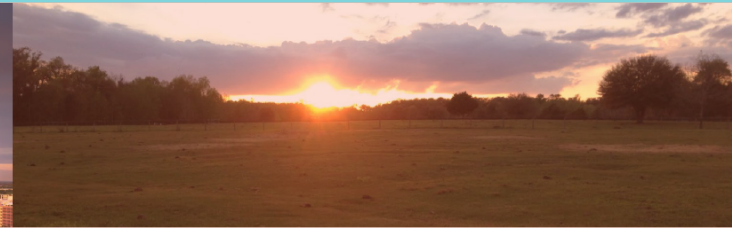
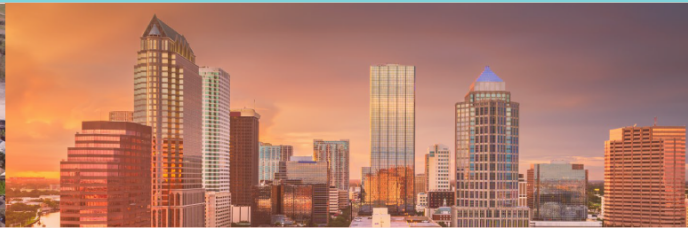


# We know this land.



**Eshenbaugh**  
**LAND COMPANY**

**The Dirt Dog**



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

The CR 39 Grove property is a 165-acre tract located on County Road 39 and Carlton Road in Parrish in north Manatee County. The property is a combination of grove, improved pasture, and native Florida. It also has 2,300+ feet of frontage on County Road 39 and 2,800+ feet of frontage on Carlton Road.

The grove consists of 30 acres of Red Grapefruit, 25 acres of Hamlins, and 25 acres that have been cleared. It has 1-12" well and an active SWFWMD WUP (6981.8) which allows for 95,800 Avg. GPD, 670,400 Peak GPD, and 2,772,000 Max GPD.

## LOCATION DESCRIPTION

The property is located at 14006 County Road 39 in Parrish in unincorporated Manatee County. It's 1,000 feet south of the Hillsborough/Manatee County line, 2.5 miles north of State Road 62, and 4 miles south of State Road 674.

The property is 15+ minutes from Parrish, 20 minutes from Sun City, and 25 minutes from FishHawk Ranch. It's also 45 minutes from downtown Tampa, downtown St. Petersburg, Bradenton, and Lakewood Ranch.

## PROPERTY SIZE

165.0 Acres

## ZONING

A - Agriculture

## FUTURE LAND USE

AG-R (Agricultural/Rural)

## PRICE

\$1,975,000

## BROKER CONTACT INFO

**J. Michael Strahan, ALC, CCIM, MAB**

Senior Broker

813.287.8787 x5

[michael@thedirt dog.com](mailto:michael@thedirt dog.com)



# Aerial



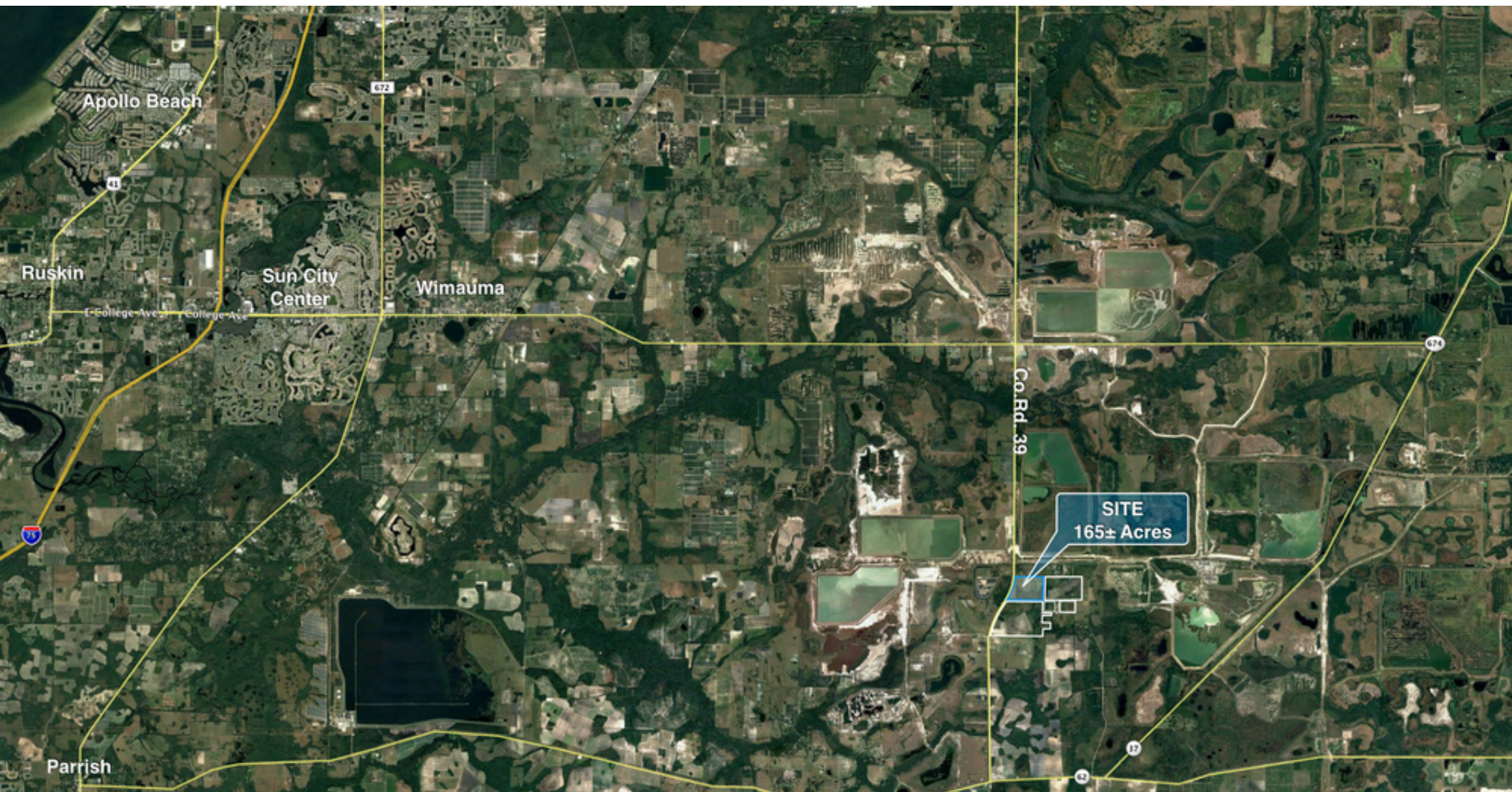


# Aerial





# Aerial





# Grove Pictures



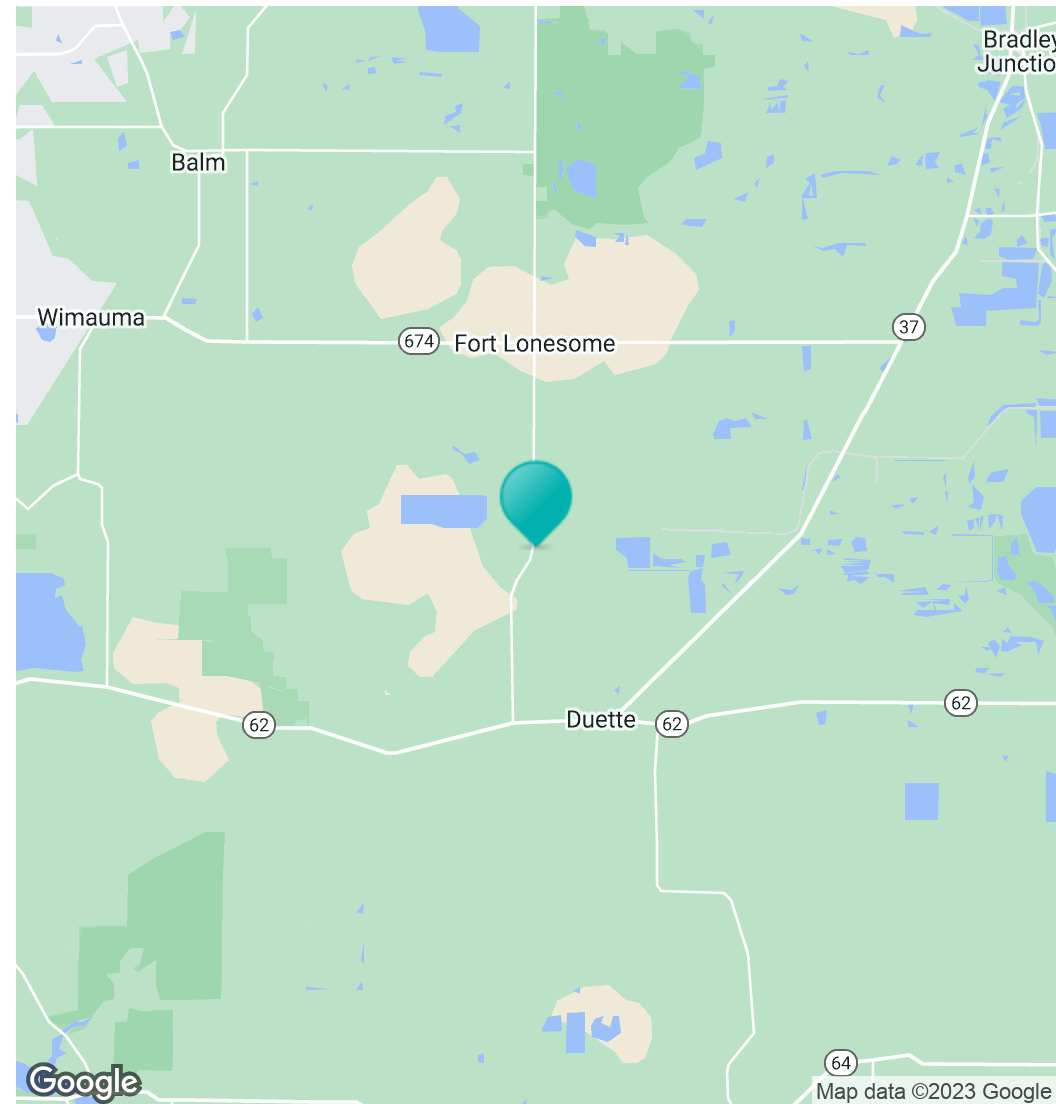
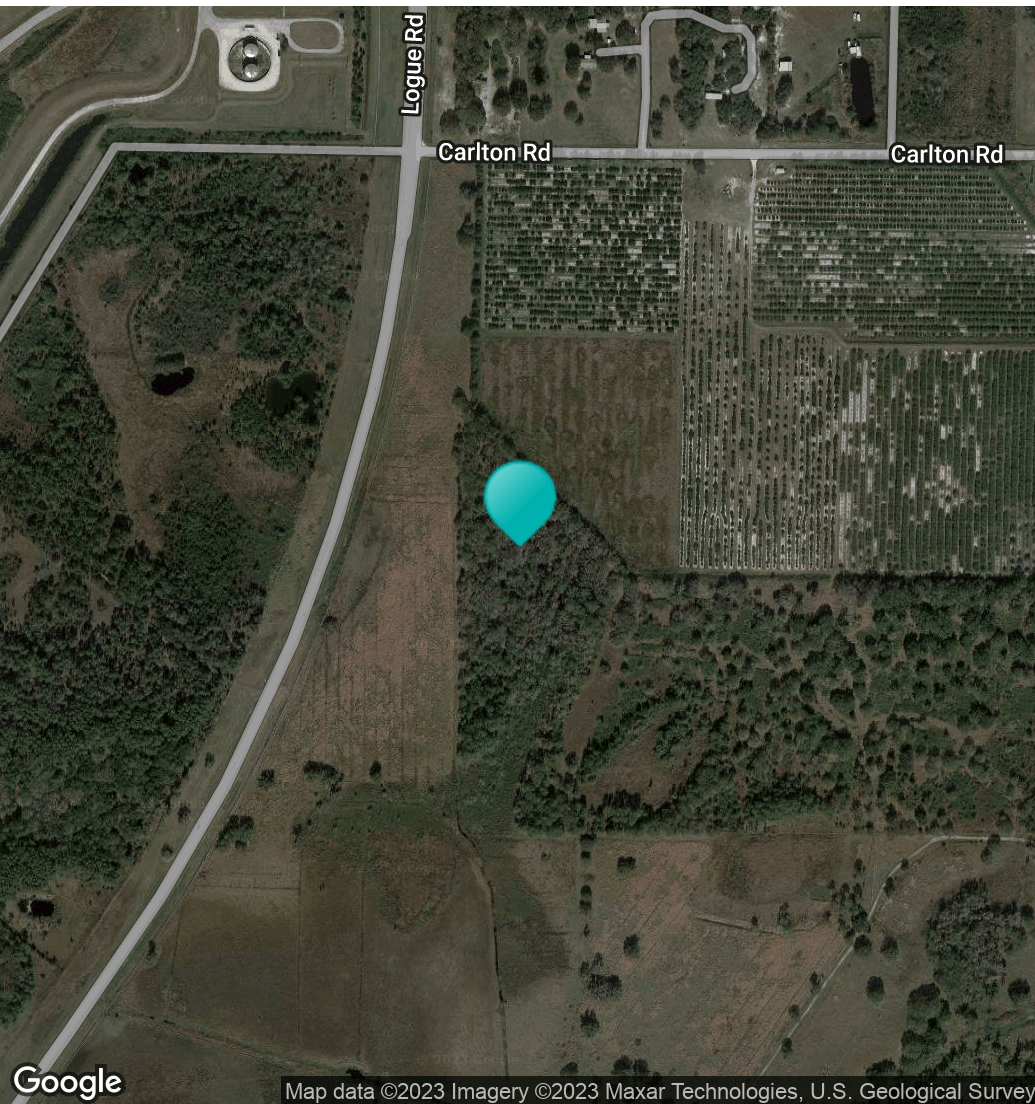


# Grove Pictures





# Location Maps





# Demographics Map & Report

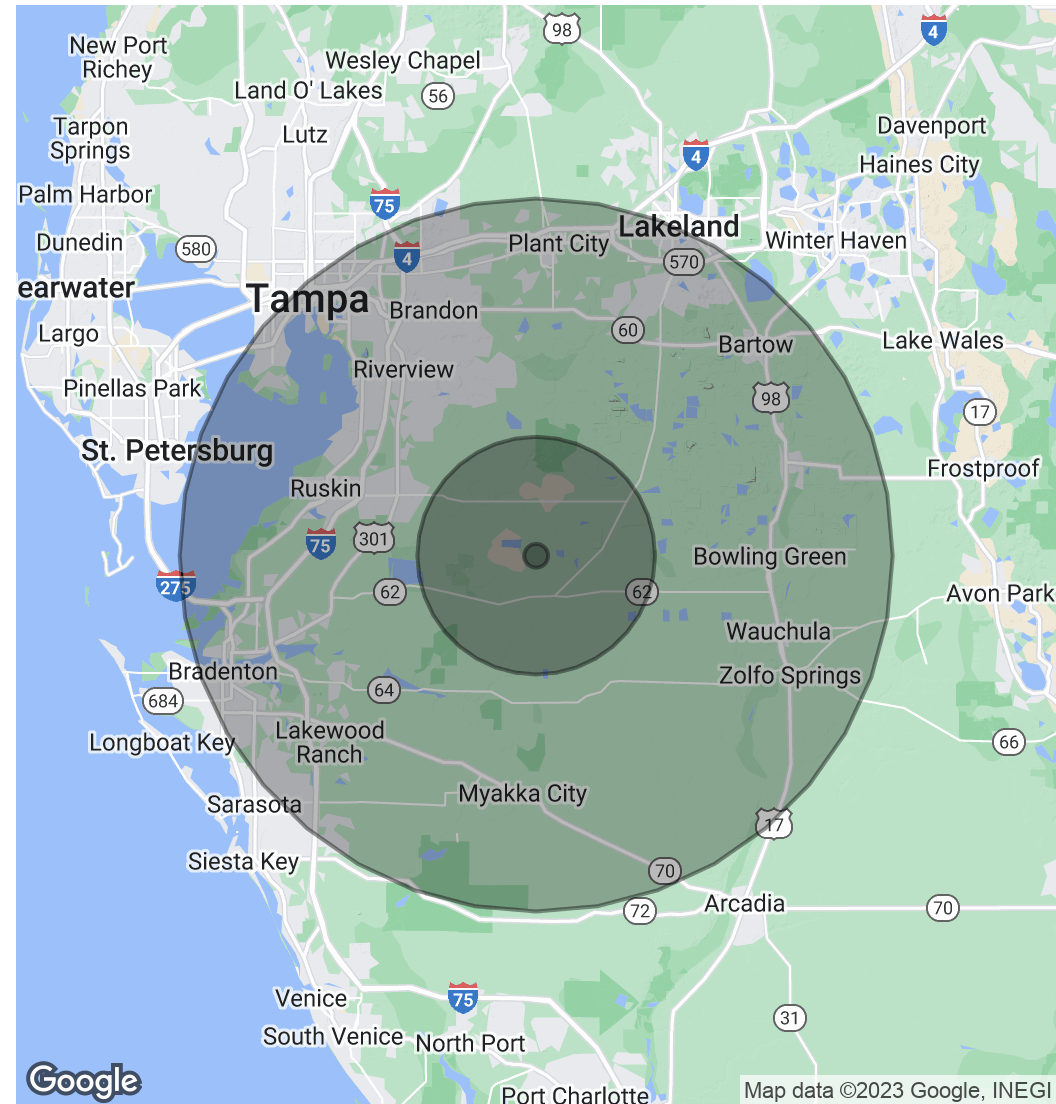
## POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	46	7,470	945,950
Average age	41.1	37.8	38.9
Average age (Male)	41.8	37.5	38.0
Average age (Female)	38.5	37.2	39.7

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	14	2,345	352,662
# of persons per HH	3.3	3.2	2.7
Average HH income	\$72,934	\$63,531	\$70,497
Average house value	\$252,643	\$236,112	\$255,137

\* Demographic data derived from 2020 ACS - US Census





# Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.