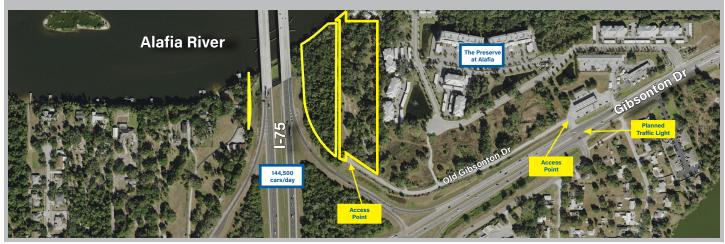
FOR SALE

RIVERFRONT DEVELOPMENT SITE AT 1-75 INTERCHANGE

NE CORNER OF I-75 AND GIBSON DR., RIVERVIEW, FL 33578



- This site is approved for a Planned Development (PD); the "Alafia Hotel and Marina"
- FLU: Maximum of 12 dwelling units per gross acre for alternate use consideration
- 3.78 +/- acres to 10.25 +/- acres approved for potential development
- Sale Price: \$1,220,779 \$3,299,316

- Vacant Commercial Land
- Traffic count of 144,500 cars a day on I-75
- 3.2 +/- miles from Tampa Bay
- Located in the Tampa-St.Peteburg-Clearwater MSA, between Brandon and Bradenton



The surrounding area benefits from traffic produced by I-75 and US Highway 301 with a traffic count of 144,500 cars a day.



The subject property has full access via Gibson Dr. and has a traffic signal planned for the intersection.

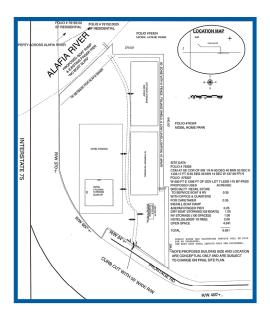


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RIVERFRONT DEVELOPMENT SITE AT I-75 INTERCHANGE FOR SALE!



Approved Planned Development (PD 00-0735) "Alafia Hotel and Marina"

Development shall be limited to the following uses:

Phase I - boat ramp, a maximum 159 space dry boat storage facility, a maximum 100 space recreational vehicle storage area, a 1,300 square foot combination residence/office/retail store for boat and recreational vehicle maintenance.

Phase II - maximum 70 room, 35,000 square foot hotel/motel.

The plan is laid out over 10.25 acres in 2 parcels with 350 ft of riverfront and direct access off the I-75 / Gibsonton Drive exit. The highest and best use for this property is to acquire the two contiguous parcels to fulfill the approved PD for a hotel and marina storage facility.

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