

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial Overview



Property Description

PROPERTY DESCRIPTION

Bay Farms is an exceptional opportunity to buy a mass-graded 15+/- acre site in the heart of Apollo Beach, FL ready for a "For Sale" townhome developer to take it vertical. The seller, who owns a total of 29 acres, is looking to split the parcel and allocate density based on the buyer's ideal layout within reason between 100-150 units of density. The seller is happy to provide additional info on the opportunity or answer any questions from qualified suitors.

LOCATION DESCRIPTION

The property is ideally located at 5591 N US 41 in Apollo Beach, FL. This mass-graded site is in the southeast quadrant of US 41 and Bradermill Rd, directly east of the Walmart Super Center under construction and across the street from the Mira Bay Village shopping center. Southern Hillsborough County is a rapidly developing sub-market of Tampa, located just 20 minutes south of Downtown Tampa.

PROPERTY SIZE

15 +/- Acres; depending on buyer ideal layout and density

ZONING

PD for up to 150 units of multifamily

PARCEL ID

The southern portion of folio # 054191-0100

PRICE

Call for details, as pricing depends on density, acreage, timing, and use.

BROKER CONTACT INFO

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Aerials (cont'd)

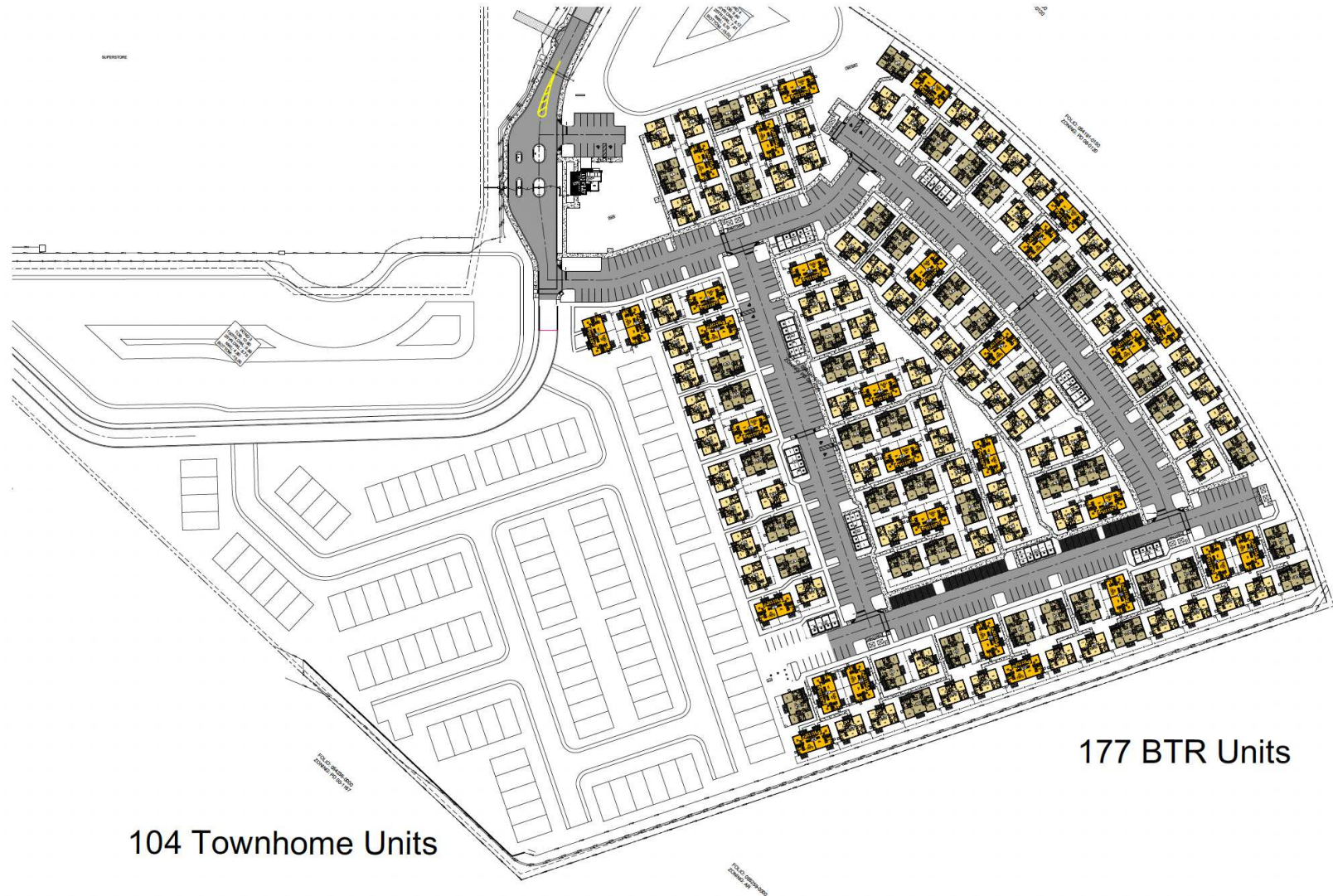


Aerials (cont'd)





Conceptual Plan



Demographics Map & Report

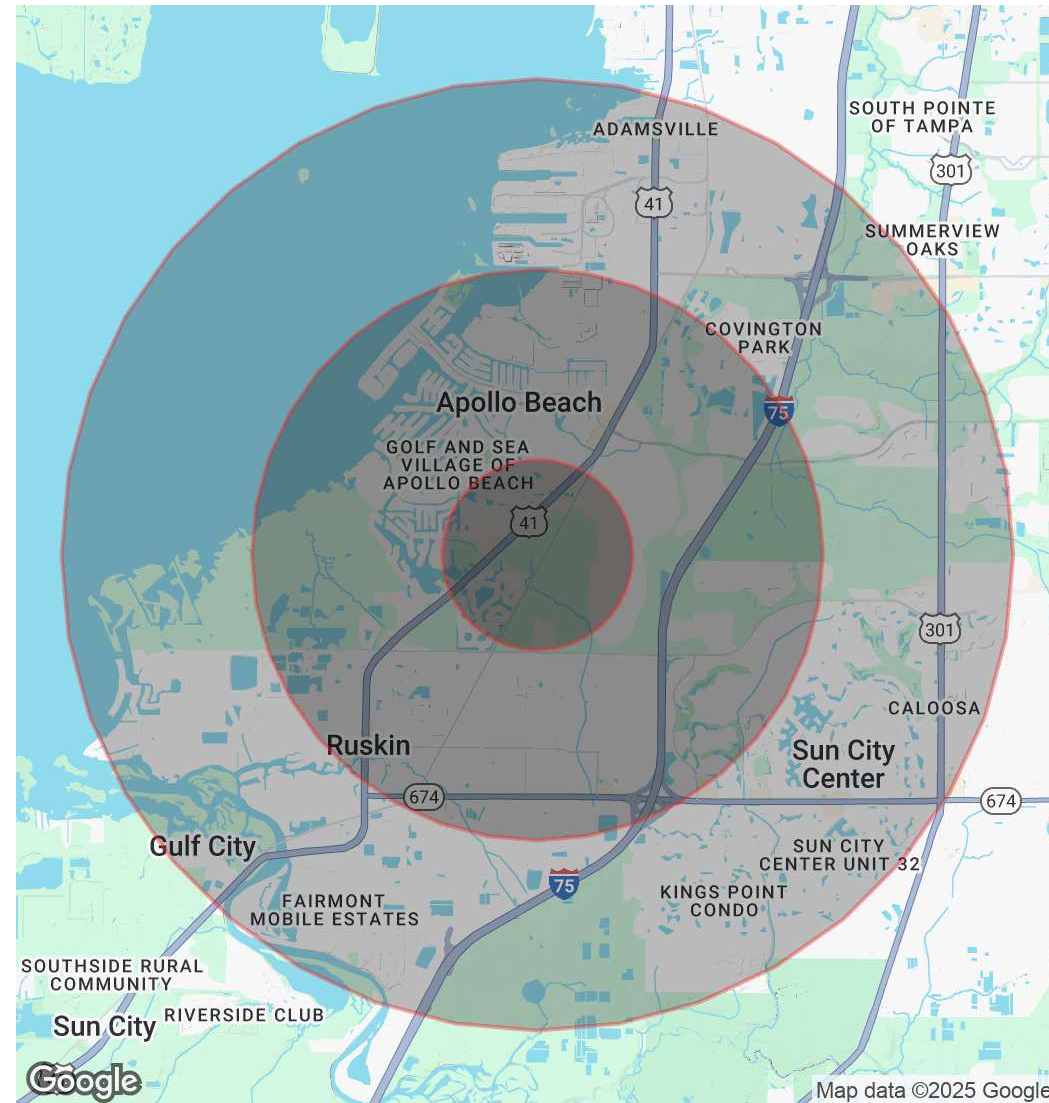
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,605	45,859	109,634
Average Age	50	42	45
Average Age (Male)	49	41	45
Average Age (Female)	51	43	46

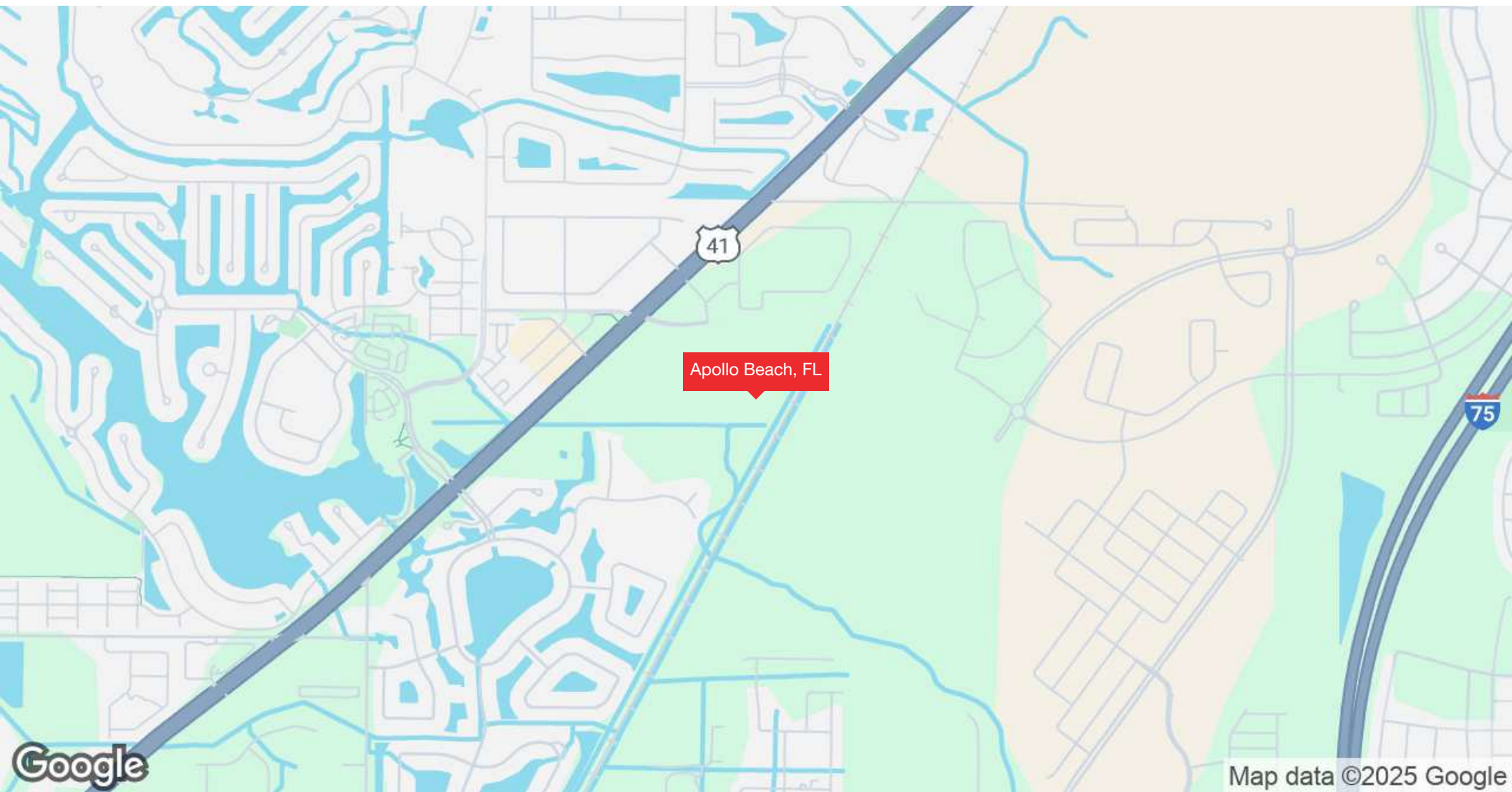
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,589	16,728	42,773
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$142,570	\$124,898	\$110,536
Average House Value	\$518,751	\$436,319	\$380,112

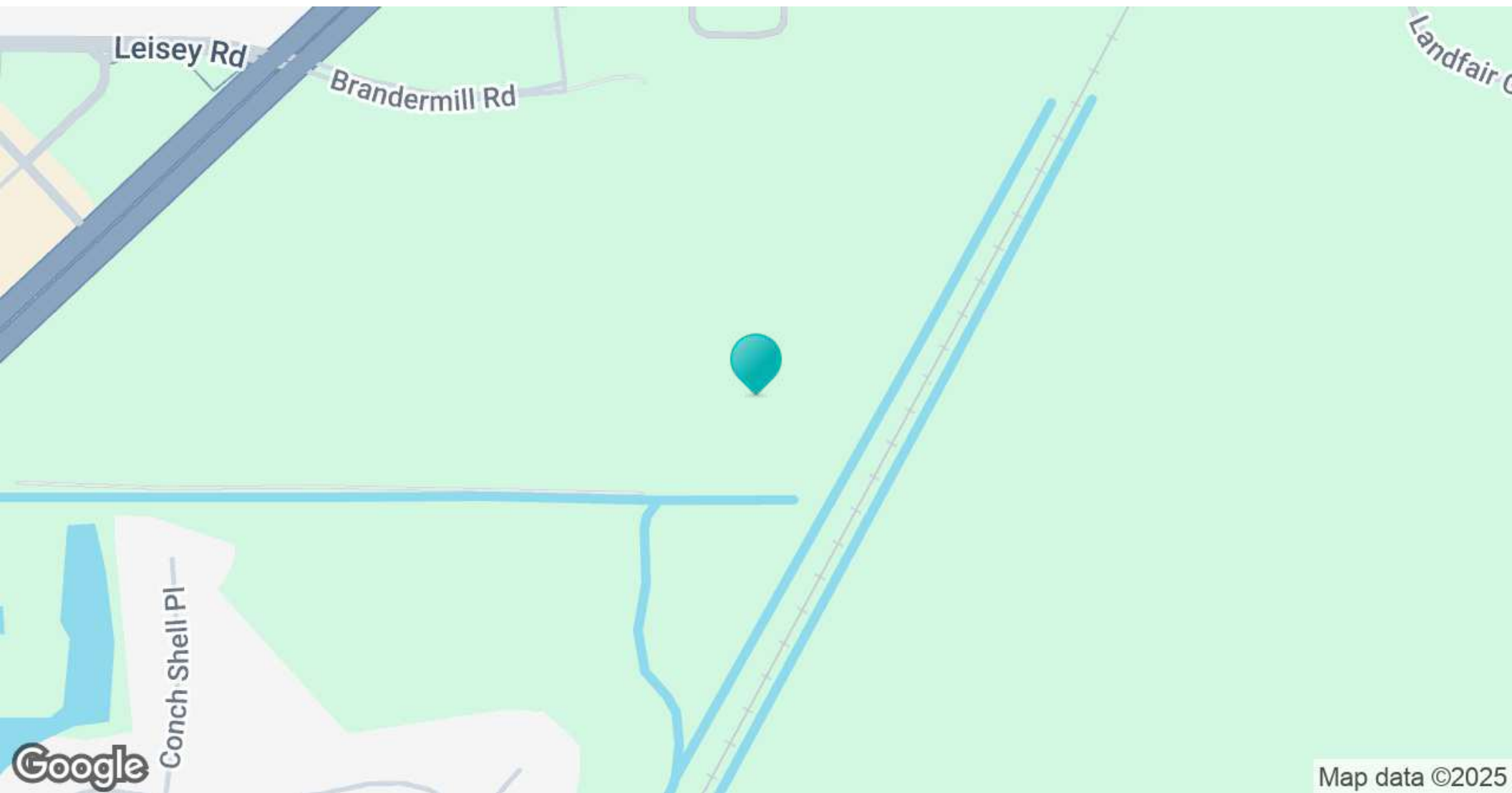
Demographics data derived from AlphaMap



Regional Map



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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.