



Highlands Oaks
Office Parks

INTERSTATE
75 156,500 AADT

Crossroads Commerce
Center (650,000+ S.F.
Office/Industrial)

Williams Rd. 2,400 AADT

15.34 Acres

ML King Jr. Blvd. 40,500 AADT



OFFERING MEMORANDUM

SPRINGER COMMERCIAL

10912 E. DR. MARTIN LUTHER KING JR. BLVD., TAMPA, FL 33610

RYAN SAMPSON, CCIM, ALC
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Celebrating 25 Years

PROPERTY DESCRIPTION

Springer Commercial is ideally situated to be developed into the next retail node in Seffner, FL. This 15.34 gross acre site has over 9 upland acres located at the lighted intersection with proposed curb cuts on both MLK (right in-right out) and Williams Rd (full access). The site is at the exit of I-75 and has over 30,000 cars a day driving by it. The proposed PD zoning allows up to 78,500 SF of retail/office with maximum height of 3 stories/45 feet is allowed. The property is in a well head protection area and no tanks are allowed. The site is partially within the Floodplain and preliminary modeling calls for 2 upland acres to be used for floodplain mitigation which fill material can be used for the remaining 7 acres of development. The seller would subdivide the parcel for \$23/SF for a minimum of 2 acres at the corner. Call for details on subdividing.

LOCATION DESCRIPTION

The property is located at 10912 E. Dr. Martin Luther King Jr. Blvd. in unincorporated Hillsborough County, FL. It is at the north-east lighted corner of Williams Rd and Martin Lither King Jr. Blvd, immediately east of I-75 at the first light off the exit ramp. It is near multiple employment centers including Highland Oaks Office Park, Citibank Center, Sabal Park and the Interstate Business Park.

PROPERTY SIZE

15.34 Total Acres; 9.04 Upland Acres

ZONING

PD- Currently being rezoned for retail/office uses (up to 78,500 SF with maximum height of 3 stories/45 feet)

PARCEL ID

U-04-29-20-ZZZ-000002-36530.0 and U-04-29-20-ZZZ-000002-36420

NEW ASKING PRICE

\$3,500,000

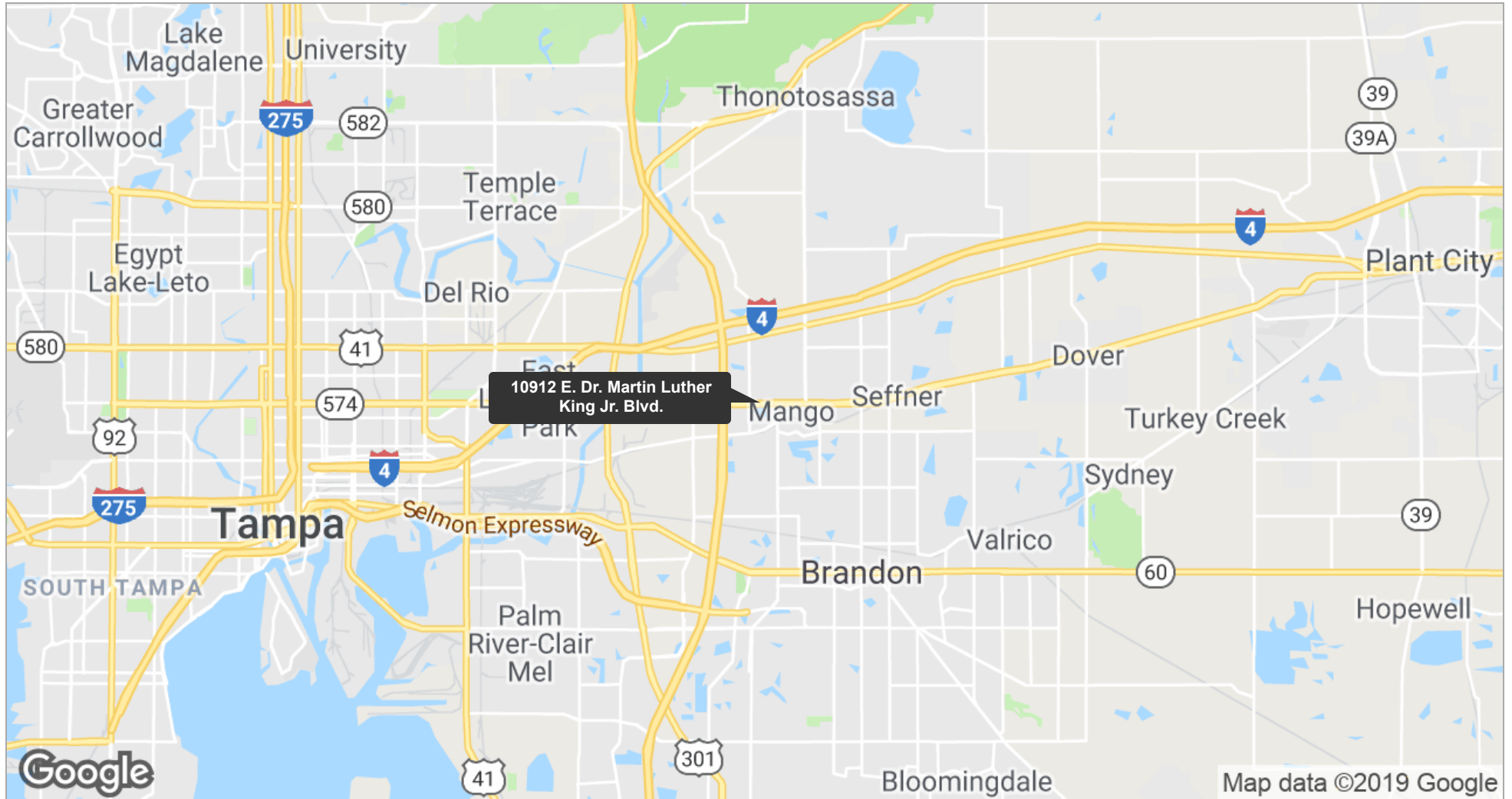
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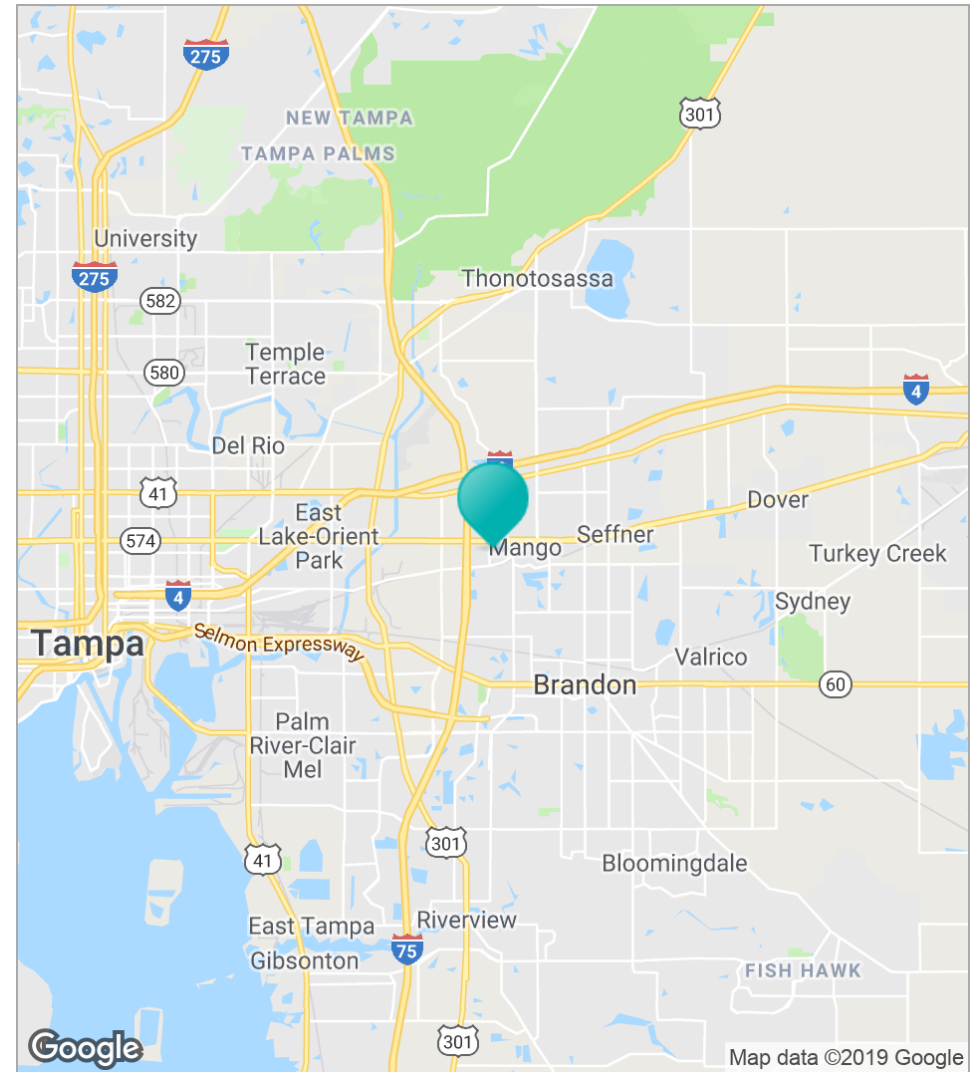
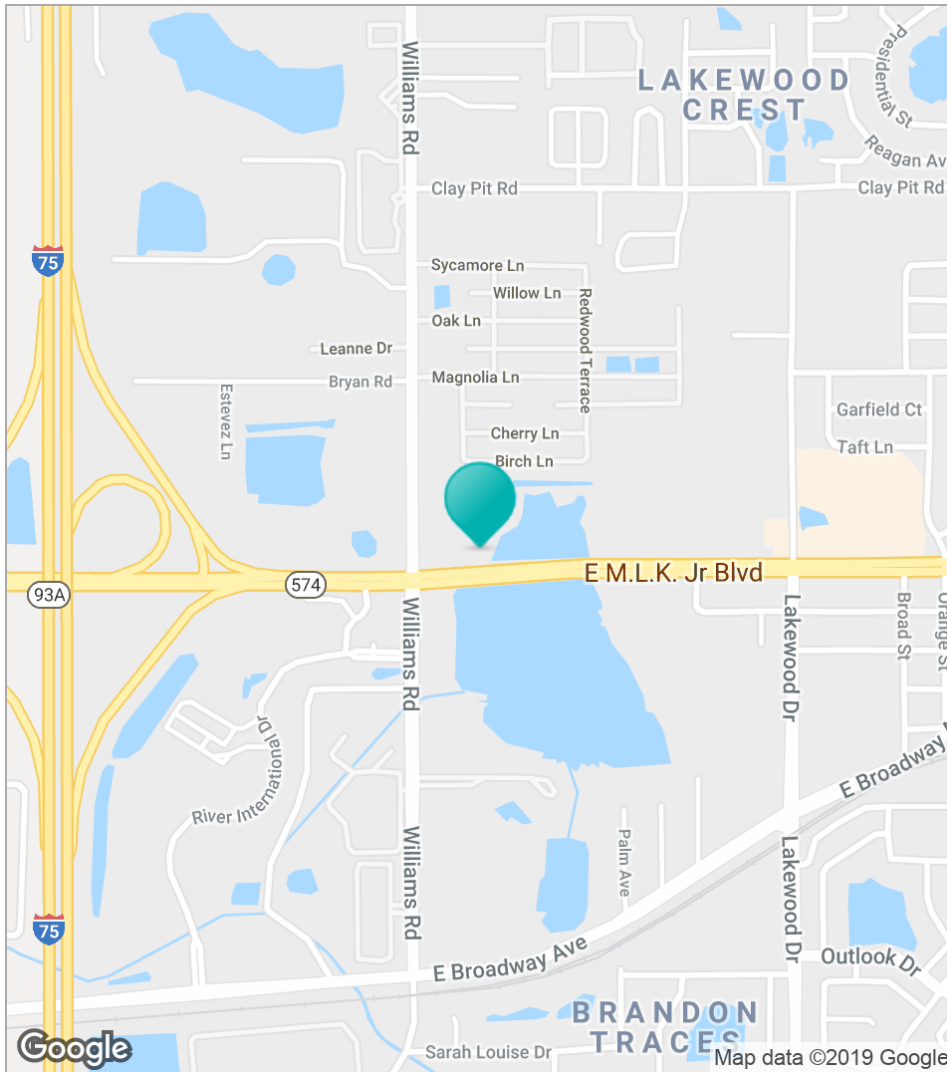
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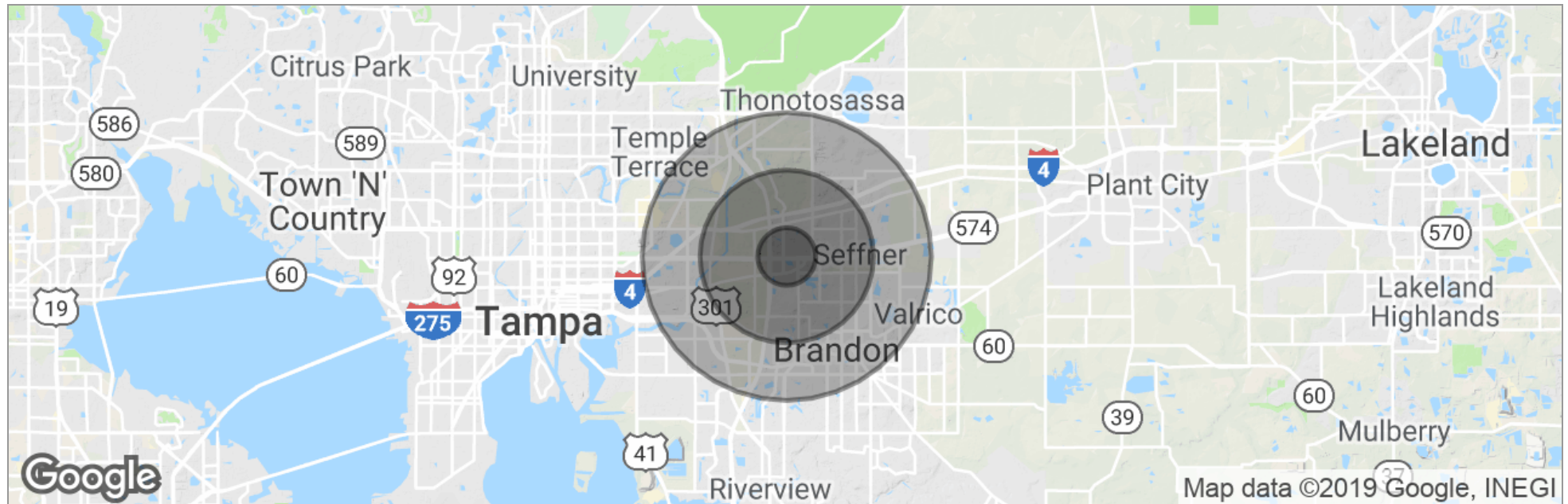












	1 Mile	3 Miles	5 Miles
Total Population	7,338	49,299	136,258
Population Density	2,336	1,744	1,735
Median Age	32.6	34.3	34.2
Median Age (Male)	31.0	33.6	32.7
Median Age (Female)	34.2	35.2	35.4
Total Households	2,682	18,568	51,285
# of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$48,739	\$56,148	\$57,386
Average House Value	\$198,184	\$199,258	\$190,473

* 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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