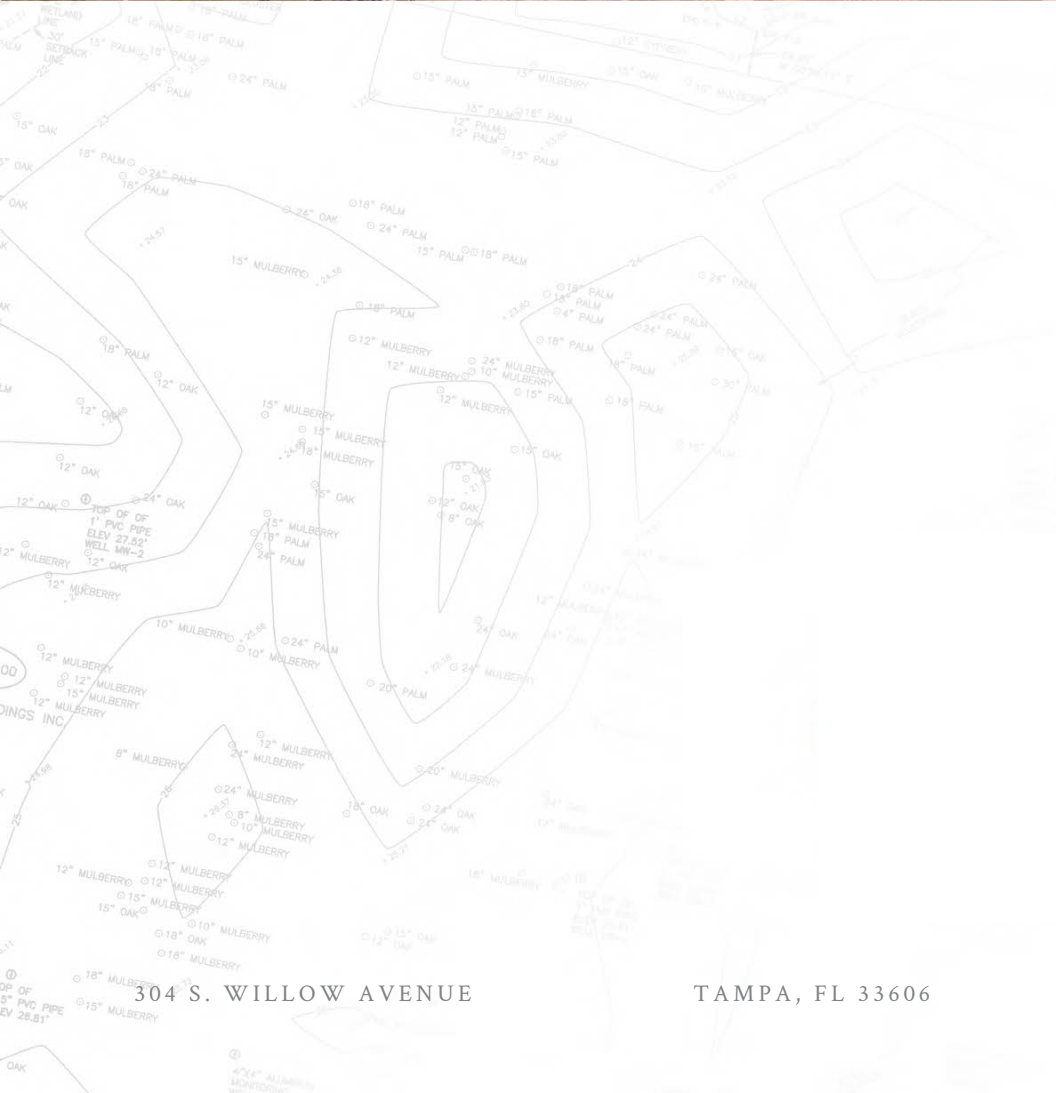


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

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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

PROPERTY DESCRIPTION

The opportunity is to purchase a 109-acre former landfill, currently being sold in its present condition through the bankruptcy court. The site has potential to be redeveloped into an industrial use, with a comp plan change and rezoning. The site was previously a borrow pit and a C&D landfill until it was abandoned in 2008. However, the site did not go through the proper landfill closure procedures upon being abandoned. The EPA did an emergency surface area clean up for illegally dumped battery casings and FDEP had placed monitoring wells on site, though nothing has been monitored since 2014. Any buyer will need to work with FDEP, EPC, and Hillsborough County to evaluate the site as a possible redevelopment opportunity. It will not be allowed to reopen as a landfill per our discussions with these government agencies. Additional info is available upon request.

LOCATION DESCRIPTION

The property is situated at 7709 Williams Road in Seffner, Hillsborough County, Florida, 33584. It occupies the northeast quadrant of the I-75 and I-4 intersection, near Tampa Executive Airport and the Motor Enclave. Access to both I-4 and I-75 on/off ramps is less than 2.5 miles away. Currently, the property boasts approximately 729 feet of frontage on Williams Road and 429 feet of frontage on Bessie Dix Road.

PROPERTY SIZE

109.19 Acres

PARCEL ID

062486-0200; 062485-0004; 061568-0000; 061679-0000

PROPERTY OWNER

Jerry & Mary Lewis. The property is under the jurisdiction of the United States Bankruptcy Court, Middle District of Florida, Tampa Division Case No. 8:09-bk-08409-MGW.

PRICE

Call for details

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

Additional Photos



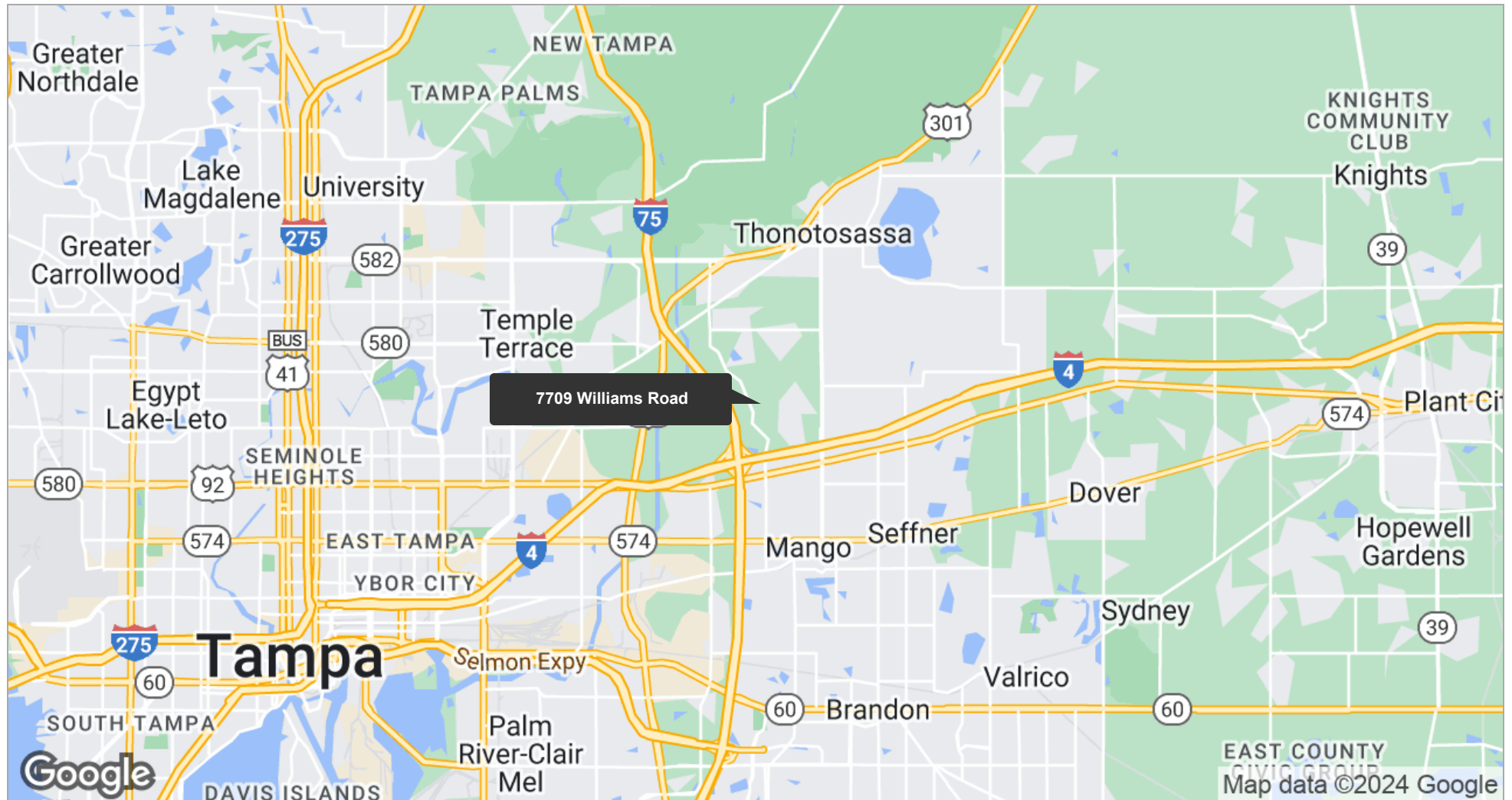
Additional Photos



Additional Photos



Regional Map



Location Maps

