

Property Description

PROPERTY DESCRIPTION

4.65± & .99± Acre parcels being sold together as one 5.64± acre site available for sale zoned for commercial right on US 301 and close to the Selmon Expressway in Tampa, FL. It is also across from the future Coca-Cola headquarters with a traffic signal in-front of the property.

LOCATION DESCRIPTION

This site is located right off of US 301 on the north and south side of Courtney Palms Blvd. It is located right off the Selmon Expressway which provides easy access to Downtown Tampa to the west and Brandon to the east. Directly across the street is going to be the headquarters for Coke which is currently under construction.

PROPERTY SIZE

5.64± Acres

ZONING

CI

PARCEL ID

072035-0000 & 071965-0000

PROPERTY OWNER

AC Properties 6 LLC

PRICE

\$2,950,000

BROKER CONTACT INFO

Chris Bowers, CCIM

Senior Broker Associate

813.287.8787 x8

chris@thedirtdog.com

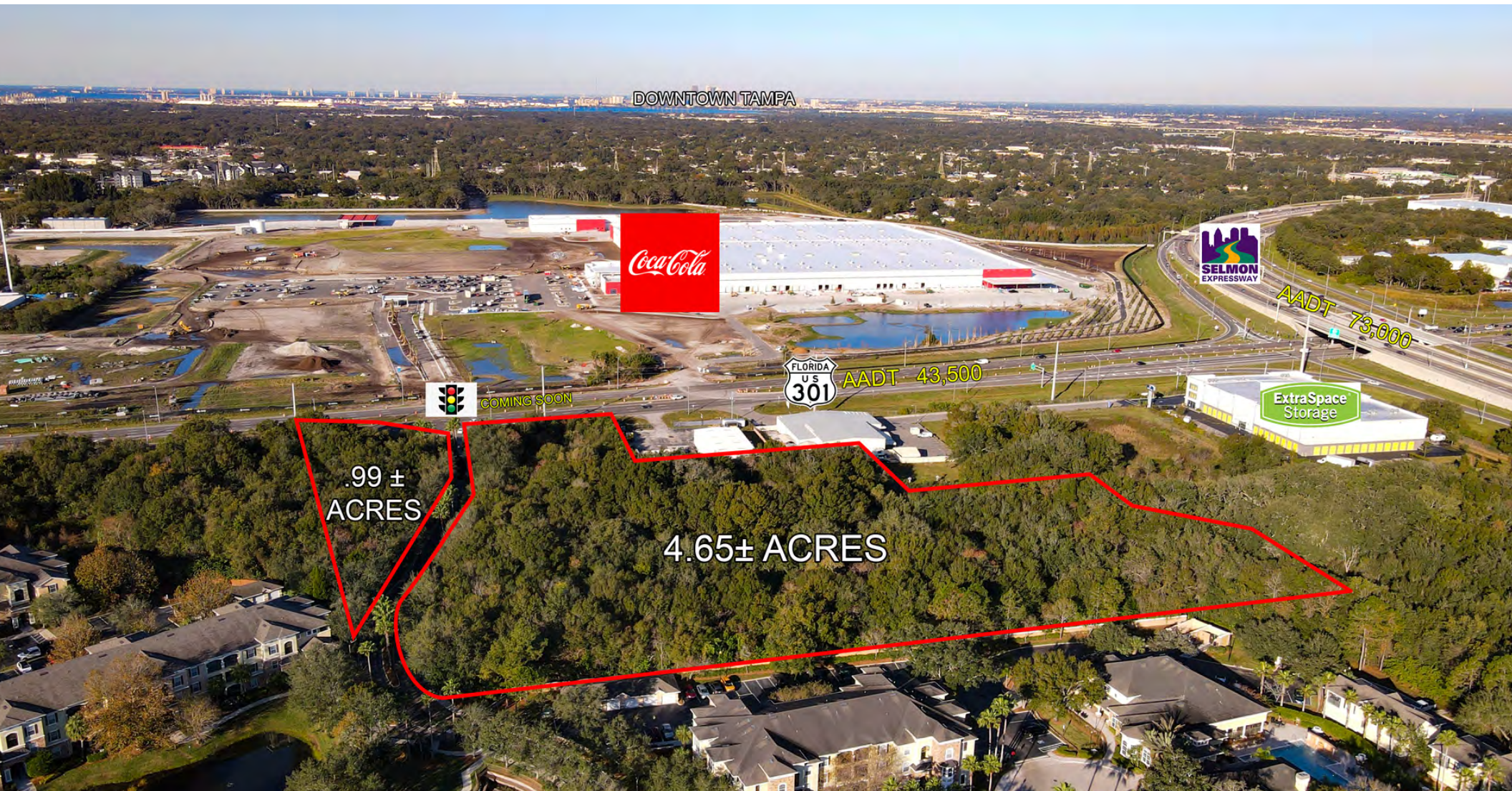
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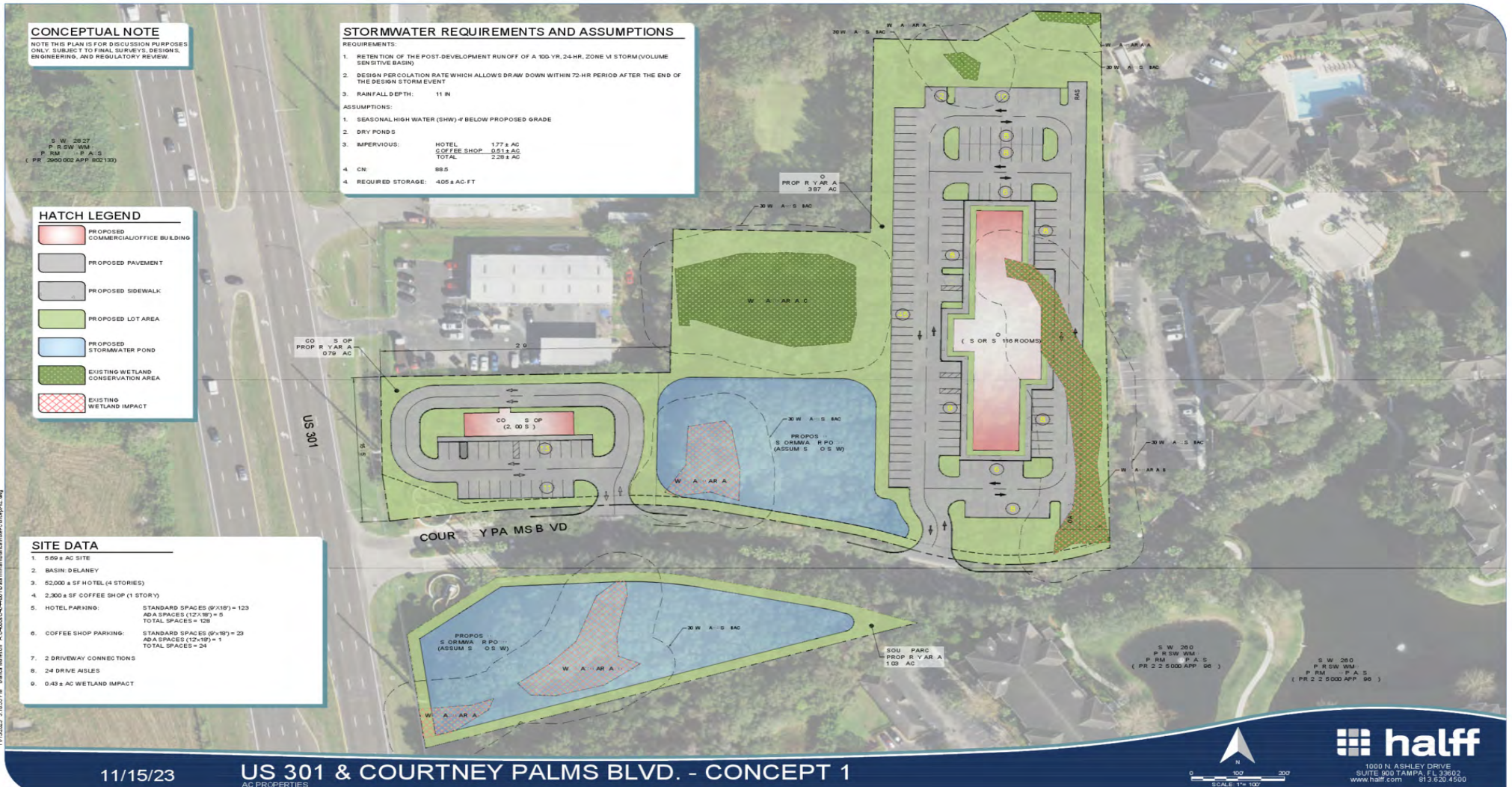
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Conceptual Site Plan



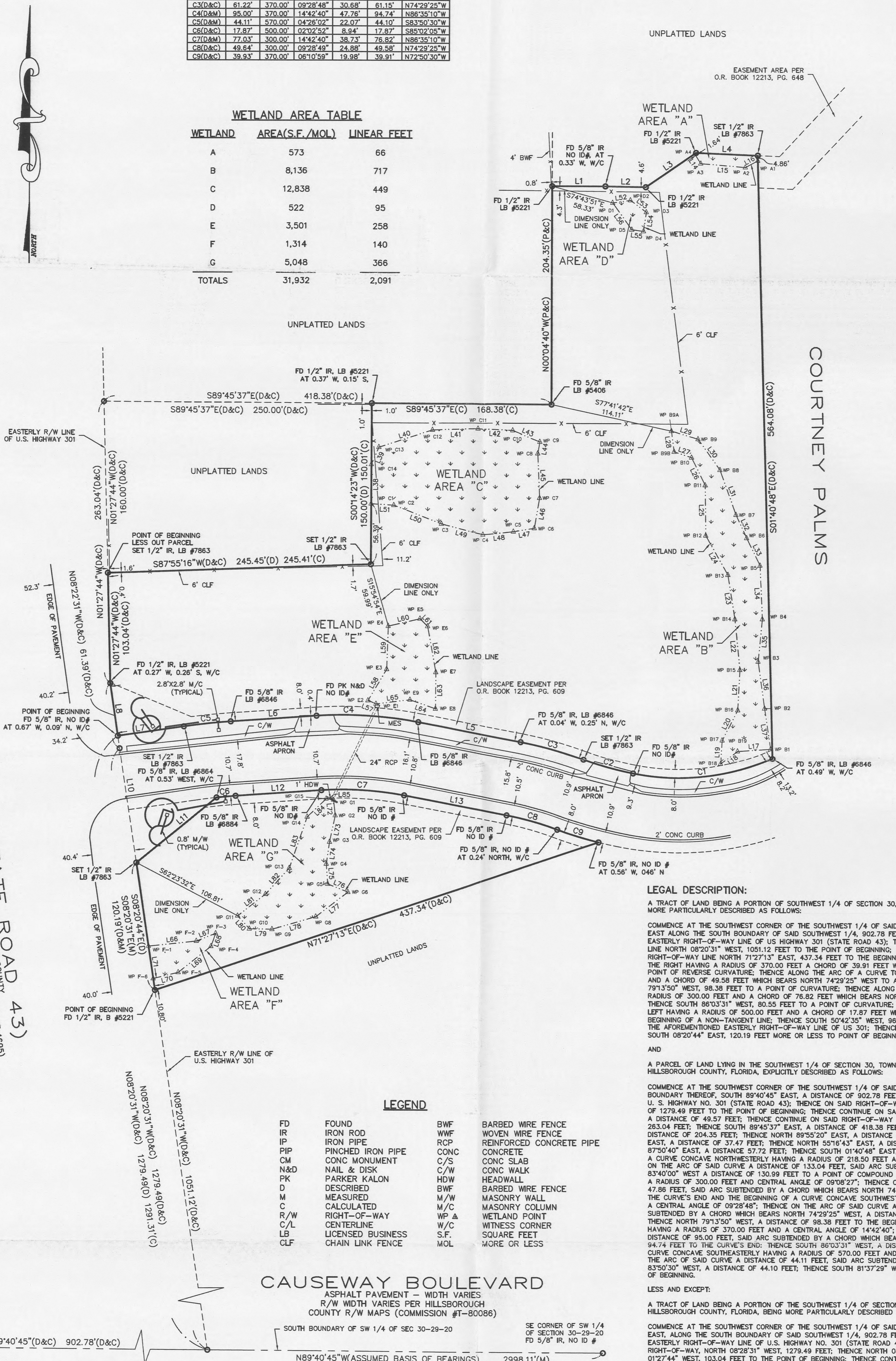
MAP OF SURVEY
SECTION 30, TOWNSHIP 29 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1(D&C)	133.04'	218.50'	34°53'06"	68.65'	130.99'	S83°40'00"W
C2(D&M)	47.86'	300.00'	09°08'27"	23.98'	47.81'	N74°19'13"W
C3(D&C)	61.22'	370.00'	09°28'48"	30.68'	61.15'	N74°29'25"W
C4(D&M)	95.00'	370.00'	14°42'40"	47.76'	94.74'	N86°35'10"W
C5(D&M)	44.11'	570.00'	04°28'07"	22.07'	44.10'	S83°50'30"W
C6(D&C)	17.87'	500.00'	02°02'52"	8.94'	17.87'	S83°02'05"W
C7(D&M)	77.03'	300.00'	14°42'40"	38.73'	76.82'	N86°35'10"W
C8(D&C)	49.64'	300.00'	09°28'48"	24.88'	49.58'	N74°29'25"W
C9(D&C)	39.93'	370.00'	08°10'59"	19.98'	39.91'	N72°50'30"W

LINE	LENGTH	BEARING
L1(D&C)	49.31'	N89°55'20"E
L2(D&C)	37.47'	S89°10'28"E
L3(D)	56.74'	N55°16'43"E
L3(M)	56.75'	N55°16'43"E
L4(D&M)	57.72'	S87°50'40"E
L5(D&C)	98.38'	N79°13'50"W
L6(D&M)	80.55'	S86°03'31"W
L7(D)	61.92'	S81°37'29"W
L7(C)	61.88'	S81°37'29"W
L8(D&C)	49.57'	N08°20'31"W
L10(M)	120.00'	N08°20'31"W
L11(D&C)	96.48'	S50°42'35"W
L12(D&M)	80.55'	S86°03'31"W
L13(D&M)	98.38'	N79°13'50"W

WETLAND	AREA(S.F./MOL)	LINEAR FEET
A	573	66
B	8,136	717
C	12,838	449
D	522	95
E	3,501	258
F	1,314	140
G	5,048	366
TOTALS	31,932	2,091

WETLAND LINE	LENGTH	BEARING
L14	10.83'	N32°57'28"W
L15	41.87'	N85°28'47"W
L16	13.15'	S81°23'40"W
L17	31.05'	S86°01'43"W
L18	20.00'	S52°15'20"W
L19	22.41'	N03°27'24"E
L20	31.73'	N28°54'31"E
L21	32.80'	N02°48'10"E
L22	47.58'	N05°55'33"W
L23	41.93'	N09°16'45"W
L24	42.05'	N29°45'42"W
L25	47.00'	N00°51'15"W
L26	28.63'	N26°35'24"W
L27	17.12'	N71°42'36"W
L28	19.27'	N07°46'04"W
L29	25.92'	S73°48'22"E
L30	35.22'	S35°49'20"E
L31	44.43'	S19°52'34"E
L32	23.85'	S23°08'46"E
L33	28.49'	S28°19'50"E
L34	50.26'	S02°46'04"E
L35	39.79'	S05°26'35"W
L36	44.28'	S08°12'46"E
L37	38.45'	S08°43'17"E
L38	38.84'	N00°14'23"E
L39	17.53'	N23°29'45"E
L40	52.28'	N22°13'54"E
L41	42.58'	N88°22'57"E
L42	33.16'	S87°17'52"E
L43	27.49'	S87°57'08"E
L44	10.93'	S10°10'39"W
L45	41.62'	S02°31'41"E
L46	28.65'	S09°47'10"W
L47	19.90'	S80°44'35"W
L48	29.23'	S84°07'45"W
L49	40.27'	N75°44'37"W
L50	47.51'	N68°43'35"W
L51	21.13'	N88°07'50"W
L52	16.67'	N81°32'01"E
L53	18.44'	S33°16'57"E
L54	18.03'	S08°08'30"W
L55	11.00'	N82°26'19"W
L56	30.67'	N35°30'30"W
L57	8.09'	N67°01'38"W
L58	34.01'	N30°28'04"E
L59	40.27'	N01°56'27"E
L60	30.35'	N76°52'44"E
L61	10.03'	S45°26'27"E
L62	43.60'	S10°15'19"E
L63	34.13'	S00°23'45"W
L64	28.29'	N70°41'22"W
L65	31.76'	S82°56'55"W
L66	49.52'	N84°45'37"E
L67	9.61'	N30°20'08"E
L68	8.32'	S85°33'37"E
L69	49.49'	S43°33'33"W
L70	24.77'	S75°48'18"W
L71	29.73'	N08°20'31"W
L72	14.58'	S08°10'38"E
L73	25.38'	S12°02'35"W
L74	20.78'	S08°14'30"W
L75	18.75'	S04°06'35"E
L76	20.19'	S68°10'26"E
L77	32.79'	S52°16'35"W
L78	47.29'	S23°48'32"E
L79	21.26'	N89°05'30"W
L80	16.44'	N42°25'10"W
L81	33.23'	N52°04'56"E
L82	32.95'	N42°19'03"E
L83	50.78'	N19°08'26"E
L84	24.56'	S80°03'31"E
L85	6.92'	S80°49'48"E



LEGAL DESCRIPTION:
A TRACT OF LAND BEING A PORTION OF SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN THENCE SOUTH 89°40'45" EAST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4, 902.78 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD 43); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 08°20'31" WEST, 1051.12 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 71°27'13" EAST, 437.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE THAT ARC TO THE RIGHT HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 144°24'05"; THENCE ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CHORD OF 49.57 FEET WHICH BEARS NORTH 74°29'25" WEST TO A POINT OF TANGENCY; THENCE NORTH 79°13'50" WEST, 98.38 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CHORD OF 76.82 FEET WHICH BEARS NORTH 85°03'31" WEST TO A POINT OF TANGENCY; THENCE SOUTH 86°03'31" WEST, 80.55 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CHORD OF 17.87 FEET WHICH BEARS SOUTH 85°02'05" WEST TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTH 50°42'35" WEST, 96.48 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 08°20'44" EAST, 120.19 FEET MORE OR LESS TO POINT OF BEGINNING.

AND
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ON THE SOUTH BOUNDARY THEREOF, SOUTH 89°40'45" EAST, A DISTANCE OF 902.78 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301 (STATE ROAD 43); THENCE ON SAID RIGHT-OF-WAY LINE NORTH 08°20'31" WEST, A DISTANCE OF 1279.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID RIGHT-OF-WAY LINE NORTH 08°20'31" WEST, A DISTANCE OF 49.57 FEET; THENCE CONTINUE ON SAID RIGHT-OF-WAY LINE NORTH 01°27'44" WEST, A DISTANCE OF 263.04 FEET; THENCE SOUTH 89°45'37" EAST, A DISTANCE OF 418.38 FEET; THENCE NORTH 00°04'40" WEST, A DISTANCE OF 204.35 FEET; THENCE NORTH 89°55'20" EAST, A DISTANCE OF 49.31 FEET; THENCE SOUTH 89°10'28" EAST, A DISTANCE OF 37.47 FEET; THENCE NORTH 55°16'43" EAST, A DISTANCE OF 56.74 FEET; THENCE SOUTH 87°50'40" EAST, A DISTANCE OF 57.72 FEET; THENCE SOUTH 01°40'48" EAST, A DISTANCE OF 984.08 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 218.50 FEET AND A CENTRAL ANGLE OF 47°31' TANGENCY; THENCE ON THE ARC OF SAID CURVE A DISTANCE OF 133.04 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 83°40'00" WEST A DISTANCE OF 130.99 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 300.00 FEET AND CENTRAL ANGLE OF 09°08'27"; THENCE ON THE ARC OF SAID CURVE A DISTANCE OF 47.86 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 74°19'13" WEST, A DISTANCE OF 47.81 FEET TO THE CURVE'S END AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 09°28'48"; THENCE ON THE ARC OF SAID CURVE A DISTANCE OF 61.22 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 74°29'25" WEST, A DISTANCE OF 61.15 FEET TO THE CURVE'S END; THENCE NORTH 79°13'50" WEST, A DISTANCE OF 98.38 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 144°24'05"; THENCE ON THE ARC OF SAID CURVE A DISTANCE OF 95.00 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 86°35'10" WEST, A DISTANCE OF 94.74 FEET TO THE CURVE'S END; THENCE SOUTH 86°03'31" WEST, A DISTANCE OF 80.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 04°28'07"; THENCE ON THE ARC OF SAID CURVE A DISTANCE OF 44.11 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 83°50'30" WEST, A DISTANCE OF 44.10 FEET; THENCE SOUTH 81°37'29" WEST, A DISTANCE OF 61.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; RUN THENCE SOUTH 89°40'45" EAST, ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4, 902.78 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301 (STATE ROAD 43); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 08°20'31" WEST, 1279.49 FEET; THENCE NORTH 08°28'31" WEST, 1279.49 FEET; THENCE NORTH 08°22'31" WEST, 61.39 FEET; THENCE NORTH 01°27'44" WEST, 103.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 89°45'37" EAST, 250.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°14'23" WEST, 150.00 FEET; AND THENCE SOUTH 87°55'16" WEST, 245.45 FEET TO THE POINT OF BEGINNING.

F.I.R.M. CERTIFICATION:
THE PROPERTY SURVEYED HEREON IS SITUATED IN ZONE "X" AS DELINEATED ON FLOOD INSURANCE RATE MAP PANEL NO. 12057C0386J, DATED SEPTEMBER 27, 2013.

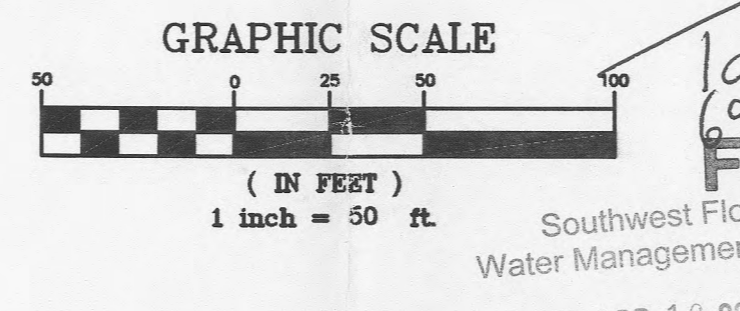
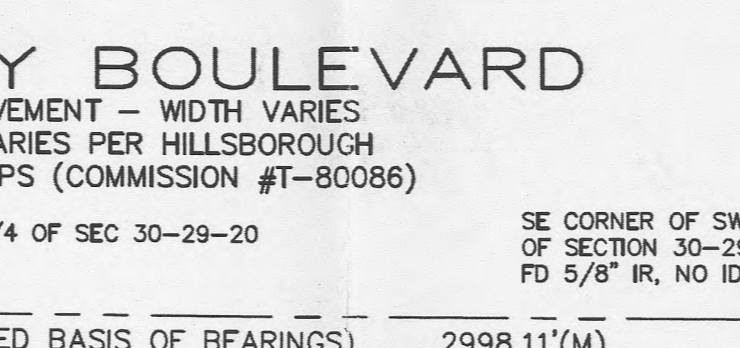
SURVEYOR'S CERTIFICATE:
THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE DRAWING HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH IN CHAPTER 53-17 BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

WALTER C. SHERRILL, JR. DATE 4/9/14
P.S.M. No. 4803

THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.
PARTY CHIEF JP
DRAWN BY CAB
CHECKED BY WCS
SCALE 1" = 50'
W.C. SHERRILL AND COMPANY, LLC
SURVEYING • MAPPING • CONSULTING
P.O. BOX 203 • ODESSA, FLORIDA 33556
P: 813-345-4270 • WWW.WCSHERRILL.COM
State of Florida, Certificate of Authorization LB #7863

LEGEND

FD	FOUND IRON ROD	BWF	BARBED WIRE FENCE
IR	IRON PIPE	WVF	WOVEN WIRE FENCE
IP	IRON PIPE	RCP	REINFORCED CONCRETE PIPE
PIP	PINCHED IRON PIPE	CONC	CONCRETE
CM	CONC MONUMENT	C/S	CONC SLAB
N&D	NAIL & DISK	C/W	CENTERLINE
PK	PARKER KALON	HDW	HEADWALL
D	DESCRIBED	BWF	BARBED WIRE FENCE
M	MEASURED	M/W	MASONRY WALL
C	CALCULATED	M/C	MASONRY COLUMN
R/W	RIGHT-OF-WAY	WP	WETLAND POINT
C/L	CENTERLINE	W/C	WITNESS CORNER
LB	LICENSED BUSINESS	S.F.	SQUARE FEET
CLF	CHAIN LINK FENCE	MOL	MORE OR LESS



- SURVEYOR'S NOTES:**
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
 - NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR OWNERSHIP AND ENCUMBRANCE REPORT.
 - SURVEY FIELD WORK WAS COMPLETED ON MARCH 31, 2014.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - LEGAL DESCRIPTION SHOWN HEREON WAS OBTAINED FROM DEED RECORDED IN O.R. BOOK 22056 PAGE 777, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 - BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF NORTH 89°40'45" WEST FOR THE SOUTH BOUNDARY LINE OF SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.
 - TRACT SURVEYED HEREON CONTAINS 0.73 ACRES OF WETLAND AND 4.80 ACRES OF UPLAND FOR A TOTAL AREA OF 5.53 ACRES, MORE OR LESS.
 - TOTAL LINEAR FEET OF WETLAND LINE SURVEYED HEREON EQUALS 2,091.
 - BOUNDARY SHOWN HEREON IS BASED ON PREVIOUS SURVEY PREPARED BY BROOKS AND AMADEN, INC., PROJECT NUMBER 880-01, DATED DECEMBER 4, 2002.
 - WETLAND LINES SHOWN HEREON WERE ESTABLISHED AND IDENTIFIED IN THE FIELD BY MERYMAN ENVIRONMENTAL, INC. ON MARCH 25, 2014.

PROJECT NUMBER	14-02-03
DATE	3-31-14
S-T-R	30-29-20
SHEET NUMBER	1 OF 1

CERTIFIED TO:	BELL SHOALS BAPTIST CHURCH	
NO.	DATE	REVISION

PARTY CHIEF	JP
DRAWN BY	CAB
CHECKED BY	WCS
SCALE	1" = 50'

PATH: S:\14-02-03\Draw\Survey\14-02-03-Srvy-Bndy.dwg. PLOT DATE: 4-9-14

Demographics Map & Report

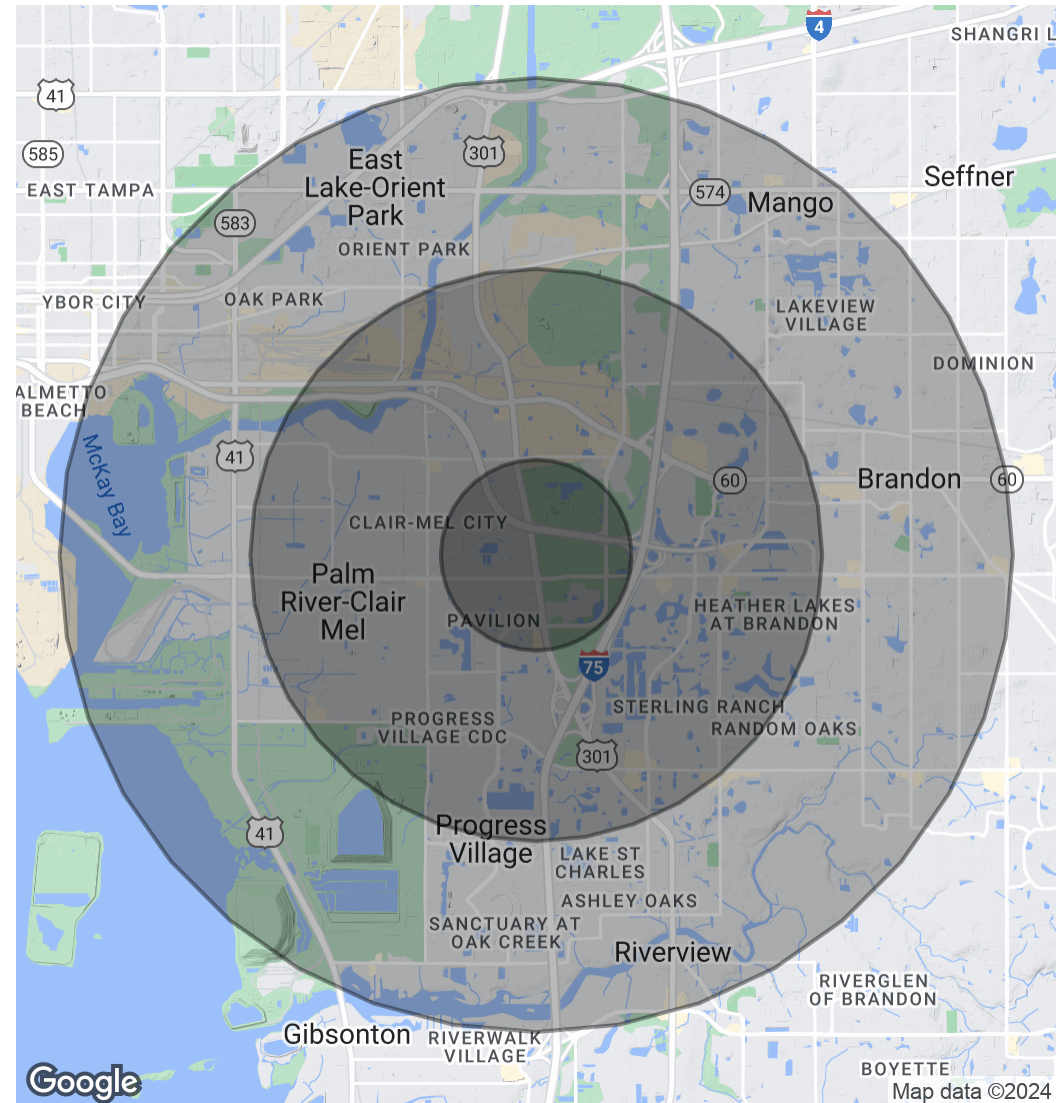
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,436	82,923	178,282
Average Age	31.4	33.9	36.2
Average Age (Male)	31.5	32.9	34.8
Average Age (Female)	31.0	35.3	37.7

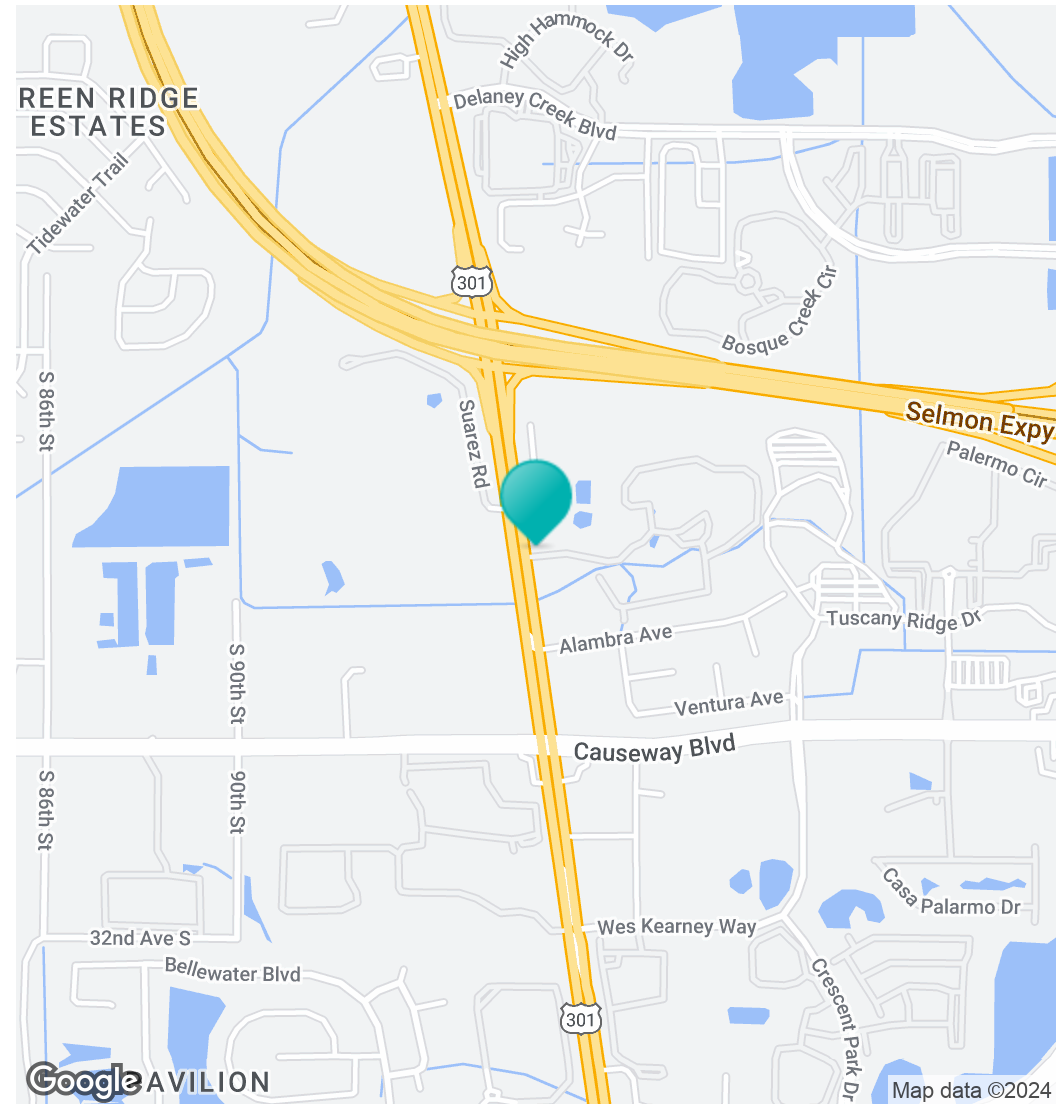
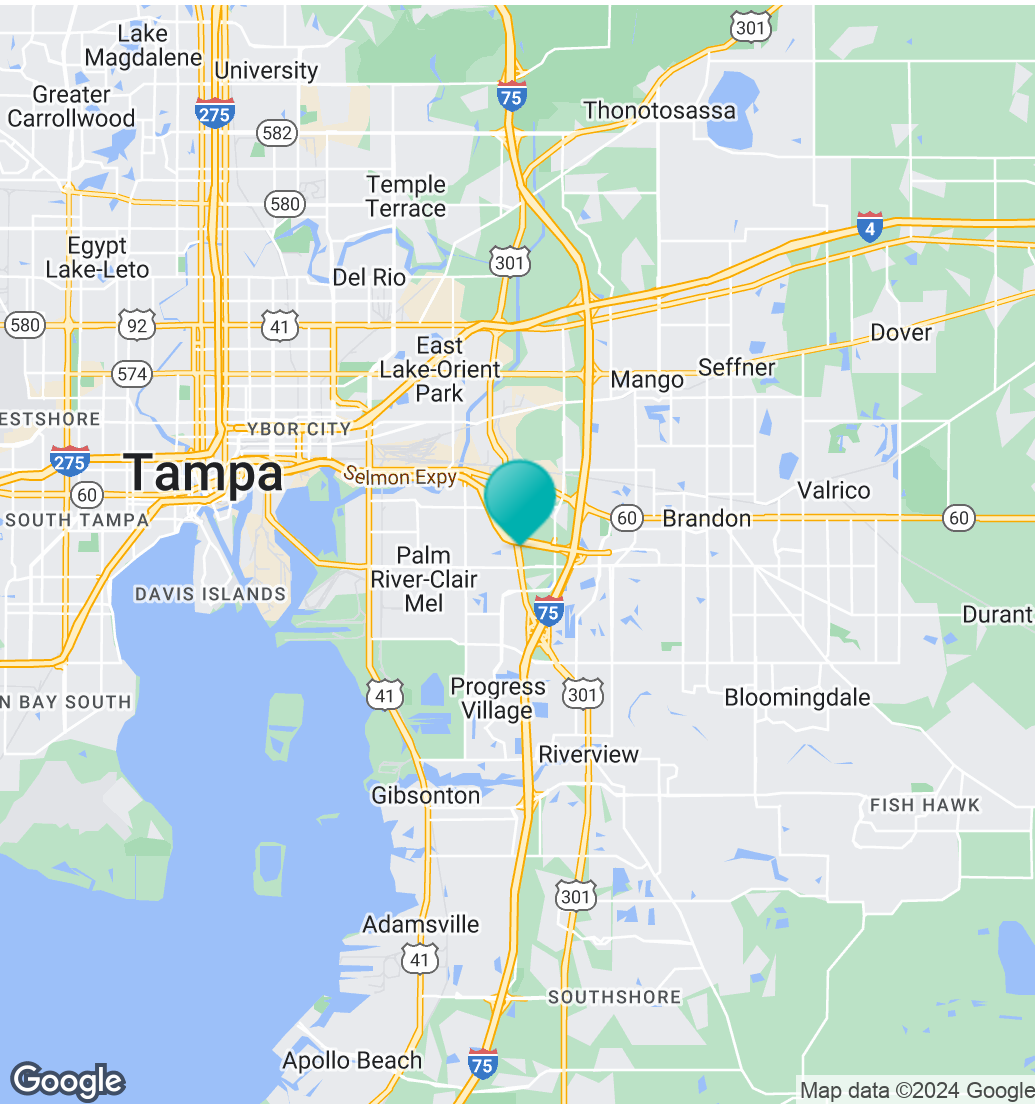
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,775	33,871	71,338
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$68,075	\$61,029	\$64,175
Average House Value	\$129,757	\$146,340	\$168,553

* Demographic data derived from 2020 ACS - US Census



Location Map



Confidentiality & Disclaimer

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Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.