



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

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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

The opportunity is to buy all or a portion of a 15.59 acre parcel located at the northeast corner of I-75 and MLK Jr Blvd in Tampa, FL. The parcel is currently zoned PD for up to 78,408 of commercial uses with maximum height of 3 stories/45 feet is allowed. The seller will divide the parcel or sell in bulk.

LOCATION DESCRIPTION

Located in the immediate vicinity of the northeast corner of I-75 and Martin Luther King Boulevard at Williams Road. Visible and accessible on Martin Luther Boulevard and Williams Road. Property is located just minutes from all major highways including I-4 and I-75. It is near multiple employment centers including Highland Oaks Office Park, Citibank Center, Sabal Park Office and Industrial Park and the Interstate Business Park.

PROPERTY SIZE

15.59 Gross Acres; Approx. 7.2 Useable 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

Hillsborough County Folio 064830-0300 & 064822-0000

PRICE

\$4,500,000

BROKER CONTACT INFO

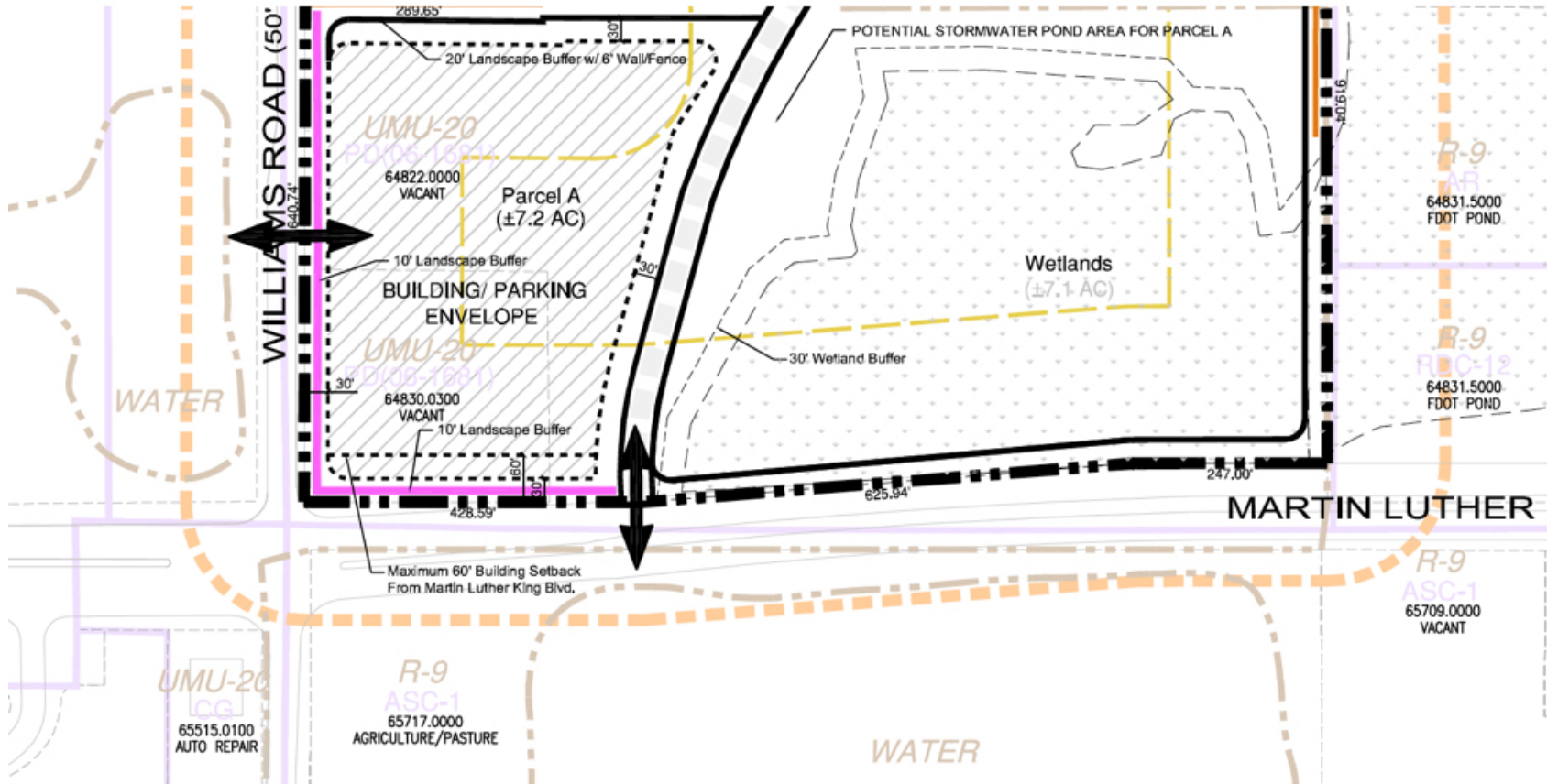
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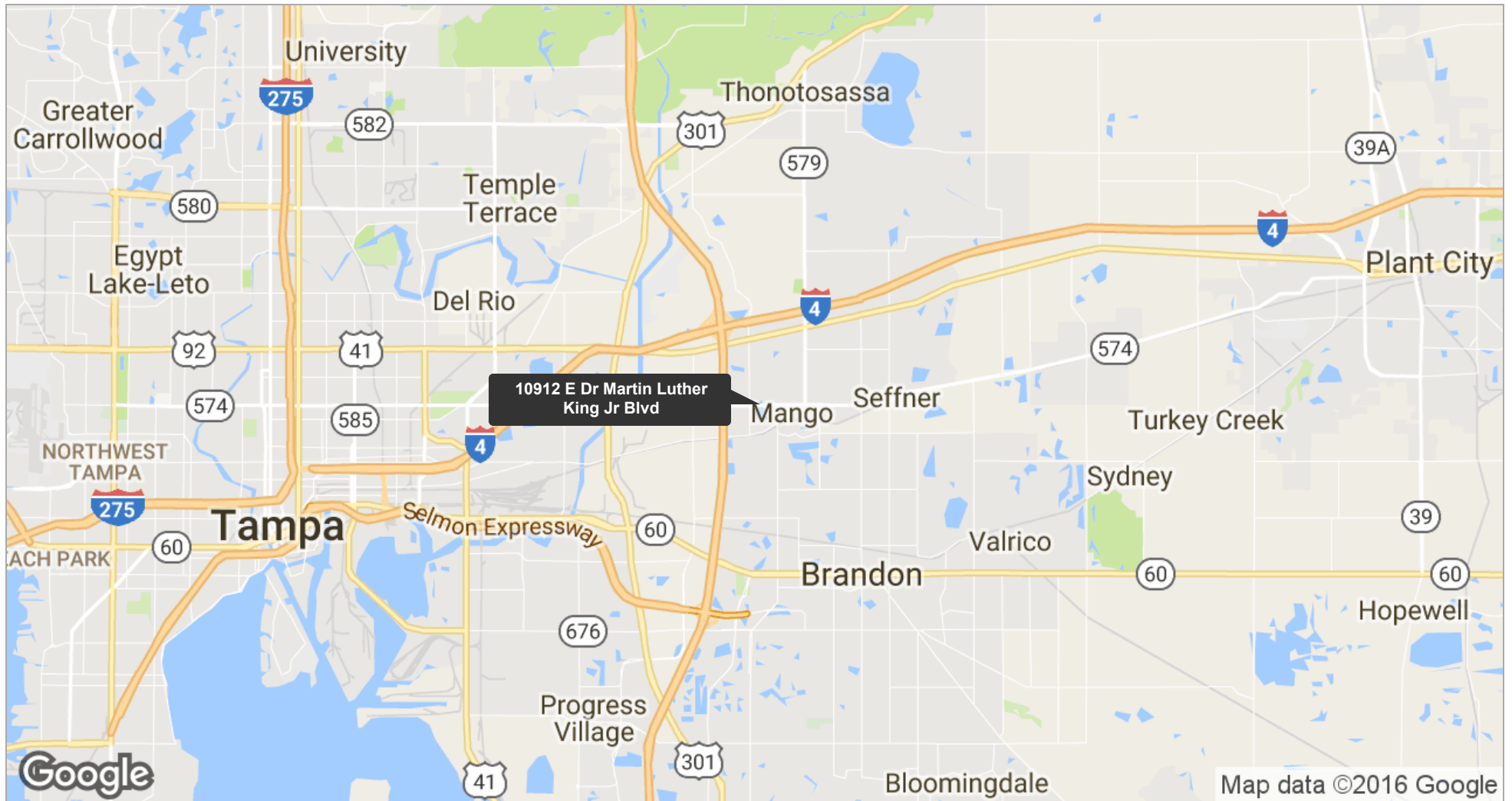
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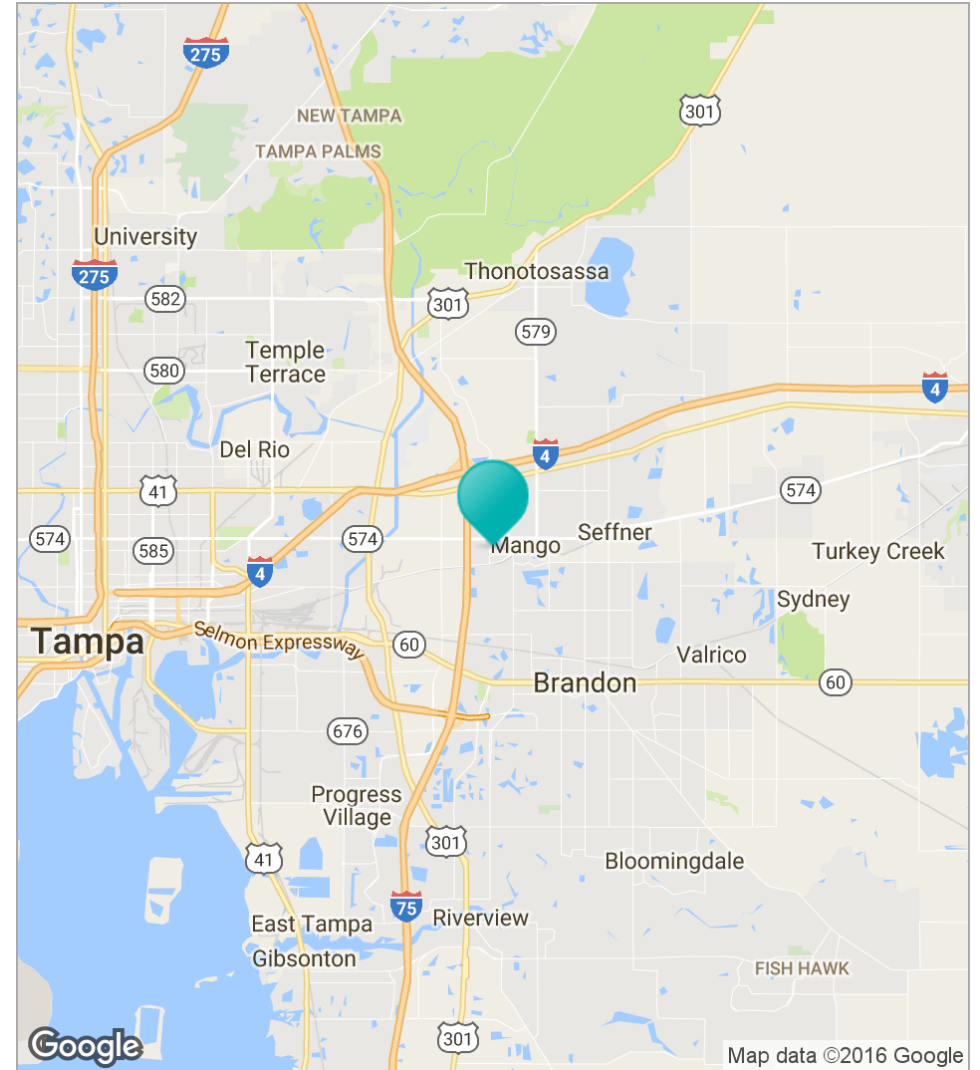
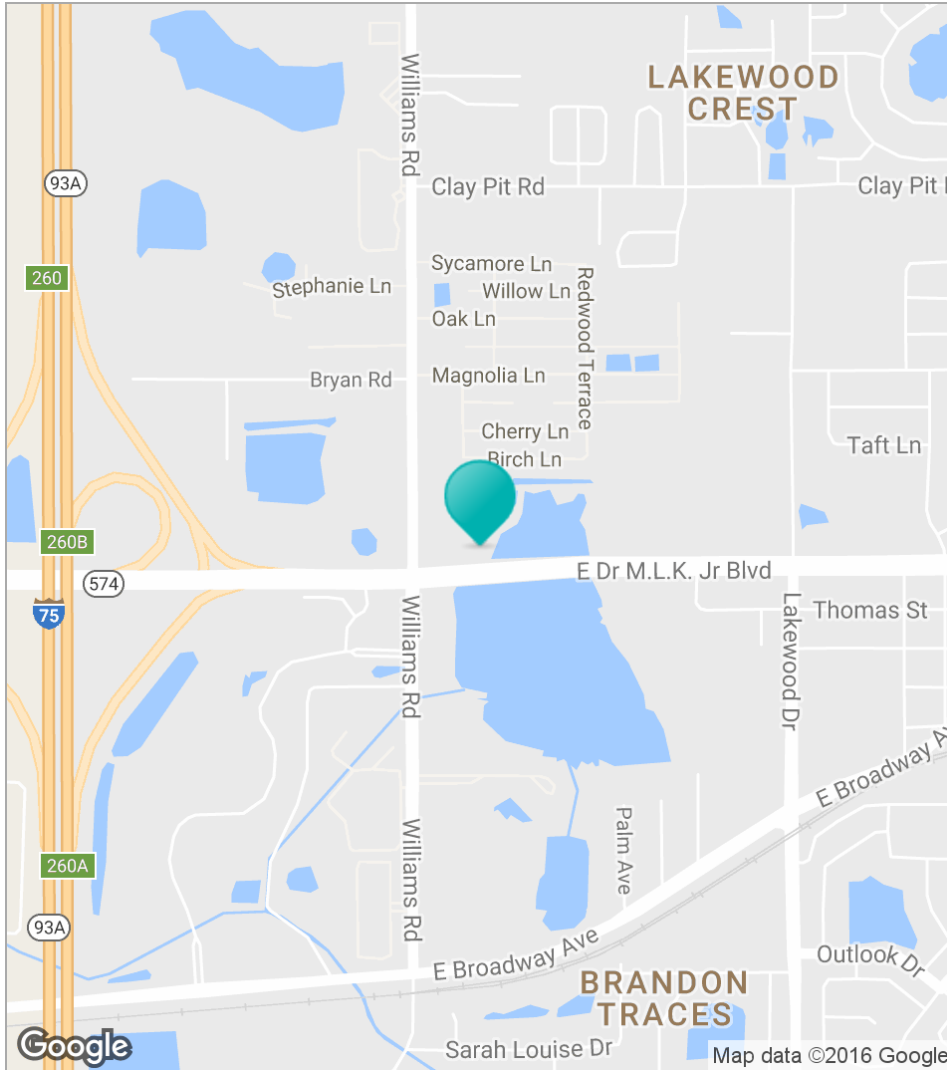
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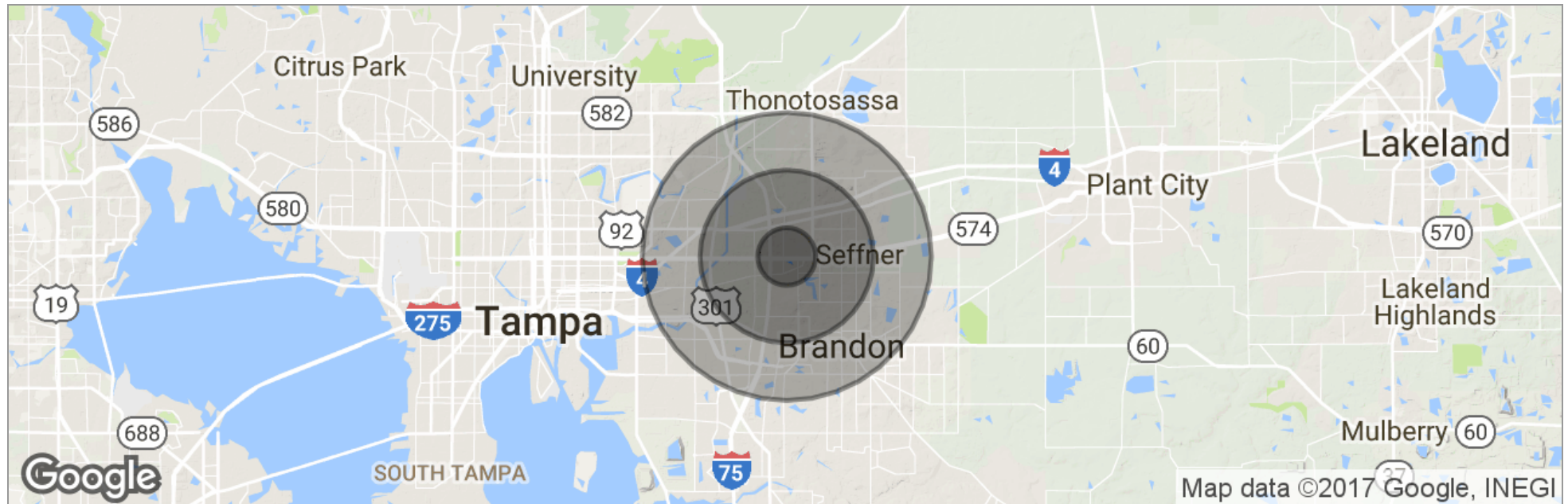




Development Summary												
Parcels	Acres	Proposed Use	Minimum Building Setbacks			Min. Bldg Separation	Min. Lot Width	Min. Lot Area	Max. Bldg Area	Max. Units	Max. Height	NET FAR/Density
			Front	Side	Rear							
	± 7.2	RETAIL/OFFICE ¹	30' ⁴	20'	20'	25'	N/A	-	78,408 sf	-	3-STORIES 45 FEET	0.25







	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