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Property Description

PROPERTY DESCRIPTION

The opportunity is a total of 5.67± acres zoned agricultural. The site could potentially be subdivided to allow for up to 2 single family lots.

LOCATION DESCRIPTION

Located on Geraci Road in Lutz, FL. The property is east of Idlewild Baptist Church. Dale Mabry is located 1.20 acres from the site and FL-668 Toll Road 1.5 miles, and 1.8 miles from U.S. Hwy. 41, making for a quick commute to the Tampa and St. Petersburg area.

PROPERTY SIZE

5.67± Acres

ZONING

ASC-1

PARCEL ID

014240-0100

PROPERTY OWNER

Odessa Investments Properties Inc.

PRICE

\$349,000

BROKER CONTACT INFO

Chris Bowers, CCIM
Senior Broker Associate
813.287.8787 x8
chris@thedirt dog.com

Aerial



Aerial



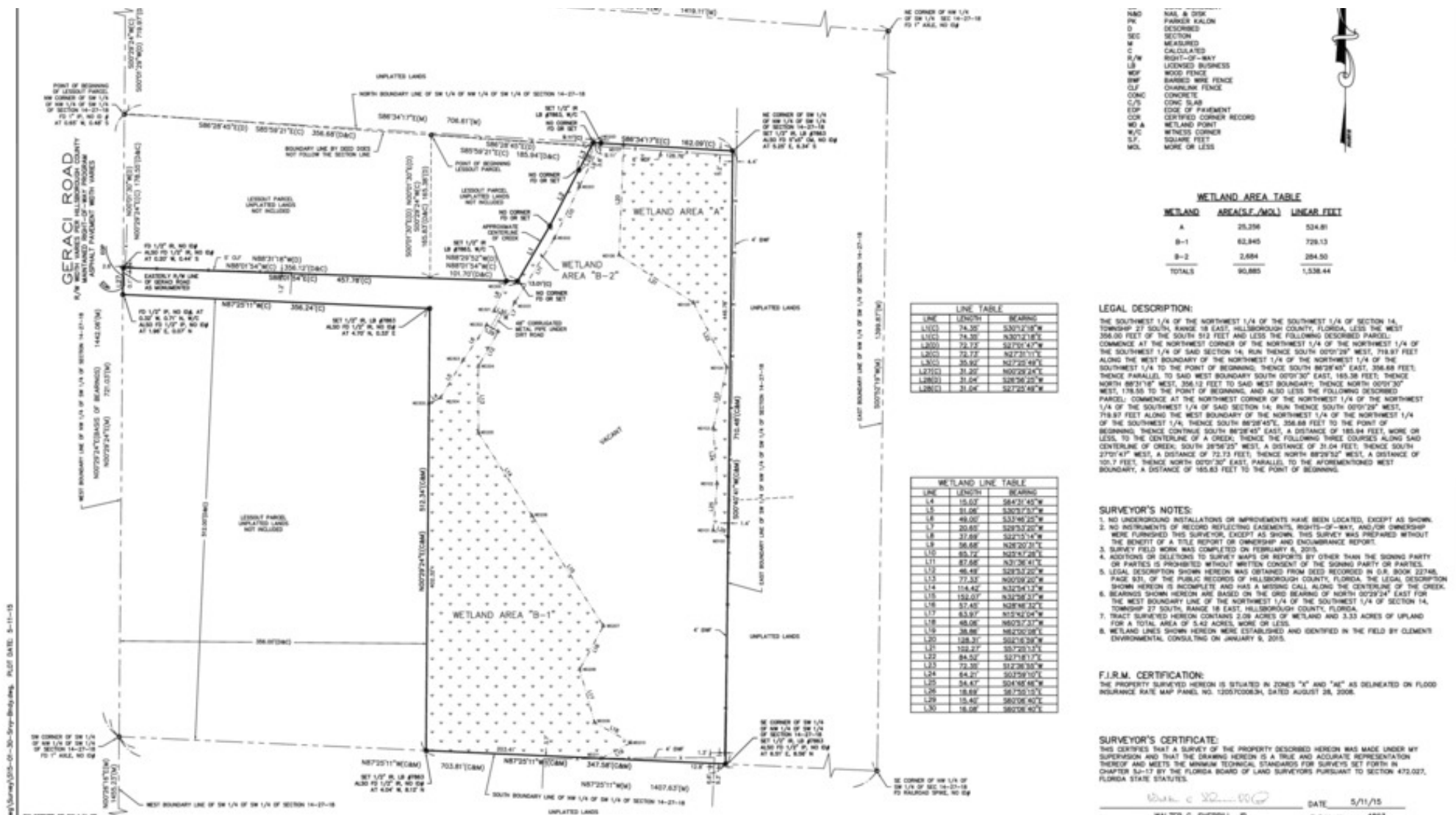
Aerial



Property Photos



and $\Delta_{\text{Survival}}^{\text{SBS-DB}} = 35$ – 50 – 50 – 50 – 48 . $\Delta_{\text{DB}}^{\text{SBS-DB}}$ 35–48–48–48–48



Retail Map



Demographics Map & Report

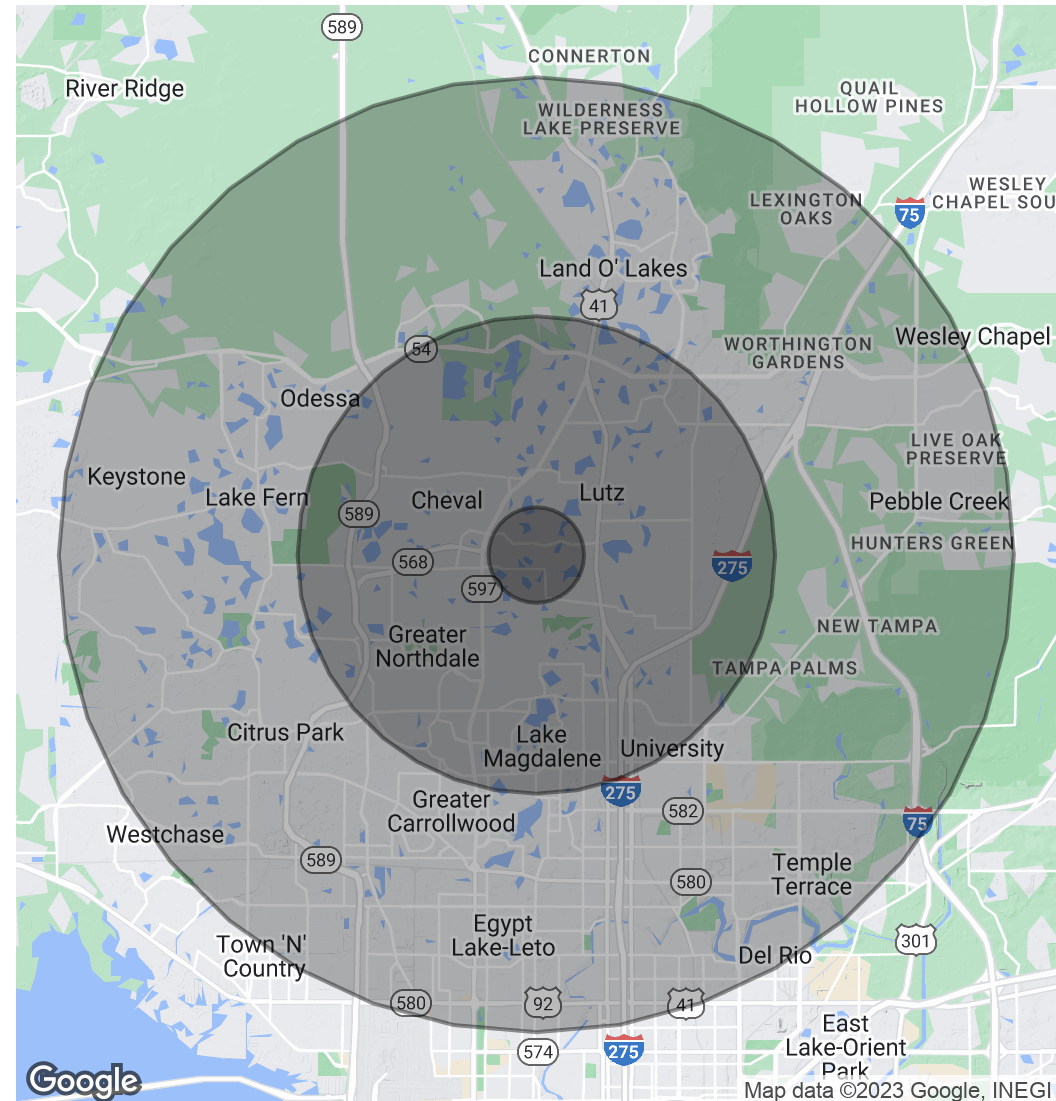
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,558	122,134	565,589
Average age	44.9	39.8	35.7
Average age (Male)	43.8	38.9	34.7
Average age (Female)	45.9	40.9	36.8

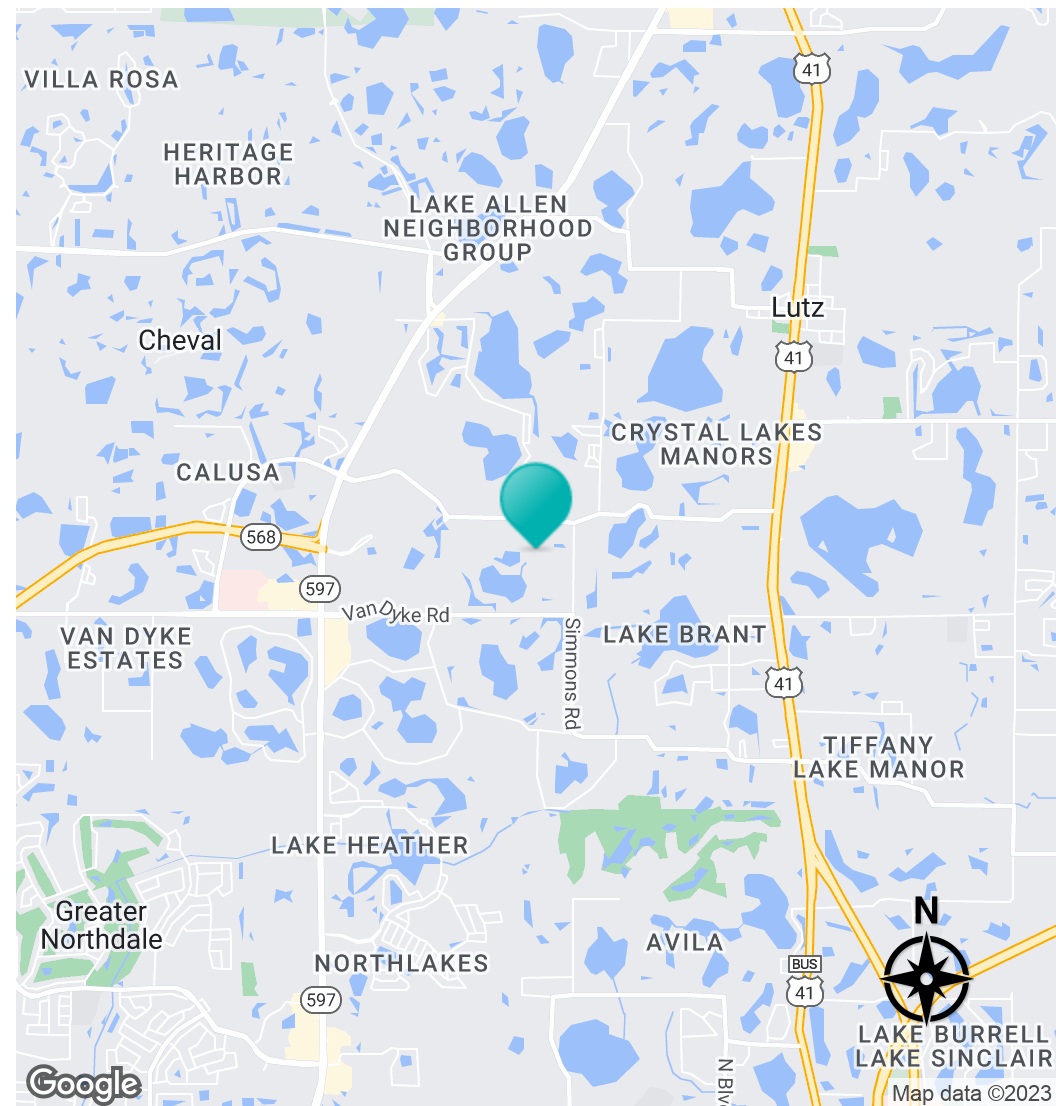
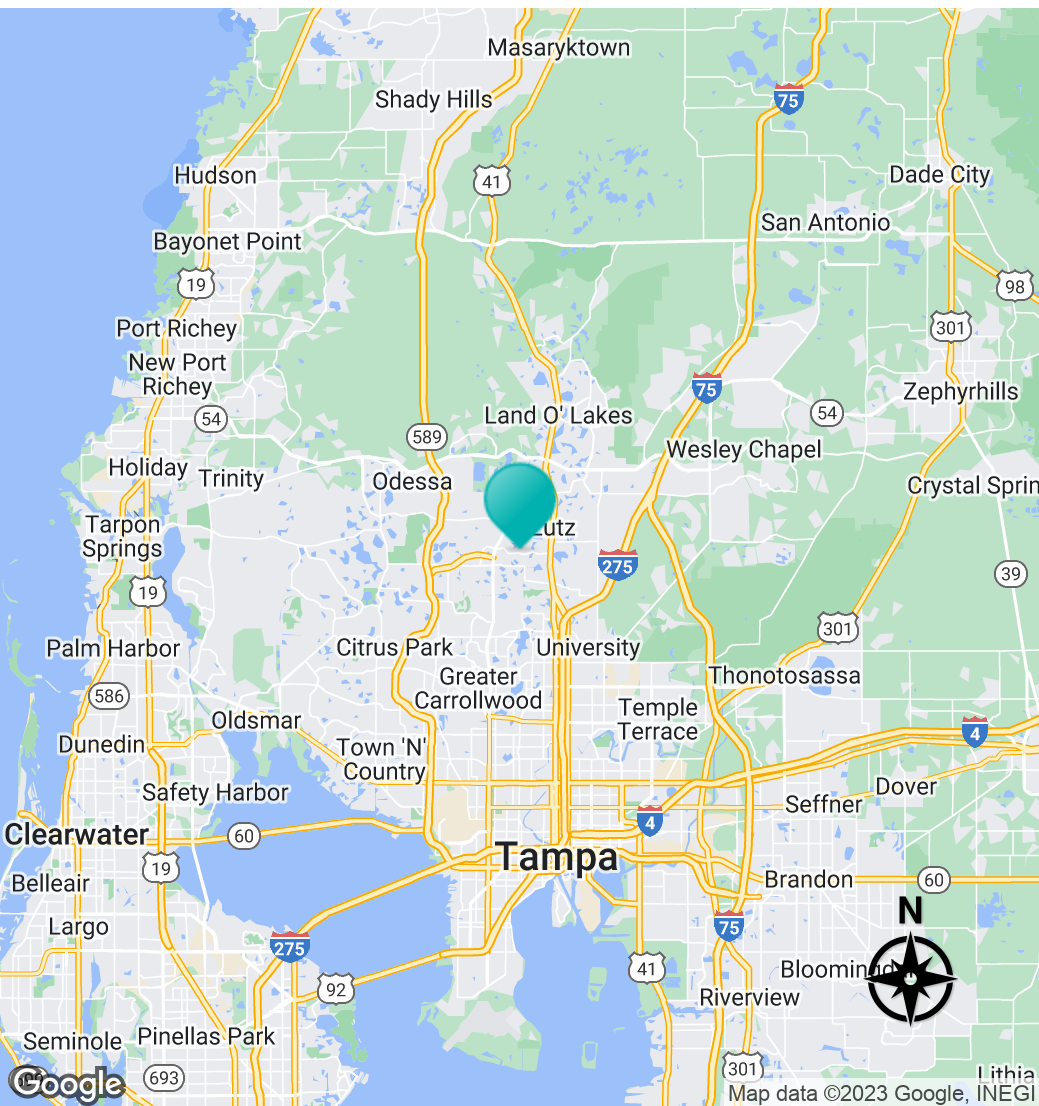
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	830	48,576	216,421
# of persons per HH	3.1	2.5	2.6
Average HH income	\$100,595	\$79,816	\$66,222
Average house value	\$334,253	\$299,965	\$256,499

* Demographic data derived from 2020 ACS - US Census



Location Maps



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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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