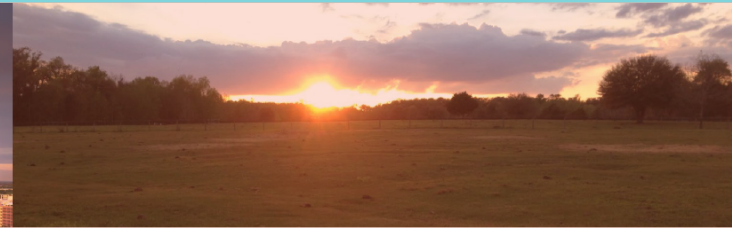
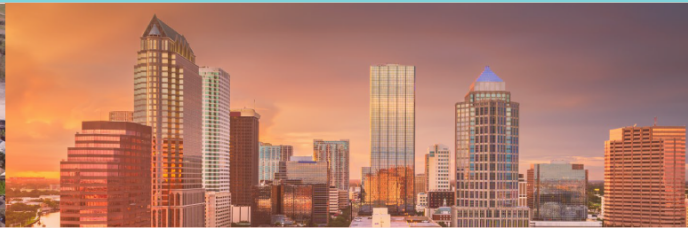


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



12.56±
ACRES

OLD DIXIE HWY

Property Description

PROPERTY DESCRIPTION

This site is 12.56± acres located off of Old Dixie Highway in Hudson, FL - Pasco County. The property was previously approved for a 25 lot subdivision but all permits have expired.

MUNICIPALITY

Pinellas Park

PROPERTY SIZE

12.56 Acres

FUTURE LAND USE

RES-6

ZONING

R4

PARCEL ID

22-24-16-0000-00100-0060

PROPERTY OWNER

NCRC HOUSING REHAB FUND LLC

PRICE

\$750,000

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Broker Associate

813.287.8787 x8

chris@thedirt dog.com

Aerials (cont.)



Conceptual Site Plan

SITE INFORMATION:
PROPOSED LOTS - 25
MINIMUM LOT SIZE - 60'x100'

TOTAL SITE - 12.55± ACRES
WETLAND TYPE III ACREAGE - 2.98± ACRES
DEVELOPABLE ACREAGE - 9.57± ACRES

R-4 ZONING DISTRICT:
PRINCIPAL STRUCTURE COVERAGE - 45% MAXIMUM
ACCESSORY STRUCTURE COVERAGE - 20% MAXIMUM

FRONT SETBACK - 20 Ft.
SIDE SETBACK - 7.5 Ft.
REAR SETBACK - 15 Ft.

MAX. BUILDING HEIGHT - 35 Ft.
MIN. BUILDING HEIGHT - 10 Ft.

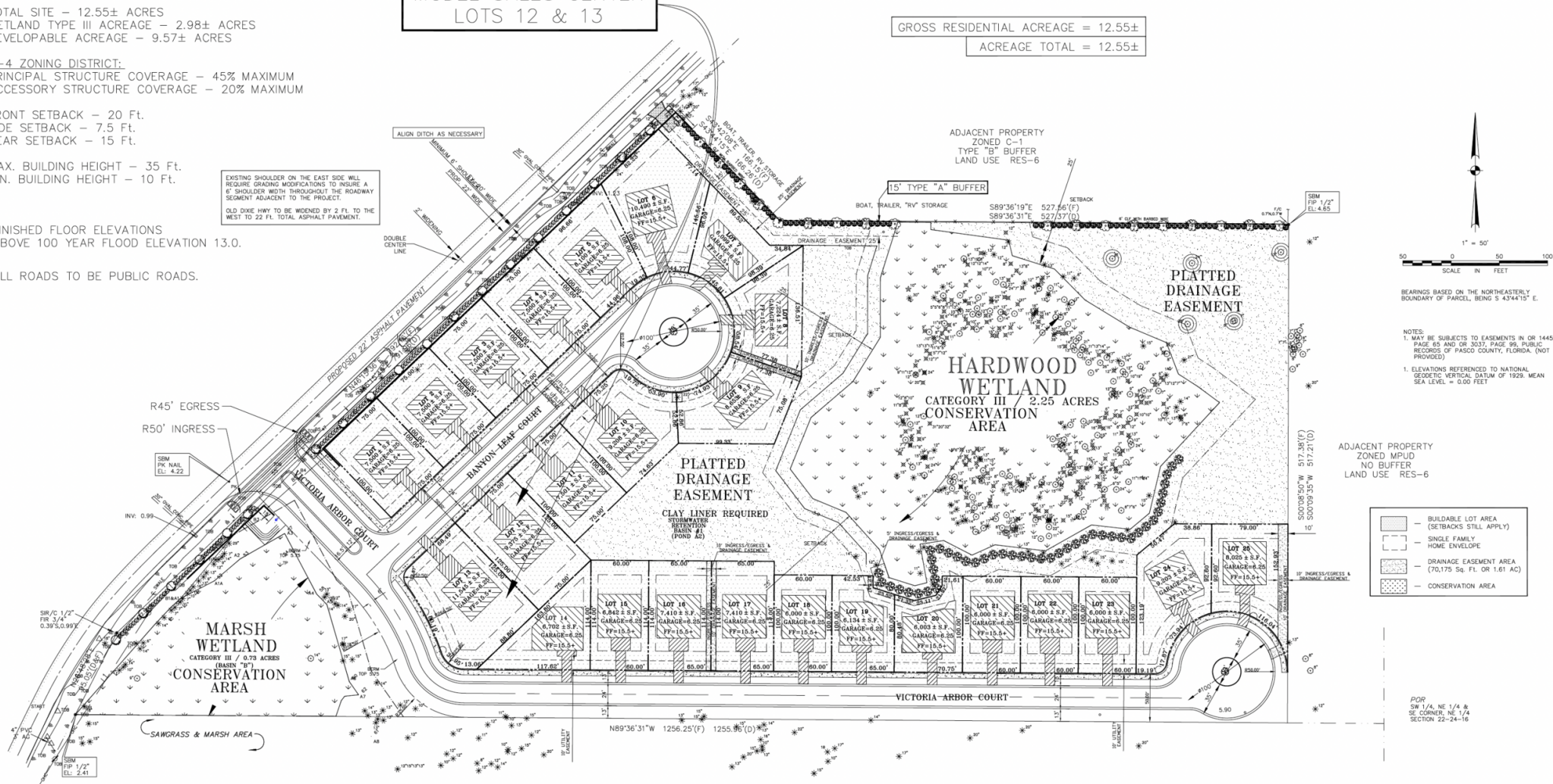
FINISHED FLOOR ELEVATIONS
ABOVE 100 YEAR FLOOD ELEVATION 13.0.

ALL ROADS TO BE PUBLIC ROADS.

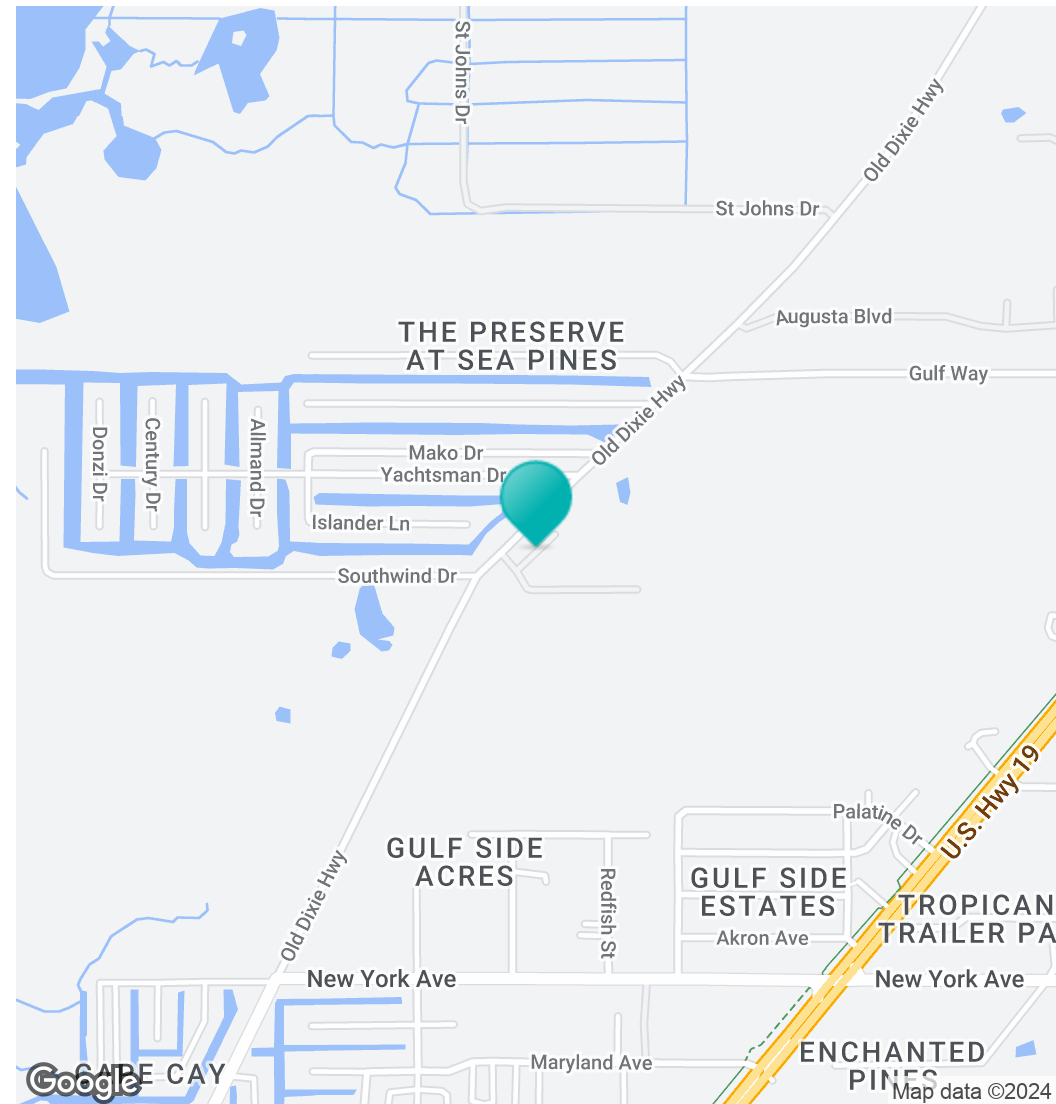
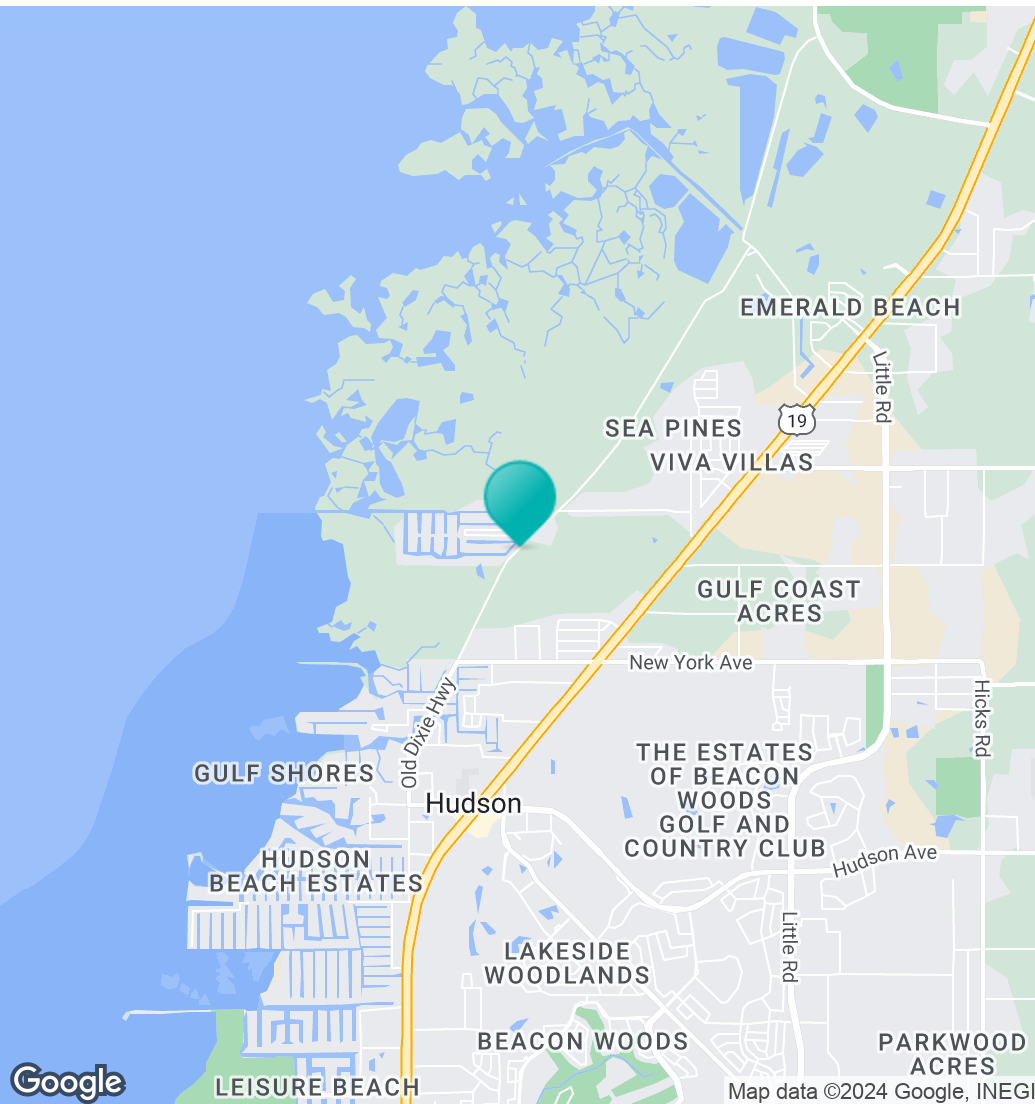
EXISTING SHOULDER ON THE EAST SIDE WILL
REQUIRE GRADING MODIFICATIONS TO INSURE A
6' SHOULDER WIDTH THROUGHOUT THE ROADWAY
SEGMENT ADJACENT TO THE PROJECT.
OLD DIXIE HWY TO BE WIDEN BY 2 FT. TO THE
WEST TO 22 FT. TOTAL ASPHALT PAVEMENT.

MODEL SALES CENTER
LOTS 12 & 13

GROSS RESIDENTIAL ACREAGE = 12.55±
ACREAGE TOTAL = 12.55±



Location Map



Confidentiality & Disclaimer

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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

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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.