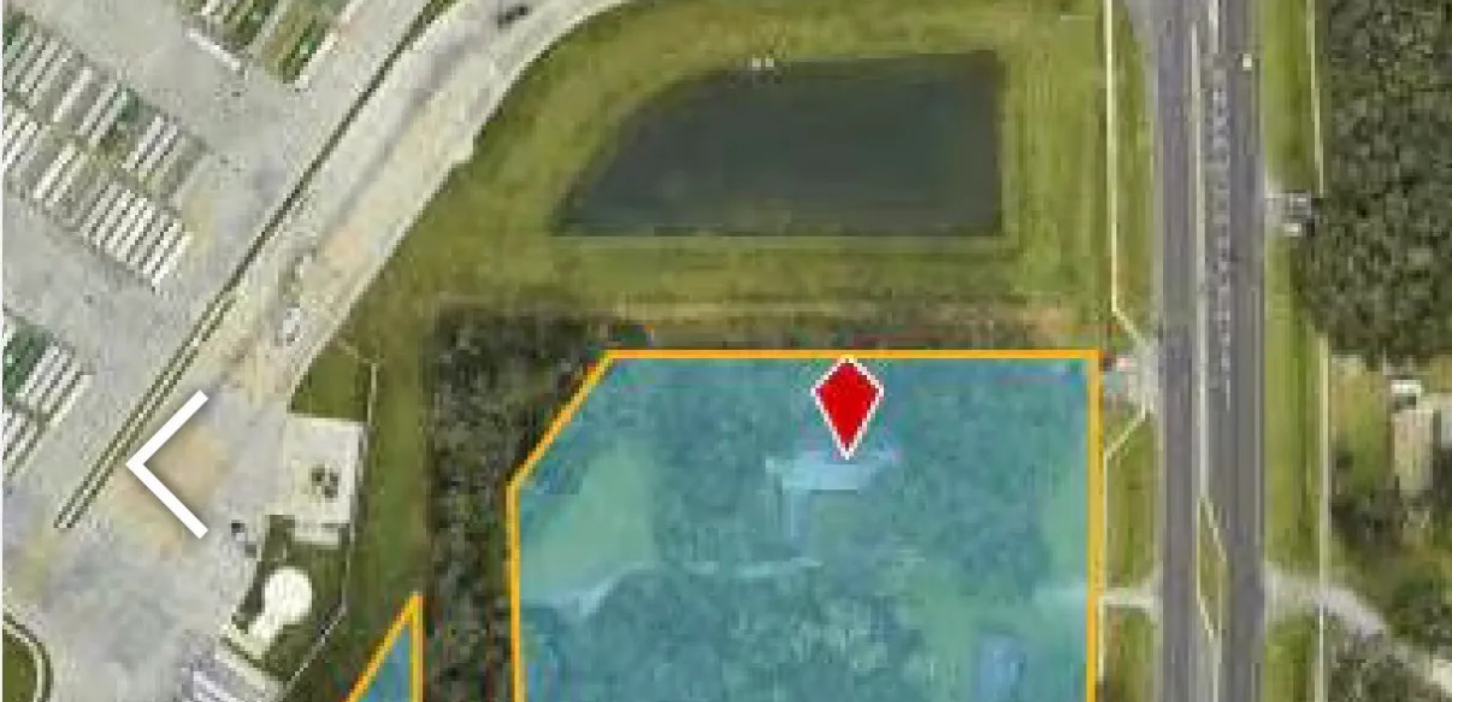


# SALE

**TAMPA BAY BAPTIST**  
8910 N 301 Hwy Tampa, FL 33637



## PROPERTY DESCRIPTION

Discover an exceptional opportunity next to the Amazon Fulfillment Center, for a Special Purpose/School investor or Developer in the Tampa/St Petersburg area. This property features 4.75 acres of prime real estate, that has a sizable 9,934 SF building (that needs to be re-purposed or renovated), offering ample space for educational facilities or specialized programs. Zoned AR, it provides flexibility for diverse development opportunities. With a prime location in the Tampa/St Petersburg area, this property presents a strategic investment/development opportunity benefiting from the region's economic growth and overall demand to be in Florida. Don't miss the chance to make your mark in this thriving market with this versatile and well-located property.

## PROPERTY HIGHLIGHTS

- Prime Tampa/St Petersburg location
- Adjacent to Amazon Fulfillment Center
- Zoned AR

## OFFERING SUMMARY

Sale Price:	\$4,000,000
Lot Size:	4.71 Acres
Building Size:	9,934 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	310	1,164	3,531
Total Population	777	2,697	8,914
Average HH Income	\$81,220	\$75,265	\$72,613

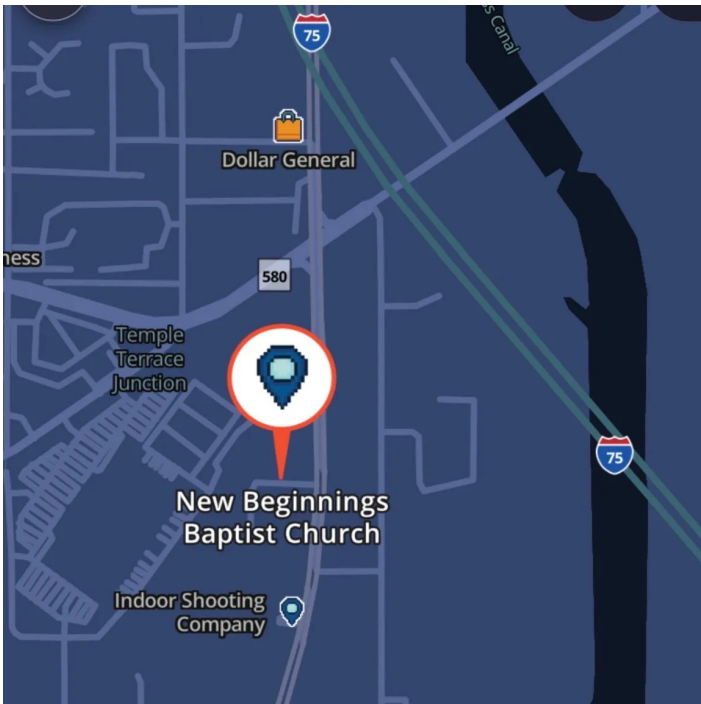
**Garrick Sims**  
(813) 474-8505



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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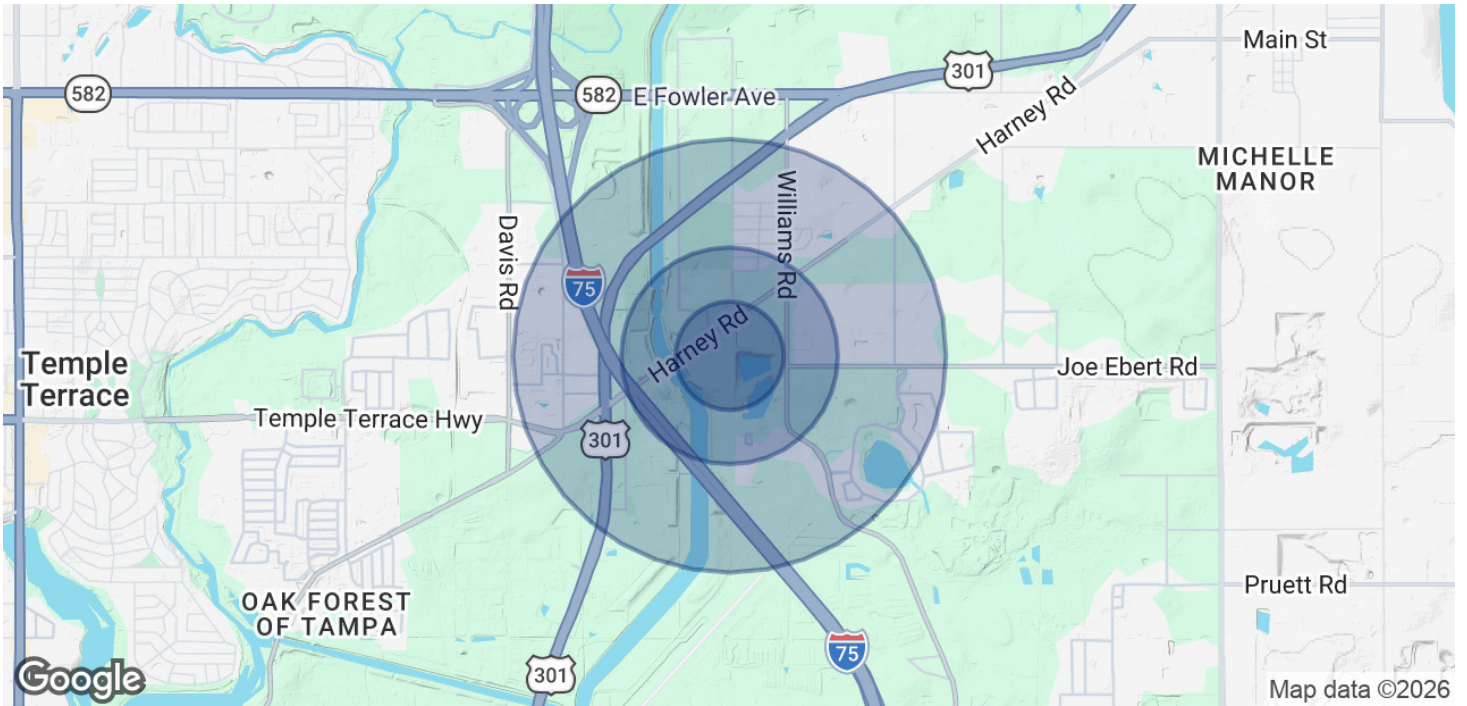
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	777	2,697	8,914
Average Age	41.7	39.6	38
Average Age (Male)	33.6	34.3	36
Average Age (Female)	49.6	44.6	39.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	310	1,164	3,531
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$81,220	\$75,265	\$72,613
Average House Value	\$234,394	\$208,976	\$206,955

2023 American Community Survey (ACS)

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