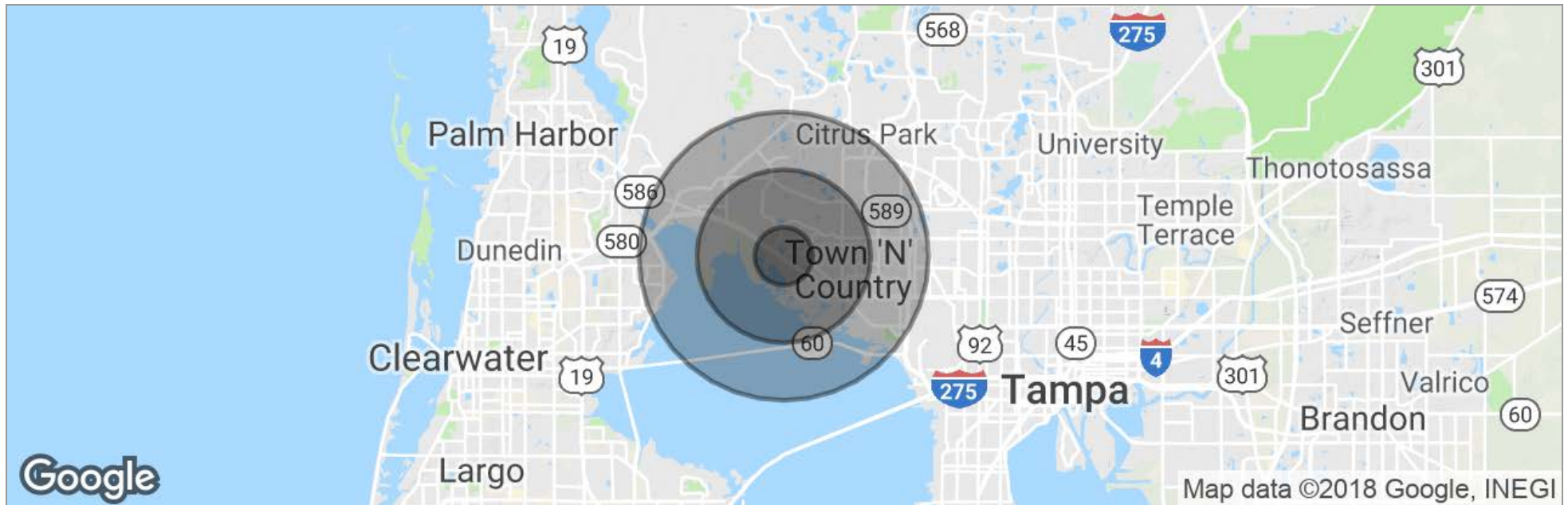
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| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|---------------|----------------|----------------|
| Total Population | 7,691 | 64,388 | 128,761 |
| Population Density | 2,448 | 2,277 | 1,639 |
| Median Age | 34.5 | 35.6 | 35.5 |
| Median Age (Male) | 35.2 | 35.3 | 34.7 |
| Median Age (Female) | 34.0 | 36.1 | 36.3 |
| Total Households | 3,225 | 25,949 | 50,886 |
| # of Persons Per HH | 2.4 | 2.5 | 2.5 |
| Average HH Income | \$64,841 | \$70,639 | \$70,422 |
| Average House Value | \$163,808 | \$260,251 | \$268,177 |

* Demographic data derived from 2010 US Census

