



Eshenbaugh Land Company Significant Land Sales 1993-2010				Grand Total	\$626,067,885
Date	Location	Name	Description	Sales Price	
2010	Riverview	C.R. 672	2.5 acres	\$80,000	
<b>2010</b>	<b>YTD</b>				<b>\$ 80,000</b>
2009	Wildwood	O'Dell	4.0 acres	\$ 480,000.00	
	Tampa	Laurel Street	2.37 acres industrial	\$ 1,300,000.00	
	Tampa	Eagle Creek	9.92 acres single-family	\$ 260,000.00	
	Riverview	Saybrook US 301	31.75 acres	\$ 585,000.00	
	Tarpon Springs	Anclote River Site	9.96 acres	\$ 400,000.00	
	Tampa	Sligh Road	26.7 acres multifamily site	\$ 3,546,873	
	Tampa	Meridian Pointe Commercial	1 acre commercial site	\$ 500,000	
	South Tampa	Georgetown	161 acres on the water	\$ 30,500,000	
	Tampa	Grey Street	Vacant Lot on Grey Street	\$ 60,000	
	Gibsonton	Carriage Pointe Ph II	148 acre Symmes Rd.	\$ 1,550,000	
	Pasco County	Osprey Pointe	RV Park	\$ 725,000	
	Pasco County	Hillcrest Preserve	655 acres on SR 53	\$ 11,500,000	
	Tampa	Palm River Rd Lease	Nursery	\$ 36,000	
	Wesley Chapel	Seven Oaks Wal-Mart	4.5 acres	\$ 2,400,000	
	South Tampa	At Home with Friends	ALF	\$ 6,600,000	
	Oldsmar	North Tampa Shores site	hotel site	\$ 1,200,000	
	Ruskin	Bahia Lakes	154 lots	\$ 1,336,659	
	Temple Terrace	Grey Pines	57 acres/office	\$ 1,000,000	
<b>2009</b>	<b>Total</b>				<b>\$ 64,059,532</b>
2008	Brandon	Magnolia Park	apartment site	\$ 2,862,000	
	RaceTrack Rd	Highland Park	Day Care	\$ 725,000	
	East Hillsborough	Meridian Pointe Commercial	Fifth Third Bank Site	\$ 1,350,000	
<b>2008</b>	<b>Total</b>				<b>\$ 4,937,000</b>
2007	Ruskin/River Bend	Metro/Lennar	residential lots	\$ 39,916	
	Ruskin/River Bend	Metro/US Home	residential lots	\$ 279,415	
	Ruskin/River Bend	Metro/Lennar	residential lots	\$ 238,808	
	Brooksville	Landmar/Crosland	apartment site	\$ 2,000,000	

	Brandon	Centex/1st Ind	49 acres industrial	\$ 9,699,500	
	Ruskin Res. Land	Williford/Metro	40 acres residential land	\$ 2,573,775	
	Valrico SR 60	Kings Mill/FI Retail	Dollar General site	\$ 360,000	
	Ruskin/River Bend	Metro/Lennar	residential lots	\$ 80,769	
	Ruskin/River Bend	Metro/M-I	residential lots	\$ 50,082	
	Lake County	Witherspoon	apartment Site	\$ 3,388,000	
	Ruskin/River Bend	Morrison Homes	residential lots	\$ 246,000	
	South Fork	Morrison Homes	residential lots	\$ 566,272	
	Ruskin/River Bend	Metro/Lennar	residential lots	\$ 81,756	
	Mall Hill, Lakeland	Mall Hill 67 ac mixed use	office/industrial/retail	\$ 13,300,000	
	US 301 IBP	10 ac, Duke/Adler	office & industrial	\$ 2,500,000	
	Eagle Creek	Duke/Baycare	office & industrial	\$ 3,000,000	
	Ruskin/River Bend	Morrison Homes	residential lots	\$ 149,554	
	Apollo Beach	Pulte/ Newland	Heron Cove-US 41	\$ 11,475,000	
	Hernando County	Avalon/ Stiles	31 acre Publix Site	\$ 4,330,000	
	Chapman Rd, Lutz	Stenger/Belleair Dev	1.8 acres commercial	\$ 1,450,000	
	Webb Rd, Jackson Rd	Mijares/Longboat	4 acres residential	\$ 415,000	
	River Bend	Ryan/Morrison	10 lots	\$ 503,054	
	River Bend	Metro/Lennar	4 lots	\$ 166,345	
	River Bend	Metro/Lennar	7 lots	\$ 292,694	
	River Bend	Metro/Morrison	10 lots	\$ 511,642	
	Collier Parkway	Amprop/Primerica	Tire shop site	\$ 625,000	
	7th & Morgan	Ren. Housing-E. Tampa	Infill	\$ 590,000	
	South Oak, Manatee Co	Metro/Lexington	12 lots	\$ 636,000	
	Kings Mill	Murphy/KB Fillmore	Arby's Restaurant Site	\$ 650,000	
	River Bend	Metro/Lennar	2 lots	\$ 92,700	
	River Bend	Metro/Lennar	52 lots	\$ 2,213,102	
	River Bend	Metro/Lennar	21 lots	\$ 893,752	
	River Bend	Metro/Lennar	53 lots	\$ 2,255,661	
	Bay Pines Blvd	KOA/Messmore	commercial corner	\$ 850,000	
	Hampton Hills	Metro/Sparkys	commercial corner	\$ 800,000	
	Shell Point	MI Homes/Regent	186 acres-670 units	\$ 3,000,000	
	South Oak, Manatee Co	Metro/Lexington	12 lots	\$ 648,720	
	Cypress Creek	M-I to Metro	1/2 interest	\$ 10,500,000	
<b>2007</b>	<b>Total</b>				<b>\$ 81,452,517</b>
2006	Parrish, Manatee Co.	Emmers	townhouse site	\$ 1,500,000	
	Hudson, Pasco Co.	Aldridge/Metro	residential land	\$ 1,042,950	

	Bradenton, Manatee Co.	Mixon/Metro	residential land	\$ 11,063,460	
	Ruskin/South Fork	Metro/Suarez	residential land	\$ 1,020,000	
	Ruskin/South Fork	Metro/Morrison	residential land	\$ 1,020,000	
	Ruskin/River Bend	Metro/M-I Homes	residential land	\$ 616,000	
	Ruskin/River Bend	Metro/Lexington	residential land	\$ 100,000	
	Lakeland, Polk Co.	Imperial Pines	residential land	\$ 788,462	
	Ruskin/Covina	Metro/Inland	residential land	\$ 615,652	
	Ruskin 19th	Metro/Tillett Tim	residential land	\$ 819,000	
	Tampa MH Park	Springer/MHP LLC	redevelopment	\$ 10,000,000	
	Kings Lake, Winter Haven	Pinnacle/Burcaw	townhouse site	\$ 2,400,000	
	Ruskin/River Bend	Metro/M-I Homes	residential land	\$ 1,176,000	
	IBP, US 301	Adler/Patel	hotel site	\$ 550,000	
	Beckett Way	TJ Murphy/Lennar	residential land	\$ 2,846,900	
	Ruskin/Covina	Metro/Suarez	residential land	\$ 277,102	
	Tampa SR 60	Granite	mixed use commercial	\$ 2,200,000	
	Hudson, Pasco Co.	Lakeside	residential land	\$ 39,550,000	
	Lakeland	Imperial Pines	residential land	\$ 826,989	
	Ruskin/River Bend	Hannah-Bartoletta	residential land	\$ 1,120,000	
	Ridge Manor West	Hill/Landshore	apartment land	\$ 3,100,000	
	Ruskin/River Bend	Metro/M-I Homes	residential land	\$ 336,000	
	South Fork	Metro-Suarez	residential land	\$ 262,393	
	South Fork	Metro-Morrison	residential land	\$ 1,060,800	
	Palm River Rd	Wilson-Metro	residential land	\$ 350,000	
	South Fork	Metro-Suarez	residential land	\$ 795,600	
	Ruskin/Covina	Metro/Suarez	residential land	\$ 459,297	
	Ruskin/River Bend	Metro/M-I Homes	residential land	\$ 930,000	
	Ruskin/River Bend	Metro/Lexington	residential land	\$ 100,000	
	Big Bend	Scherer-Elwell	day care	\$ 1,087,428	
	Ruskin/River Bend	Metro/Lexington	residential land	\$ 100,000	
	Ruskin/River Bend	Metro/Lennar	residential land	\$ 225,999	
	Ruskin/River Bend	Metro/Lennar	residential land	\$ 225,000	
	Ruskin/River Bend	Metro/Lexington	residential land	\$ 100,000	
	South Fork	Metro/Morrison	residential land	\$ 1,082,016	
	Ruskin/River Bend	Metro/Morrison	residential land	\$ 144,000	
	Lakeland	Imperial Pines	residential land	\$ 888,000	
	Tampa CBD	Outpost	hotel site	\$ 3,500,000	
	Ruskin/River Bend	Metro/Lennar	residential land	\$ 78,353	

	Ruskin/River Bend	Metro/US Home	residential land	\$ 313,413	
	Ruskin/River Bend	Metro/M-I Homes	residential land	\$ 634,901	
	South Fork	Suarez	residential land	\$ 1,082,016	
	Ruskin/River Bend	Metro/M-I Homes	residential land	\$ 346,310	
	Ruskin/River Bend	Metro/Morrison	residential land	\$ 48,000	
	Ruskin/River Bend	Metro/Morrison	residential land	\$ 816,000	
	Plant City	M/I	residential land	\$ 2,364,612	
	Ruskin/River Bend	Metro/Lennar	residential lots	\$ 316,175	
	Ruskin/River Bend	Metro/USH	residential lots	\$ 118,565	
	Kings Mill	Discovery Learning	day care	\$ 400,000	
	South Fork	Metro/Morrison	residential lots	\$ 1,103,656	
<b>2006</b>	<b>Total</b>				<b>\$ 101,901,049</b>
2005	New Tampa	Arbor Greene LLC	19 acres for townhouses	\$ 3,600,000	
	Odessa	Sunlake	152 acres DRI commercial	\$ 12,600,000	
	Tampa Channelside	Goodalls Westbay	21,666 sf land	\$ 1,300,000	
	Tern Bay	Coastal Bay	referral	\$ 1,222,000	
	Tampa Channelside	Greenbaum-Westbay	150,000 sf land	\$ 9,000,000	
	Ruskin	Cypress Creek	1000 acres residential	\$ 35,000,000	
	Sterling, Spring Hill	Sterling Hill	92 lots	\$ 2,760,000	
	Tampa, Harbour Island	Presidential Phase I	condo project	\$ 2,500,000	
	Lakeland	Imperial Pines	19 lots, Oak Landing	\$ 665,000	
	Land O'Lakes	Woody Woods	townhouse pads	\$ 1,344,000	
	Ruskin	Amprop mitigation land	land	\$ 200,000	
	Harbour Island, Tampa	Lindell condo	Phase 1, condos	\$ 4,454,000	
	Ruskin	Covina lots	Suarez Housing takedown	\$ 800,000	
	New Port Richey	Azalea townhouse	5 acres residential	\$ 375,000	
	Hyde Park	Swann & Hyde	4 acres condo/mixed use	\$ 14,700,000	
	Ruskin	Cypress Creek	retrade 1/2 of deal	\$ 17,500,000	
	Polk County	Squire Groves	subdivision	\$ 1,351,200	
	Ruskin	Covina lots	Suarez Housing takedown	\$ 652,800	
	Ruskin	Ruskin Prop.	entitled lots	\$ 2,539,900	
	Ruskin	Ruskin Prop.	entitled lots	\$ 6,375,000	
	Odessa	Swain	100 acres	\$ 3,800,000	
	Hudson	Orsi	40 acres	\$ 1,025,000	
	Valrico	Kings Mill	townhouse lots	\$ 400,000	
	Valrico	Kings Mill	townhouse lots	\$ 694,000	
	Ruskin	Covina lots	Suarez Housing takedown	\$ 832,320	

	Valrico	Kings Mill	townhouse lots	\$ 263,141	
	Ruskin	River Bend	single family homesites	\$ 1,615,450	
	Ruskin	River Bend	single family homesites	\$ 900,000	
	Ruskin	River Bend	single family homesites	\$ 206,000	
	Ruskin	River Bend	single family homesites	\$ 262,500	
	Ruskin	River Bend	single family homesites	\$ 96,000	
	Ruskin	River Bend	single family homesites	\$ 2,531,986	
	Ruskin	River Bend	single family homesites	\$ 1,615,450	
	Tampa	Hicks site	mid rise apartments	\$ 1,250,000	
	Temple Terrace	Valenti Estate	townhouse lots	\$ 1,050,000	
	Ruskin	Williford	10 acres for residential dev.	\$ 656,100	
	Dover	Griffin Estate	40 acres	\$ 1,050,000	
	Wesley Chapel	Smith Adams	Life Estate	\$ 1,415,000	
	Hudson	Diocese of St. Pete	40 acres	\$ 1,170,000	
	Ruskin	River Bend	single family homesites	\$ 1,545,000	
<b>2005</b>	<b>Total</b>				<b>\$ 141,316,847</b>
2004	Tampa	Racetrack Rd.	retail site	\$ 750,000	
	South Fork	South Fork	29 lots	\$ 752,000	
	Riverview	Boyette Creek	28 lots	\$ 902,240	
	Spring Hill, Hernando Co.	Apartment Site	tax credit apartment land	\$ 882,000	
	Ruskin	Spencer Land	residential land	\$ 550,000	
	Valrico	Kings Mill townhouse pads	54 pads	\$ 826,200	
	Wesley Chapel	Chapel Pines lots	residential land	\$ 1,560,000	
	Largo	Best site , retail	4 acres retail	\$ 957,500	
	Tampa	Memorial Highway	3.6 acre townhouse site	\$ 425,000	
	New Tampa	Woods-Spanos	240 unit apartment land	\$ 2,300,000	
	Tarpon Springs	Tarpon Bank MidWest	9 acres commercial	\$ 650,000	
	Riverview	South Fork	40 lots	\$ 1,200,000	
	Riverview	South Fork	50 lots KB	\$ 1,500,000	
	Valrico	Kings Mill townhouse pads	50 pads for townhouses	\$ 850,000	
	Ruskin	River Bend site	286 acres residential	\$ 10,080,000	
	Tampa	Office Site	3 acres office land	\$ 2,900,000	
	Tarpon Springs	Townhouse Site	7 acres	\$ 600,000	
	Ruskin	Council lands	65 acres residential	\$ 1,550,000	
	I-4 Seffner	Hotel Site	1.3 acres hotel	\$ 660,000	
	Land O' Lakes	Park townhouse land	98 pads	\$ 2,520,000	
	Riverview	Boyette Creek	100 lots	\$ 3,000,000	

	Ruskin	Spencer land	20 acres residential	\$ 580,000	
	Dover, Ohio	150 apartments	Consultant	\$ 7,000,000	
	Ruskin	19th Street	39 acres residential	\$ 1,163,000	
	Tarpon Springs	Riverside	6 acre townhouse site	\$ 1,100,000	
	Valrico	Kings Mill townhouse pads	17 pads	\$ 303,200	
<b>2004</b>	<b>Total</b>				<b>\$ 45,561,140</b>
2003	Tampa	Channelside land	2.5 acres CBD Commercial	\$ 8,000,000	
	Odessa	LeDantec phase II	1/2 of 1268 acres	\$ 4,000,000	
	Riverview	South Fork (Morrison)	15 homesites	\$ 330,000	
	Wesley Chapel	Chapel Pines	100 homesites	\$ 2,500,000	
	Riverview	Boyette Creek	KB Homesites	\$ 2,200,000	
	New Tampa	North Palms Village	336 unit apartment site	\$ 2,300,000	
	Wesley Chapel	Khandian Phase III	40 acres residential	\$ 400,000	
	Westchase	Eckerd site	1.45 acres retail	\$ 1,400,000	
	Floral City, Citrus Co.	Rooks Ranch	940 acres ranch land	\$ 2,500,000	
	Tampa	Sabal Park Office and land	30,000 sf building, 10 acres	\$ 2,500,000	
	Pinellas Park	8,000 SF office	office site	\$ 450,000	
	Valrico	Kings Mill site	townhouse and retail	\$ 2,300,000	
	Racetrack Rd	Amprop site	Kash N' Karry site	\$ 2,600,000	
	Clearwater Retail	Day Care Academy	British Academy	\$ 460,000	
	Wesley Chapel	Chapel Pines lots	57 lots	\$ 1,453,500	
	Riverview	South Fork lots	52 lots	\$ 1,144,000	
<b>2003</b>	<b>Total</b>				<b>\$ 34,537,500</b>
2002	Orlando	Day Care Avalon Park	1 acre (resold)	\$ 380,000	
	Oldsmar	Forest Lakes Blvd	27 acre apartment site	\$ 1,900,000	
	Riverview	South Fork (Morrison)	15 homesites	\$ 330,000	
	Riverview	South Fork (Suarez)	15 homesites	\$ 330,000	
	Gibsonton	Symmes Rd.	30 acres residential	\$ 500,000	
	Odessa	LeDantec	1/2 of 1268 acre project	\$ 6,000,000	
	Wesley Chapel	Khandian Phase II	80 acres residential	\$ 800,000	
	Naples	Cypress Woods	condo project	\$ 14,750,000	
	New Port Richey	Eckerd site	1.5 acres retail	\$ 1,100,000	
	New Tampa	Apartment Site	288 units apartment site	\$ 2,160,000	
	Spring Hill, Hernando Co.	Apartment Site	200 units apartment site	\$ 1,000,000	
	Largo	Best site , retail	4 acres retail	\$ 850,000	
	Wesley Chapel	Chapel Pines	100 lots	\$ 2,300,000	
<b>2002</b>	<b>Total</b>				<b>\$ 32,400,000</b>

2001	Valrico	Copper Ridge lots	60 lots	\$ 1,260,000	
	Wesley Chapel	Chapel Pines	204 acres residential	\$ 2,000,000	
	NW Hillsborough	Carrollwood Th	residential land 10 acres	\$ 635,000	
	Port Richey	Leo industrial land	2 acres industrial land	\$ 160,000	
	Harbour Island, Tampa	Harbour Island Condos	65 unit site/Grandview	\$ 965,000	
	Seminole	Office Condo	2300 sf office building	\$ 205,000	
	Wesley Chapel	Day Care, New River	1 acre day care site	\$ 62,500	
	Orlando	Day Care Avalon Park	1 acre day care site	\$ 62,500	
	County Line Rd, Pasco	Target Site	7 acres retail	\$ 1,981,000	
	Tampa	Hutchinson Rd	22 acre residential lots	\$ 435,000	
	Clearwater Retail	US 19/126th site	7 acres retail & industrial	\$ 850,000	
	Wesley Chapel	Chapel Pines	100 lots	\$ 2,300,000	
	Dale Mabry Hwy, Tampa	Greenway	70,000 sf office site	\$ 1,880,000	
<b>2001</b>	<b>Total</b>				<b>\$ 12,796,000</b>
2000	SR 54 Res. & Retail, Pasco Co.	Love site	134 lots	\$ 465,000	
	St. Petersburg	Vinoy Villas site	approved for up to 300 condos	\$ 3,500,000	
	Polk County	Hampton Ranch	7,600 acres	\$ 9,000,000	
	Clearwater Retail	Walker Ford site	Auto dealer site	\$ 225,000	
	Seminole	Quest lease	2400 sf office lease	\$ 100,800	
	Largo	1st Am. 10 year lease	37,500 sf office lease	\$ 3,200,000	
	Brandon	Bloomington & Duncan	400 unit apartment site	\$ 2,600,000	
	Pasco Co.	Holiday Apt site	184 acre apartment site	\$ 1,000,000	
	New Tampa	Spicola Ranch	46 acres residential	\$ 1,600,000	
	Valrico	Copper Ridge lots	75 lots	\$ 1,762,500	
<b>2000</b>	<b>Total</b>				<b>\$ 23,453,300</b>
1999	Brandon	Hobbs Dairy school site	30 acres school	\$ 900,000	
	Brandon	Hobbs Dairy retail res.	150 acres mixed use TND	\$ 3,800,000	
	New Tampa	Heritage Isles	apartment site 284 units	\$ 2,100,000	
	Brandon	McMullen Groves	53 acres for residential develop.	\$ 1,050,000	
	Osceola Co.	Wahl Tract	555 acres residential develop.	\$ 5,500,000	
	Brandon	Garcia site	40 acres residential and retail	\$ 650,000	
	Clearwater Retail	Q Lube	1.5 acres retail	\$ 460,000	
	Tampa Palms	Somerset	office site	\$ 375,000	
	N. Port Richey/Moon Lake Rd	Moon Lake Rd site	112 acres residential develop.	\$ 650,000	
	New Tampa	Heritage Isles	apartment site 324 units	\$ 2,300,000	
	SR 54	The Enclave	50 lots (terms)	\$ 1,000,000	
	Brandon	Draper site	30 acre residential development	\$ 850,000	

1998	Brandon	Pavilion Phase I	330 units apartments	\$ 1,485,000	
	Valrico	Copper Ridge	land for 230 lots	\$ 1,150,000	
	New Tampa	Richmond Place	254 units apartments	\$ 1,778,000	
1997	Lutz	Heritage Harbor	740 acres from Geraci	\$ 4,900,000	
	Clearwater Retail	Walgreens	1.5 acres retail	\$ 1,200,000	
	Clearwater Retail	Suburban Lodge	3.3 acres Hotel site	\$ 650,000	
	West Meadows	PortoFino	396 unit apartment site	\$ 1,980,000	
	Brandon Retail	Shurguard	12 acre site-self storage	\$ 1,200,000	
1996	New Tampa	Heritage Isles	800 acres Morris Bridge Rd.	\$ 4,000,000	
	New Port Richey	Oaks	520 slot RV Park	\$ 2,300,000	
	Clearwater Retail	Walker Ford site	7 acres for Honda dealership	\$ 1,750,000	
	New Tampa Retail	Eckerd's	1.4 acres retail	\$ 1,100,000	
	Reddington Beach	Tides Hotel	212 condo development	\$ 8,500,000	
	Brandon Retail	Discount Auto	1 acre retail	\$ 450,000	
	Largo retail	Winn Dixie Site	11 acre retail	\$ 2,600,000	
1995	Seminole, FL	Seminole Flying Ranch	570 acres for development	\$ 3,800,000	
	Oldsmar retail	Eckerd's	1.2 acres retail	\$ 1,000,000	
	Brandon	Pavilion Phase II	340 unit apt site	\$ 1,700,000	
1993	Ft. Myers	Gulf Harbours	575 acres and lots	\$ 12,400,000	
	DeBary, FL	DeBary Golf & CC	525 acres plus lots	\$ 4,600,000	
	Largo retail	Eckerd's	1.1 acres retail land	\$ 875,000	
	Oldsmar	Forest Lakes	920 acres (preservation)	\$ 4,600,000	
<b>1993-1999 Total</b>					<b>\$ 83,653,000</b>

<b>Grand Total</b>	<b>\$ 626,067,885</b>
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