

Offering Memorandum



PALM RIVER RD

5207 PALM RIVER RD, TAMPA, FL 33619

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire 4.04± acres in unincorporated Hillsborough County with a Future Land Use designation of R-9 (Residential-9). The property is zoned RDC-12 (Residential Duplex Conventional), allowing up to 12 units per acre. The site dimensions are approx. 256' X 665' with no wetlands on site.

LOCATION DESCRIPTION

Located at 5207 Palm River Rd in Tampa, within Hillsborough County, the property offers convenient access to I-4, the Selmon Expressway, and I-75. The surrounding area is a mix of residential and commercial uses with strong connectivity to downtown Tampa and the Port District.

PROPERTY SIZE

4.04 Acres

ZONING

RDC-12

FUTURE LAND USE

R-9 (Residential-9)

PARCEL ID

U-22-29-19-ZZZ-000001-49550.0

PRICE

\$1,250,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC
Senior Advisor/Managing Partner
813.287.8787 x104
ryan@thedirtdog.com

Aerial



Aerial



Aerial



Conceptual Site Plan



CONCEPT SUMMARY

Gross site area	169,065 SF / 3.88 AC
Concept yield	18 duplex buildings / 36 units
Gross density	9.28 units/acre
Maximum stated density	12.00 units/acre
Typical regular lot	Approx. 60' x 115.5'
Street	24' wide, two-way private
Cul-de-sac bulb	90' paved diameter (assumed)
Retention pond	255' x 132.6' / 20.0% of site

LEGEND

- Duplex building footprint
- Private street / cul-de-sac
- Retention pond
- Approximate lot line

LAYOUT NOTE

Seven regular 60-foot lots per side are shown north of the bulb.
Two additional cul-de-sac lots per side provide nine lots per side.
The enlarged pond and 20-foot north setback reduce yield to 18 duplexes.
End lots are irregular and must be confirmed through survey, fire access and plat review.

DUE-DILIGENCE ITEMS

1. Boundary/topographic survey and title exceptions
2. Zoning and duplex lot standards / setbacks
3. Fire apparatus turning template and hydrant spacing
4. Stormwater modeling, pond geometry and outfall
5. Utilities, railroad adjacency and required buffers

Demographics Map & Report

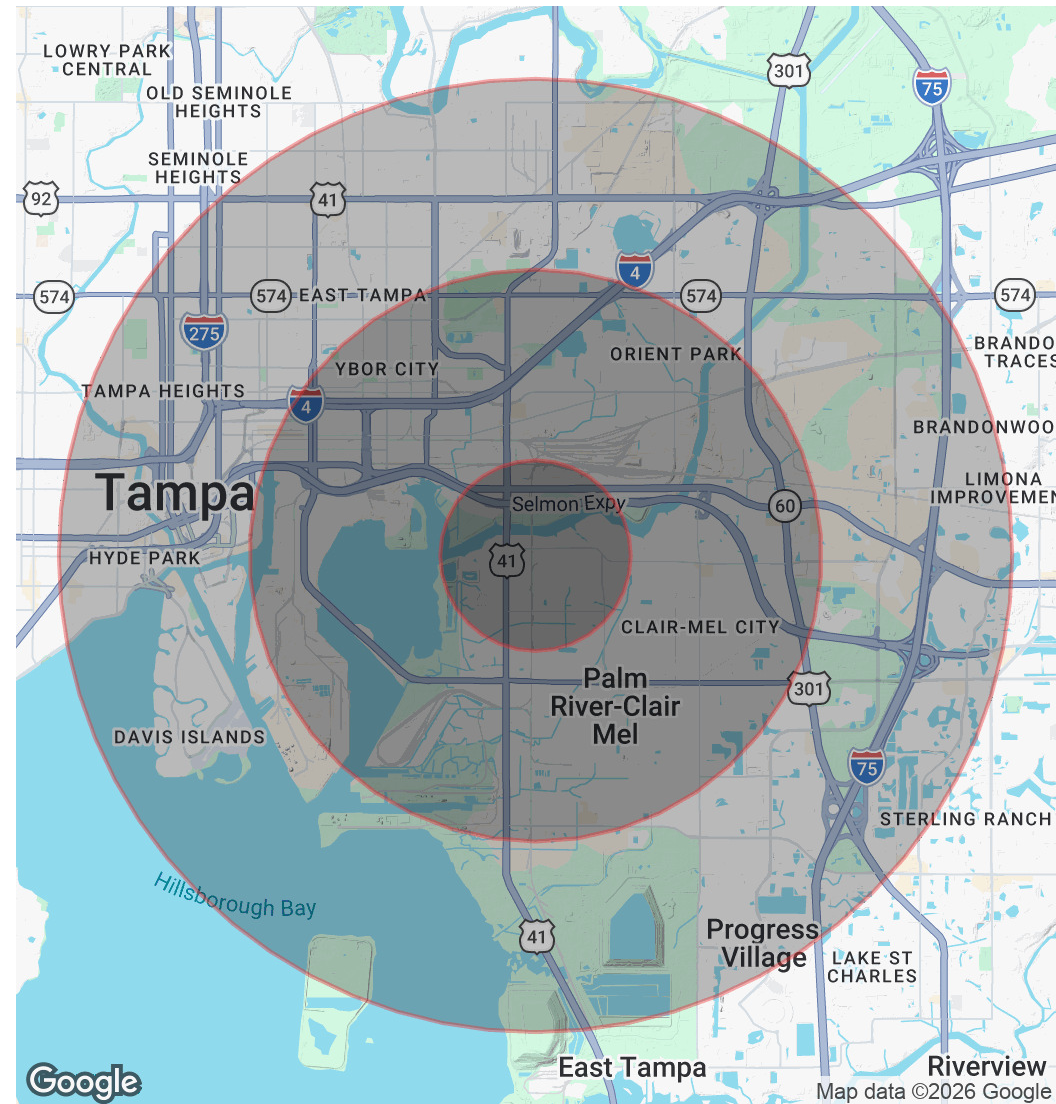
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,764	40,118	180,285
Average Age	37.3	35.9	34.7
Average Age (Male)	30.0	35.5	33.9
Average Age (Female)	46.0	37.7	36.0

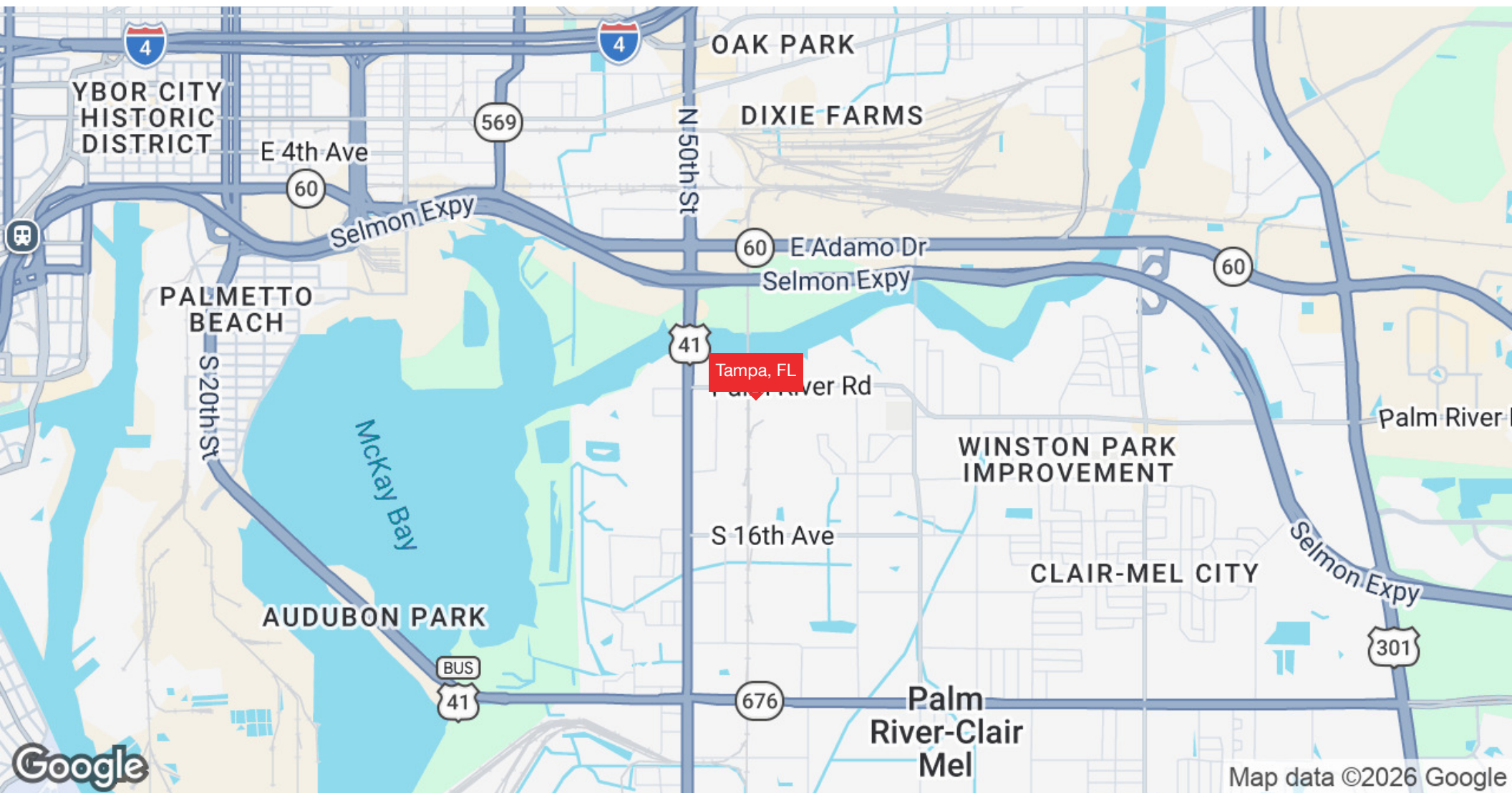
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,287	14,343	72,901
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$71,263	\$69,015	\$89,013
Average House Value	\$223,017	\$252,302	\$409,980

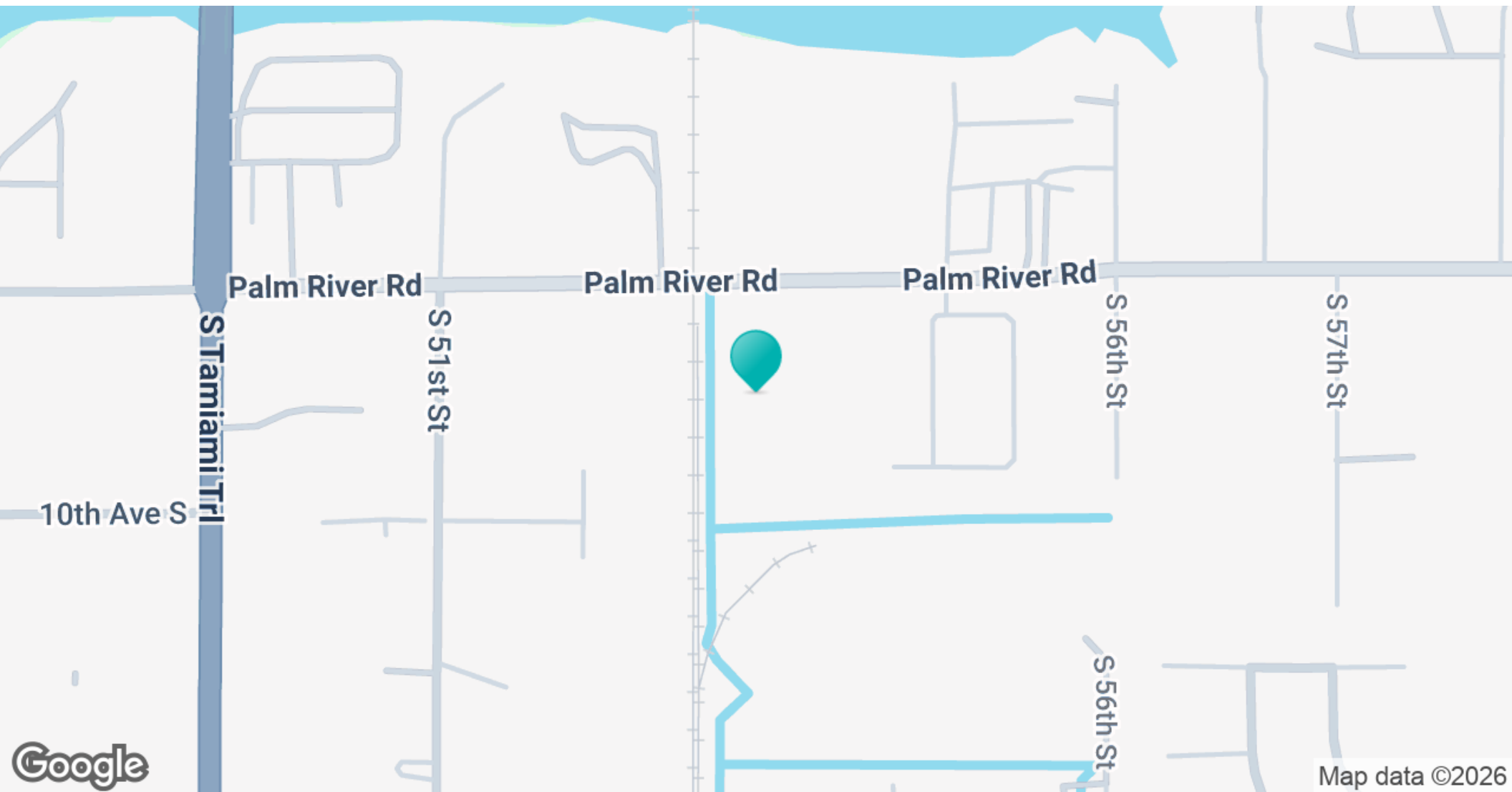
2023 American Community Survey (ACS)



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.

The Crossing at Palm River
147± Single Family Units

Refresco

J. J. Taylor

33,000± AADT



BLUELINX

Palm River Baptist
68± Townhome Units

CSX

Palm River Rd

Your Advisor



Ryan Sampson, CCIM, ALC
Senior Advisor/Managing Partner
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Questions | Give us a call or drop us an email

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