

OFFERING MEMORANDUM

# HARNEY RD.

9260 HARNEY RD, TAMPA, FL 33637

**CHRIS BOWERS, CCIM**  
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**Eshenbaugh**  
**LAND COMPANY**  
Celebrating 25 Years

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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.

## PROPERTY DESCRIPTION

9.82± acres vacant commercial site located at the Northeast Quadrant of Harney Road and Interstate 75, Hillsborough County, Tampa, FL 33592. The site has approximately 448 feet of frontage along the north side of Harney Road and approximately 483 feet frontage along the east side of Interstate 75 (no direct access). Interstate 75 crosses over Harney Road and there is no interchange at this location. The site is heavily treed along the western portion and includes fencing around the perimeter.

## LOCATION DESCRIPTION

Located just east of Temple Terrace approximately 9 miles northeast of Downtown Tampa. The property is located on the north side of Harney Road with Interstate 75 to the west and US Highway 301 to the north.

## PROPERTY SIZE

9.82 Acres

## ZONING

CG (Commercial General)

## PARCEL ID

613280000

## PRICE

\$1,100,000

## BROKER CONTACT INFO

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## BACKGROUND

- In late 2017, President Trump signed into law the Tax Cuts and Jobs Act of 2017 ("Act"). The Act incentivizes investment in distressed communities by allowing the re-investment of assets, otherwise subject to a taxable gain, in a Qualified Opportunity Zone. Investors can enjoy a tax deferral and partial exclusion on the reinvested gains as provided below. Further, if the investment is held for at least 10 years, the appreciation on the investment in a Qualified Opportunity Zone is not subject to Federal income tax. Qualified Opportunity Zones ("QZones") are low-income communities nominated by the governors of every U.S. state and territory as areas needing reinvigoration and revitalization from reinvestment.

## CREATION OF A QUALIFIED OPPORTUNITY ZONE PROPERTY

- A QFund is an investment vehicle that is set up as either a partnership or corporation for investing in eligible property that is located in a QZone.
- 90% of the QFund assets must be invested in a QZone property.
- To become a QFund, an eligible taxpayer self-certifies by merely completing a form (to be released by the IRS this summer) and attaches that form to the taxpayer's federal income tax return for the taxable year.

## QZONE PROPERTY IS PROPERTY WHICH:

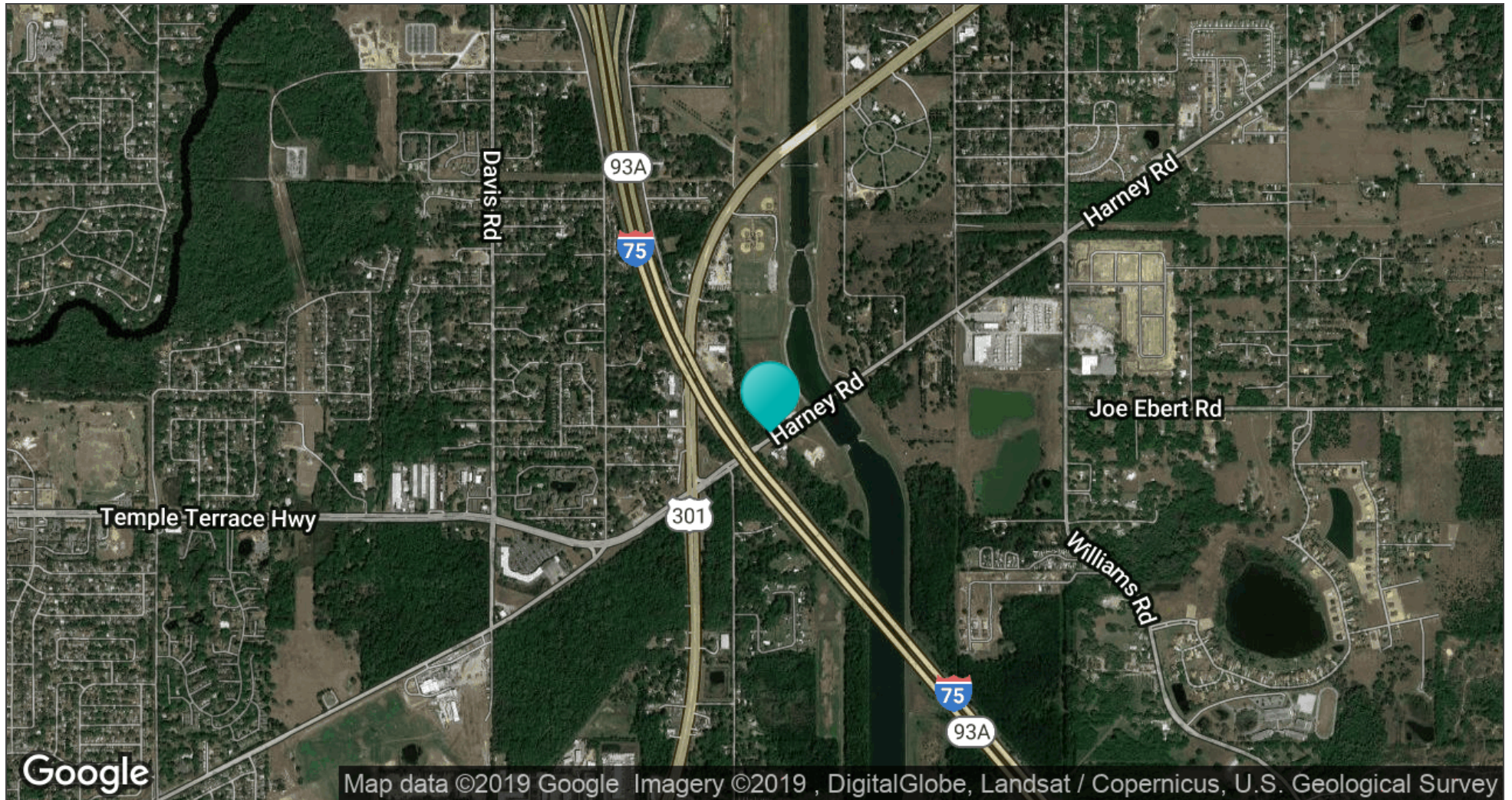
- **Qualified Opportunity Zone Stock:** stock in a domestic corporation that is a qualified opportunity zone business during "substantially all" of the applicable holding period, and the stock was acquired after December 31, 2017, at its original issue in exchange for cash.
- **Qualified Opportunity Zone Partnership:** any capital or profits interest in a domestic partnership that is a qualified opportunity zone business during "substantially all" of the applicable holding period, and the interest was acquired after December 31, 2017, in exchange for cash.
- **Qualified Opportunity Zone Business Property:** tangible property used in the trade or business of a qualified opportunity zone business if (i) the original use of the property commences with the QFund or, (ii) the QFund "substantially improves" the property, and the property was acquired by purchase after December 31, 2017.

## DEFERRAL OF GAIN INVESTED IN OPPORTUNITY ZONE PROPERTY

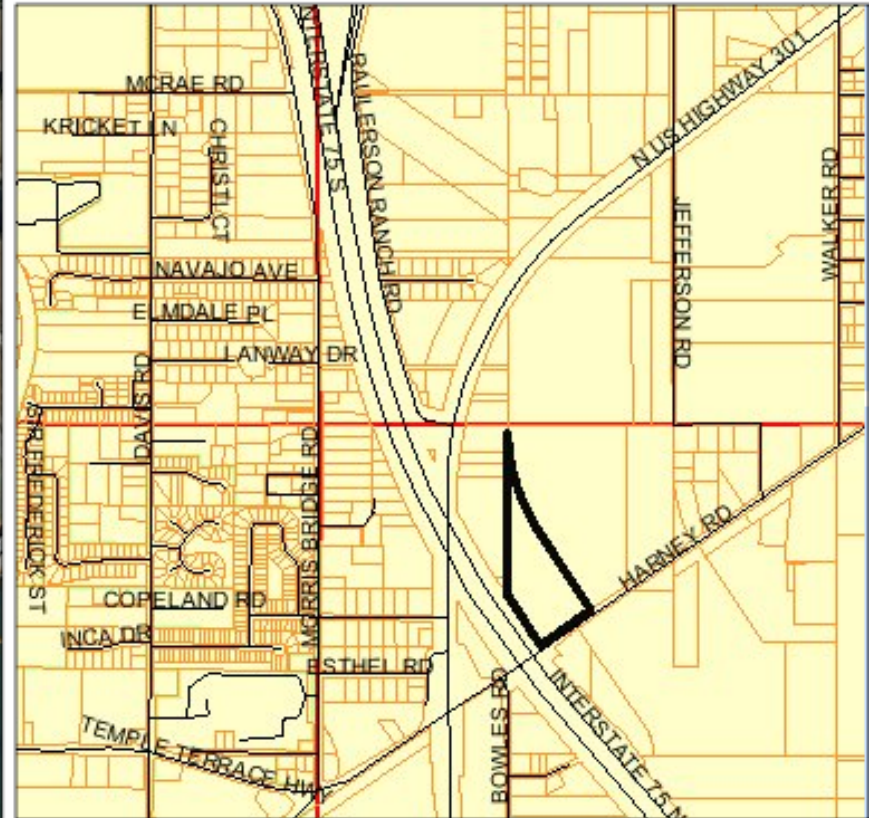
- Investments held beyond the maximum deferral date (i.e., December 31, 2026) and for a minimum of 10 years, the taxpayer's basis in its investment shall be equal to the fair market value of the investment on the date it is sold or exchanged; resulting in no additional recognized gain.



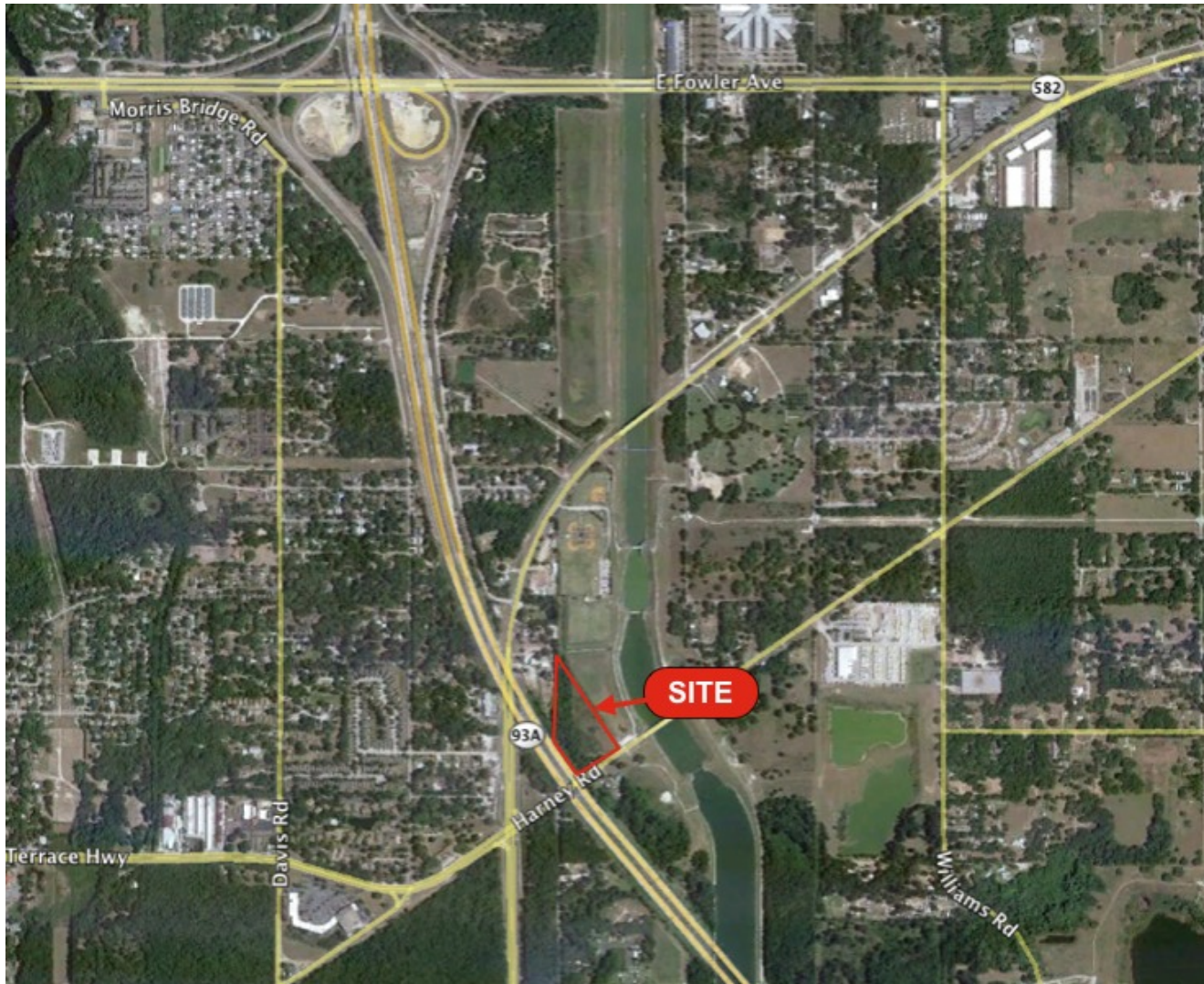




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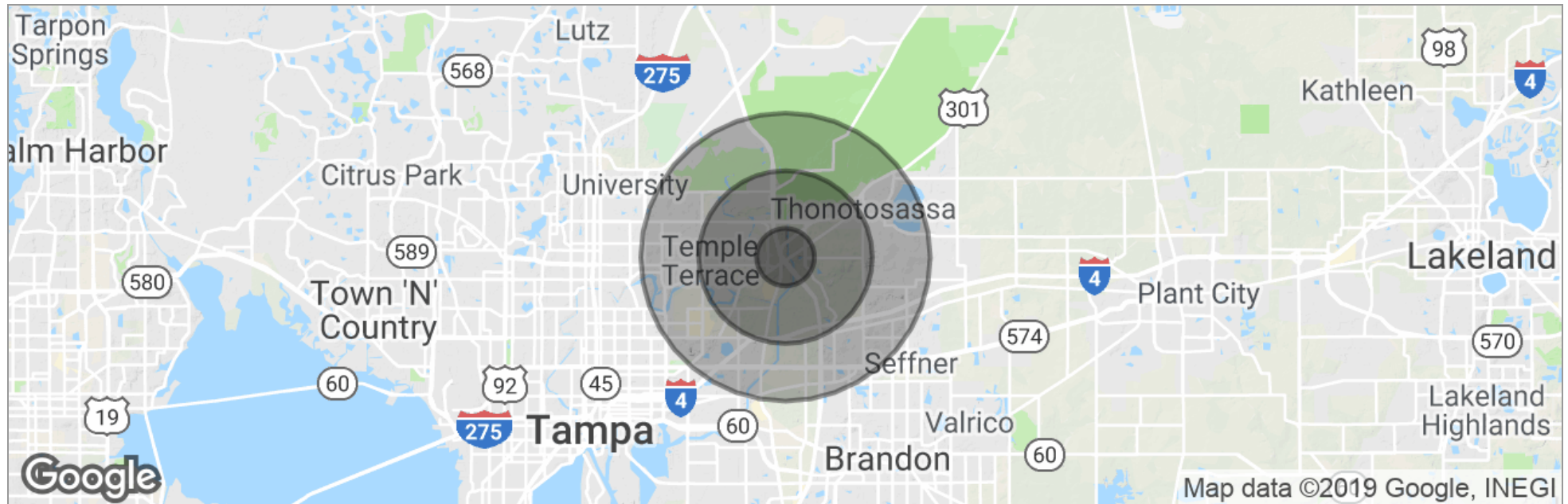
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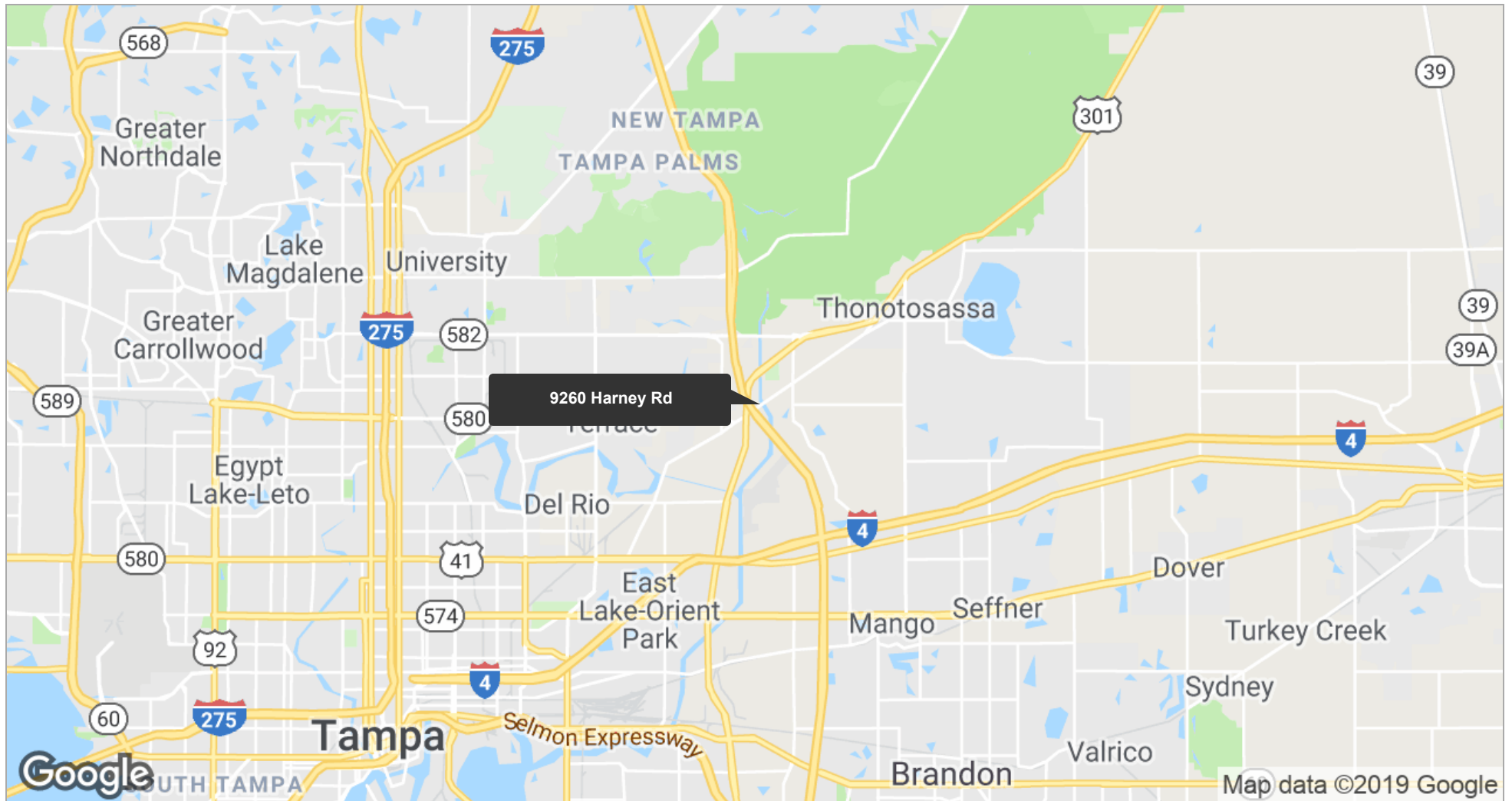


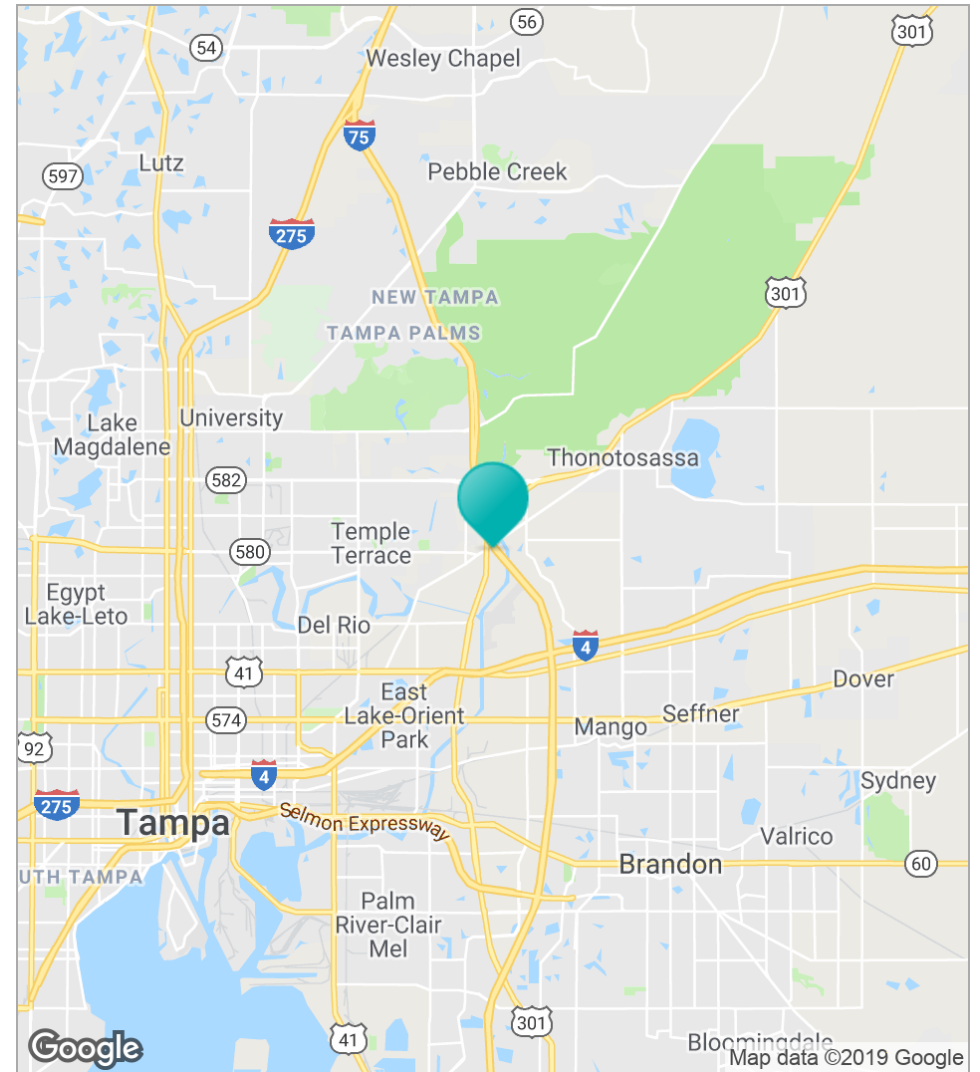




	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	4,340	39,948	119,233
Population Density	1,381	1,413	1,518
Median Age	34.0	34.4	32.4
Median Age (Male)	35.7	33.7	31.1
Median Age (Female)	33.4	35.7	34.1
Total Households	1,611	16,090	46,210
# of Persons Per HH	2.7	2.5	2.6
Average HH Income	\$52,767	\$57,281	\$52,784
Average House Value	\$175,272	\$177,252	\$185,116

\* Demographic data derived from 2010 US Census





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