



# PROPERTY FOR SALE

## HARNEY RD COMMERCIAL LAND (SWFWMD TBC-14)

877.518.5263 | svnsaunders.com | 1723 Bartow Rd. Lakeland, FL 33801

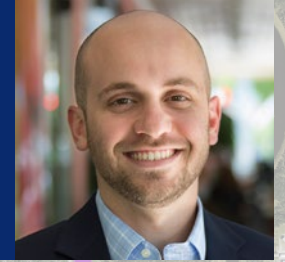
# TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 5 MAPS
- 7 DEMOGRAPHICS
- 10 AERIAL VIEWS
- 14 ZONING

**David Hungerford, CCIM**

Senior Advisor  
david.hungerford@svn.com

863.272.7156



## CONFIDENTIALITY & DISCLAIMER

©2023 SVN | Saunders Ralston Dantzler Real Estate, All rights Reserved, makes every attempt to provide accurate information on this property, however, does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.



## EXECUTIVE SUMMARY

# HARNEY RD THONOTOSASSA, FL 33592

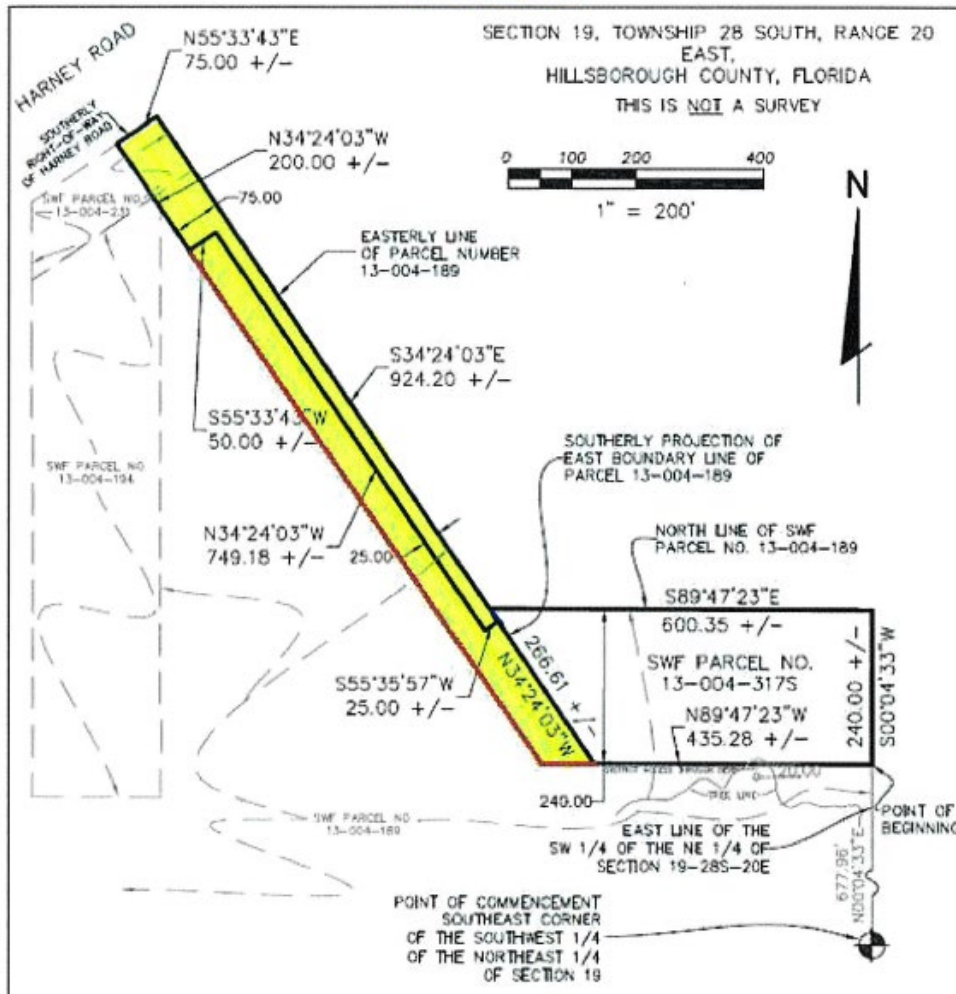
The subject property is located in Thonotosassa, FL approximately 2 miles away from exit 265 on I-75. The surrounding area has good population density with almost 15,000 people within a 2 mile radius and a younger population with a median age of 36.4. The age and growing demographics are partially due to the property being located in close proximity to the University of South Florida which is located less than 5 miles northwest of the subject property. Highest and best use for this property would be to re-zone for residential or commercial use.

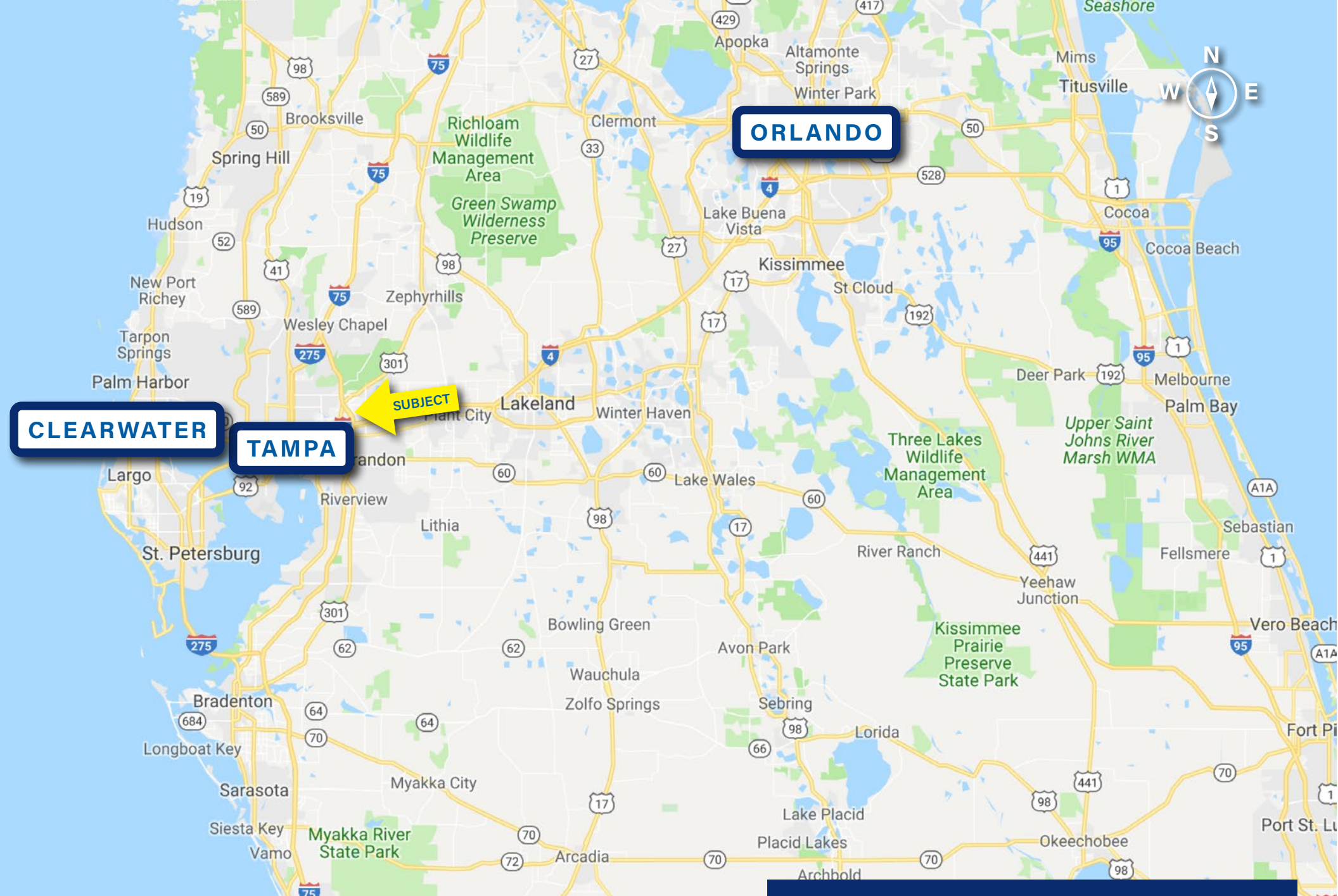
See page 4 which shows the acreage breakdown. The ownership of the yellow highlighted area will be retained by Seller, with an easement granted to the Buyer of the non-highlighted area. The total outlined area is approximately 3.6 acres. The yellow highlighted easement area is approximately 0.75 acres, and the non-highlighted, which determines the available portion, is approximately 2.83 acres.

<b>Site Address:</b>	Harney Rd, Thonotosassa, FL 33592
<b>County:</b>	Hillborough
<b>PIN (Property Identification Number):</b>	U-19-28-20-ZZZ-000000-00000.1
<b>Land Size:</b>	2.83 ± Acres
<b>Property Use:</b>	State Use
<b>Utilities:</b>	Hillsborough County
<b>Future Land Use:</b>	Agricultural Rural - Hillsborough County
<b>Taxes:</b>	\$0.00
<b>Traffic Count:</b>	4,000 cars/day on Harney Rd
<b>Price:</b>	\$444,000

## ACREAGE BREAKDOWN

The ownership of the yellow highlighted area will be retained by Seller, with an easement granted to the Buyer of the non-highlighted area. The total outlined area is approximately 3.6 acres.





Located in the Tampa-St. Petersburg-Clearwater MSA.

## REGIONAL LOCATION MAP



**CLEARWATER**

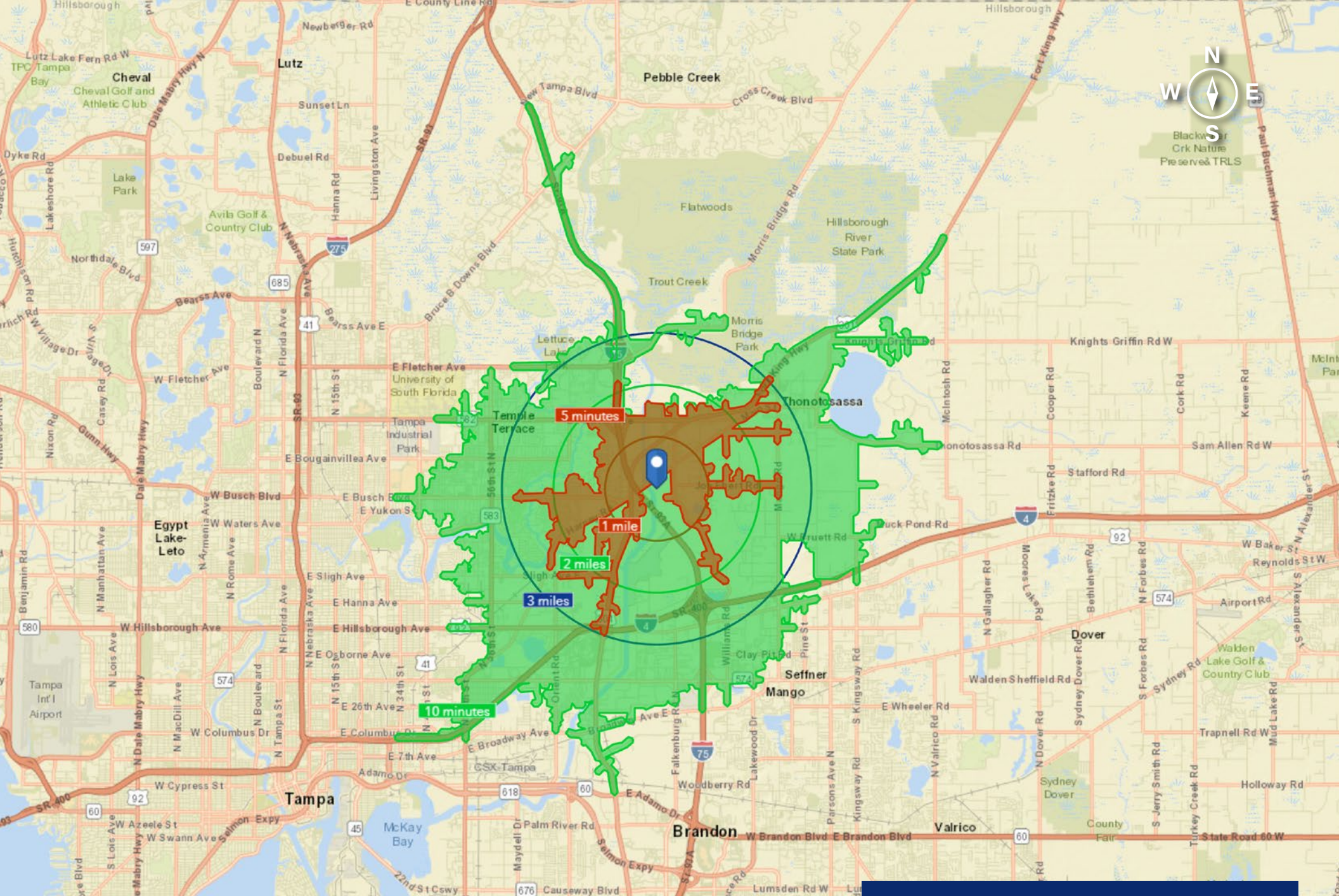
**TAMPA**

**THONOTOSASSA**

**SUBJECT**

**LOCATION MAP**

Located in Thonotosassa, FL near the intersection of US 301 and I-75.



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Hillsborough	MSA	FL	US
Population	3,343	14,380	37,053	11,439	86,512	1,421,685	3,098,274	20,875,686	330,088,686
Households	1,318	5,402	14,415	4,419	33,860	539,650	1,257,748	8,152,541	124,110,001
Families	851	3,523	8,889	2,760	20,203	344,039	776,149	5,273,287	81,631,156
Average Household Size	2.53	2.64	2.54	2.59	2.53	2.59	2.42	2.51	2.59
Owner Occupied Housing Units	617	3,316	7,524	2,463	15,007	311,290	793,257	5,193,134	78,262,285
Renter Occupied Housing Units	701	2,087	6,890	1,956	18,852	228,360	464,491	2,959,407	45,847,716
Median Age	36.5	36.4	35.0	35.3	33.7	37.1	42.8	42.3	38.3
<b>Income</b>									
Median Household Income	\$43,666	\$48,387	\$49,680	\$44,244	\$41,704	\$54,747	\$51,596	\$52,098	\$58,100
Average Household Income	\$57,311	\$65,465	\$67,640	\$57,838	\$57,923	\$78,593	\$73,608	\$75,281	\$83,694
Per Capita Income	\$22,138	\$24,674	\$26,560	\$22,428	\$22,958	\$30,241	\$30,364	\$29,913	\$31,950
<b>Trends: 2015 - 2020 Annual Growth Rate</b>									
Population	0.94%	1.19%	1.38%	1.14%	1.38%	1.72%	1.40%	1.41%	0.83%
Households	0.79%	1.05%	1.24%	0.99%	1.24%	1.63%	1.27%	1.36%	0.79%
Families	0.79%	1.02%	1.16%	0.95%	1.19%	1.56%	1.22%	1.30%	0.71%
Owner HHs	2.53%	1.92%	2.07%	2.06%	2.20%	2.23%	1.81%	1.91%	1.16%
Median Household Income	2.84%	2.33%	2.55%	2.62%	2.96%	2.53%	2.48%	2.52%	2.50%

**T**here is good population density within a 2 mile radius of 14,380 people.



# BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Hillsborough MSA FL US

## Households by Income

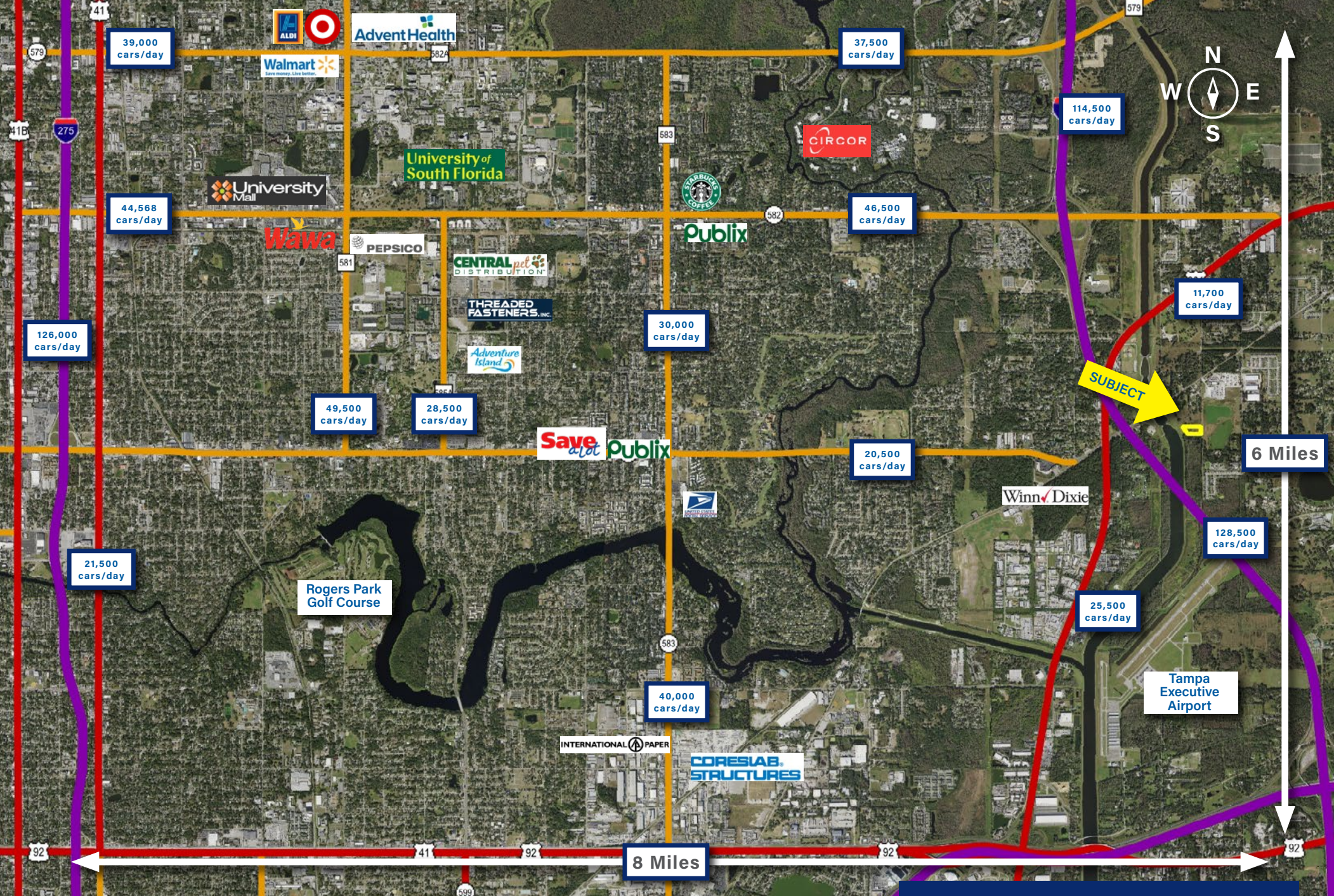
<\$15,000	13.40%	11.80%	11.60%	12.50%	15.20%	11.10%	11.50%	11.70%	11.20%
\$15,000 - \$24,999	10.50%	10.90%	11.00%	11.40%	12.80%	9.80%	11.00%	10.60%	9.40%
\$25,000 - \$34,999	11.80%	10.00%	10.90%	11.20%	12.40%	10.10%	10.80%	10.70%	9.30%
\$35,000 - \$49,999	21.50%	18.80%	16.70%	21.20%	17.80%	14.10%	14.90%	14.70%	12.80%
\$50,000 - \$74,999	17.70%	21.70%	20.20%	21.70%	18.80%	18.70%	18.80%	18.70%	17.60%
\$75,000 - \$99,999	12.40%	10.50%	10.70%	10.40%	9.20%	12.20%	11.90%	11.90%	12.50%
\$100,000 - \$149,999	9.80%	9.60%	11.30%	7.40%	8.60%	13.20%	12.00%	12.10%	14.40%
\$150,000 - \$199,999	1.40%	3.60%	4.40%	2.10%	2.90%	5.20%	4.40%	4.50%	6.00%
\$200,000+	1.50%	3.20%	3.20%	2.00%	2.20%	5.60%	4.70%	5.10%	6.70%

## Population by Age

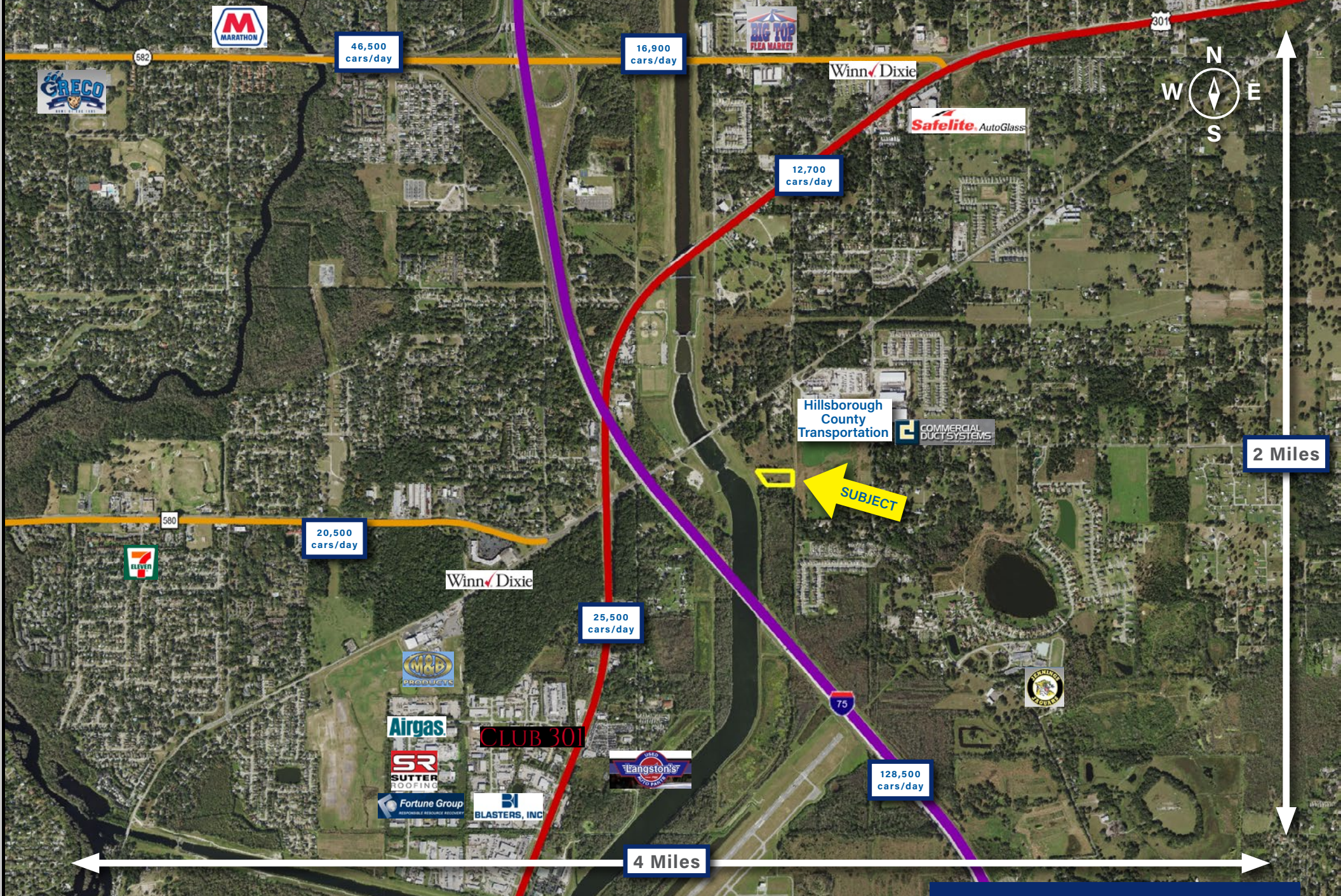
0 - 4	6.90%	6.10%	6.10%	6.30%	6.80%	6.10%	5.20%	5.30%	6.00%
5 - 9	6.60%	6.00%	5.70%	6.10%	6.30%	6.10%	5.40%	5.40%	6.20%
10 - 14	5.90%	5.60%	5.40%	5.70%	5.90%	6.20%	5.60%	5.60%	6.30%
15 - 19	5.50%	5.70%	6.00%	5.70%	6.30%	6.40%	5.60%	5.70%	6.40%
20 - 24	7.10%	7.00%	8.90%	7.30%	9.30%	7.40%	6.20%	6.30%	6.90%
25 - 34	16.20%	17.80%	18.00%	18.60%	17.50%	14.90%	12.90%	13.20%	13.90%
35 - 44	12.70%	11.80%	11.90%	12.60%	12.20%	13.00%	11.80%	11.70%	12.50%
45 - 54	13.40%	12.50%	11.60%	12.40%	11.40%	13.00%	13.10%	12.70%	12.80%
55 - 64	13.10%	13.50%	12.60%	12.80%	11.60%	12.20%	13.90%	13.60%	13.00%
65 - 74	8.50%	9.00%	8.70%	8.20%	8.00%	8.70%	11.40%	11.50%	9.40%
75 - 84	3.20%	3.70%	3.80%	3.30%	3.50%	4.20%	6.20%	6.30%	4.60%
85+	1.10%	1.30%	1.30%	1.10%	1.20%	1.80%	2.90%	2.70%	2.00%

## Race and Ethnicity

White Alone	58.60%	61.90%	64.40%	59.50%	55.40%	68.90%	76.30%	73.00%	69.90%
Black Alone	27.90%	25.10%	21.50%	26.80%	30.80%	17.00%	12.50%	16.40%	12.90%
American Indian Alone	0.60%	0.40%	0.50%	0.50%	0.50%	0.40%	0.40%	0.40%	1.00%
Asian Alone	3.70%	3.60%	5.70%	3.60%	4.30%	4.10%	3.50%	2.80%	5.70%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.00%	4.70%	3.80%	5.00%	4.80%	5.80%	4.10%	4.30%	6.90%
Two or More Races	4.20%	4.20%	4.10%	4.70%	4.10%	3.70%	3.20%	3.00%	3.40%
Hispanic Origin (Any Race)	18.40%	19.50%	17.70%	20.80%	20.40%	28.80%	19.70%	25.90%	18.30%

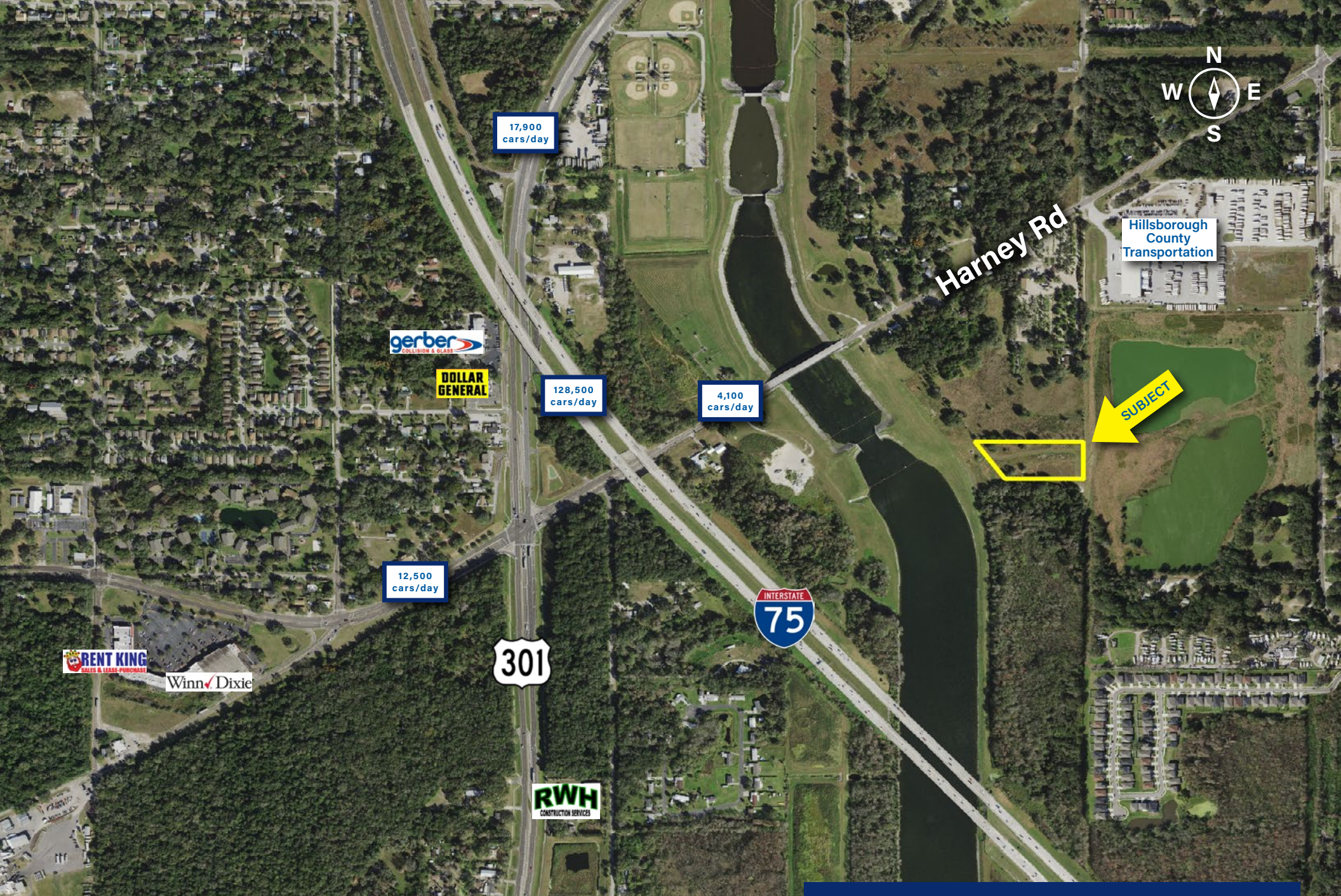


The market area encompasses portions of Temple Terrace and Tampa, FL. The market area also includes the University of South Florida.



The trade area consists mostly of industrial and residential uses.

**TRADE AREA MAP**



17,900 cars/day

128,500 cars/day

4,100 cars/day

12,500 cars/day

gerber COLLISION & GLASS

DOLLAR GENERAL

RENT KING SALES & LEASE PURCHASES

Winn-Dixie

301

INTERSTATE 75

RWH CONSTRUCTION SERVICES

Harney Rd

Hillsborough County Transportation

SUBJECT



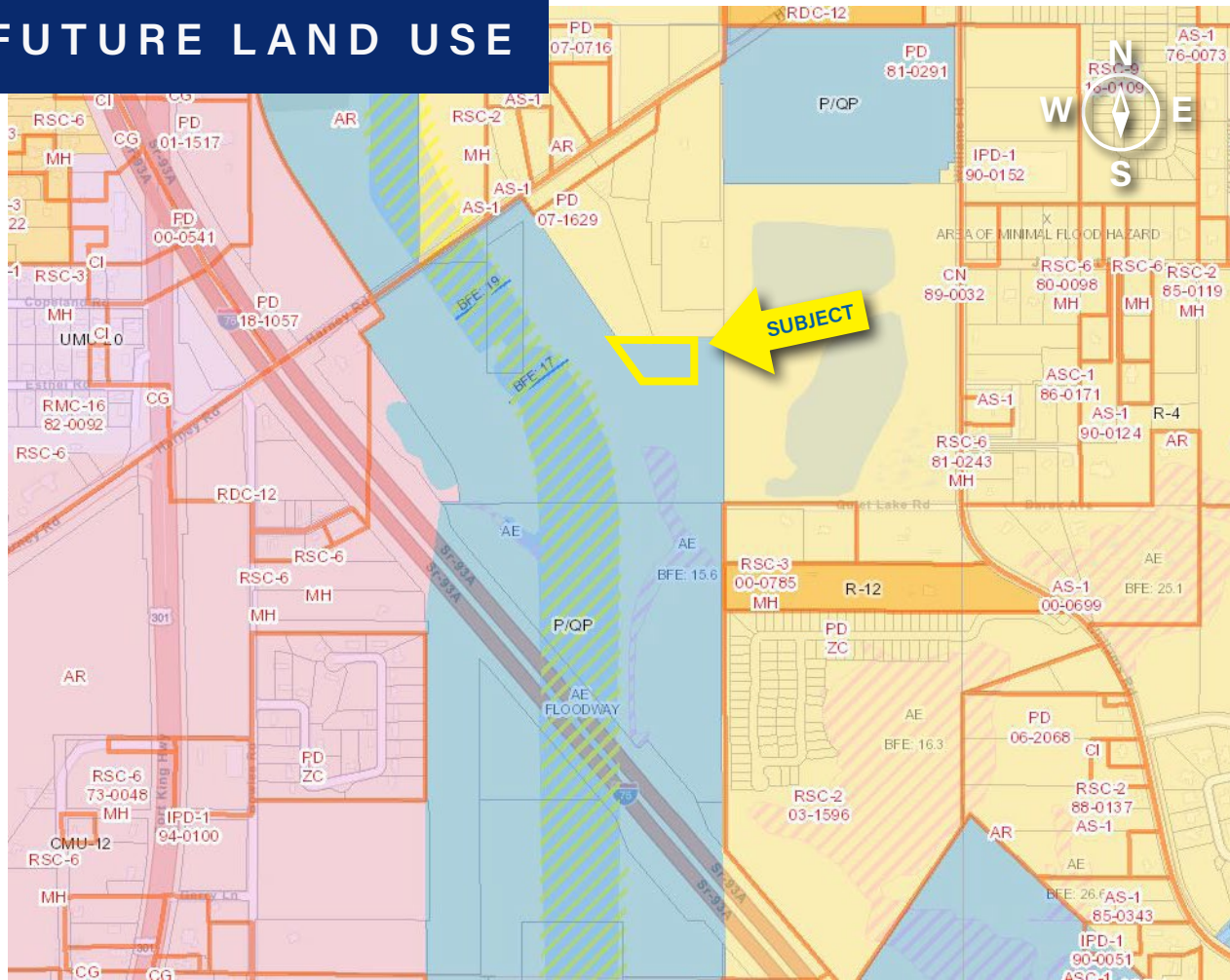
# NEIGHBORHOOD AERIAL



Access via Harney Rd

**SITE AERIAL**




# FUTURE LAND USE



## Agricultural Rural (AR)

The purpose of this district is to protect viable long term agricultural lands so classified in the Comprehensive Plan from urban and suburban encroachment by encouraging agriculture and related uses on parcels of at least five (5) acres.

Highest and best use for this property would be to re-zone for residential or commercial use.

-  AR
-  CMU-12
-  R-4
-  R-12



SVN | Saunders Ralston Dantzler  
Real Estate

877.518.5263

1723 Bartow Rd.  
Lakeland, FL 33801