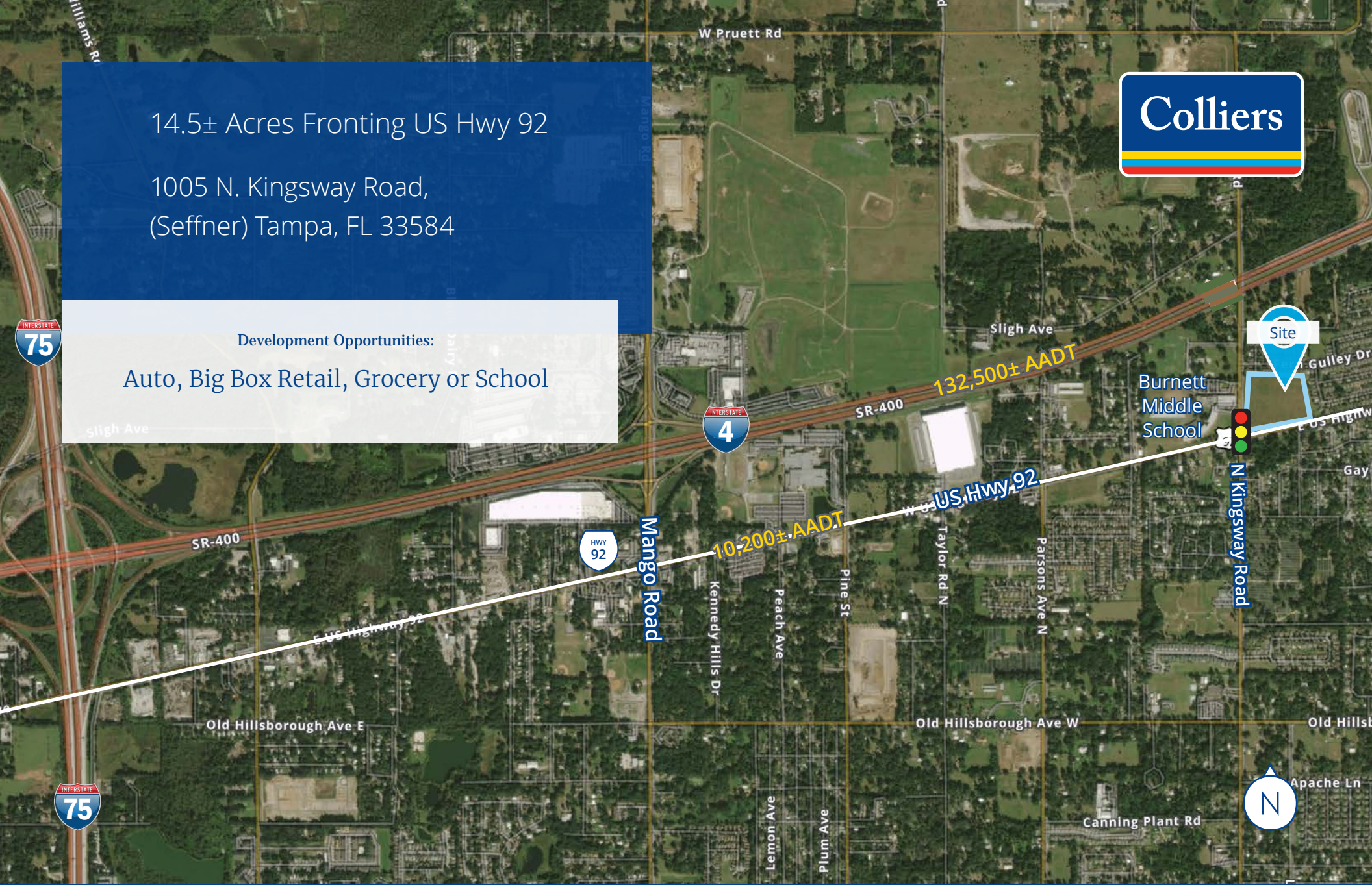




14.5± Acres Fronting US Hwy 92

1005 N. Kingsway Road,
(Seffner) Tampa, FL 33584

Development Opportunities:
Auto, Big Box Retail, Grocery or School



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Property Highlights

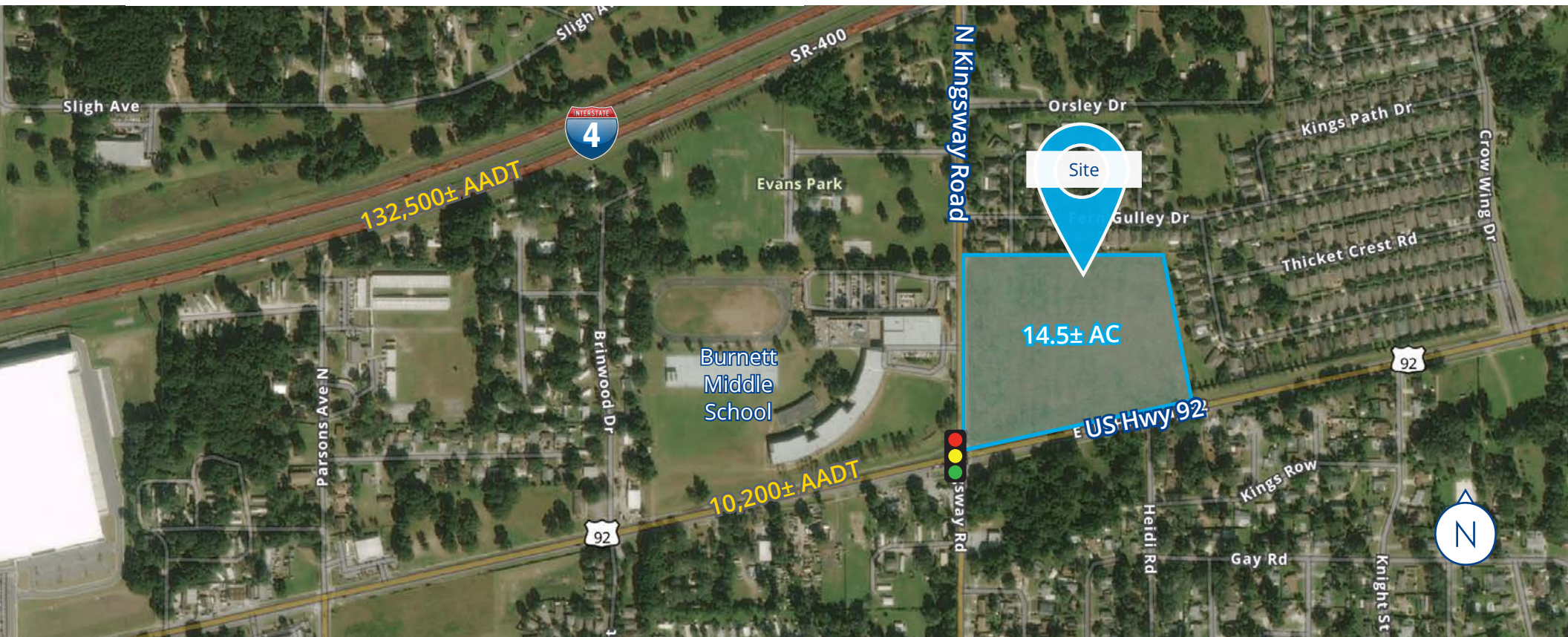
- RES-4 future land use designation
- Zoned for Commercial General (uses up to 156,816± SF Bldg.)
- Easy access points from I-4 and N. Kingsway Road
- 4 minutes from I-75 and 6 minutes from I-4
- 950± front feet off US Hwy 92
- Water and sewer available to site (see Utility Plan on p.3)
- 132,500± Annual Average Daily Traffic off I-4 and 10,200± off US Hwy 92
- Approved Auto Dealership permits for 1,000 car lot (see attached site plan)
- Asking Purchase Price: \$4,950,000

Zoned

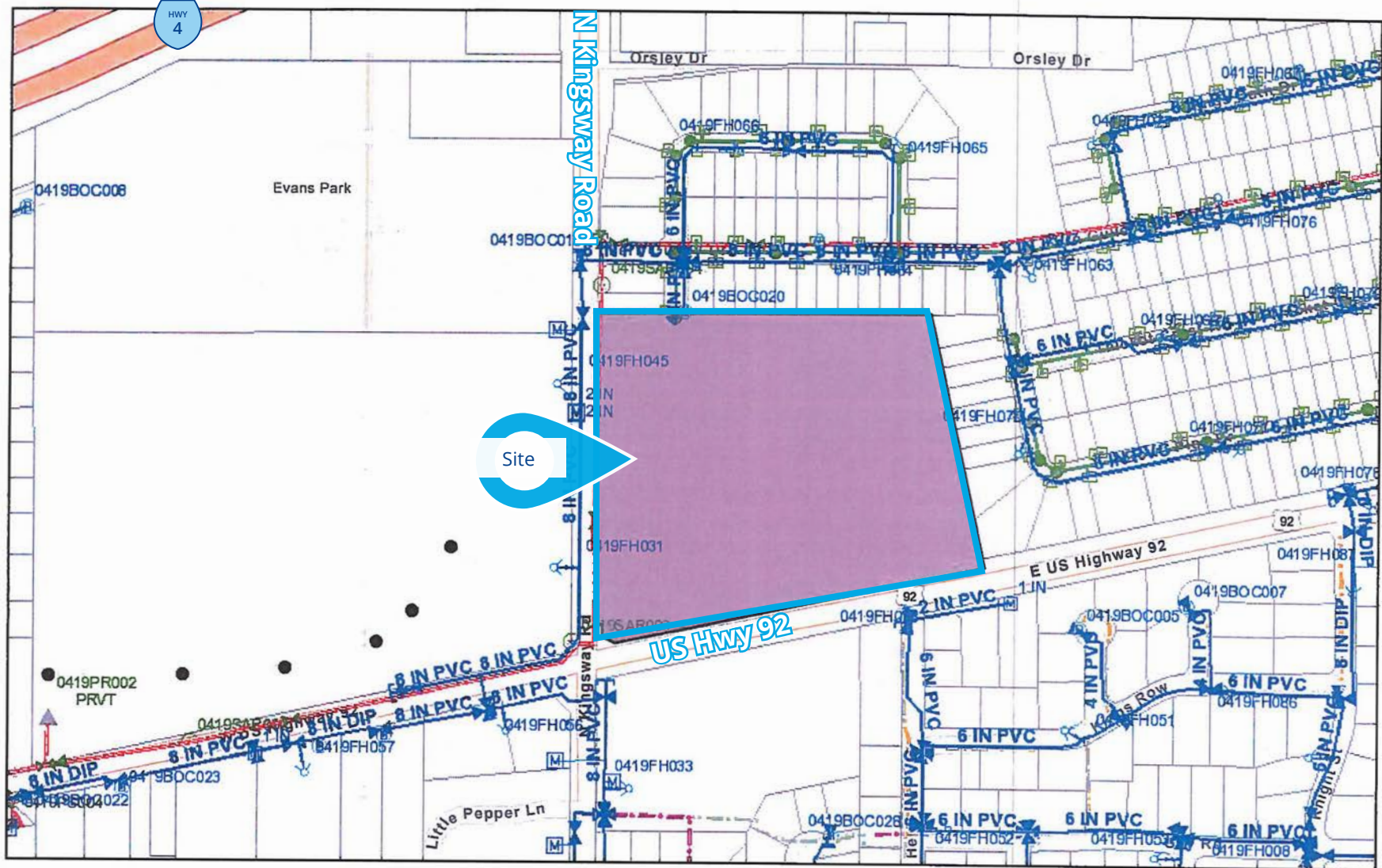
Commercial General

Development Opportunities

- Car or recreational vehicle dealership
- Grocery anchored shopping center with 3 outparcels
- Big Box with 2 or 3 outparcels
- School
- Will consider subdividing for other uses
- Outparcels available

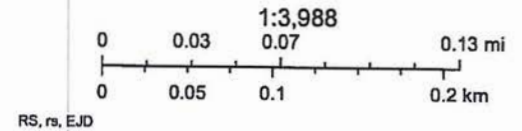


Utility Plan



10/4/2019, 7:14:12 AM

- | | | | | |
|------------------|--------------------|--------------------|----------------|----------------------------|
| Parcels | PressurizedMain_PW | APPROVED FOR CONST | INACTIVE | Hillsborough County Active |
| Water Interlocal | ABANDONED | DRY | NOT IN SERVICE | CommercialMeter |
| WTP | ACTIVE | GROUTED PIPE | PROPOSED | CommercialMeter |





Neighborhood

The metropolitan area has enjoyable climate and a balanced local economy. The economy is business friendly after renovating the major airport and development of a cruise-ship terminal. Residents enjoy being outdoors with major league sports entertainment options such as baseball (Devil Rays), football (Buccaneers), hockey (Lightning). With amusement parks, beaches and palm-tree shadowing streets with restaurants and shops, the average commute time is 26.2 minutes.

Source: www.BestPlaces.net

Commercial General Zoning

- Car or recreational vehicle dealership
- Grocery anchored shopping center with 3 outparcels
- Big Box with 2 or 3 outparcels
- School
- Will consider subdividing for other uses
- Outparcels available

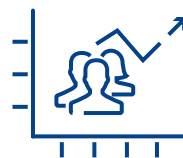
3 Mile Demographics

Source: ESRI Business Analyst



2020
Population

37,796



2025 Projected
Population

40,418



2020
Average HH Income

\$79,405

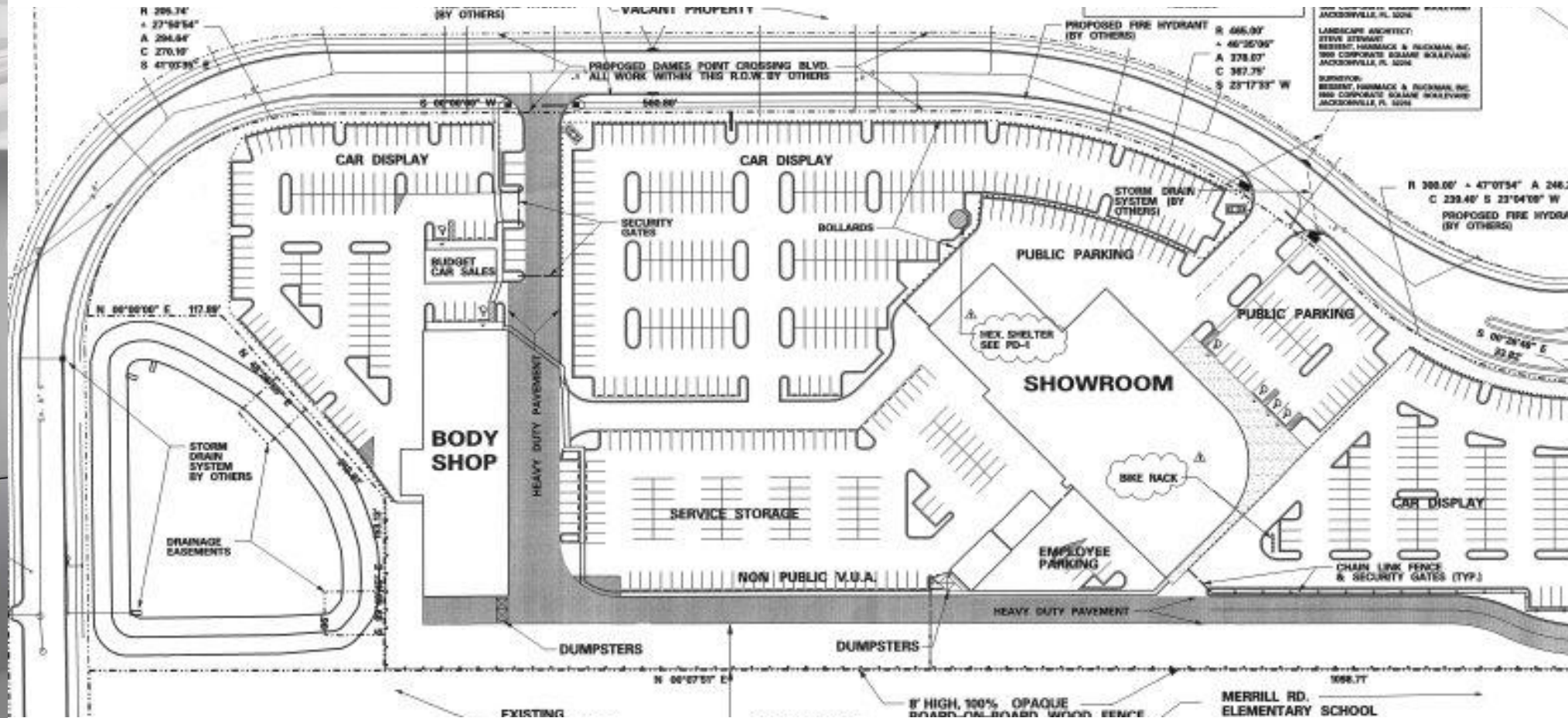


2025 Projected
Average HH Income

\$88,704

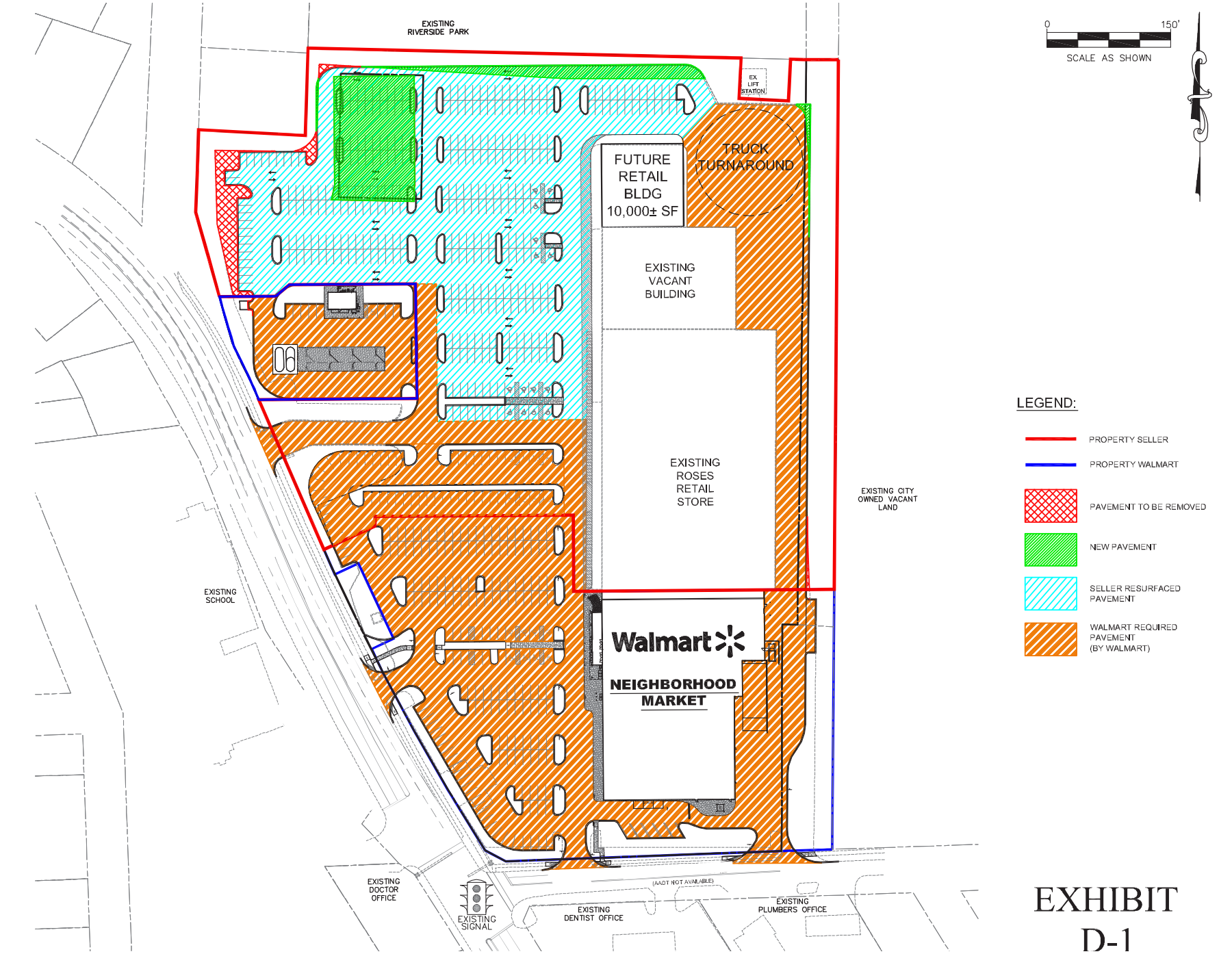
Development Opportunity

Car or recreational vehicle dealership



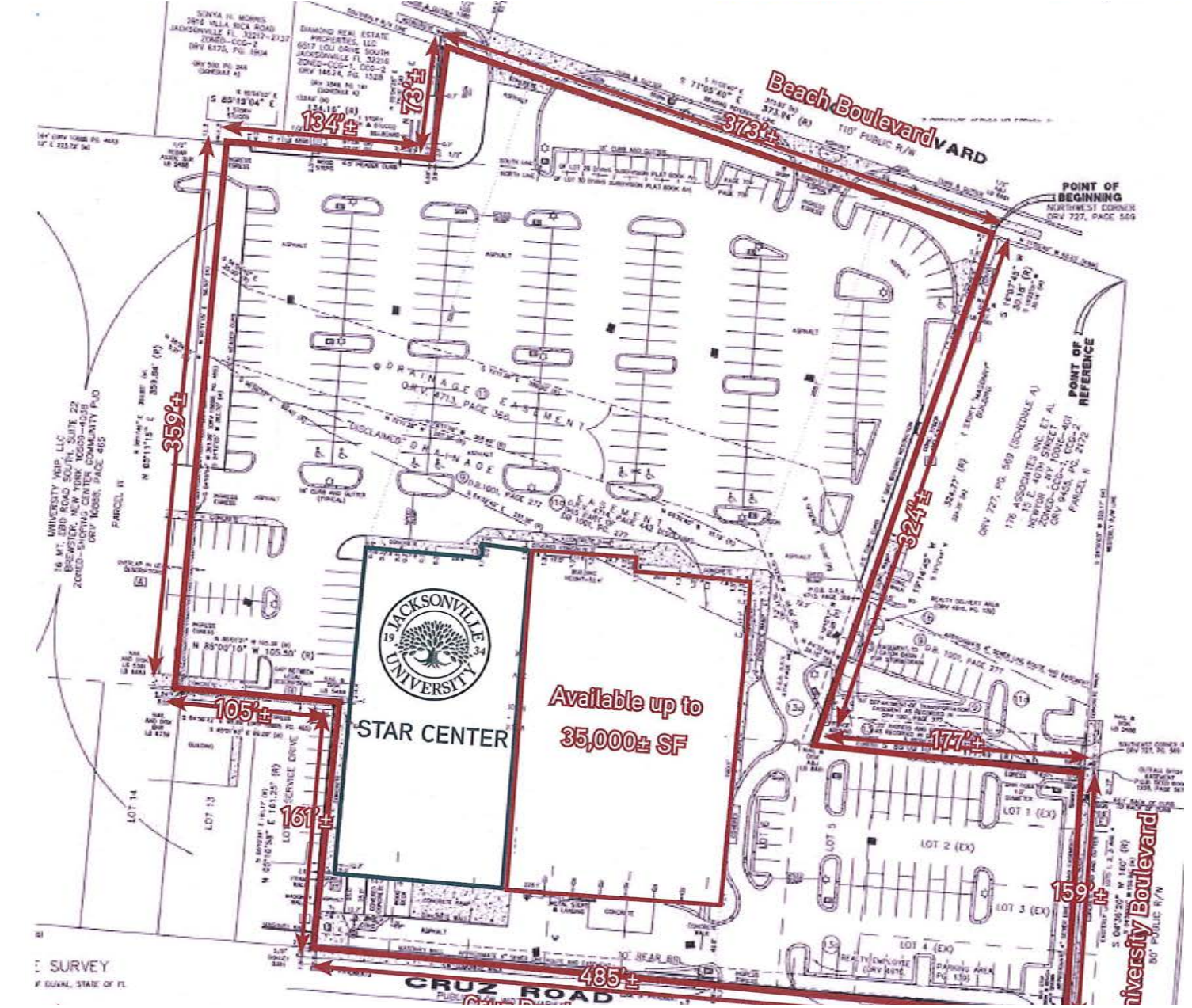
Development Opportunity

Big Box with 2 or 3 outparcels



Development Opportunity

Grocery anchored shopping center with 3 outparcels



Development Opportunity

School



School





Gary Montour

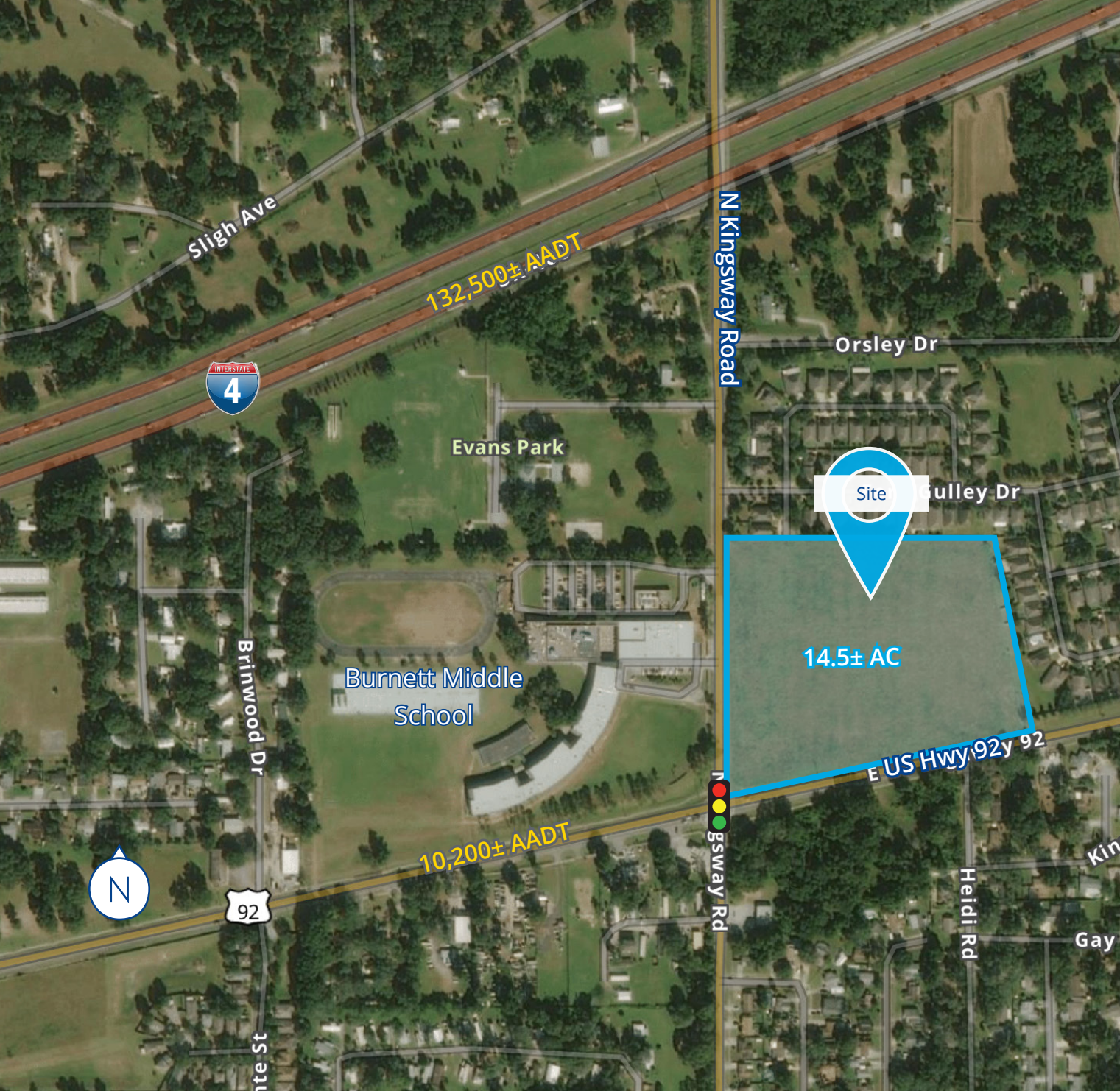
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