

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

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www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

The Saffold Farms Packinghouse is an approximately 57,352 square foot vegetable packinghouse situated on 15.19 acres within both Parrish and Wimauma. It has four coolers totaling over 5,000 sq ft, multiple offices, three phase power, and one dock high ramp.

The property is zoned A (General Agriculture) with a future land use of AG-R (per the Manatee County parcels), as well as AR (Agricultural Rural) with a future land use of A/R (Agricultural-Rural) (per the Hillsborough County parcel). The parcels are seemingly dry, with no wetlands, and are not located within the floodplain. The land is mostly cleared, with only a small wooded area. Utilities are well and septic.

LOCATION DESCRIPTION

The property is located at 22701 Packinghouse Road, Parrish, FL 34219, at the border of Manatee County and Hillsborough County. It is situated in both Parrish (southernmost two parcels) and in Wimauma (northernmost parcel).

Packinghouse Road is accessed via County Road 579 (Hillsborough County), also known as Saffold Road (Manatee County).

The property is 5 minutes to SR-62, 8 minutes to SR-674, 10 minutes to US-301, and 20 minutes to I-75. With its close proximity to major roads, it is commutable to Wimauma (10 minutes), Fish Hawk (30 minutes), Bradenton (40 minutes), Tampa (45 minutes), Sarasota (50 minutes), and Tampa International Airport (55 minutes).

SIZE

15.19 acres

ZONING AND FUTURE LAND USE

Zoning: A (General Agriculture) and AR (Agricultural Rural)
Future land use: AG-R and A/R (Agricultural-Rural)

PRICE

\$1,900,000

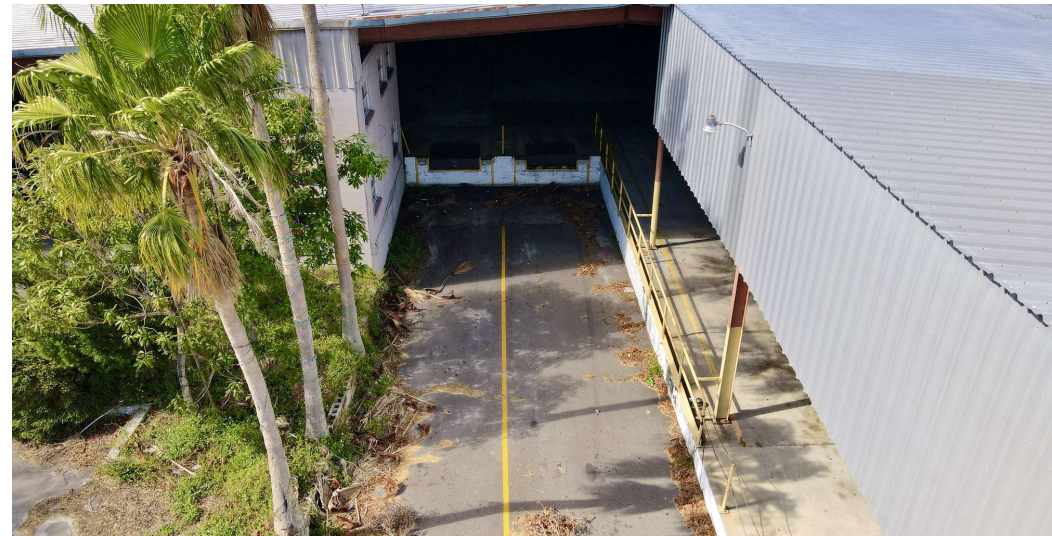
Aerial



Aerials



Packinghouse Photos



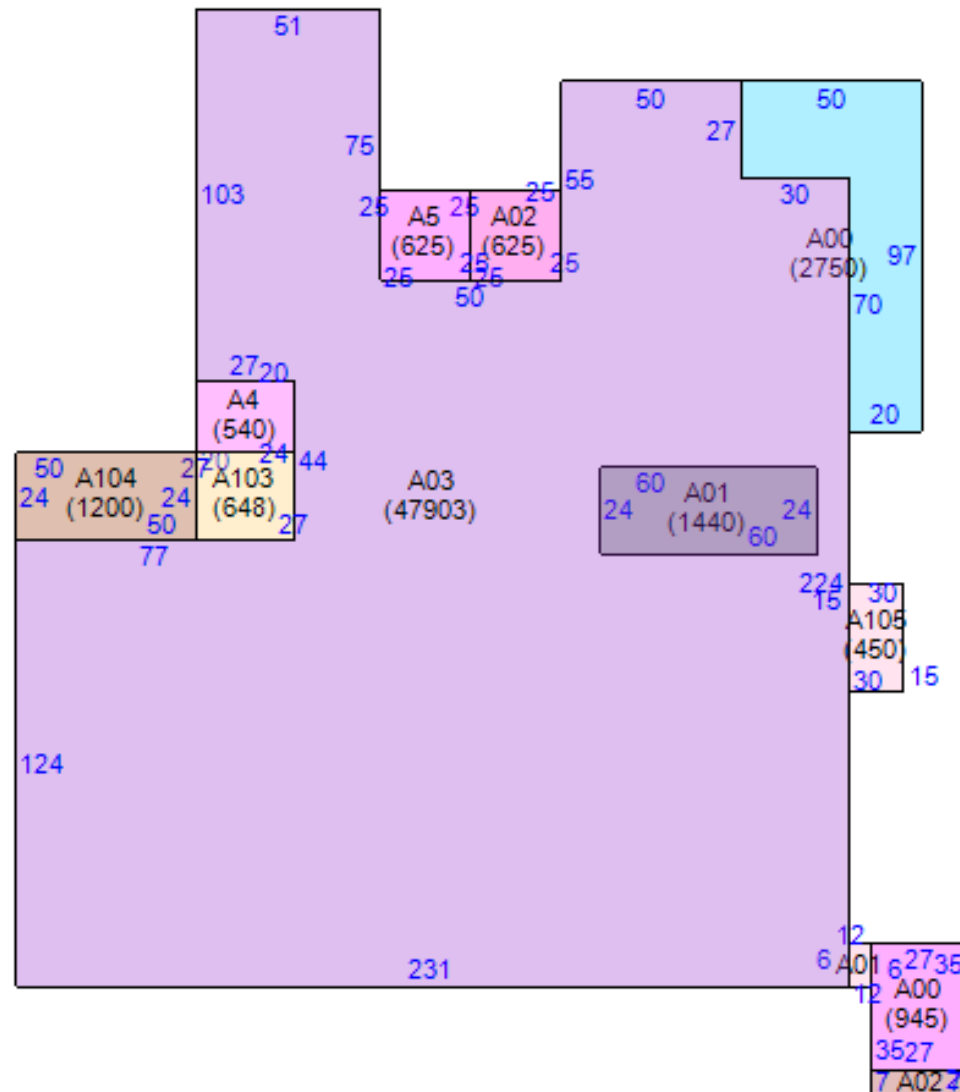
Packinghouse Photos



Packinghouse Photos



Packinghouse Floorplan



Demographics Map & Report

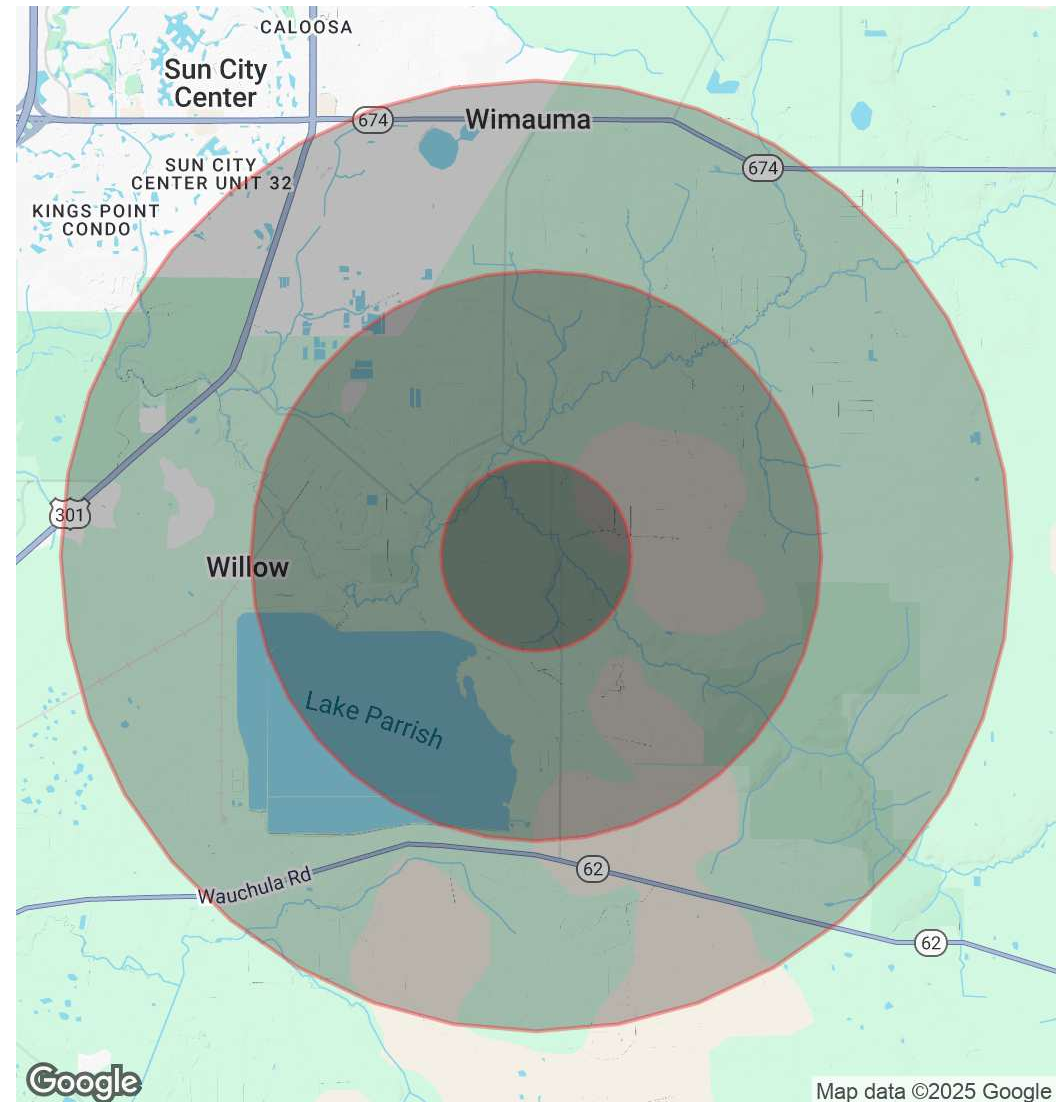
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	75	753	15,054
Average Age	41	36	45
Average Age (Male)	40	35	45
Average Age (Female)	41	37	46

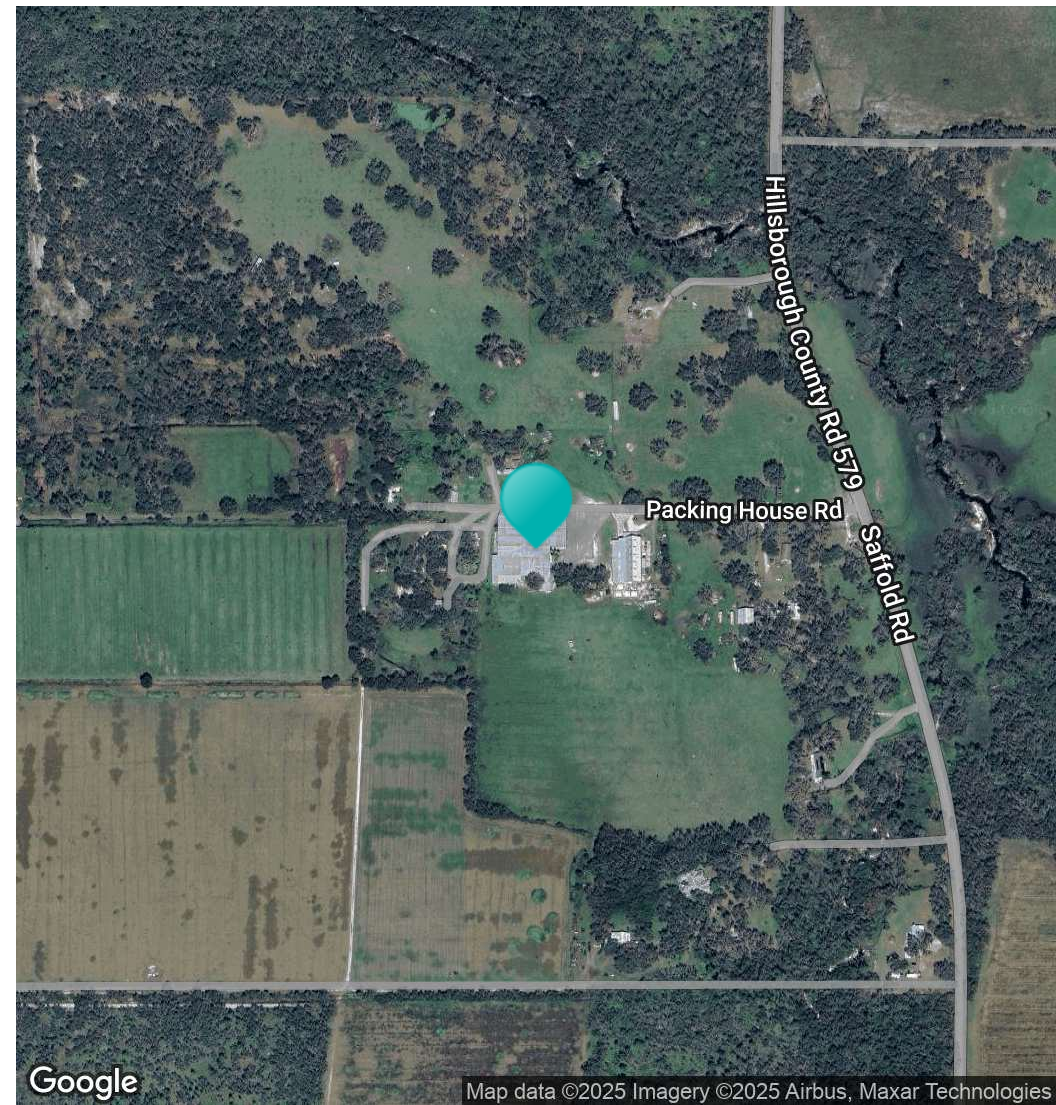
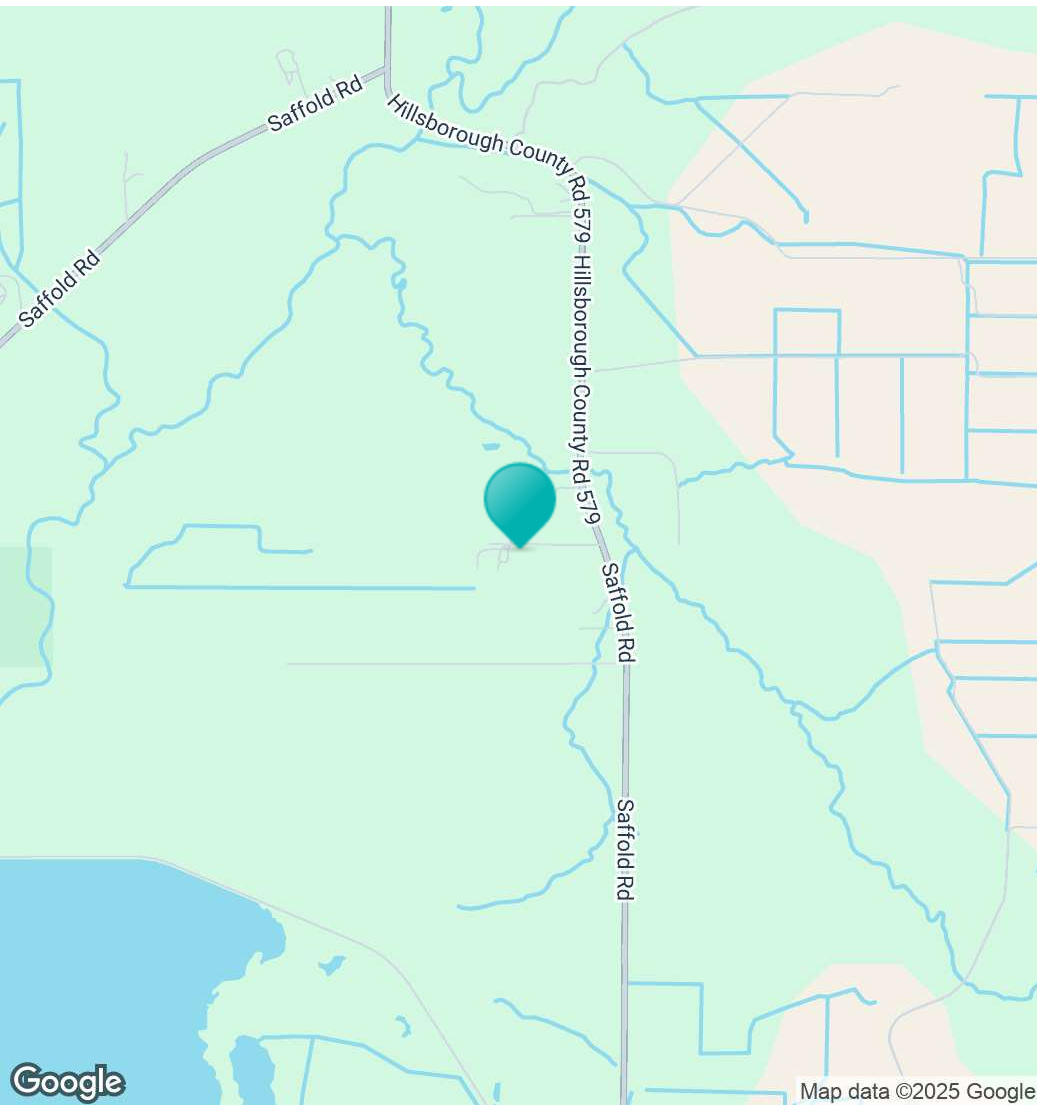
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	25	218	5,473
# of Persons per HH	3	3.5	2.8
Average HH Income	\$101,647	\$97,814	\$99,272
Average House Value	\$541,864	\$469,534	\$433,167

Demographics data derived from AlphaMap



Location Map



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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.

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