

Argos
Cement

Port
Hendry

8.3+/- Acres
Zoned IH

S 20th St

Maritime Blvd- 16,000 AADT

US 411-22nd St
30,500 AADT

PORT
TAMPA BAY

OFFERING MEMORANDUM

8.3 ACRES AT THE ENTRANCE TO PORT TAMPA BAY

1801 MARITIME BLVD. , TAMPA, FL 33655

RYAN SAMPSON, CCIM, ALC

Principal

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Eshenbaugh
LAND COMPANY

Celebrating 25 Years

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Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

This 8.3 acres is located just outside the main gate into Port Tampa Bay, on Hookers Point. The parcel will be sold with a no further action letter and restrictive covenant in place from the Florida Dept. of Environmental Protection after an extensive clean up and is ready to be developed for heavy industrial or manufacturing uses. Maritime Blvd has over 16,000 cars per driving by the site which is also boarded by rail on the western property line. The owner will consider leases and subdividing the parcel. See video at <https://vimeo.com/231858383>.

LOCATION DESCRIPTION

The property is located in the north west quadrant of S 22nd Street and Maritime Blvd. in Tampa, FL. the parcel has frontage on S. 20th Street and Maritime Blvd.

PROPERTY SIZE

8.3 Acres

ZONING

IH- Heavy Industrial

PARCEL ID

199349-0000; 199343-0000; 199346-0000; 199297-0000

PROPERTY OWNER

Robert Glover; Carl Aldridge

PRICE

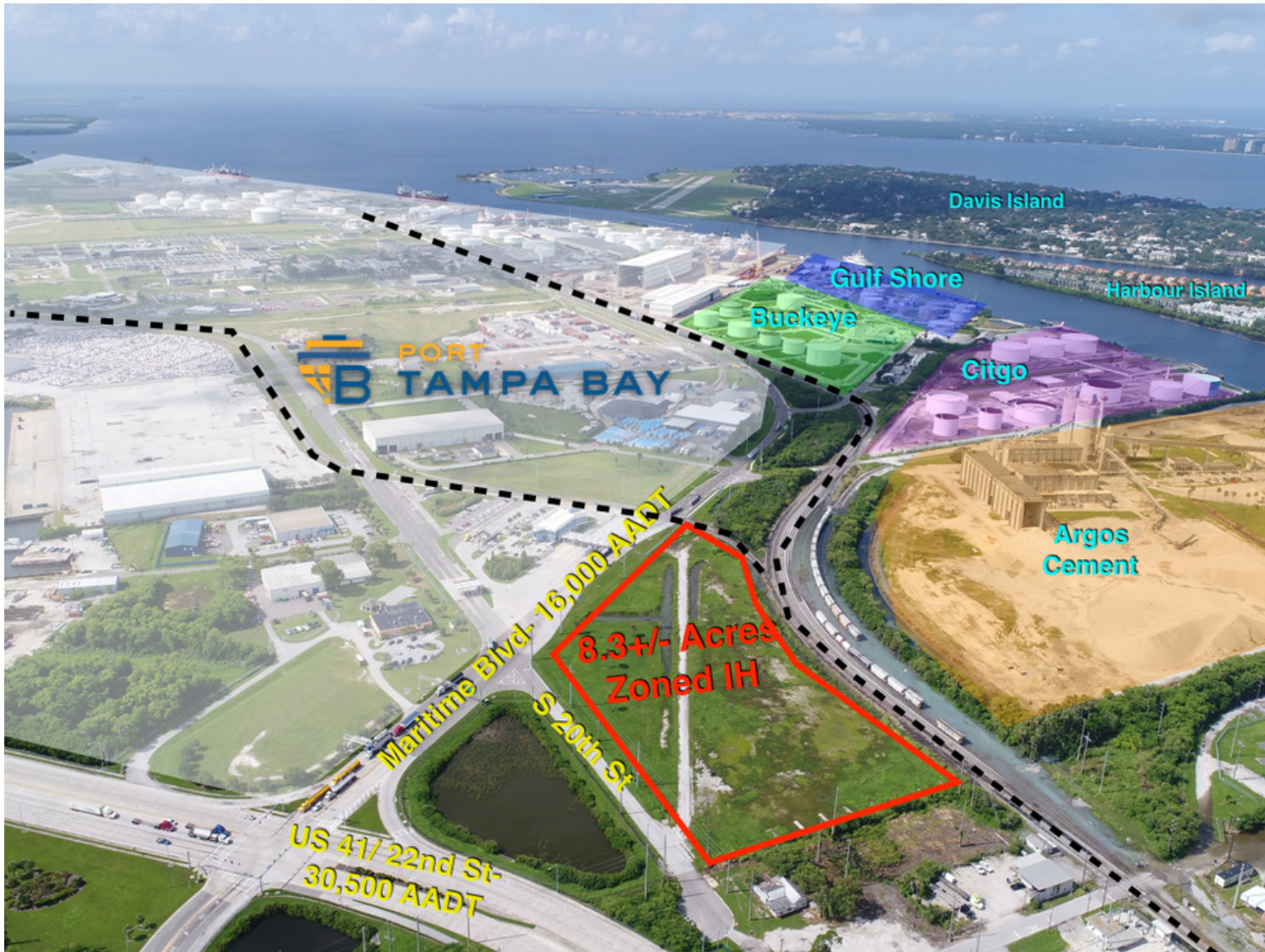
\$6,500,000

BROKER CONTACT INFO

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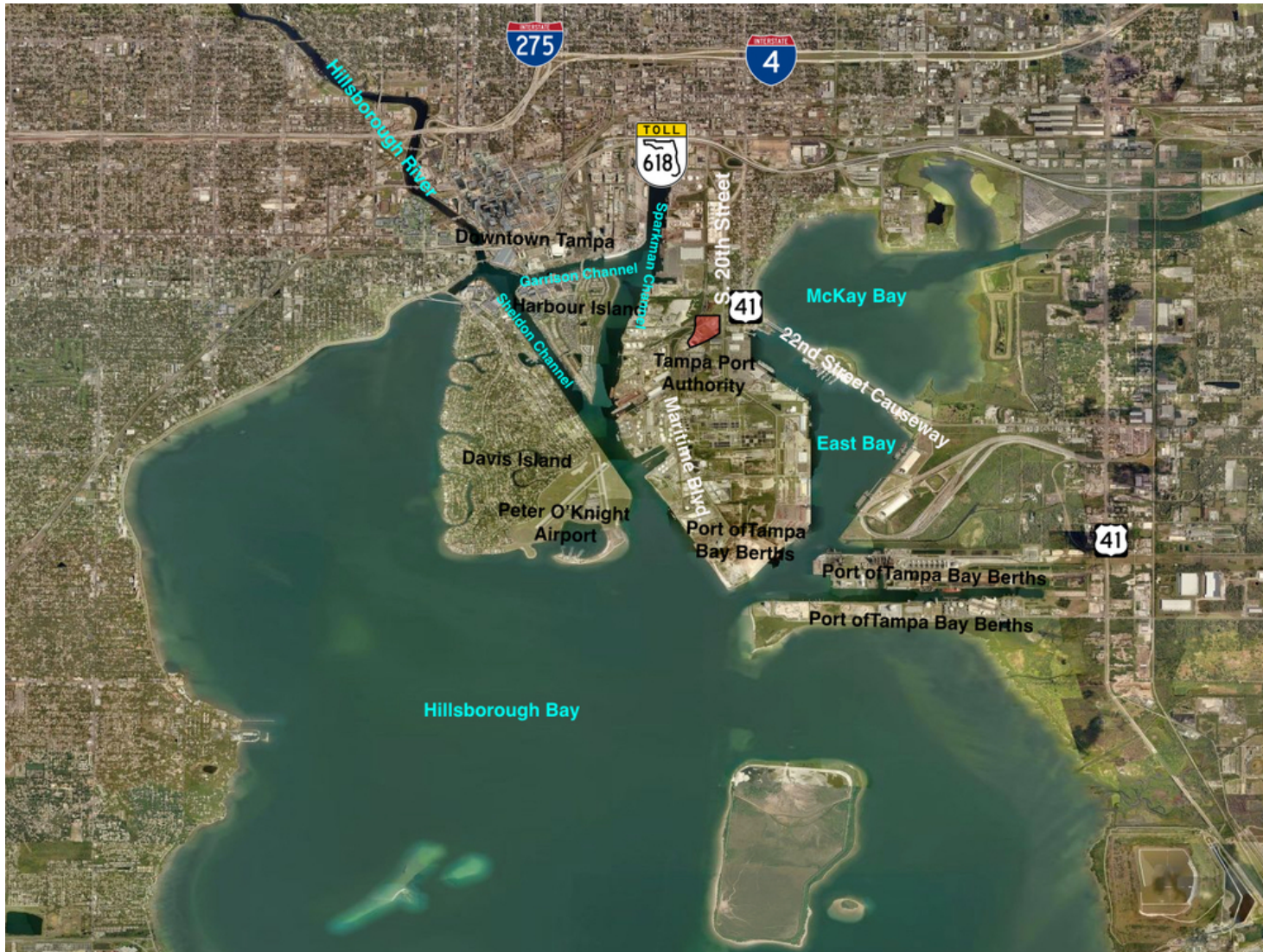
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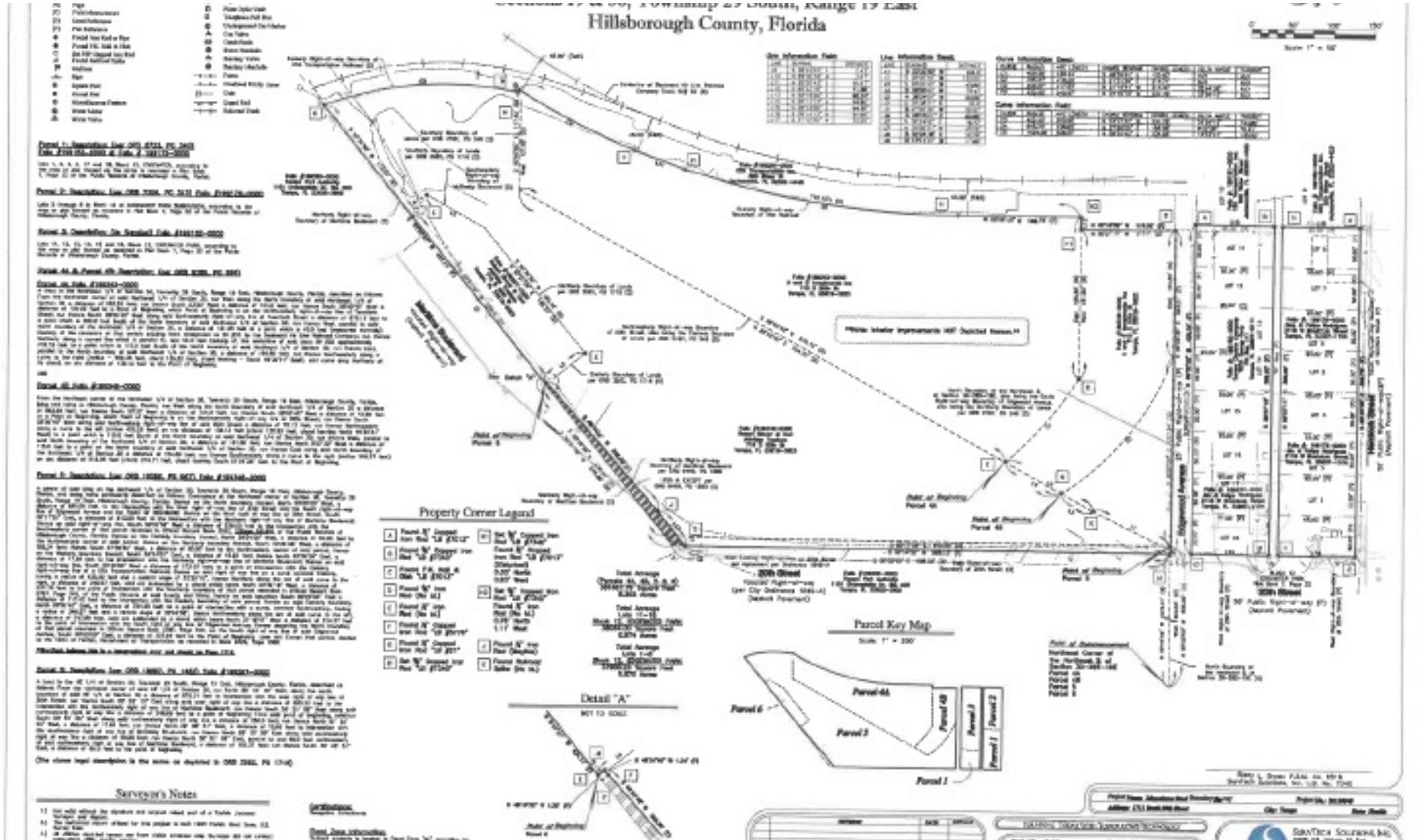
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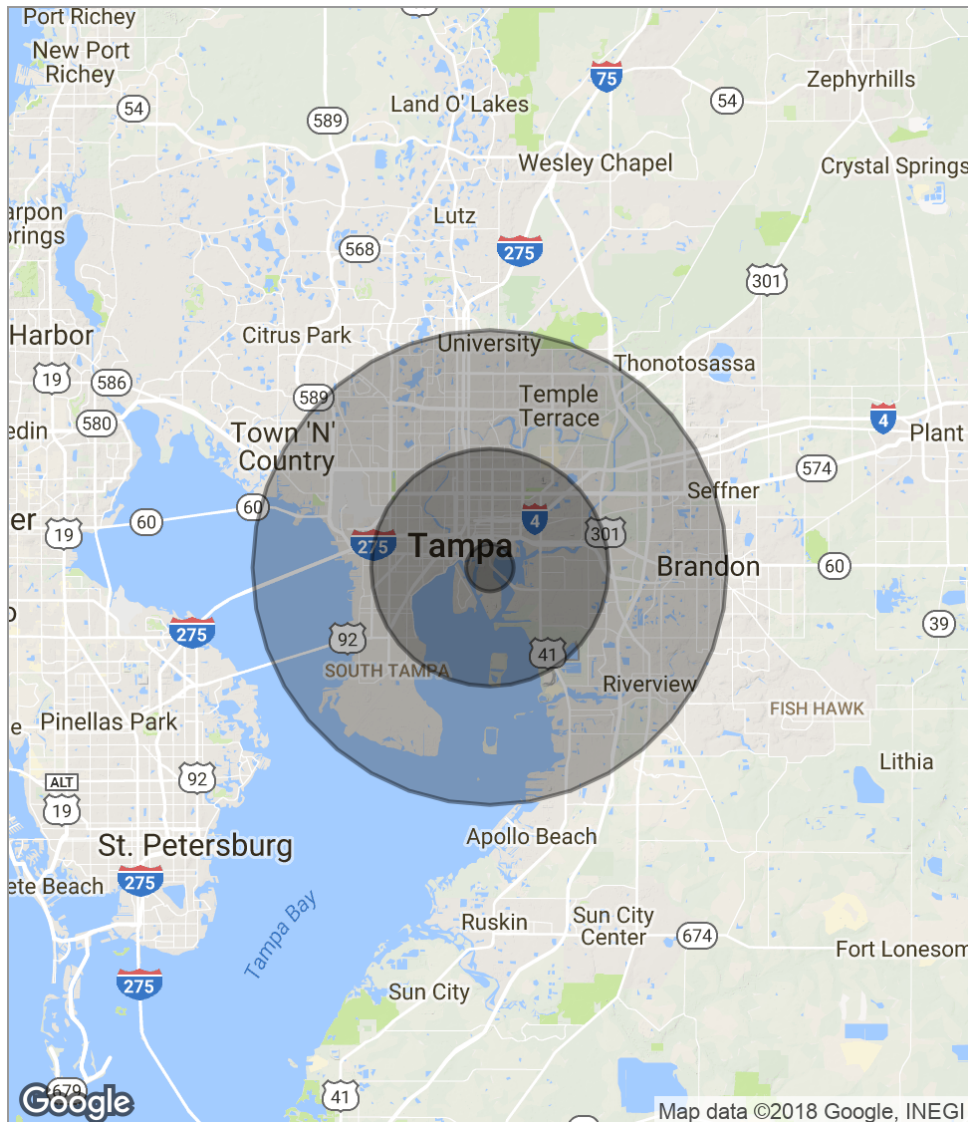


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,999	166,541	639,178
Median age	34.9	36.3	34.6
Median age (male)	34.3	34.5	33.4
Median age (Female)	35.0	37.7	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,665	67,887	254,576
# of persons per HH	1.9	2.5	2.5
Average HH income	\$133,900	\$68,234	\$58,138
Average house value	\$473,285	\$350,879	\$258,022

* Demographic data derived from 2010 US Census

