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Property Description

PROPERTY DESCRIPTION

This is an excellent opportunity for a user seeking a site with great exposure and strong demographics. Walmart Super Center & Target are in the immediate area. The property is located at the apex of Dale Mabry Highway and U.S. Highway 41 in Lutz, FL. The Apex is located just south of State Road 54, between I-75 and Suncoast Parkway.

LOCATION DESCRIPTION

The property is located at the apex of Dale Mabry Highway and U.S. Highway 41 in Lutz, FL. The Apex is located just south of State Road 54, between I-75 and Suncoast Parkway. Access is on the east side of Dale Mabry Highway just south of the Apex where Dale Mabry Highway and U.S. Highway 41 intersect. It is not accessible from U.S. Highway 41. The property is visible to both major highways.

PROPERTY SIZE

0.73 Acres

ZONING

I2 (General Industrial)

FUTURE LAND USE

IH (Industrial Heavy) & ROR (Retail, Office, Residential)

PARCEL ID

36 26 18 0000 02200 0041

PRICE

\$375,000

BROKER CONTACT INFO

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Aerial



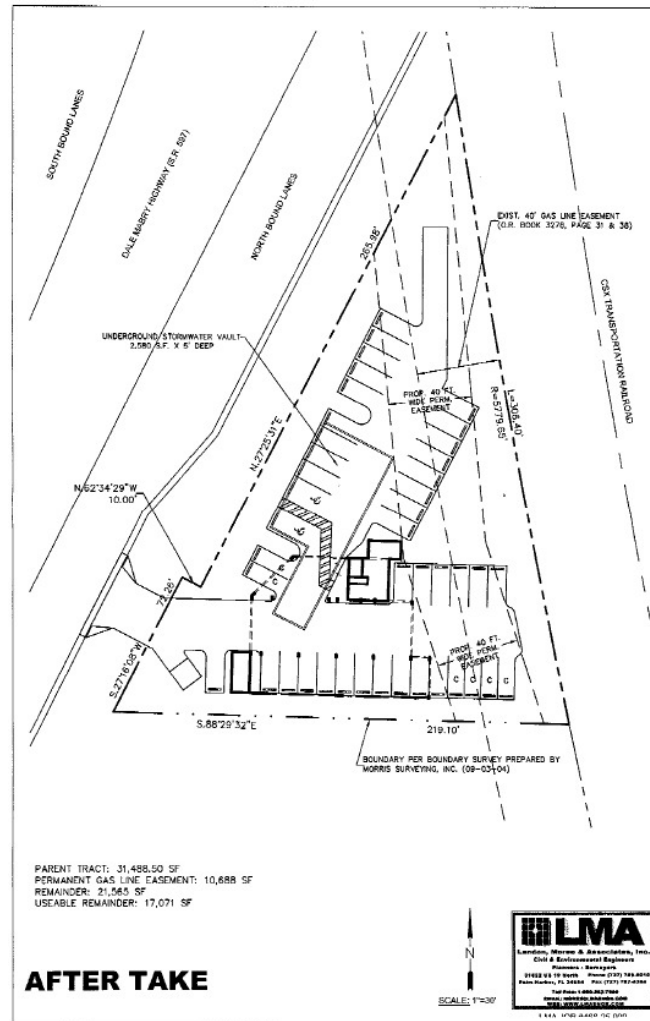
Aerial



Aerial



Conceptual Plan



Property Photos



Demographics Map & Report

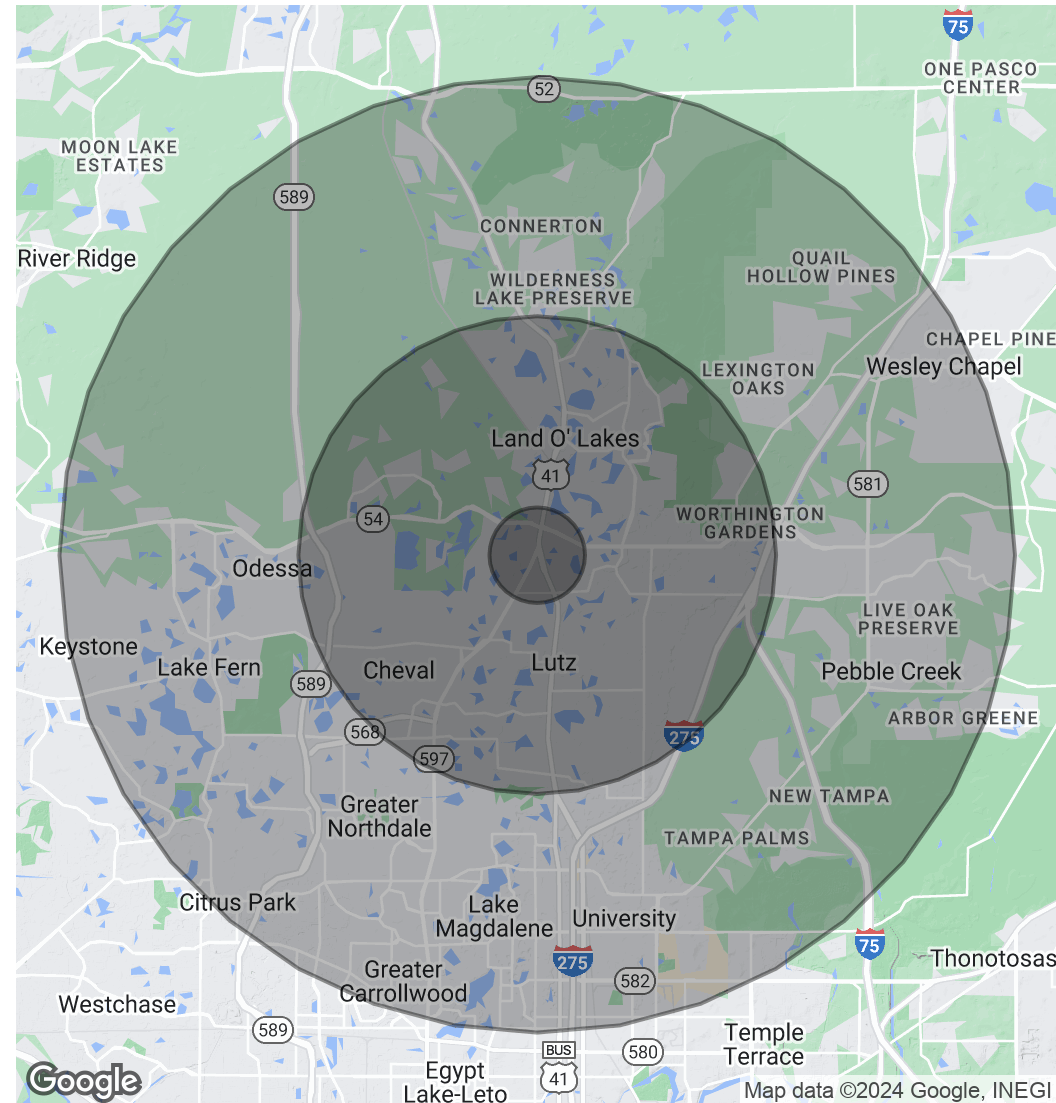
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,794	77,154	372,909
Average Age	44.2	39.3	36.2
Average Age (Male)	44.2	38.8	35.4
Average Age (Female)	44.3	39.8	37.0

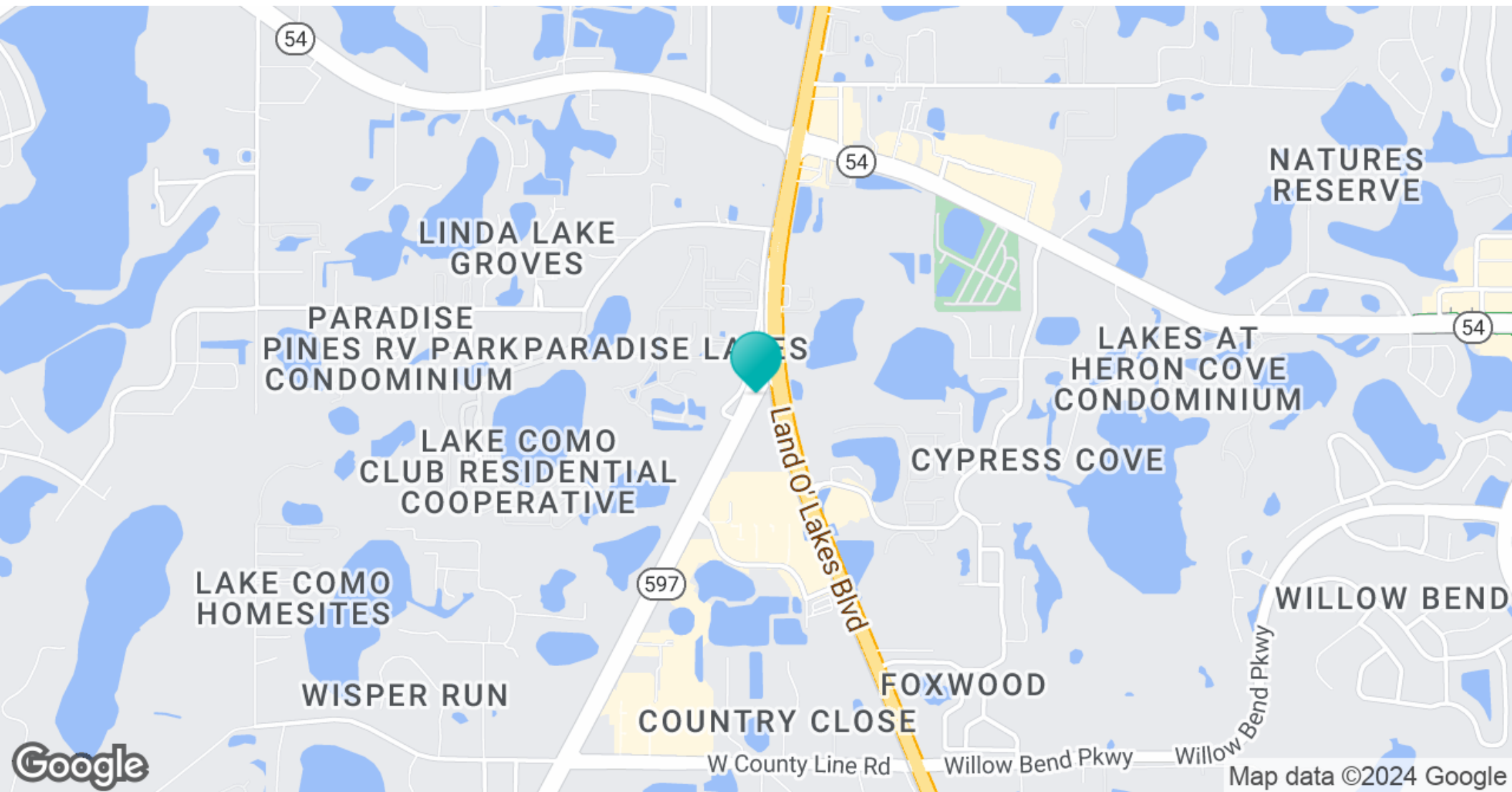
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,094	27,558	141,529
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$76,841	\$88,294	\$74,987
Average House Value	\$317,305	\$315,712	\$281,257

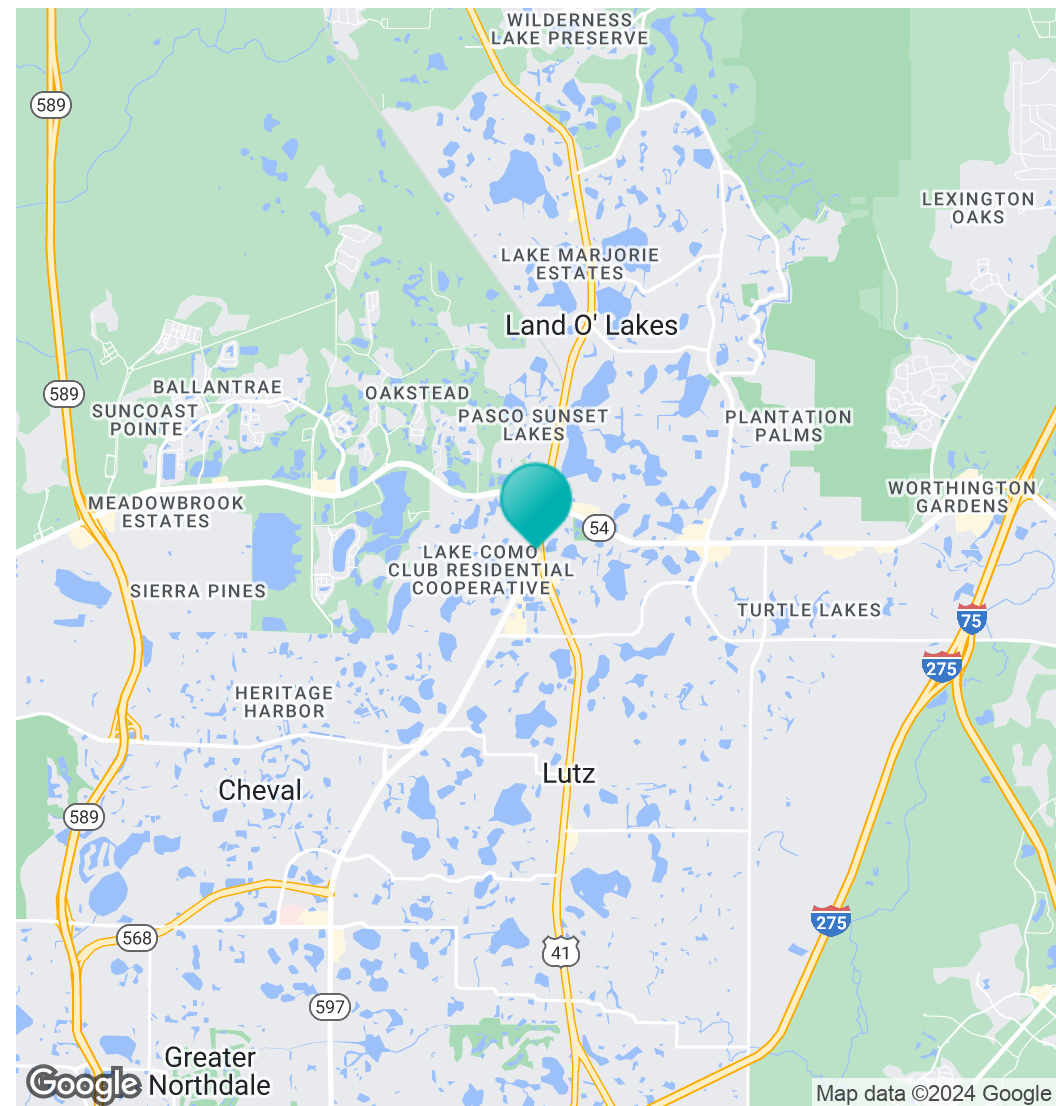
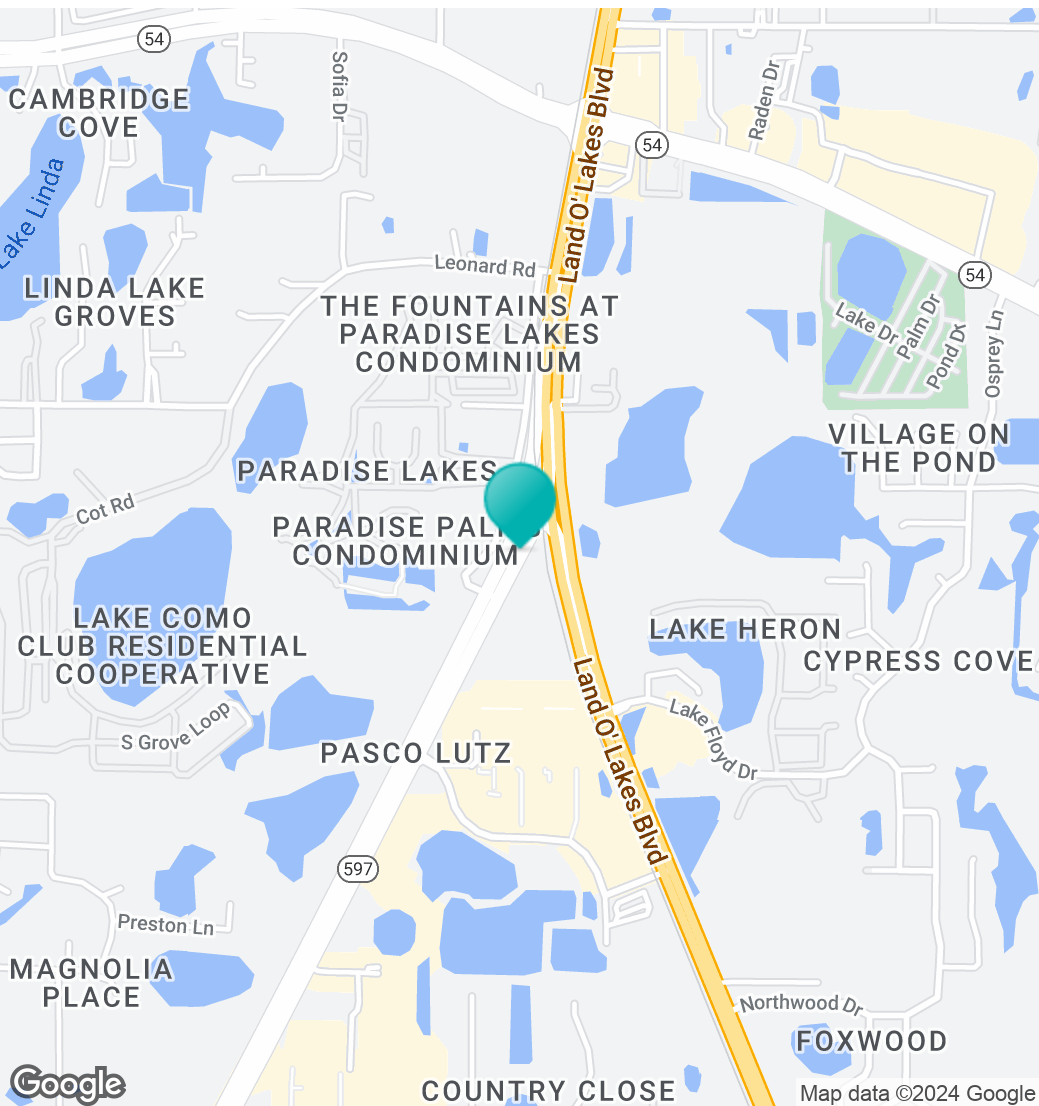
* Demographic data derived from 2020 ACS - US Census



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.

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