



23.73+/- Acres

Sickles High School



Gunn Hwy.

OFFERING MEMORANDUM

GUNN HWY & S. MOBLEY ROAD

8501 GUNN HIGHWAY, TAMPA, FL 33556-3207

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Celebrating 25 Years

PROPERTY DESCRIPTION

8501 Gunn Highway, Hillsborough County, Tampa, FL 33556. The property consists of five parcels for a total of 23.72 acres. The site is currently being used as a commercial nursery and landscaping operation.

LOCATION DESCRIPTION

The property is located on the east side of Gunn Highway and north of South Mobley Road, with access from Gunn Highway.

MUNICIPALITY

Hillsborough County

PROPERTY SIZE

23.72 Acres

ZONING

The property is located in the Citrus Park Village (CPV) Plan and is zoned Planned Development (16-0747) which permits a maximum of 80 single-family conventional residential units.

PARCEL ID

002855-5000, 002855-0700, 002855-1000, 002854-0000, 002855-0600

PRICE

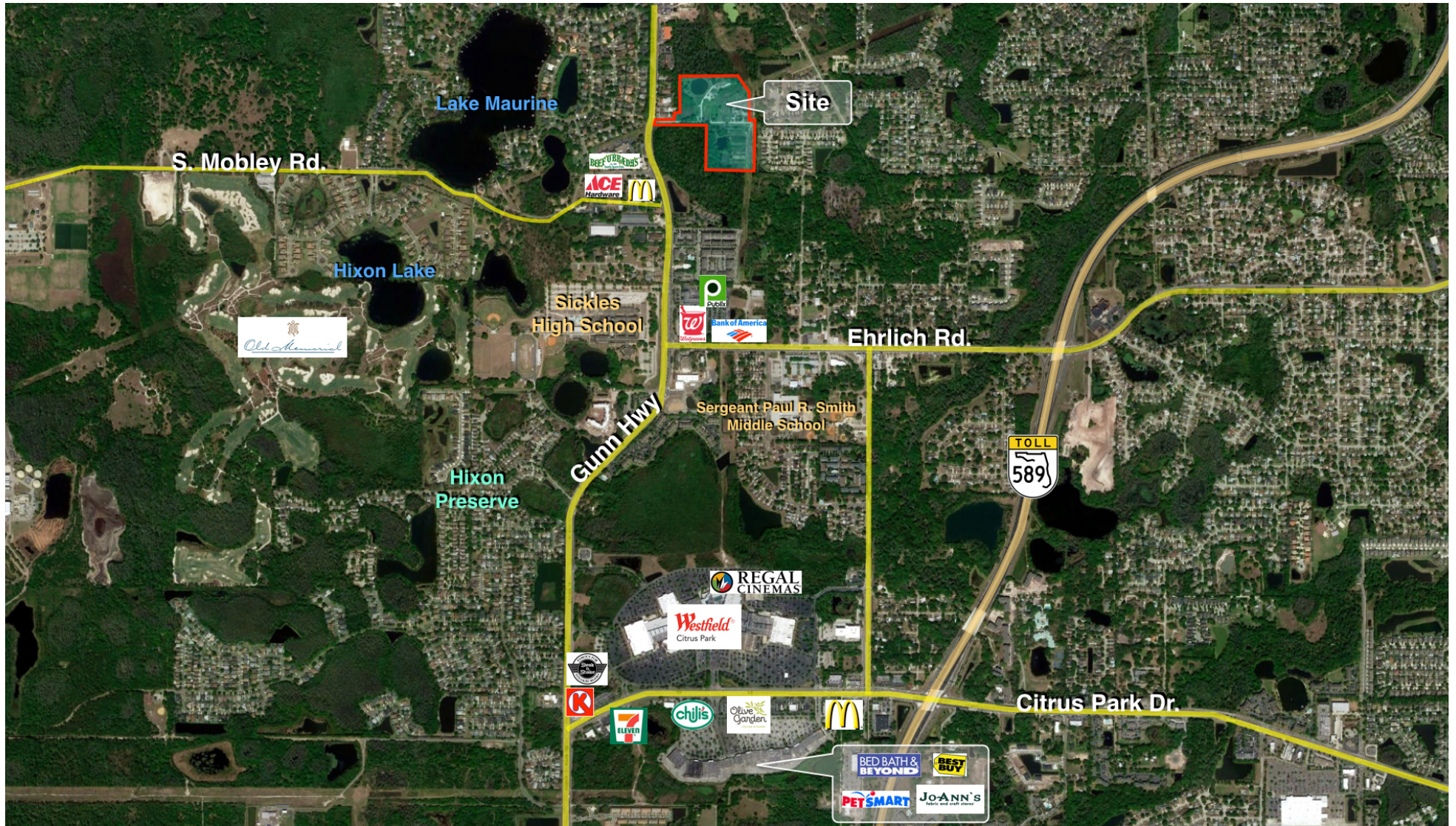
\$2,950,000

BROKER CONTACT INFO

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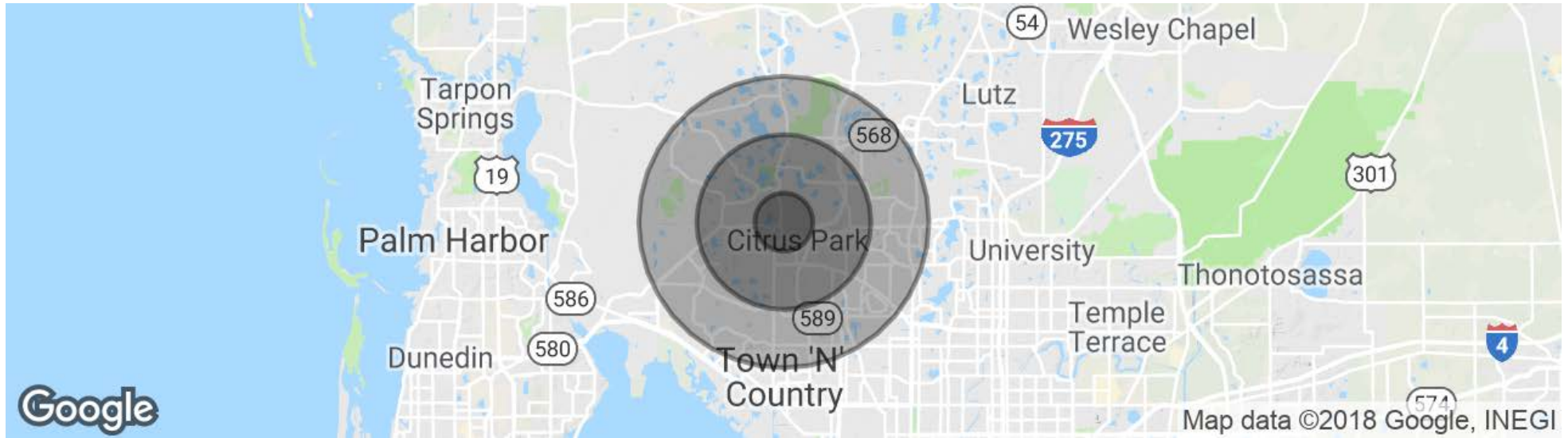
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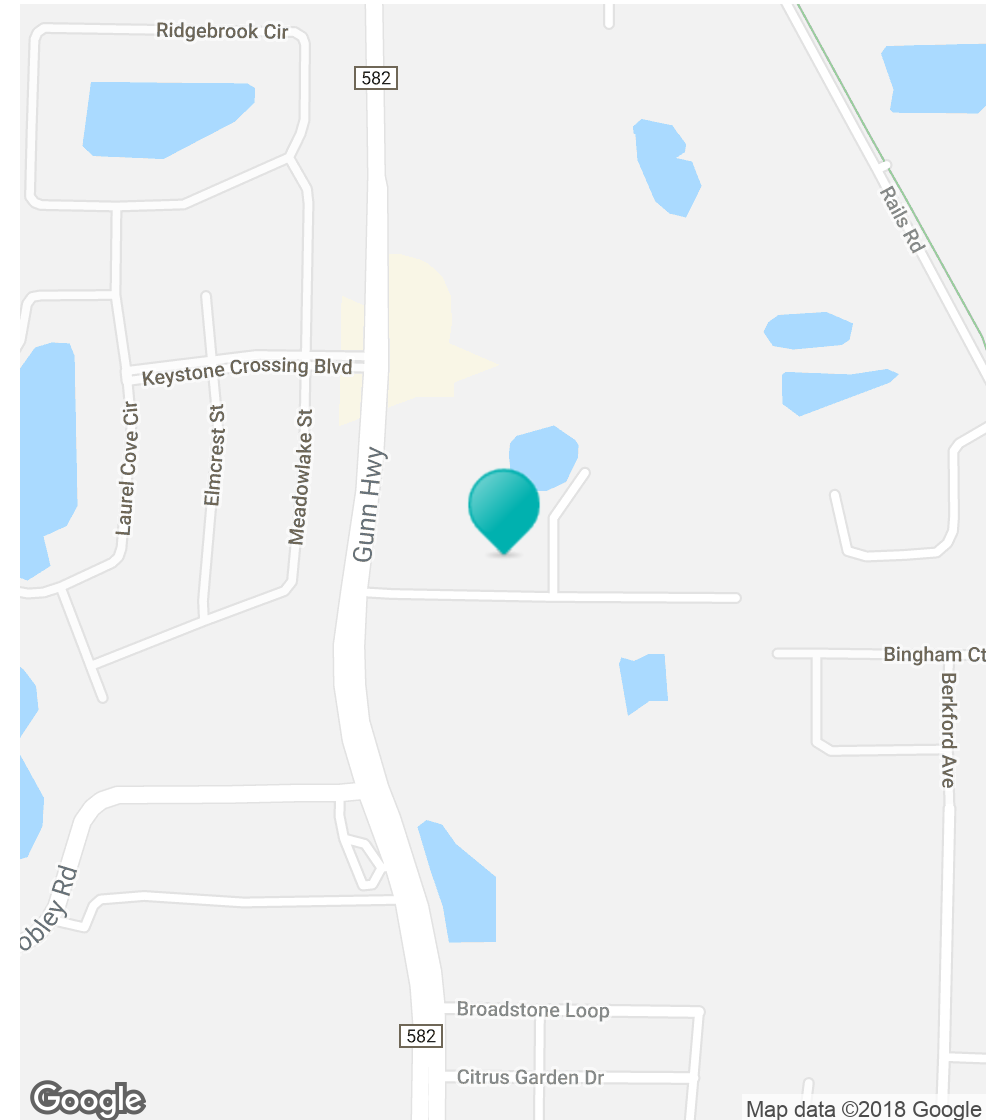
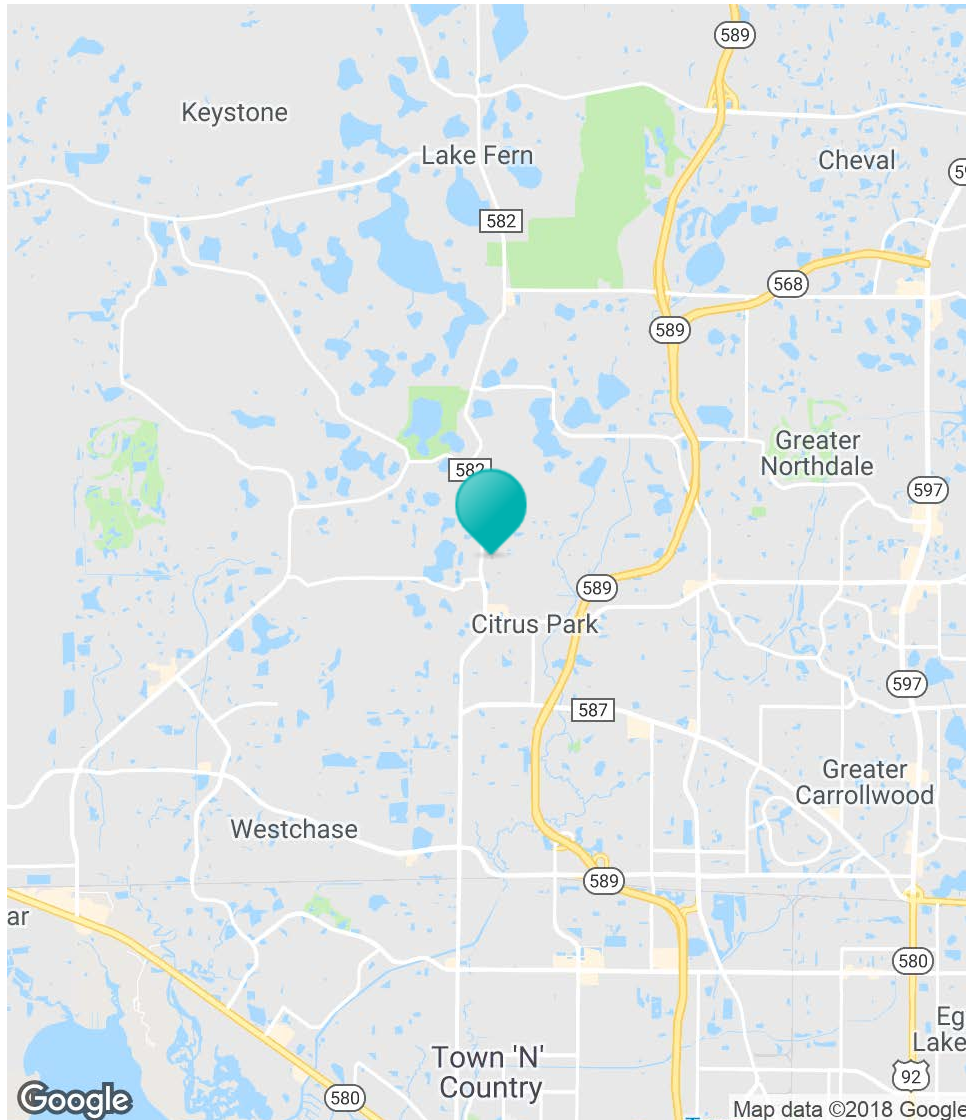
POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,692	46,111	150,566
Median age	40.0	36.5	37.6
Median age (Male)	40.0	35.4	36.3
Median age (Female)	40.0	37.5	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,327	16,645	57,289
# of persons per HH	2.8	2.8	2.6
Average HH income	\$99,350	\$84,553	\$81,370
Average house value	\$350,392	\$321,816	\$294,417

* Demographic data derived from 2010 US Census



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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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