



11734 Jefferson Road Site



11734 JEFFERSON RD.  
THONOTOSASSA, FL 33592

WATERFRONT MULTI-PURPOSE BUILDING

FOR SALE

PRIME CORNER LOCATION AVAILABLE FOR SALE AT THE INTERSECTION OF FOWLER AVENUE & JEFFERSON ROAD

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602  
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# EXECUTIVE SUMMARY

**11734 JEFFERSON ROAD**  
THONOTOSASSA, FL 33592

**PRICE PSF:** **\$4,400,000/**

**2025 TAXES** **\$2,094.00**

**TRAFFIC COUNT** **18,300 VTD (FOWLER AND WALKER ROAD-AADT, 2024)**

## PROPERTY FEATURES

- Zoning: IPD-2- Interstate planned development– approved for Charter School use
- Size & Layout: 9 rooms, building B-North • 11 rooms building B-South :: 12 rooms (approx.), building A-North • 11 rooms (approx.) building A-South
- Recent Remodel: Updated interiors with functional academic design
- Key Spaces: Front desk/check-in, café/ commercial kitchen, lab, gym- multi-purpose building and band room
- Outdoor Features: multi-sport game court, screened pavilion and waterfront picnic area
- Utilities: Contact Broker
- Prior Use: Former private community middle school
- Location: Positioned at the E. Fowler Avenue and Jefferson Road intersection near major travel arteries and amenities in thriving Northeastern Hillsborough County



## PROPERTY VIEW

### INVESTMENT HIGHLIGHTS

- Expansive 33,950+/- SF multi-purpose building on 3.29 acres
- Zoned IPD-2 (Interstate Planned Development)
- Future use: Approved Charter School- session enrollment, August 2026
- Located in flood zone X, indicating minimal flood risk
- 58 surface parking spaces
- Core services of Temple Terrace, the USF area and the Greater City of Tampa are conveniently nearby
- 8/10<sup>th</sup>s miles from Interstate 75
- 1 mile from US Hwy 301 South
- 2.2 miles from Fletcher Avenue
- 4.7 miles from Busch Blvd
- Located within an Opportunity Zone, this property may offer potential tax incentives for redevelopment



# LISTING DETAILS

## FINANCIAL TERMS

**OFFERING PRICE** **\$4,400,000/**  
**PURCHASE OPTIONS** **CASH, CONVENTIONAL, SBA**

## LOCATION

**STREET ADDRESS** 11734 JEFFERSON ROAD, THONOTOSASSA  
**COUNTY** HILLSBOROUGH  
**MARKET** TAMPA-ST. PETERSBURG- CLEARWATER  
**SUB MARKET** NORTHEAST AREA

## UTILITIES

**ELECTRICITY** TECO  
**WATER/WASTE** CONTACT BROKER  
**COMMUNICATION** SPECTRUM, FRONTIER AND VERIZON

## THE COMMUNITY

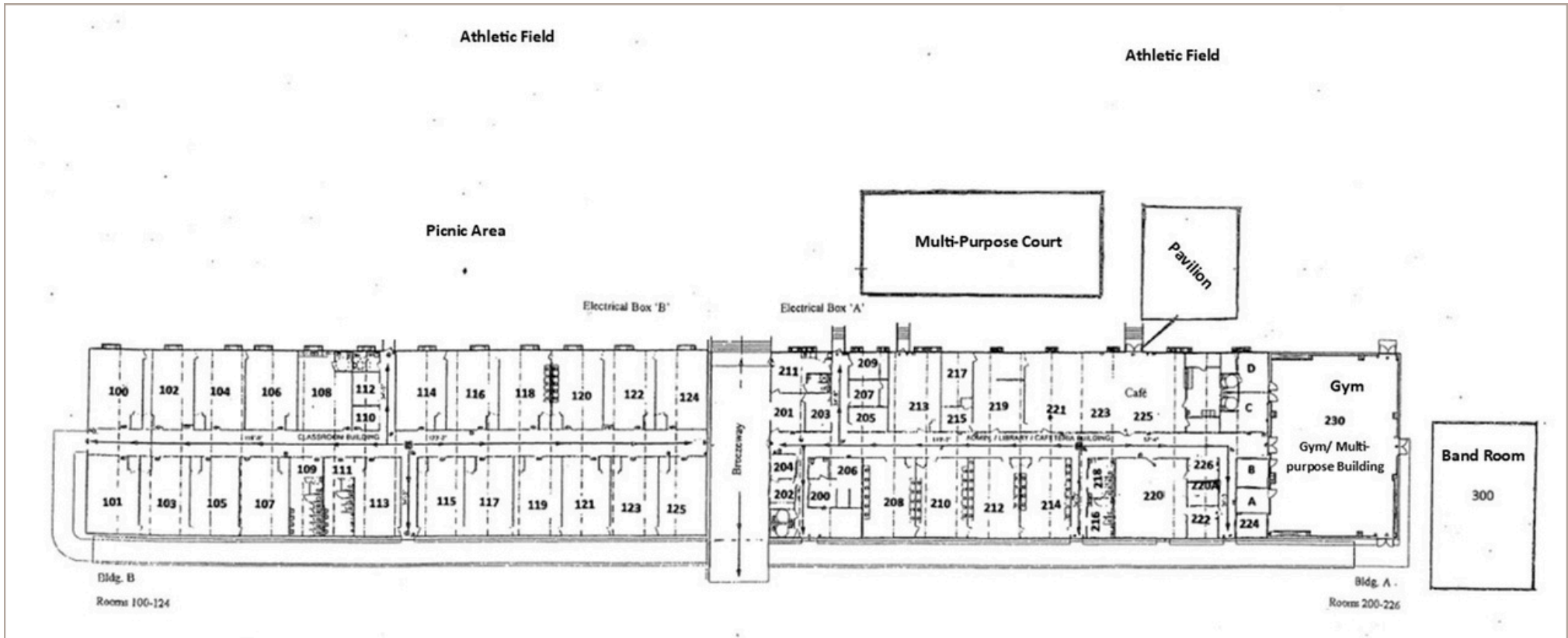
**NEIGHBORHOOD/SUBDIVISION NAME** NORTHEAST AREA  
**FLOOD ZONE AREA** X, AE  
**FLOOD ZONE PANEL** 12057C0240H

## THE PROPERTY

**FOLIO NUMBER** 060041-0000  
**ZONING** IPD-2 (INTERSTATE PLANNED DEVELOPMENT)  
**FUTURE USE** APPROVED CHARTER SCHOOL  
**SITE IMPROVEMENTS** 33,950 SF  
**LOT DIMENSION** (APPROX.) 635; X 270'  
**PARKING** 58 COMMON SURFACE SPACES  
**LOT DIMENSION** (APPROX.) 635; X 270'  
**TOTAL ACREAGE** 3.29 AC :: 143,312 SF



Zoned IPD-2: IPD-2 is a special purpose zoning district for large, planned projects along Interstate 75, blending mixed-use concepts with industrial/commercial goals, unlike standard zoning districts



Strong potential for adaptive reuse: e.g., medical educational nonprofit wellness creative office space public use facility educational or religious institution retail redevelopment multi-family housing conversion care or community facility meeting hall conservatory trade school special purpose or flex space

Within a 3-mile radius of this site, approximately 42,860 people with an average age of 39 and the HH income is over \$84,786 reside



# LOCATED IN A QUALIFIED OPPORTUNITY ZONE

## IPD-2 zoning

- **Location:** Primarily within the I-75 Corridor.
- **Purpose:** To develop areas for manufacturing, processing, assembly, and intensive commercial uses.
- **Integration:** Designed to work with the UMU-20 (Urban Mixed-Use) category, allowing for varied uses including residential (like live/work).
- **Flexibility:** Planned Development (PD) districts allow for deviations from standard zoning rules if they meet public benefit goals.
- **Natural Preservation:** Emphasis on preserving existing trees and topography.

## Commonly Allowed Uses in Residential/Mixed IPD-2 Zones:

- **Residential:** Single-family, multi-family, mobile homes, dormitories, housing for older persons, recovery homes.
- **Institutional/Community:** Churches, schools (K-12), libraries, museums, day care centers, community residential homes (Types A, B, C).
- **Accessory/Support:** Home occupations, accessory dwelling units, model dwelling units.



## DRIVING DIRECTIONS

From Interstate 75 take exit 265 (Fowler/ Temple Terrace). Take the Fowler east exit. Head east. At the first light (Jefferson Road) turn left. Property will be on your immediate left.



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