



OFFERING MEMORANDUM

40TH STREET INDUSTRIAL LAND

3215 N 40TH ST., TAMPA, FL 33605

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Eshenbaugh
LAND COMPANY

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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.

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

PROPERTY DESCRIPTION

This 1.59 acres site is ready to be developed for intensive commercial industrial uses. It is located in east Tampa with easy access to I-4, I-275, SR 60, Ybor City & the Port of Tampa. The site is currently heavily wooded with no wetlands. It is rectangular in shape with approx. 227 feet of frontage on 40th. The property is located within the "Opportunity Zone" which could provide a developer with additional tax advantages over a 10 year period.

LOCATION DESCRIPTION

The parcel is located at 3215 North St., Tampa, FL 33605. It is located north of I-4 and just west of U.S. Highway 41 in east Tampa with frontage on North 40th Street. Daily Traffic Count on 40th Street is 25,000.

PROPERTY SIZE

1.59 Acres

ZONING

CI - Commercial Intensive

PARCEL ID

158277-5000

PROPERTY OWNER

Patricia Musolino

PRICE

\$375,000

BROKER CONTACT INFO

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BACKGROUND

- In late 2017, President Trump signed into law the Tax Cuts and Jobs Act of 2017 ("Act"). The Act incentivizes investment in distressed communities by allowing the re-investment of assets, otherwise subject to a taxable gain, in a Qualified Opportunity Zone. Investors can enjoy a tax deferral and partial exclusion on the reinvested gains as provided below. Further, if the investment is held for at least 10 years, the appreciation on the investment in a Qualified Opportunity Zone is not subject to Federal income tax. Qualified Opportunity Zones ("QZones") are low-income communities nominated by the governors of every U.S. state and territory as areas needing reinvigoration and revitalization from reinvestment.

CREATION OF A QUALIFIED OPPORTUNITY ZONE PROPERTY

- A QFund is an investment vehicle that is set up as either a partnership or corporation for investing in eligible property that is located in a QZone.
- 90% of the QFund assets must be invested in a QZone property.
- To become a QFund, an eligible taxpayer self-certifies by merely completing a form (to be released by the IRS this summer) and attaches that form to the taxpayer's federal income tax return for the taxable year.

QZONE PROPERTY IS PROPERTY WHICH:

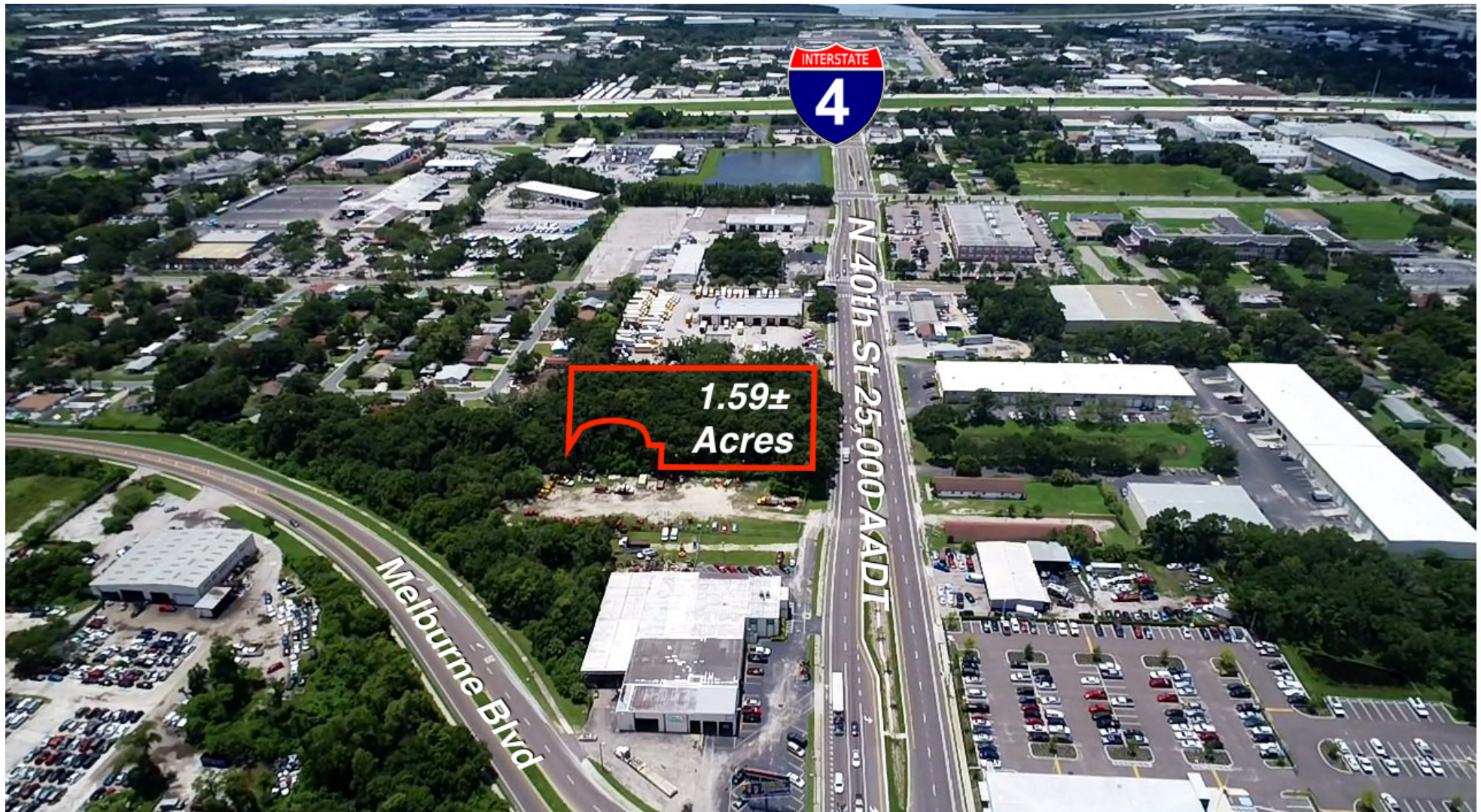
- **Qualified Opportunity Zone Stock:** stock in a domestic corporation that is a qualified opportunity zone business during "substantially all" of the applicable holding period, and the stock was acquired after December 31, 2017, at its original issue in exchange for cash.
- **Qualified Opportunity Zone Partnership:** any capital or profits interest in a domestic partnership that is a qualified opportunity zone business during "substantially all" of the applicable holding period, and the interest was acquired after December 31, 2017, in exchange for cash.
- **Qualified Opportunity Zone Business Property:** tangible property used in the trade or business of a qualified opportunity zone business if (i) the original use of the property commences with the QFund or, (ii) the QFund "substantially improves" the property, and the property was acquired by purchase after December 31, 2017.

DEFERRAL OF GAIN INVESTED IN OPPORTUNITY ZONE PROPERTY

- Investments held beyond the maximum deferral date (i.e., December 31, 2026) and for a minimum of 10 years, the taxpayer's basis in its investment shall be equal to the fair market value of the investment on the date it is sold or exchanged; resulting in no additional recognized gain.

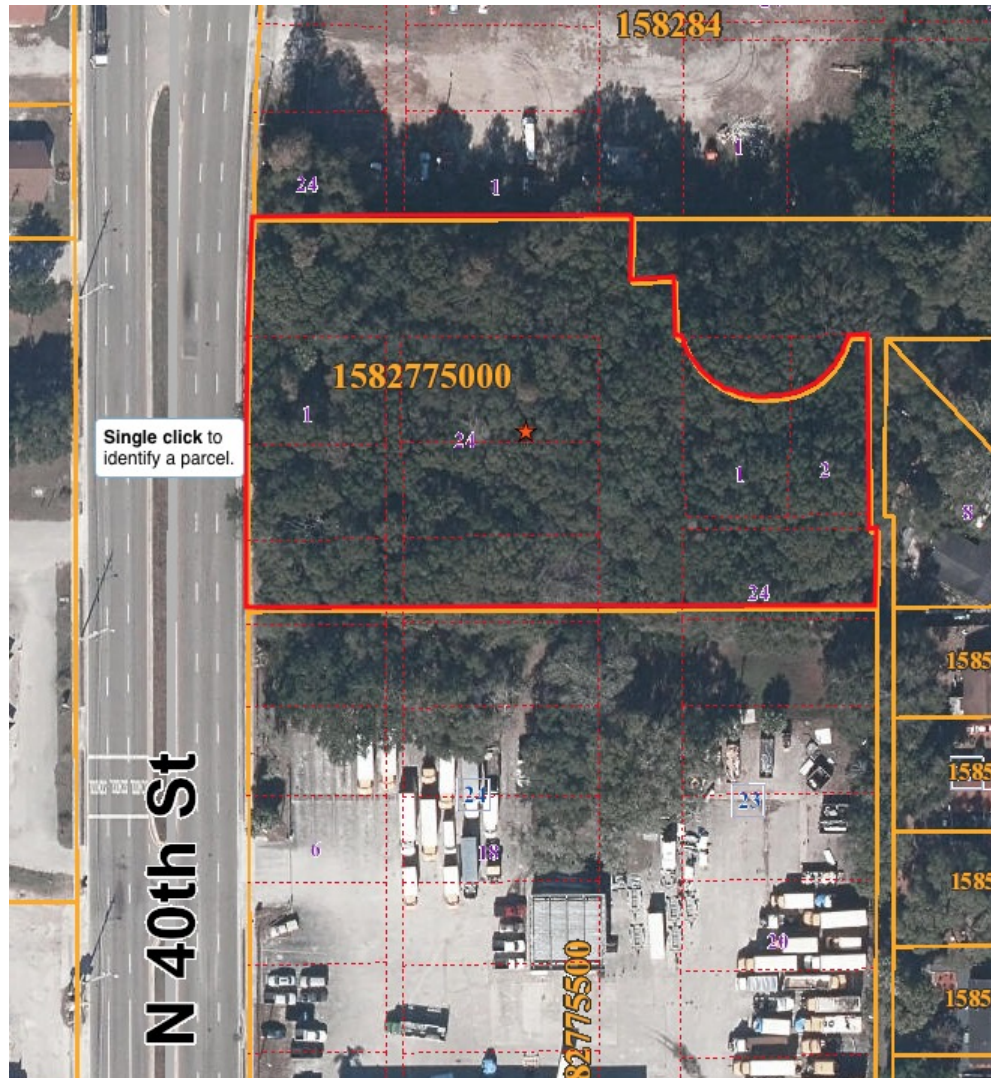










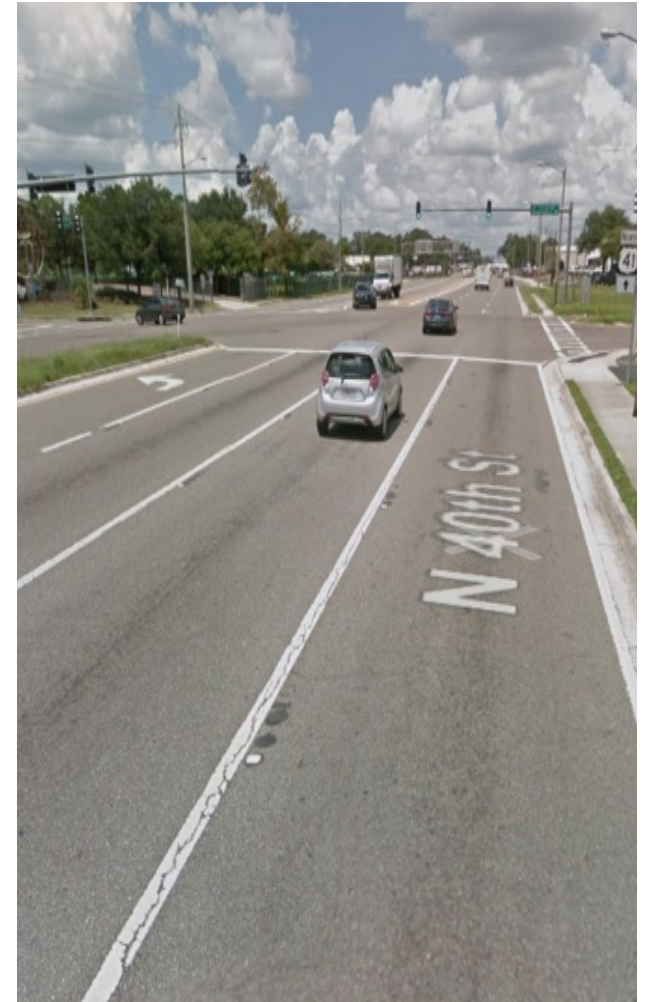




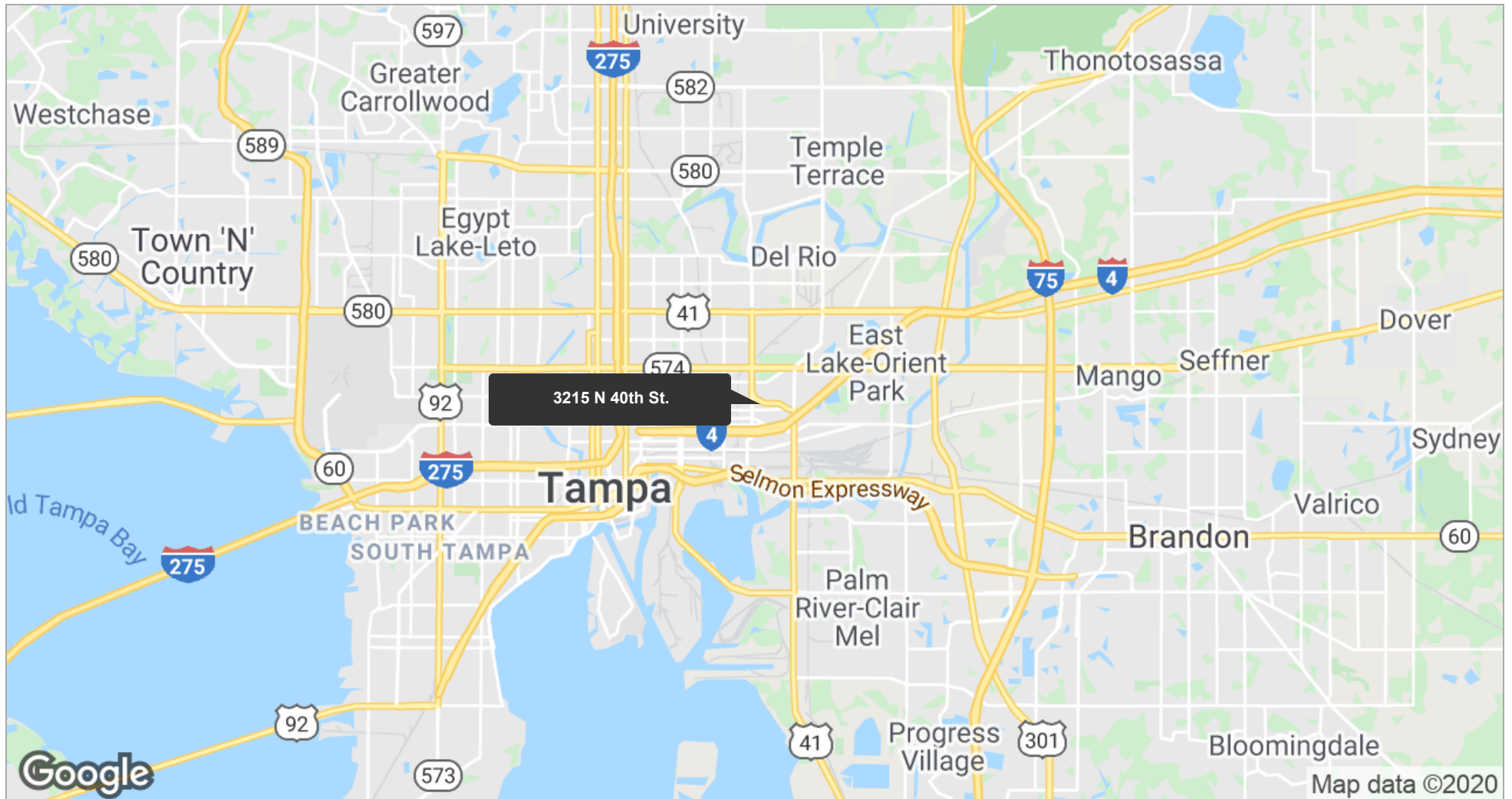
Street View of Parcel

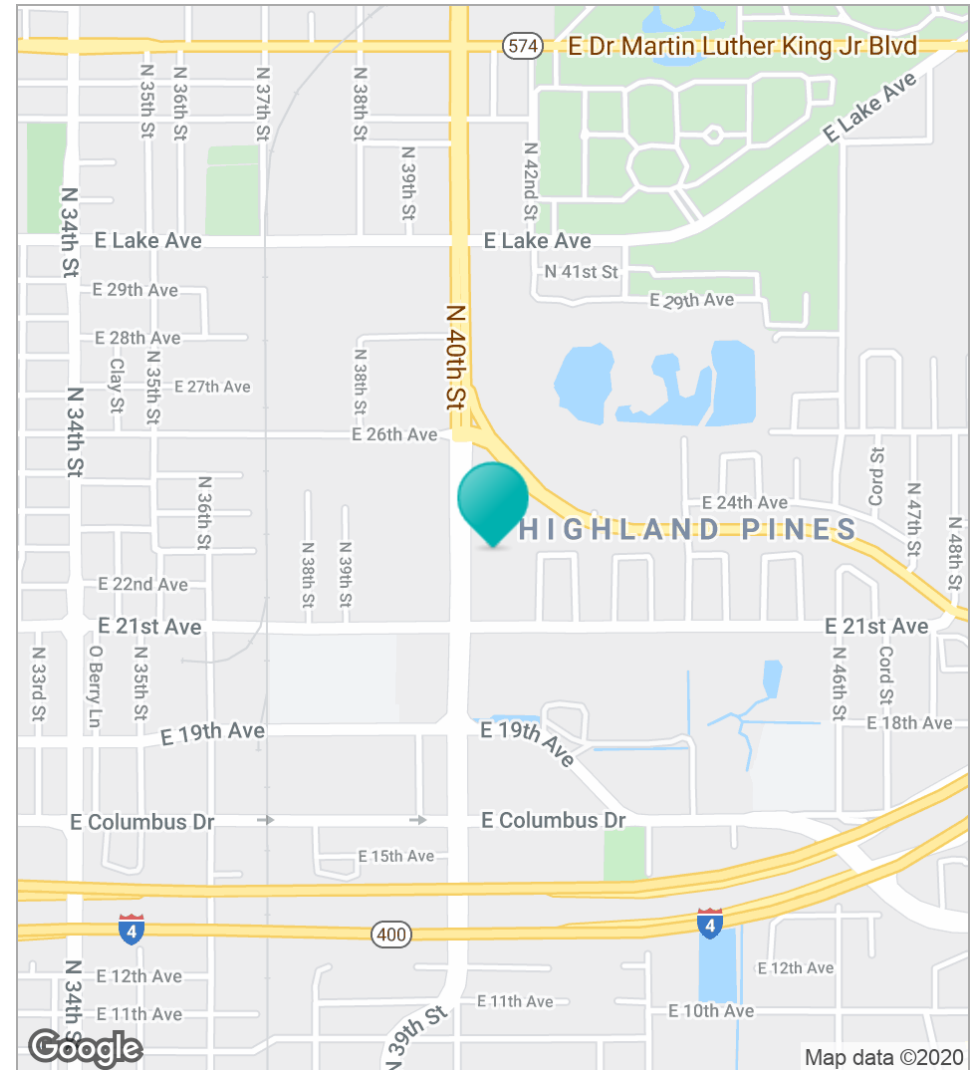
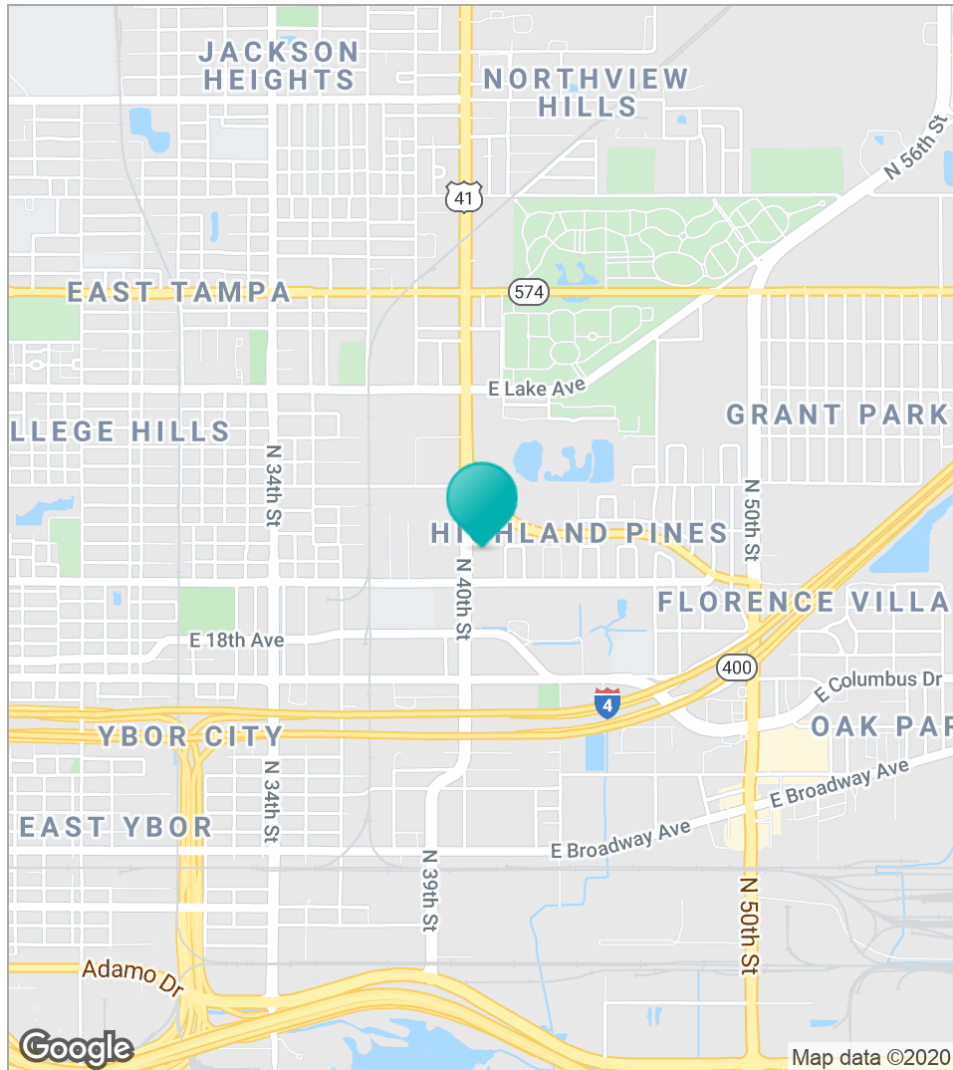


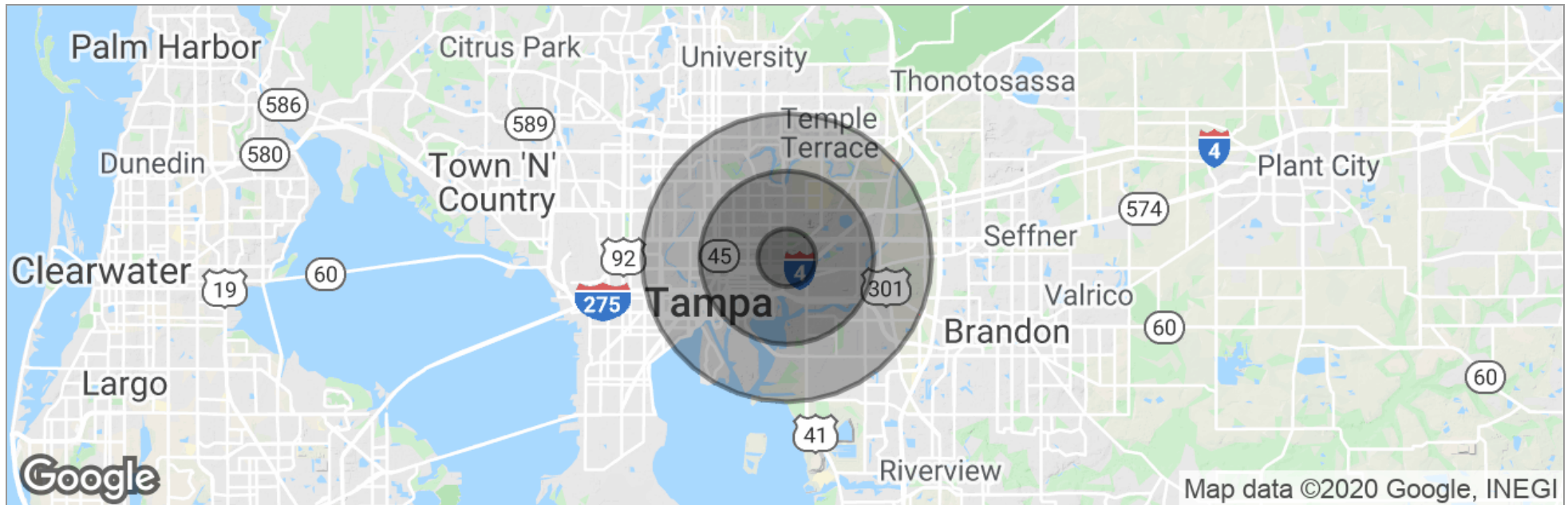
Street View



Street View at intersection of US Hwy 41.







	1 Mile	3 Miles	5 Miles
Total Population	8,836	70,941	208,444
Population Density	2,813	2,509	2,654
Median Age	31.4	33.4	33.7
Median Age (Male)	27.9	30.8	32.0
Median Age (Female)	34.0	35.2	35.1
Total Households	2,708	25,085	79,608
# of Persons Per HH	3.3	2.8	2.6
Average HH Income	\$36,395	\$38,358	\$50,616
Average House Value	\$115,111	\$159,127	\$233,980

** Demographic data derived from 2010 US Census*