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TINA MARIE ELOIAN, CCIM  
TINA@FLORIDACOMMERCIALGROUP.COM

**FLORIDA COMMERCIAL GROUP**  
401 EAST PALM AVENUE, TAMPA, FL 33602  
FLORIDACOMMERCIALGROUP.COM

**6501 GANT ROAD**

**TAMPA, FL 33625 :: FOR SALE: \$729,000/**

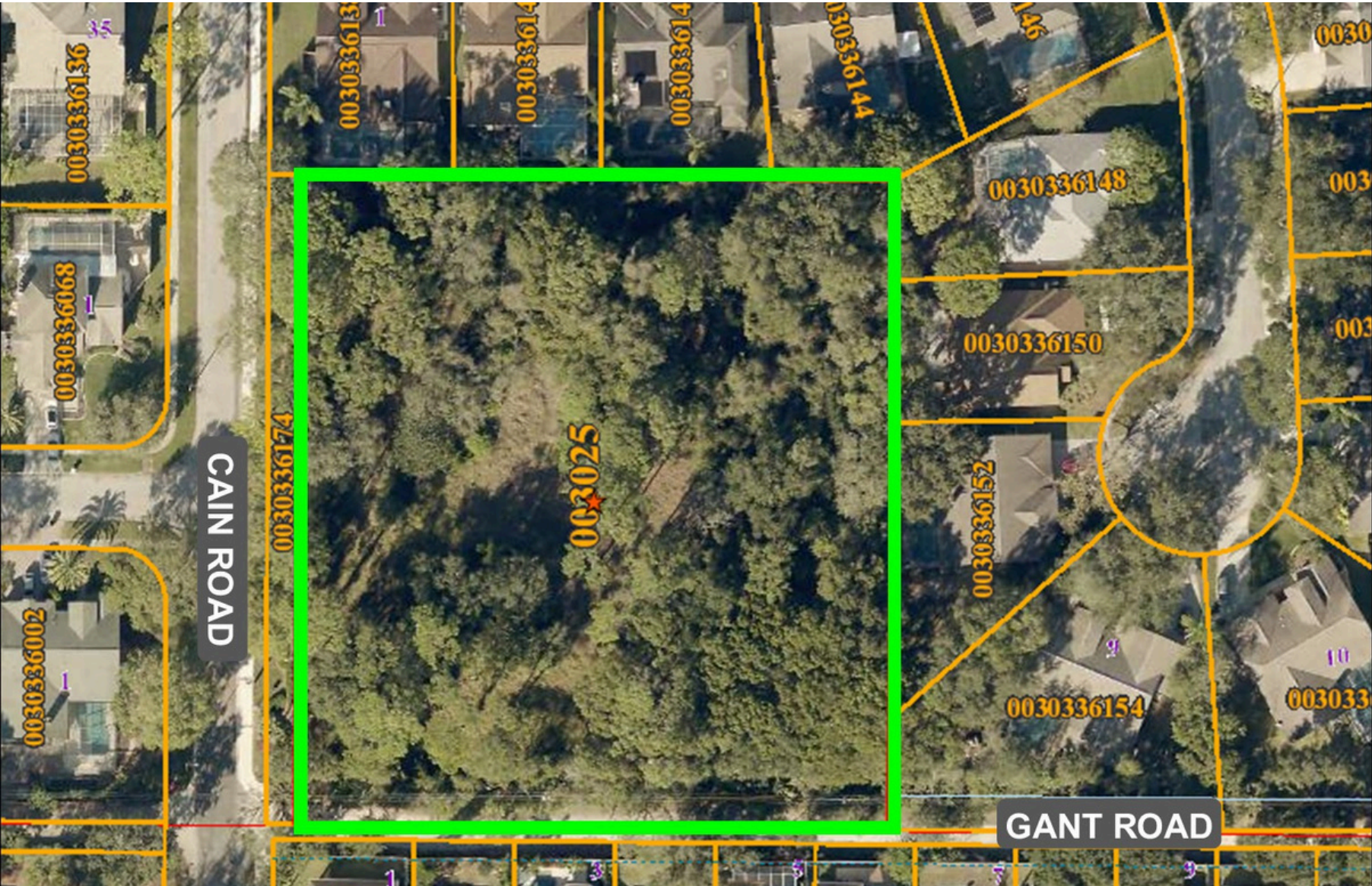
**2.18 AC DEVELOPMENT SITE :: CITRUS PARK**  
**CALLING ALL INVESTORS, BUILDERS OR DEVELOPERS**

**• NO HOA OR DEED RESTRICTIONS •**  
**ZONED: AS-1**



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

MINUTES FROM MAJOR THOROUGHFARES, DOWNTOWN TAMPA OR ANYWHERE IN THE TRI-COUNTY AREA



A SITE AND SUBDIVISION PRE-SUBMITTAL MEETING WILL NEED TO BE SCHEDULED AND HAD AS IT PERTAINS TO THE ENVIRONMENTAL, PLANNING AND ZONING DETAILS OF THIS PROPERTY'S USES.

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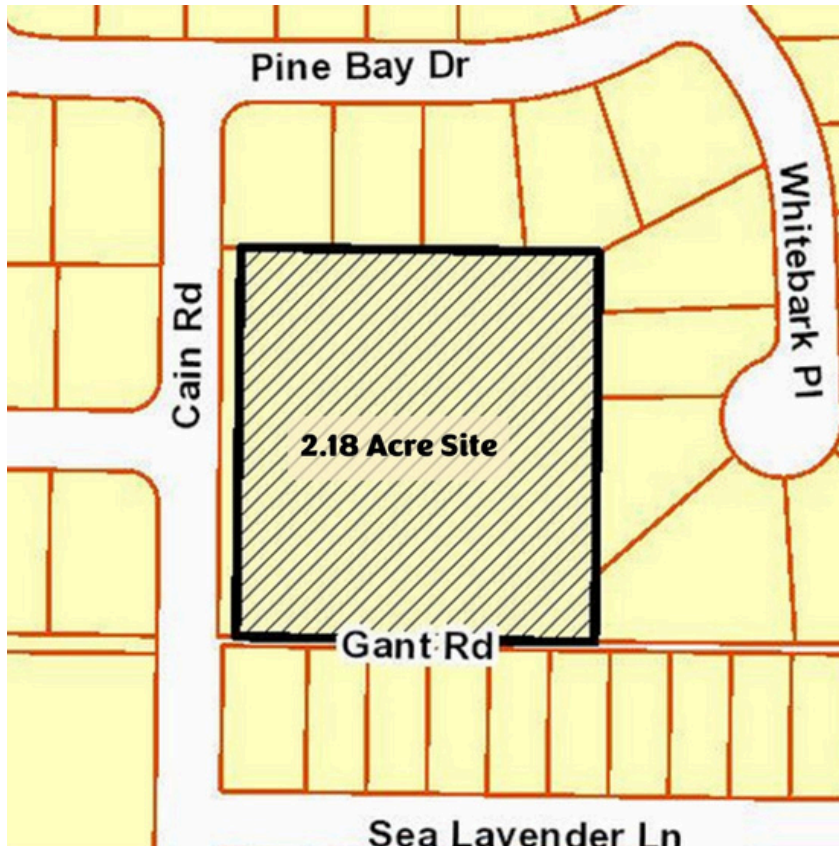
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## NEW DEVELOPMENT OPPORTUNITY

**THIS SITE IS IDEAL FOR NEW CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL, COMMUNITY RESIDENTIAL HOUSING, BED & BREAKFAST, WORSHIP FACILITY AND AGRICULTURE USES JUST TO NAME A FEW.**

## PROPERTY DETAILS



**Florida Commercial Group is pleased to present the opportunity to acquire a 2.18-acre land parcel in the growing neighborhood of Citrus Park.**

- An undeveloped raw land site, the property is high and dry, fenced on 3 sides and is situated just outside of the quiet Woodmont, Citrus Park neighborhood.
- A great corner lot measuring (approx.) 297' x 320'.
- Utility easement and access to this site runs along Cain Road and hook up will need to be verified with Hillsborough County.
- The survey for this property was completed July 25, 2019 and the Phase I Environmental Site Assessment of the property was conducted on May 22, 2019; both are available upon request.
- Zoned AS-1 (agricultural single family, allowing 1 unit per acre).
- An outstanding opportunity to develop two single family homes as an investment property, construct a small family estate site or build a nursing home or daycare center.
- Located just off Gunn Hwy, this property is very easily accessible via the Cain Road corridor and entry to the site is on Gant Road.
- This is an excellent location close to Citrus Park Mall, Upper Tampa Bay Trail, dining, shopping, medical, banks, premier school districts, parks and many other amenities.
- Situated just one mile from the Veteran's Expressway, you'll also have a short commute to Ehrlich Road, Sheldon Road, Linebaugh Avenue and Anderson Road, putting you in close proximity to everything Citrus Park, Carrollwood and Westchase has to offer.



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## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active  
 Offering Price: \$729,000/  
 Purchase Options: Cash, Hard Money, Conventional, SBA  
 Expenses: Available Upon Request  
 (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

### LOCATION

Street Number: 6501  
 Street Name: Gant Road  
 Street City: Tampa  
 County: Hillsborough  
 Traffic Count/ Cross Streets:  
 26,000 VTD (Gunn Hwy and Henderson Road) AADT, 2022  
 Market: Tampa/ St. Petersburg/ Clearwater  
 Sub-Market: Citrus Park

### THE PROPERTY

Folio Numbers: 003025-0000  
 Zoning: AS-1 (Agricultural Single Family, 1 unit per acre)  
 Property Style: Raw Land  
 Site Improvements: N/A  
 Total Acreage: 2.18 AC  
 Lot Size (Sq. Ft.): 95,396 SF  
 Lot Dimensions: 320' x 297'  
 Front Footage: 297' (approx.) Gant Road  
 Future Land Use: Residential and Agricultural Development

### TAXES

Tax Year: 2023  
 Taxes: \$4,205.29

### UTILITIES

Electricity: TECO  
 Water: Hillsborough County Utilities  
 Waste: Hillsborough County Utilities  
 Communications: Verizon/ Frontier/ Spectrum

### LEGAL DESCRIPTION

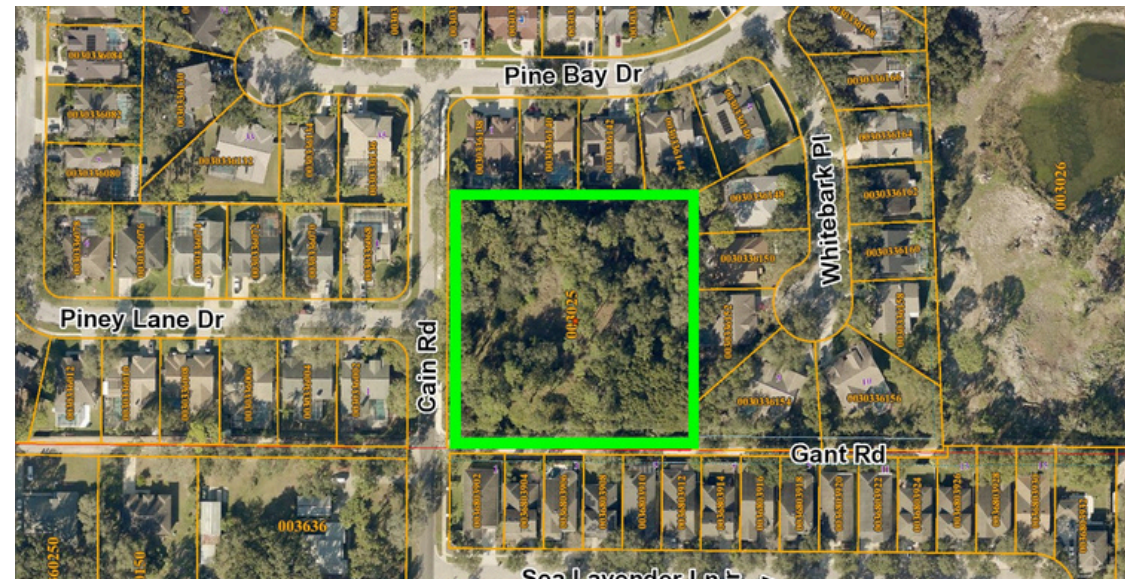
COMM AT SW COR OF SW 1/4 OF SW 1/4 OF SE 1/4 OF SEC 1-28-17 THN S 89 DEG 13 MIN 15 SEC E 40 FT TO POB THN S 89 DEG 13 MIN 15 SEC E 296 FT THN N 00 DEG 46 MIN 45 SEC E 321 FT THN N 89 DEG 13 MIN 15 SEC W 296 FT THN S 00 DEG 46 MIN 45 SEC W 321 FT TO POB

### THE COMMUNITY

Community/Subdivision Name: Citrus Park  
 Flood Zone Area: X  
 Flood Zone Panel: 12057C0183H

### THE LISTING

Driving Directions: From Dale Mabry Hwy, head west on Gunn Hwy to Cain Road. Turn right. Head North on Cain Road to Gant Road. The property is located on the northeast corner at the intersection of Cain Road and Gant Road.



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**OUTSTANDING, HIGH/DRY 2.18 ACRE SITE OFFERING LIMITLESS OPPORTUNITIES FOR NEW AS-1 DEVELOPMENT**



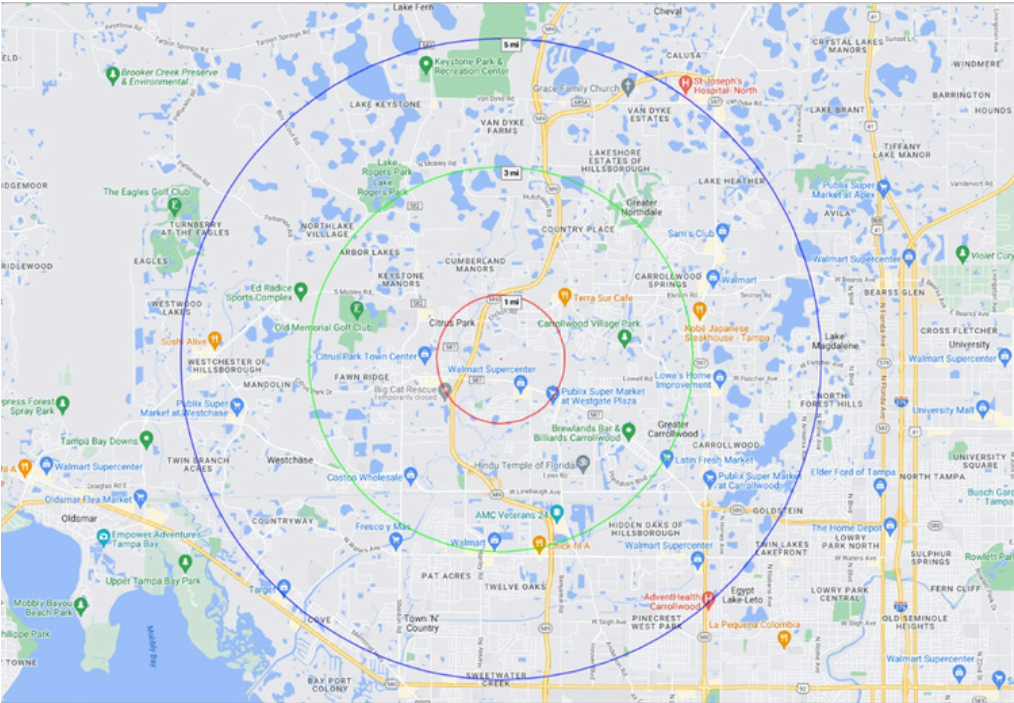
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**INVESTMENT HIGHLIGHTS | DEMOGRAPHICS**

- PRIME INVESTMENT OPPORTUNITY
- Development/ New Construction Opportunity
- Highest and best use: Residential based development
- Level, high and dry parcel
- 297' frontage directly on Gant Road
- Property access is located on Gant Road, a 10' wide dirt road
- All utilities are available near the site
- Located immediately north of Gunn Hwy and Cain Road intersection
- Minutes from Westfield Mall/ Citrus Park Town Center, Citrus Park Plaza, Westgate Plaza, Citrus Park Shops, Brentwood Professional Park and Advent Health Centra Care
- The area is exploding with new commercial and residential growth and is surrounded by countless new developments
- Convenient to highways and major thoroughfares
- 1.2 miles east of the Citrus Park Town Center
- 4.1 miles west of N. Dale Mabry Hwy
- 1.1 miles east of the Upper Tampa Bay Trail
- Within a 3-mile radius of this site resides approximately 83,629 people with an average age of 41 and a HH income that exceeds \$83,993



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total population	11,963	83,629	217,505
Median age	40	41	40.7
Median age (Male)	38.8	40.3	39.5
Median age (Female)	42.7	42.1	42.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total households	5,029	33,758	87,257
# of persons per HH	2.4	2.5	2.5
Average HH income	\$72,672	\$83,993	\$86,287
Average house value	\$271,711	\$258,137	\$254,854

**CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600**

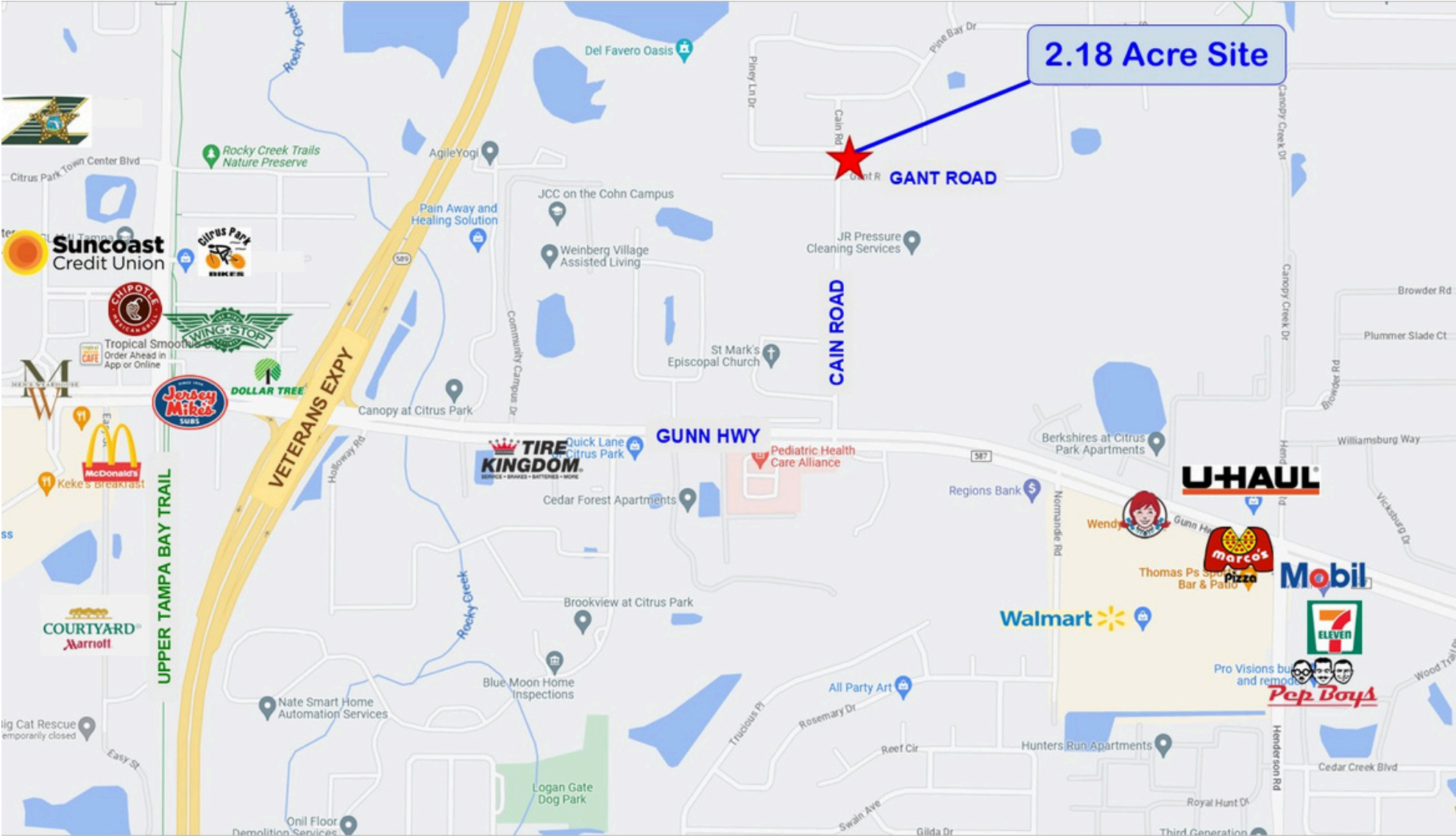
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RETAIL MAP



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# Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

## How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!  
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



**TINA MARIE ELOIAN**  
CCIM & BROKER

**MOBILE: 813.997.4321**

TINA@FLORIDACOMMERCIALGROUP.COM

