

OFFERING MEMORANDUM

# BOYETTE ROAD OUTPARCEL

10021 CARR RD, RIVERVIEW, FL 33569

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**Eshenbaugh**  
LAND COMPANY

## PROPERTY DESCRIPTION

This 2.57 acre parcel is ready to be redeveloped into an office park with zoning currently in place for up to 15,000 SF of business, professional, and/or medical uses with no one building exceeding 5,000 SF. The site is located on a corner lot with access from both Boyette Rd. and Carr Rd. This site is ideal for a suburban office developer or user looking for great infill sites with entitlements in place.

## LOCATION DESCRIPTION

The property is located at 10021 Carr Rd in Riverview, FL. It sits on the north-west corner of Boyette Rd. and Carr Rd. with over 630 feet of frontage on Boyette with a depth of 180 feet on Carr Rd with a full access median break on Boyette Rd. The property is on the going to work side of the road, between I-75 and Fishhawk Ranch.

## PROPERTY SIZE

2.57 Acres

## ZONING

PD for 15,000 SF of BPO Uses

## PARCEL ID

076773-0000

## PRICE

\$500,000

## BROKER CONTACT INFO

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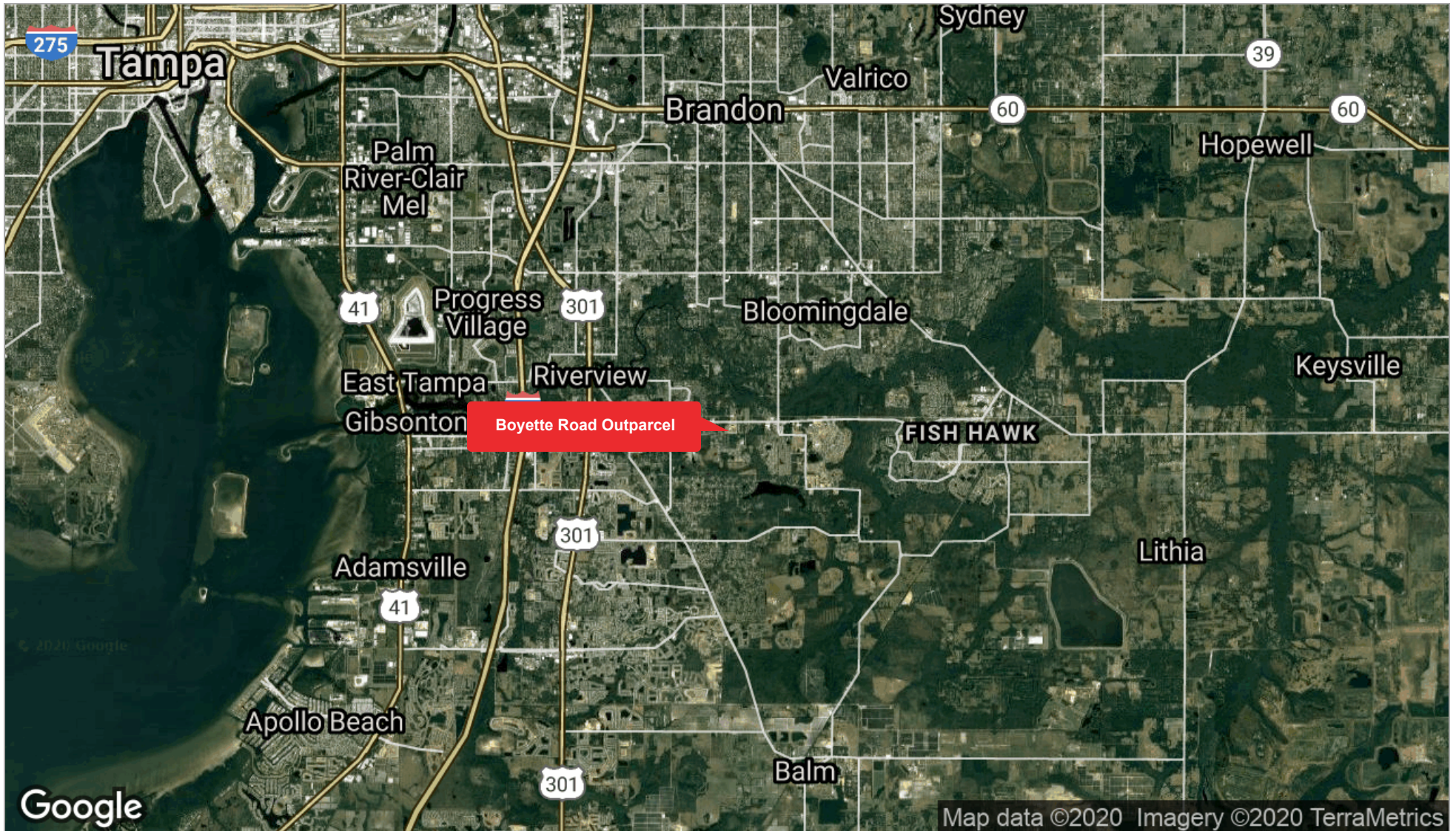




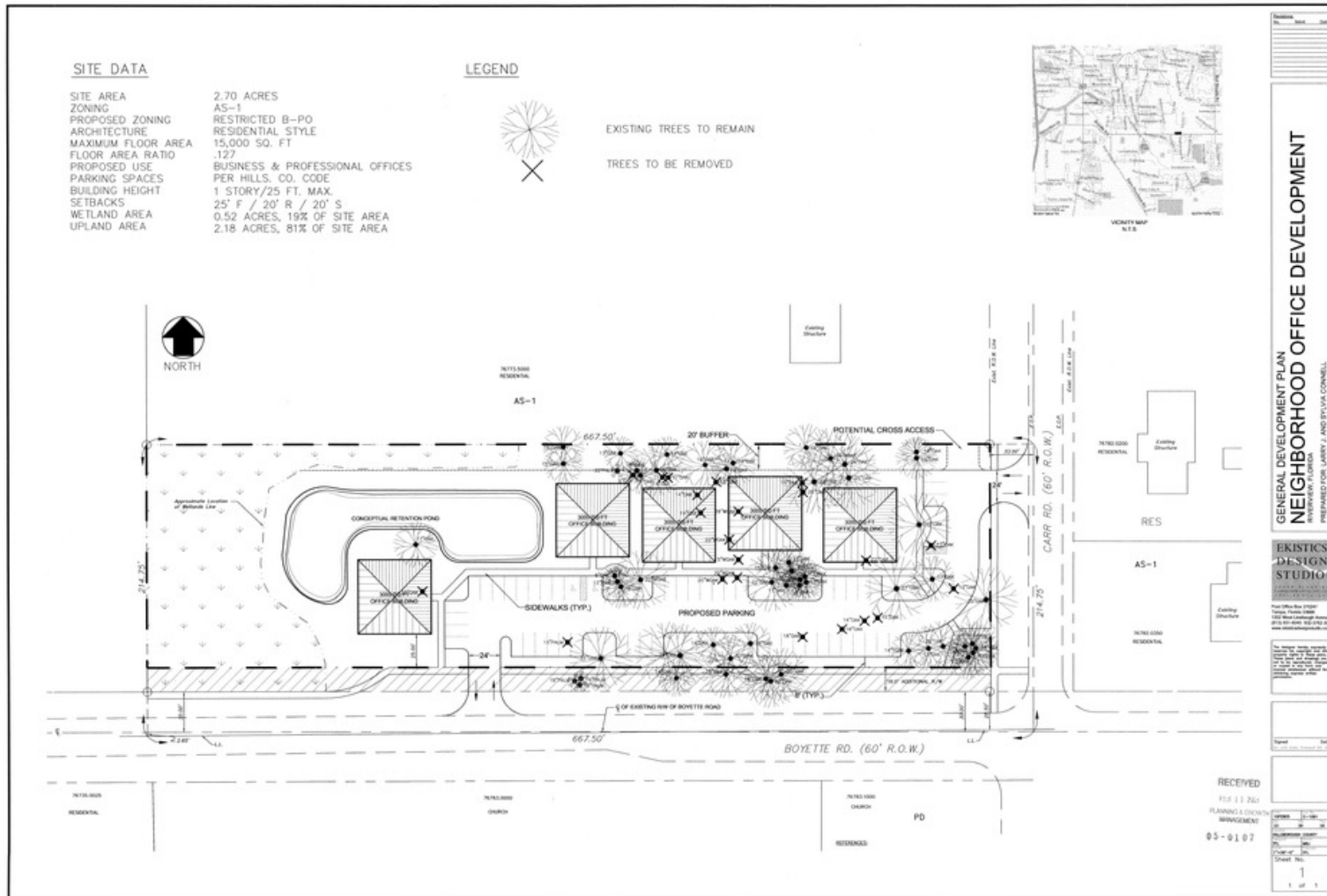




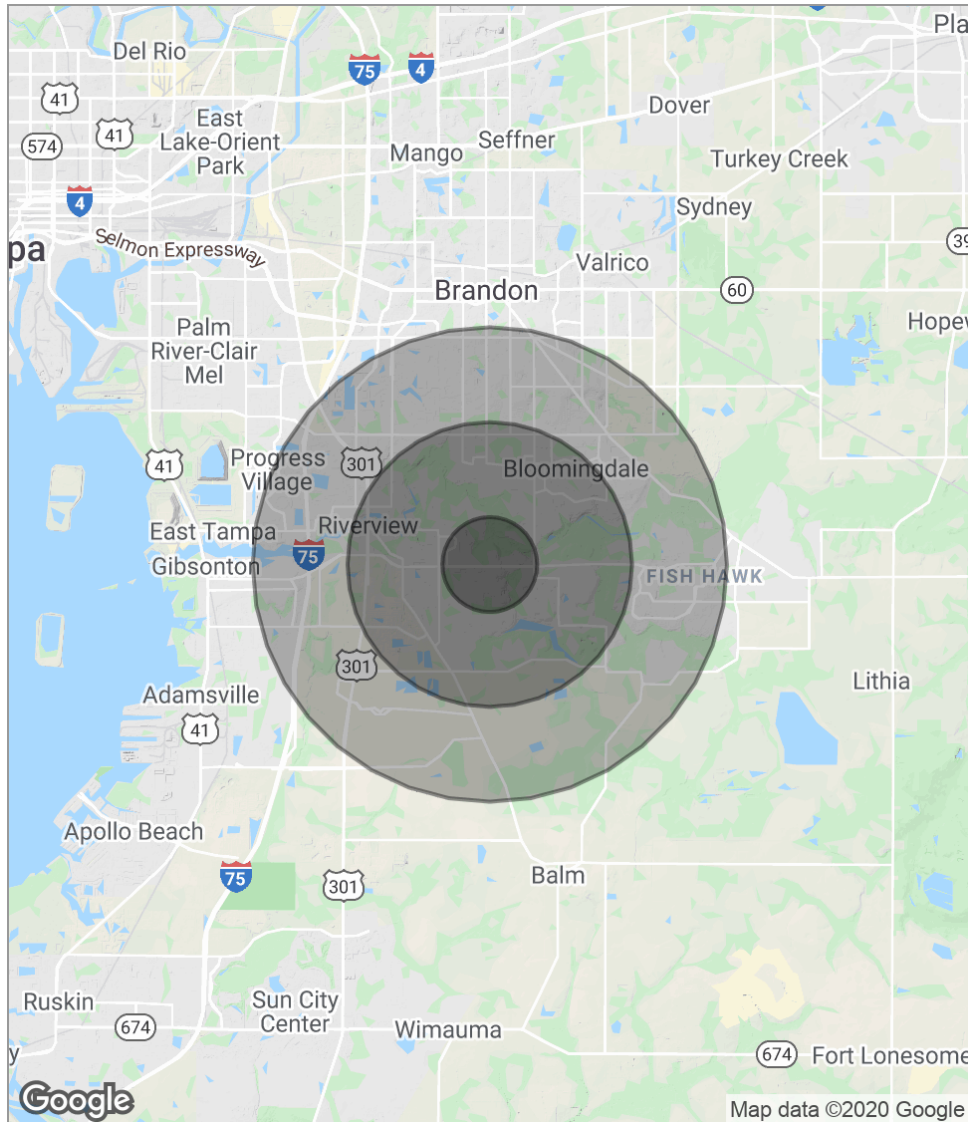












<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,546	47,655	147,113
Median age	39.2	38.2	36.2
Median age (Male)	38.2	37.5	35.5
Median age (Female)	39.9	38.6	36.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,789	16,469	51,841
# of persons per HH	3.1	2.9	2.8
Average HH income	\$100,637	\$88,427	\$81,029
Average house value	\$269,453	\$266,445	\$251,725

\* 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, LLC 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.