



OFFERING MEMORANDUM

# 674 COMMERCIAL LAND

5107 674 HWY, WIMAUMA, FL 33598

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**Eshenbaugh**  
LAND COMPANY

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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

The opportunity is to purchase one or both of the commercial outparcel that will bookend the entrance to the new master planned residential community known as Sobella AKA SouthShore Bay being developed by Metro Development Group. The western parcel is 2.19 acres with approx. 338 feet of frontage on 674. The eastern parcel is 2.95 acres with approx. 458 feet of frontage. Both parcels of depths of approx. 278'.

## LOCATION DESCRIPTION

The property is located at 5107 674 Hwy in Wimauma, FL. The 2 parcels are on either side of the main entrance to the new master planned residential subdivision known as SouthShore Bay AKA Sobella. The parcels are on the south side of the road, just half a mile east of US 301. Highway 674 has a traffic count of 16,000 AADT (Average Annual Daily Traffic) as of 2018 per FDOT. The site is cleared with CG zoning in place.

## PROPERTY SIZE

Western Parcel- 2.19 Acres  
Eastern Parcel- 2.95 Acres

## ZONING

CG

## PARCEL ID

Western Parcel- 078878-6000  
Eastern Parcel- 078878-6010 & 078880-0200

## PRICE

Western Parcel- \$1,095,000 – Under Contract  
Eastern Parcel- \$1,475,000

## BROKER CONTACT INFO

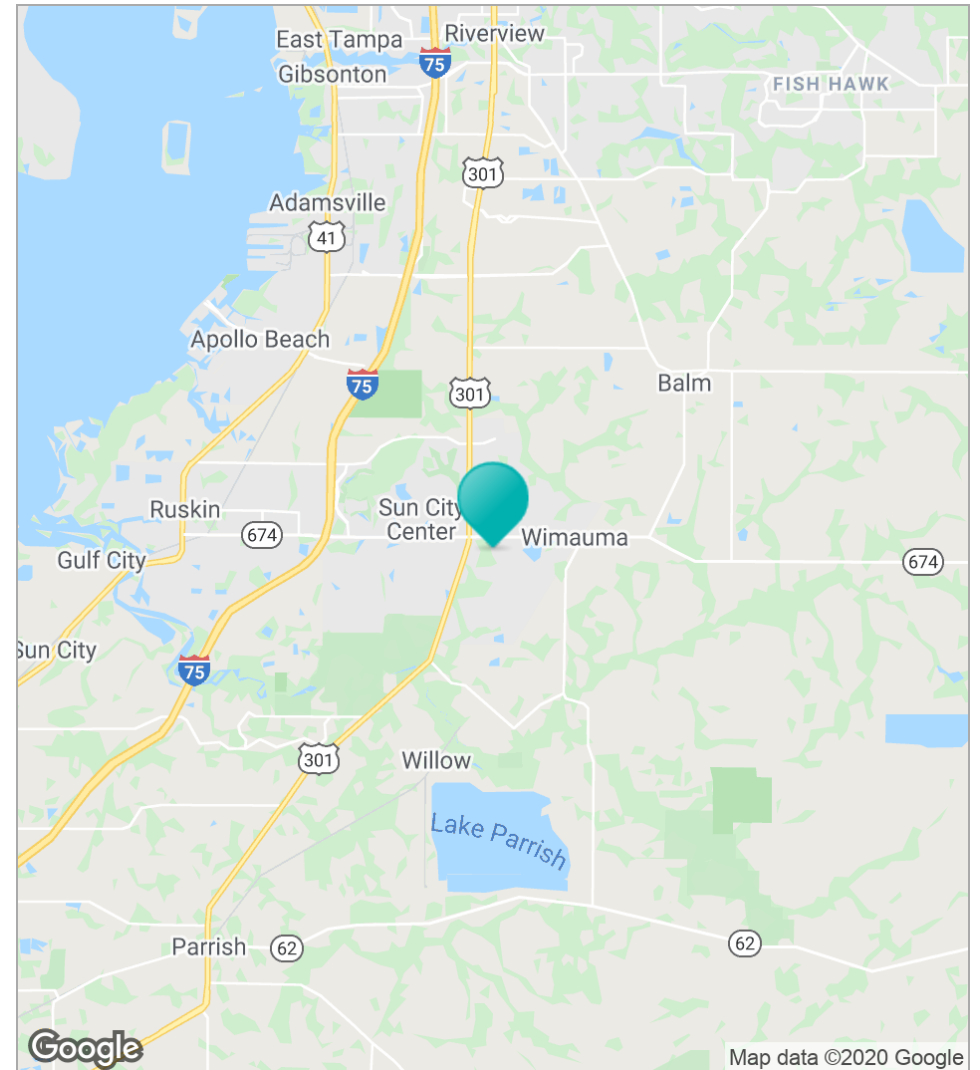
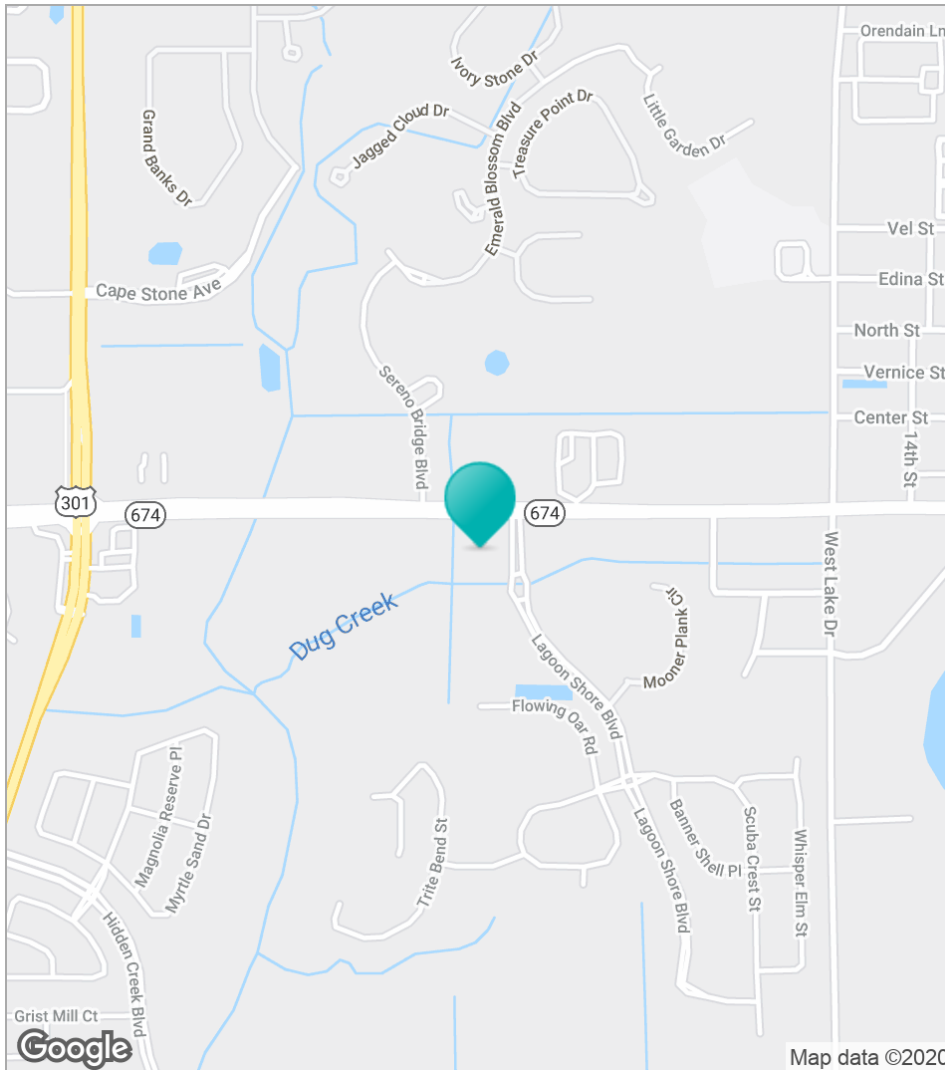
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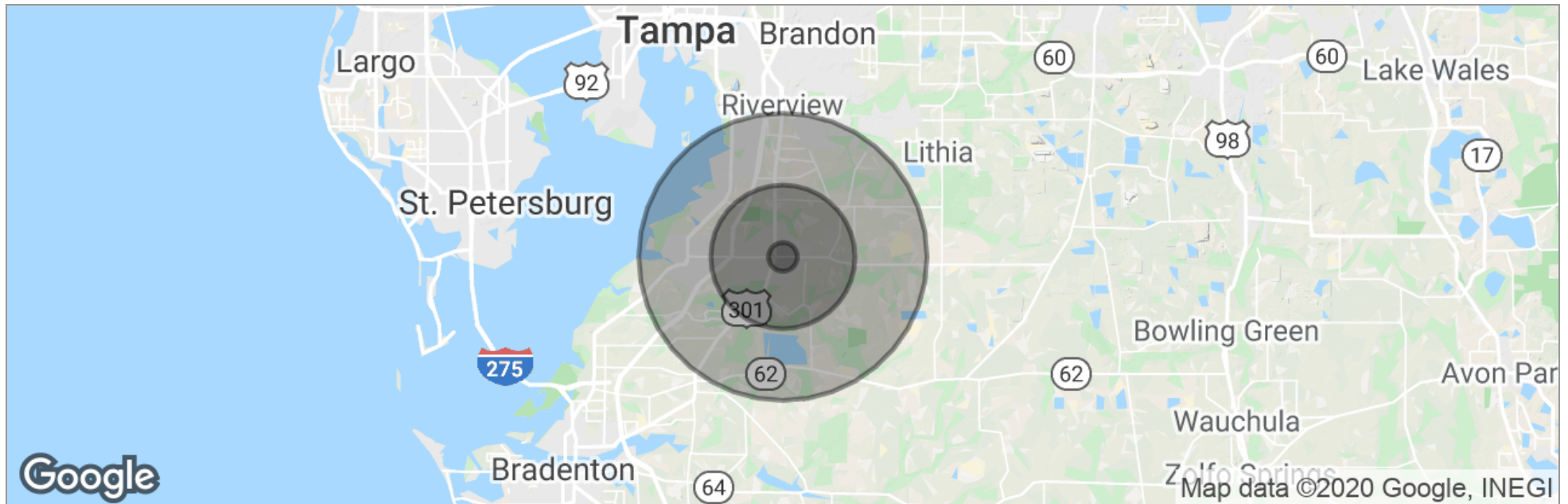






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	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	1,141	34,557	128,734
Population Density	363	440	410
Median Age	49.6	57.2	41.6
Median Age (Male)	49.9	56.4	41.0
Median Age (Female)	49.4	58.3	42.5
Total Households	505	17,027	50,444
# of Persons Per HH	2.3	2.0	2.6
Average HH Income	\$55,356	\$53,879	\$65,899
Average House Value	\$181,037	\$175,030	\$223,030

\* Demographic data derived from 2010 US Census