



650,000+ SF
Industrial/Office Park



I-75 162,500 AAD

Williams Rd 2,400



Site

ML King Jr. Blvd 29,500 AADT



Sabel Park

OFFERING MEMORANDUM

Revival
Ministries
International



SPRINGER COMMERCIAL

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

RYAN SAMPSON, CCIM, ALC
Principal
D. 813.287.8787 x4
M. 813.417.5928
Ryan@TheDirtDog.com



Celebrating 25 Years

PROPERTY DESCRIPTION

Springer Commercial is ideally situated to be developed into the next retail node in Seffner, FL. This 15.59 acre site has over 9 usable acres located at the lighted intersection with approved curb cuts on both MLK and Williams Rd. The site is at the exit of I-75 and has over 30,000 cars a day driving by it. The current PD zoning in place allows up to 78,408 SF of commercial with maximum height of 3 stories/45 feet is allowed. The seller would subdivide. Due to being in the well head protection area, no underground tanks are allowed.

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

15.59 Acres

ZONING

PD - 06-1681 Hilltop Oaks Retail/Office is allowed (up to 78,408 SF with maximum height of 3 stories/45 feet)

PARCEL ID

U-04-29-20-ZZZ-000002-36530.0 and a portion of U-04-29-20-ZZZ-000002-36420 (not including approximately 100' x 650' in the upper NE corner)

PRICE

\$4,500,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC
Principal
813.287.8787 x4
Ryan@TheDirtDog.com

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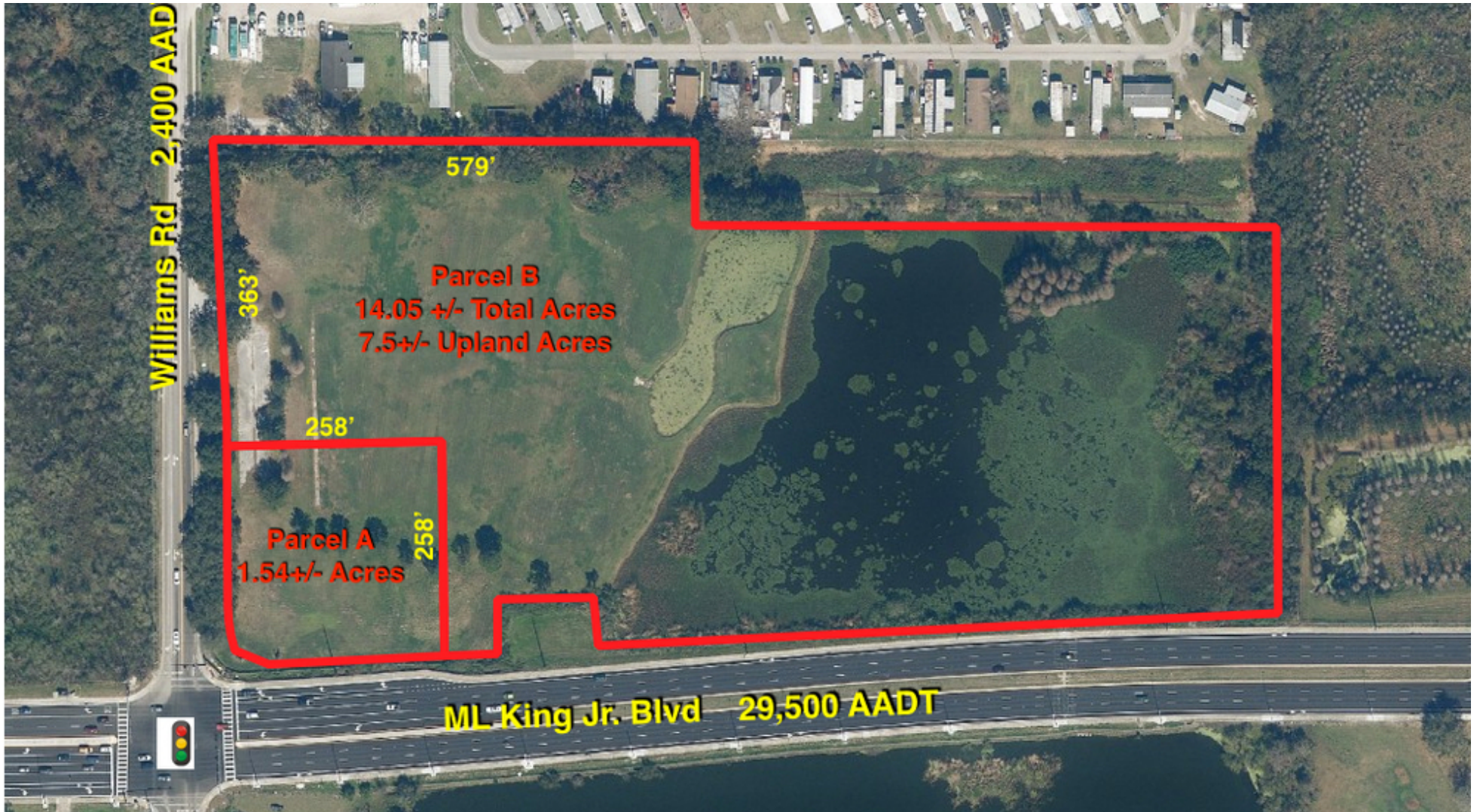
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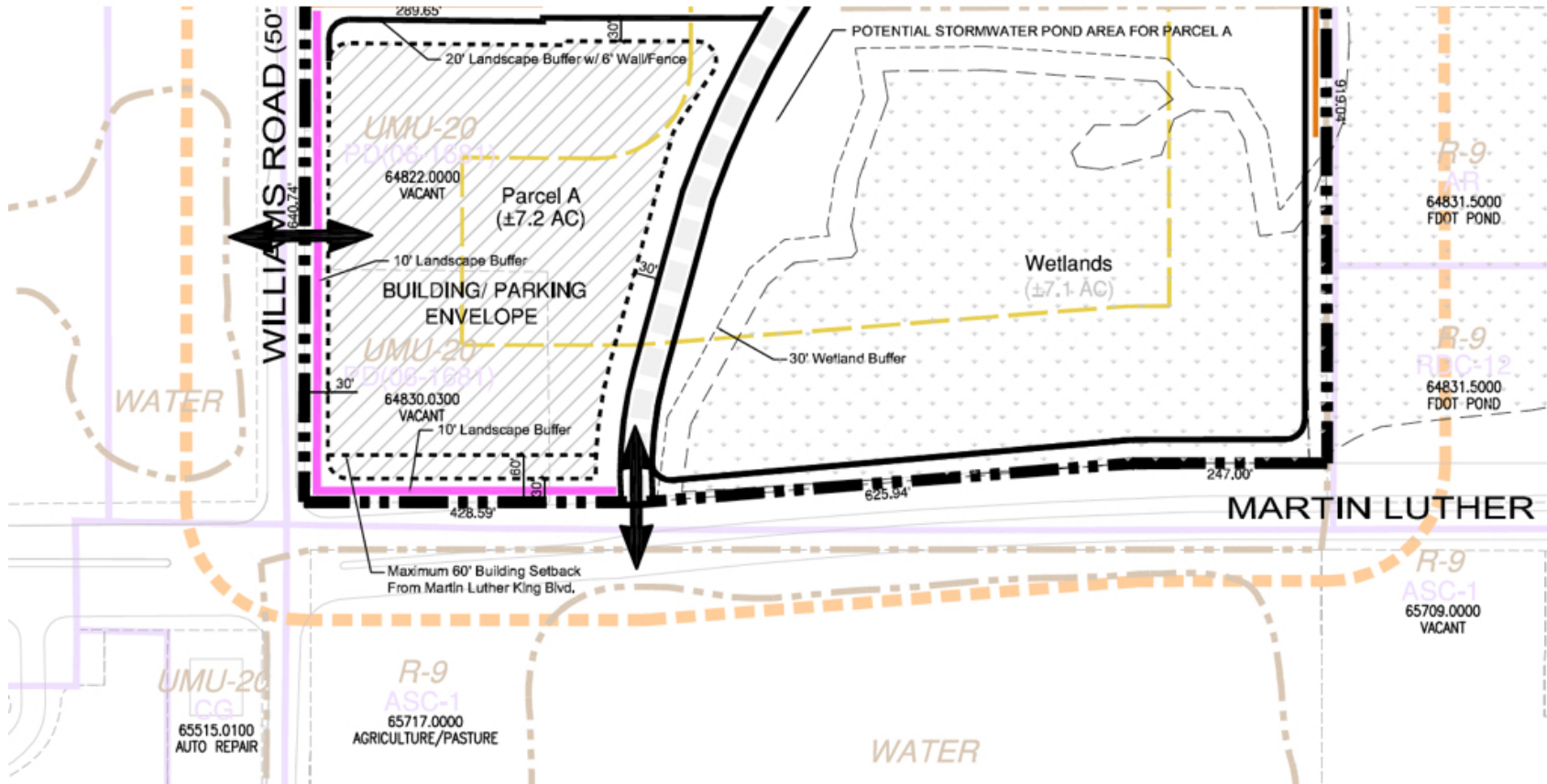
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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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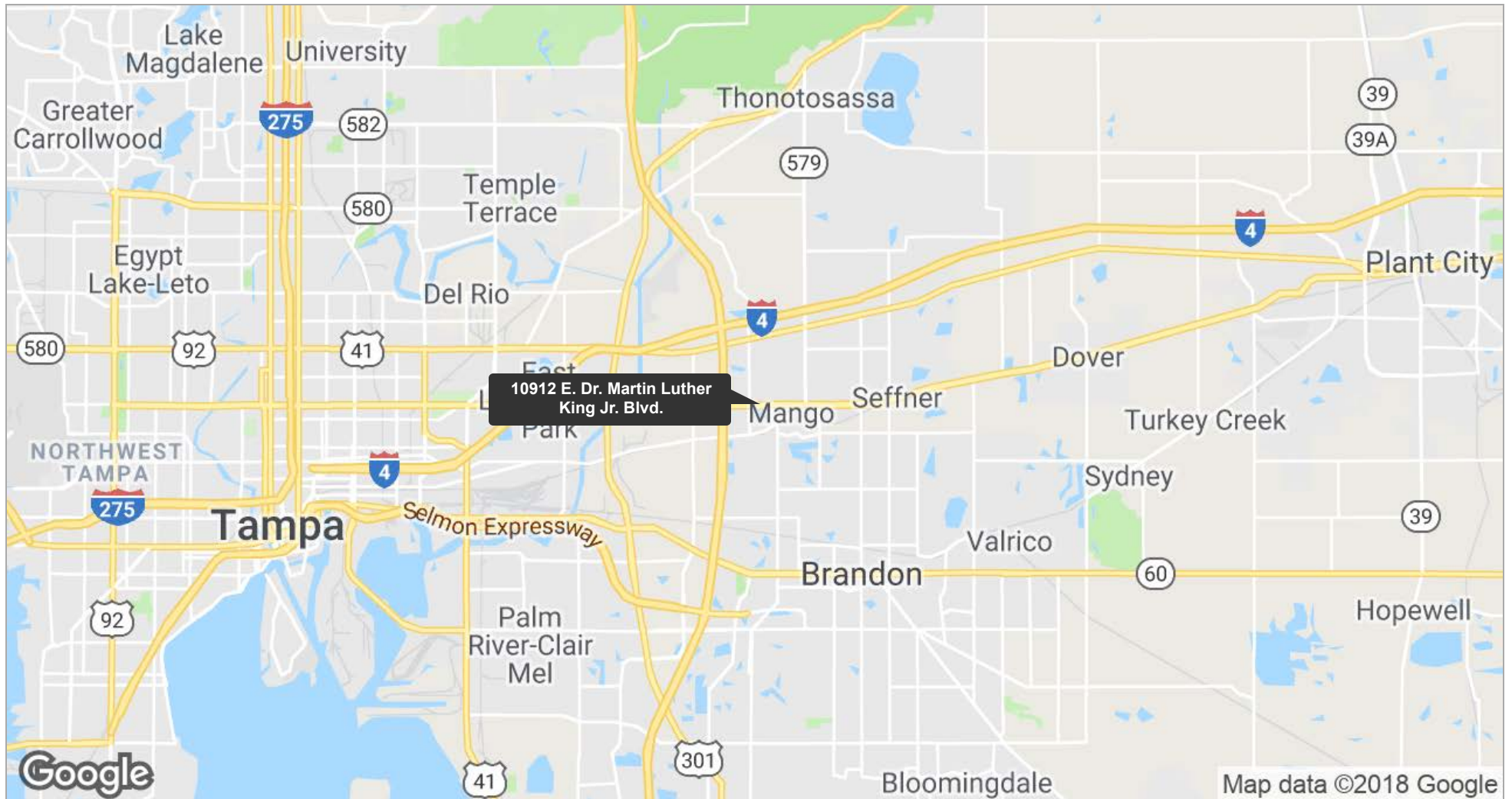


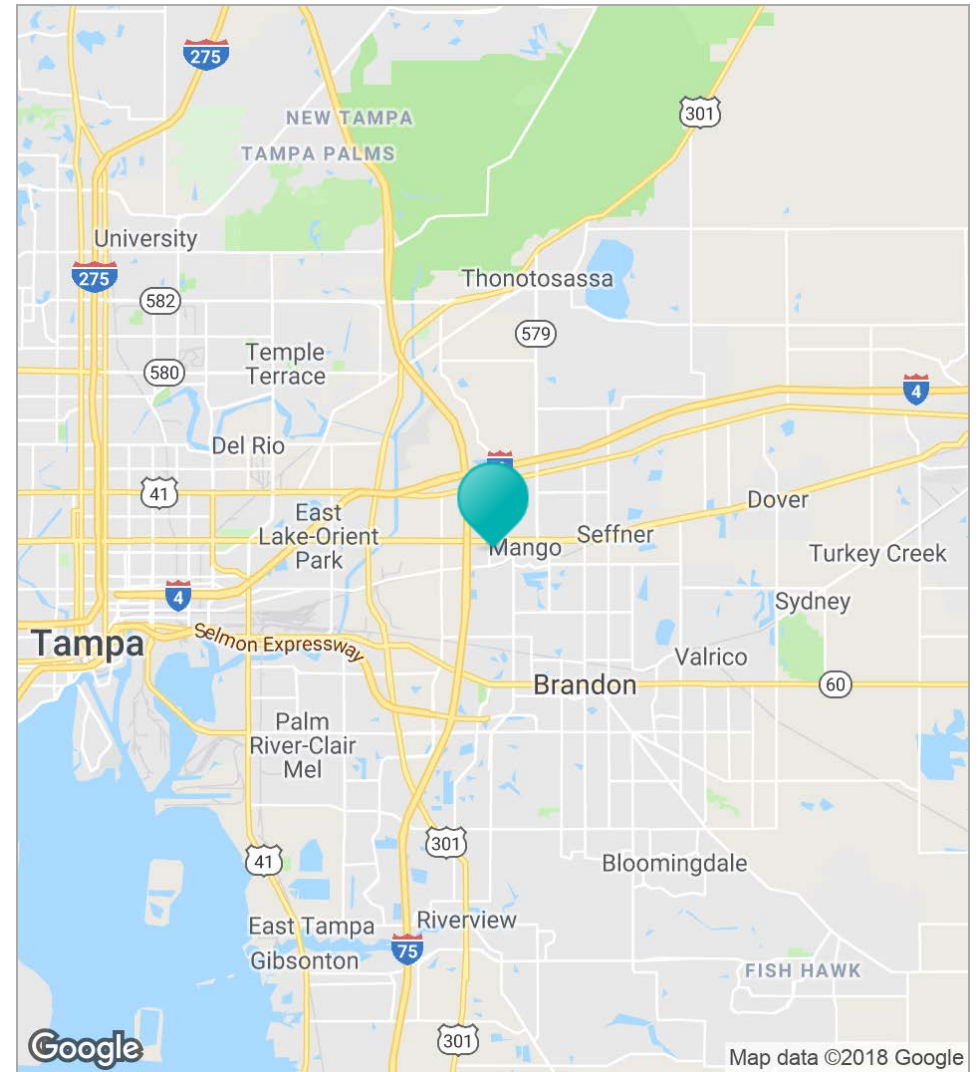
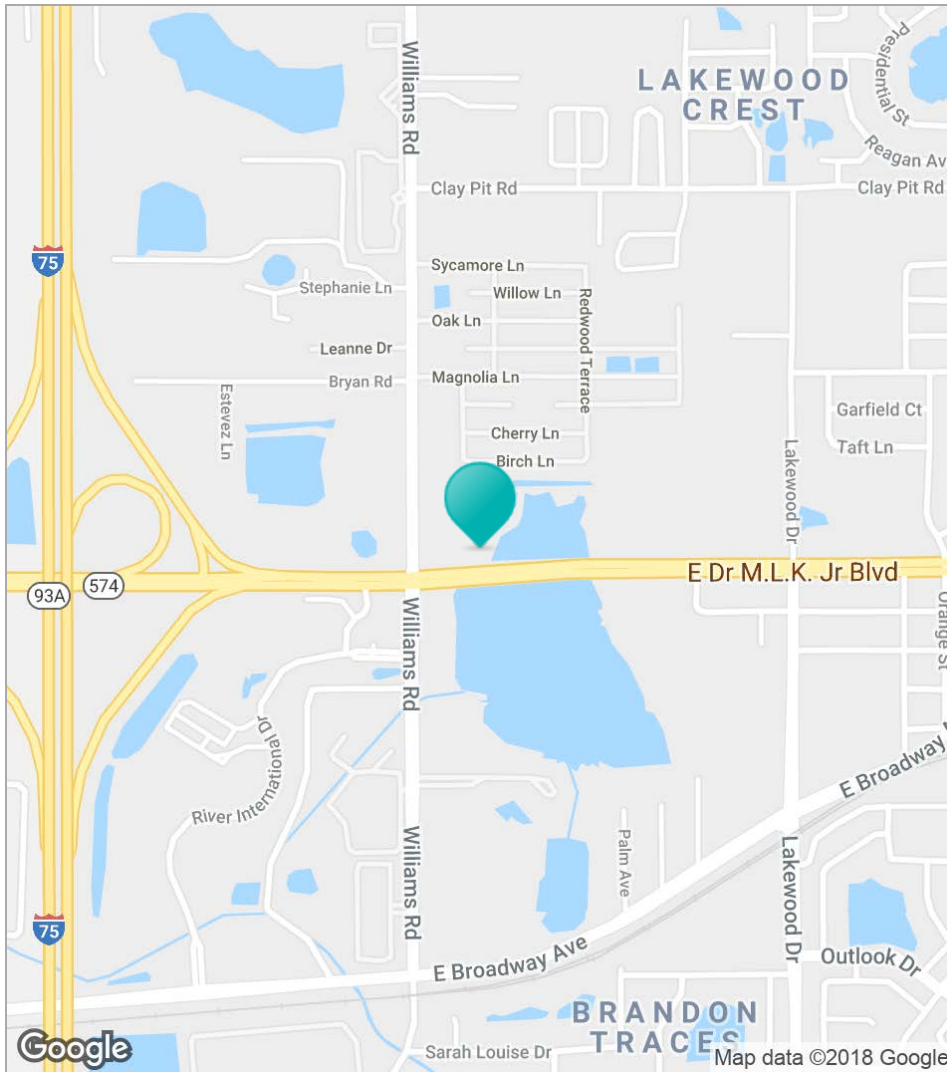


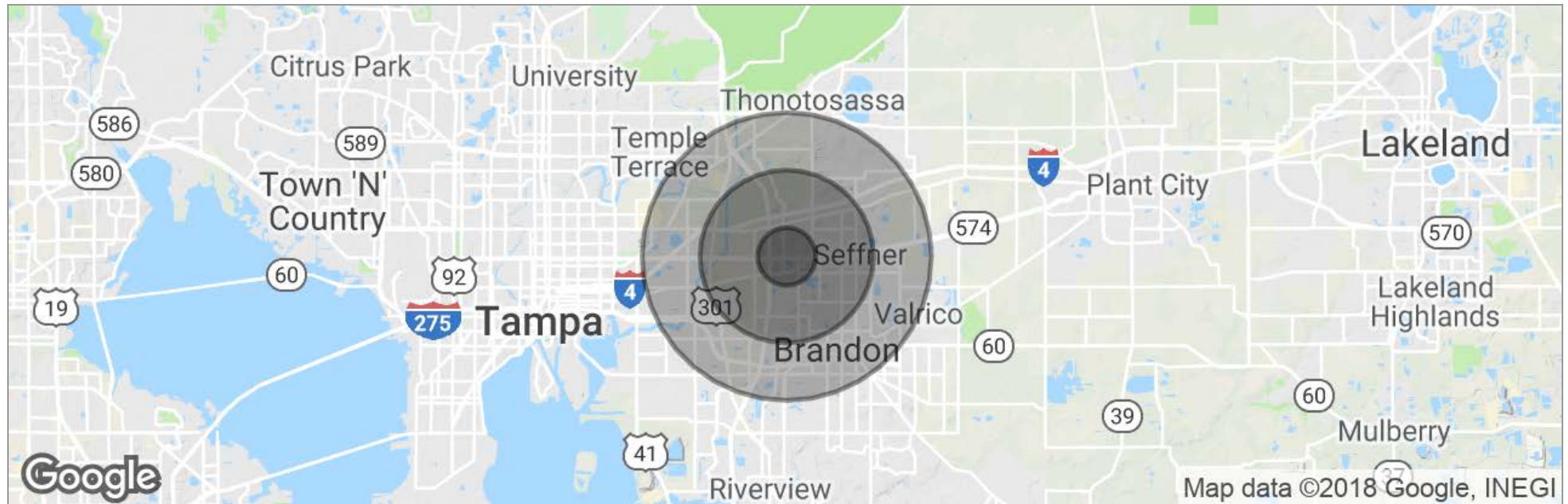


Development Summary												
Parcels	Acres	Proposed Use	Minimum Building Setbacks			Min. Bldg Separation	Min. Lot Width	Min. Lot Area	Max. Bldg Area	Max. Units	Max. Height	NET FAR/Density
			Front	Side	Rear							
	± 7.2	RETAIL/OFFICE ¹	30' ⁴	20'	20'	25'	N/A	-	78,408 sf	-	3-STORIES 45 FEET	0.25









	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