



OFFERING MEMORANDUM

# VAN DYKE PROMENADE

3164 VAN DYKE ROAD, LUTZ, FL 33548

**CHRIS BOWERS, CCIM**  
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**Eshenbaugh**  
LAND COMPANY  
Celebrating 25 Years

## **PROPERTY DESCRIPTION**

The opportunity is to acquire a 2.53+/- Acre parcel located on Van Dyke Rd and Dale Mabry Highway.

## **LOCATION DESCRIPTION**

Located on the south side of Van Dyke Road just east of Dale Mabry Highway. The site has easy access to the Veterans Expressway.

## **PROPERTY SIZE**

2.53+/- Acres

## **PARCEL ID**

0145200000

## **PROPERTY OWNER**

Geraci Land Acquisition, LLC

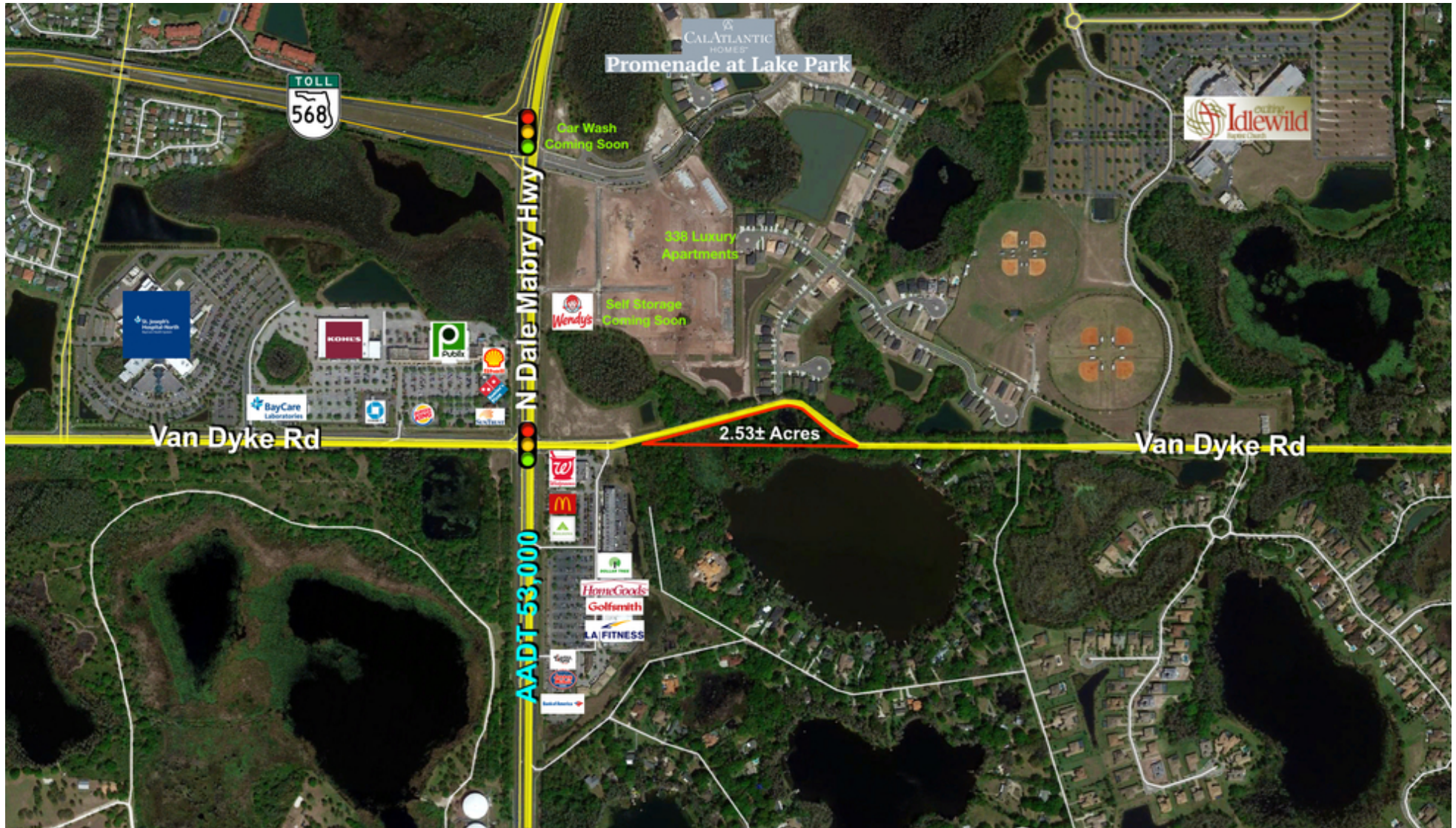
## **PRICE**

\$150,000

## **BROKER CONTACT INFO**

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**WRA**

**DRAWING**  
 Parcel Map

**PROJECT**  
 CalAtlantic Van Dyke Road Parcel

Date: 07-29-18  
**SHEET**  
 1 of 1



**POPULATION**

Total population  
 Median age  
 Median age (Male)  
 Median age (Female)

**1 MILE**

2,170  
 42.8  
 41.3  
 45.8

**5 MILES**

124,416  
 40.4  
 39.3  
 41.6

**10 MILES**

569,099  
 35.8  
 34.8  
 36.9

**HOUSEHOLDS & INCOME**

Total households  
 # of persons per HH  
 Average HH income  
 Average house value

**1 MILE**

726  
 3.0  
 \$110,460  
 \$454,236

**5 MILES**

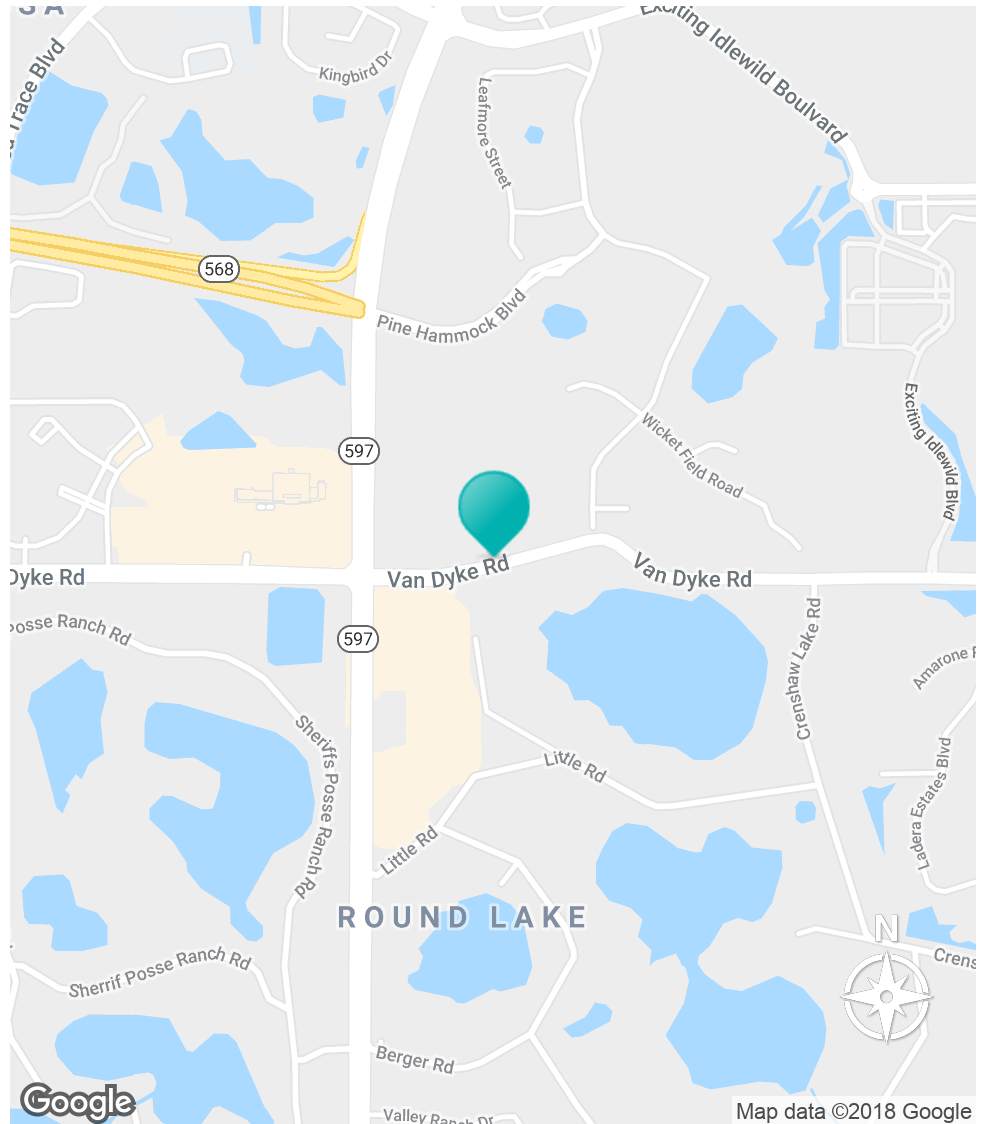
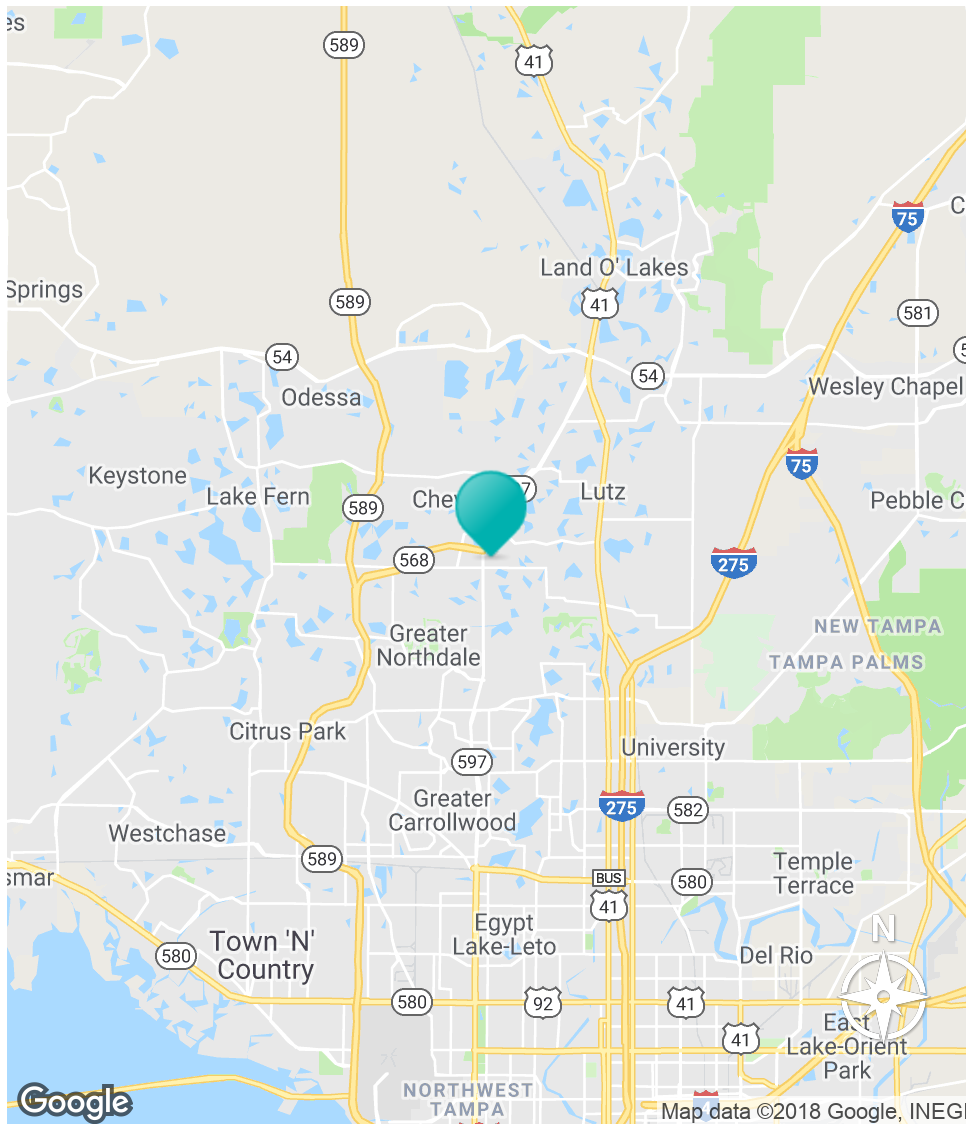
49,328  
 2.5  
 \$84,007  
 \$296,650

**10 MILES**

218,473  
 2.6  
 \$66,353  
 \$257,527

\* 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.