

10.37 & 25 ACRES, I-275 IMPROVED PROPERTY

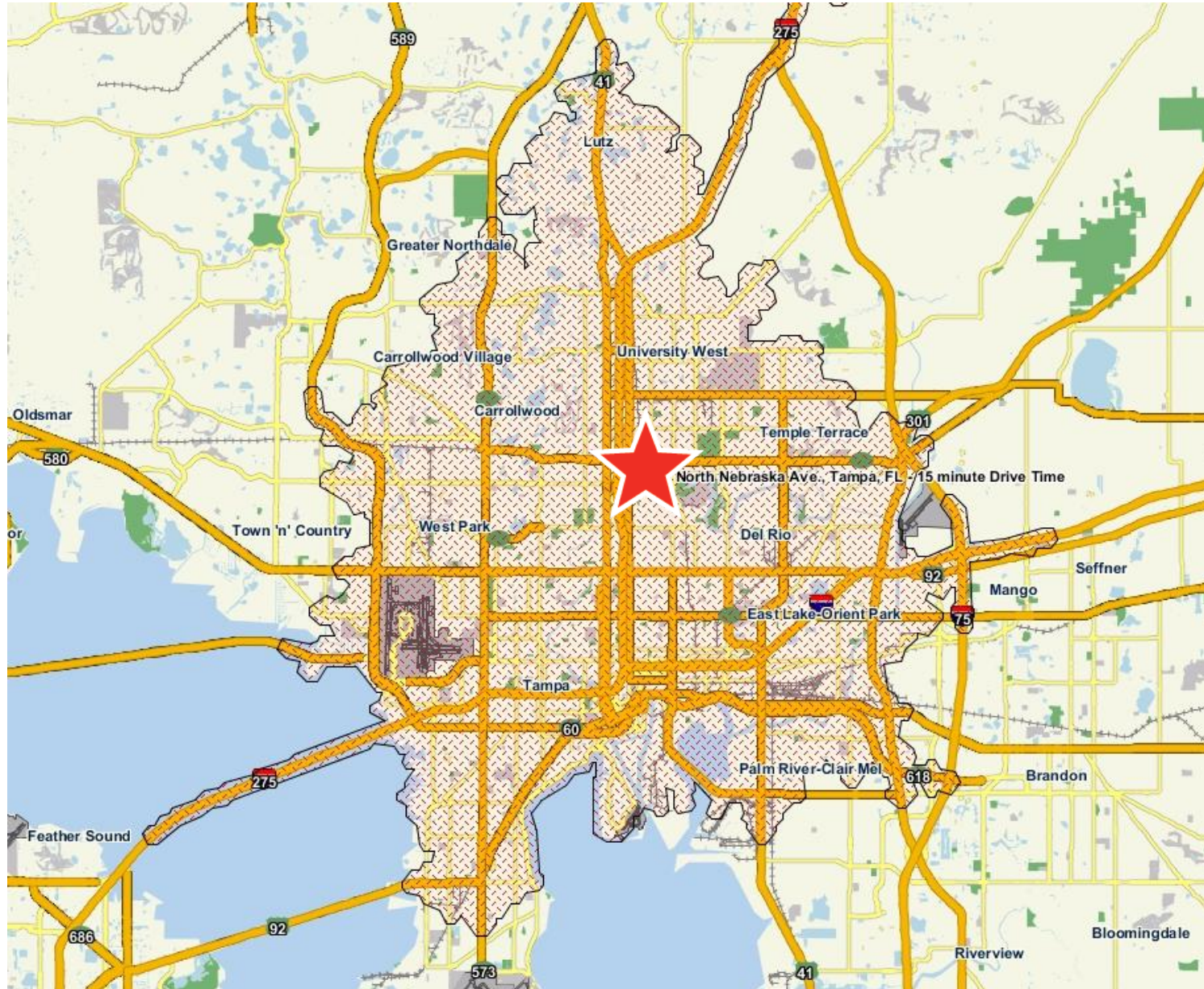
RETAIL/MIXED USE DEVELOPMENT OPPORTUNITY
TAMPA, FLORIDA

35 ACRES
MIXED USE
DEVELOPMENT SITES

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TAMPA, FLORIDA



LOCATION AND 15 MINUTE DRIVE TIME MAP



For more information, please contact:

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CUSHMAN & WAKEFIELD OF FLORIDA, INC.
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35 ACRES. I-275 IMPROVED PROPERTY

RETAIL/MIXED USE DEVELOPMENT SITES, TAMPA, FL

35 ACRES
MIXED USE
DEVELOPMENT SITES

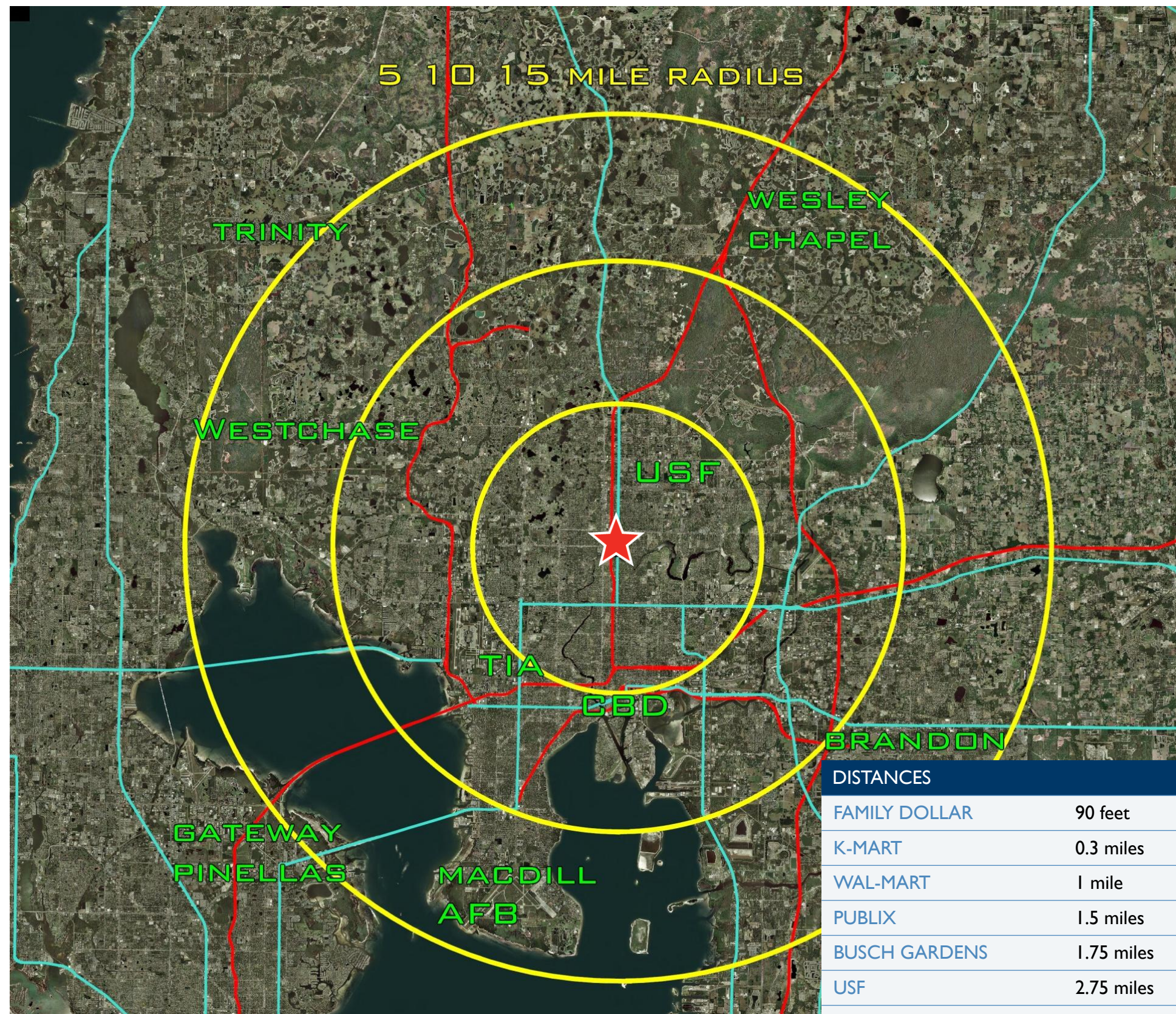
PROPERTY INFORMATION

- **Location:** 25 developed acres at the SE corner of I-275 and Waters Ave. 10.37 acres (6.67 acres net of Conservation Easement) at the SE corner of I-275 and Bird St., Tampa, FL 33604.
- **Size:** Riverfront parcel: 10.37 gross acres – 6.67 acres net of Easement (MOL)
Main parcel: 25 acres (MOL)
- **Land Use:** Urban Mixed Use – 60 (60 units / acres) – F.A.R. 1.0, up to eight stories
- **Zoning:** CI (Commercial Intensive) – allows office, retail, & multifamily
- **Utilities:** At property lines
- **Pricing:** \$12,500,000 for both parcels
\$10,000,000 for 25 acres
\$3,000,000 for 10.37 acres

PROPERTY HIGHLIGHTS:

- Dense Infill Urban Location (133,000+ residents in a 3-mile radius)
- Access and visibility from I-275 (148,500 VPD)
- Both sites are paved
- I-275/Bird St. is a half exit, to and from downtown Tampa. Full exit, Busch Blvd., is .8 miles north
- Riverfront parcel has frontage on Bird St. and N. Nebraska (US-41) with three curb cuts
- Dog track parcel has frontage on E. Waters, E. Bird, N. Nebraska, and N. Lamar with seven curb cuts
- Will consider selling gambling license

DEMOGRAPHICS	3 MILE RADIUS
POPULATION	133,103
MEDIAN HH INCOME	\$35,384
AVERAGE HH INCOME	\$45,711
MEDIAN AGE	36.6
RETAIL SALES	\$1.5 Billion



DISTANCES	
FAMILY DOLLAR	90 feet
K-MART	0.3 miles
WAL-MART	1 mile
PUBLIX	1.5 miles
BUSCH GARDENS	1.75 miles
USF	2.75 miles
DOWNTOWN TAMPA	5.5 miles
TAMPA INT'L AIRPORT	11.4 miles

WEB LINK: http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=446