

PROPERTY FOR SALE

RIVERFRONT DEVELOPMENT SITE AT I-75 INTERCHANGE

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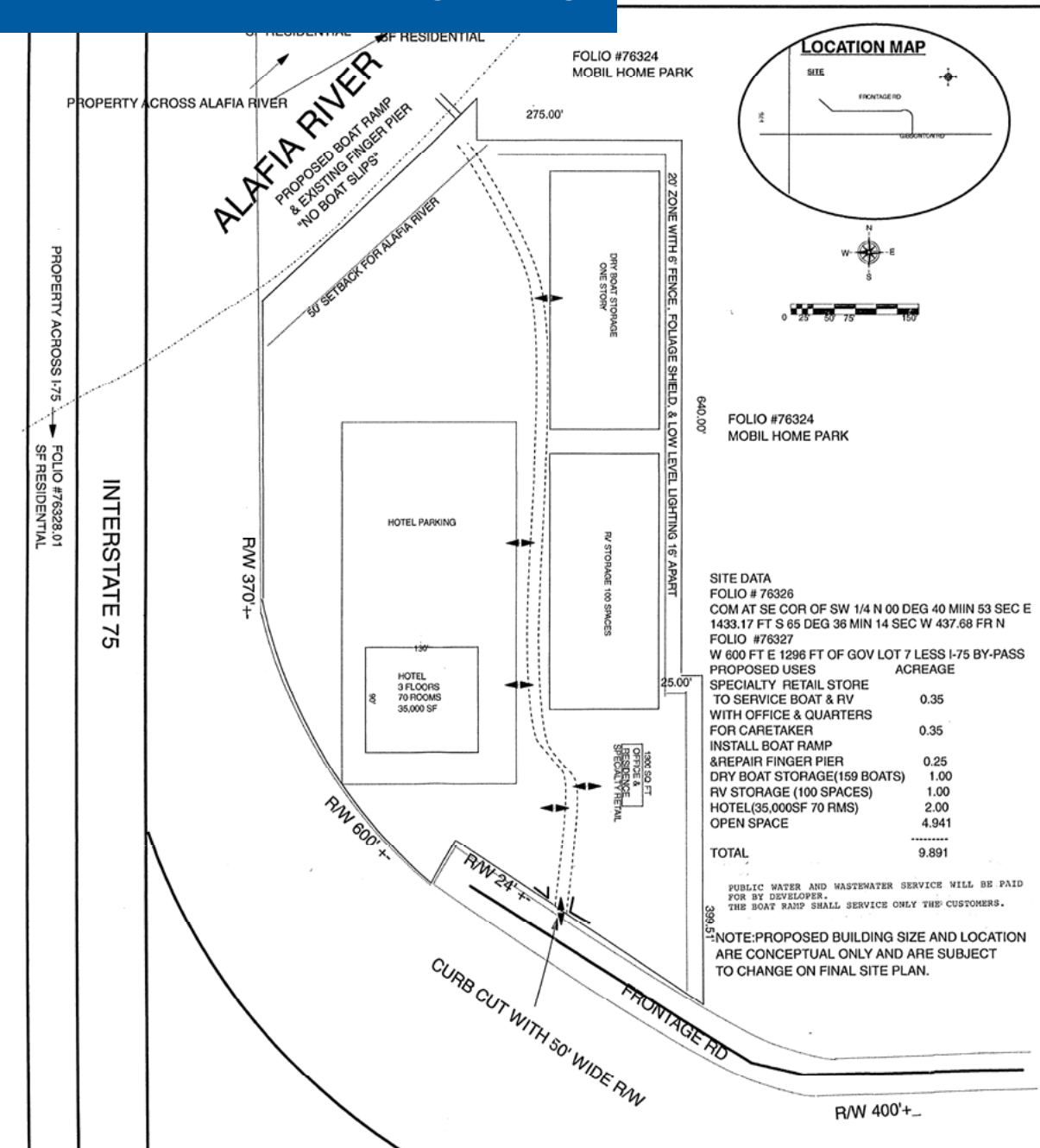
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SITE PLAN AND ZONING



Approved Planned Development (PD 99-0735) "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 parcel contiguous to the east to fulfill the approved PD for a hotel and marina storage facility.

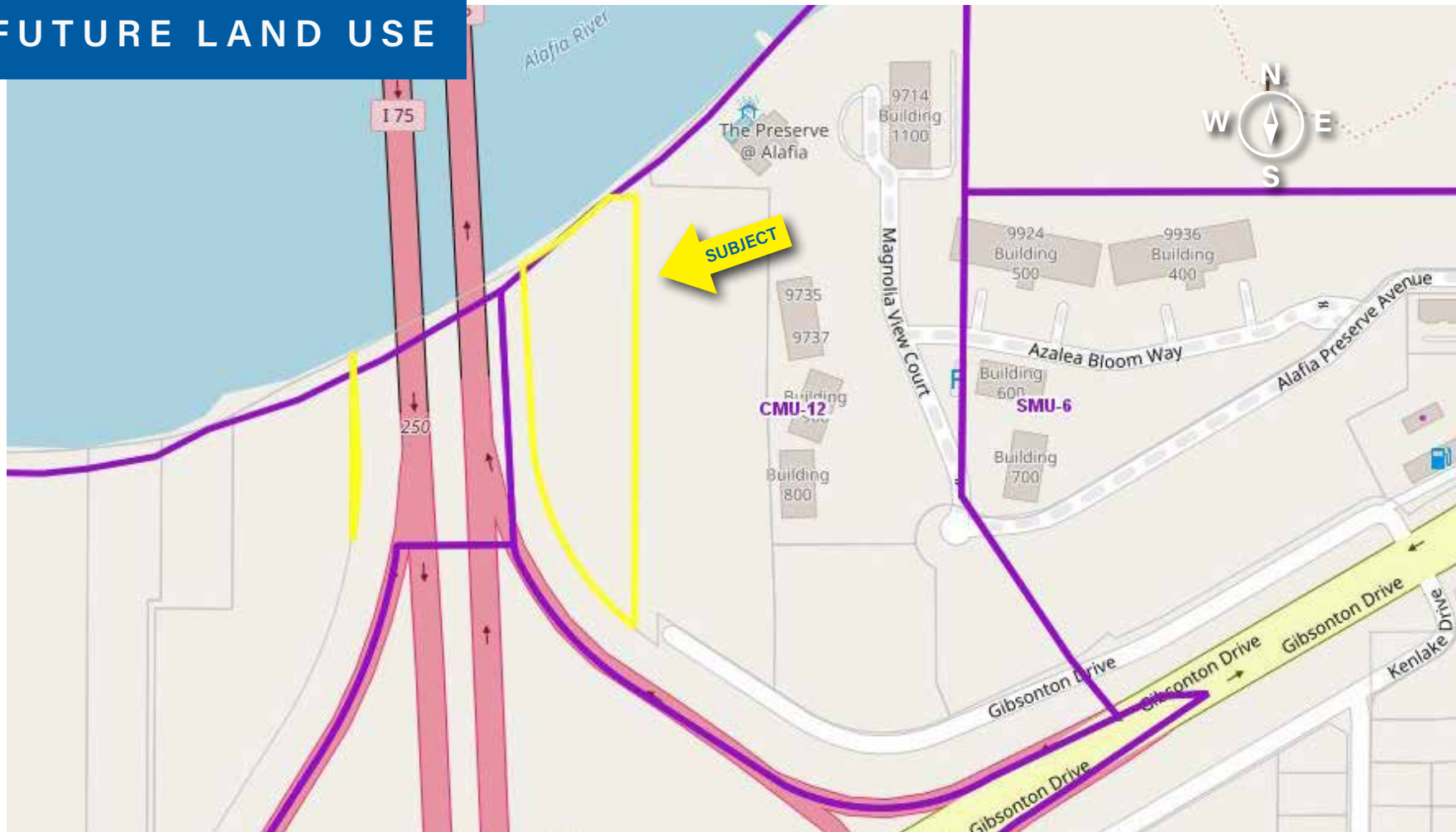
EXECUTIVE SUMMARY

RIVERFRONT DEVELOPMENT SITE

The subject property consists of 3.78 +/- acres of vacant commercial property located just east of I-75 in Gibsonton, FL. The property benefits from high visibility and the traffic produced by I-75 and Gibsonton Drive. The market and trade areas are active with several shopping plazas and restaurants. The property has access to the Alafia River creating an opportunity for recreational activities. The highest and best use for this property is to acquire the parcel contiguous to the east to fulfill the approved PD for a hotel and marina storage facility. The zoning could also be changed to a compatible use with the future land use of Community Mixed Use (CMU-12).

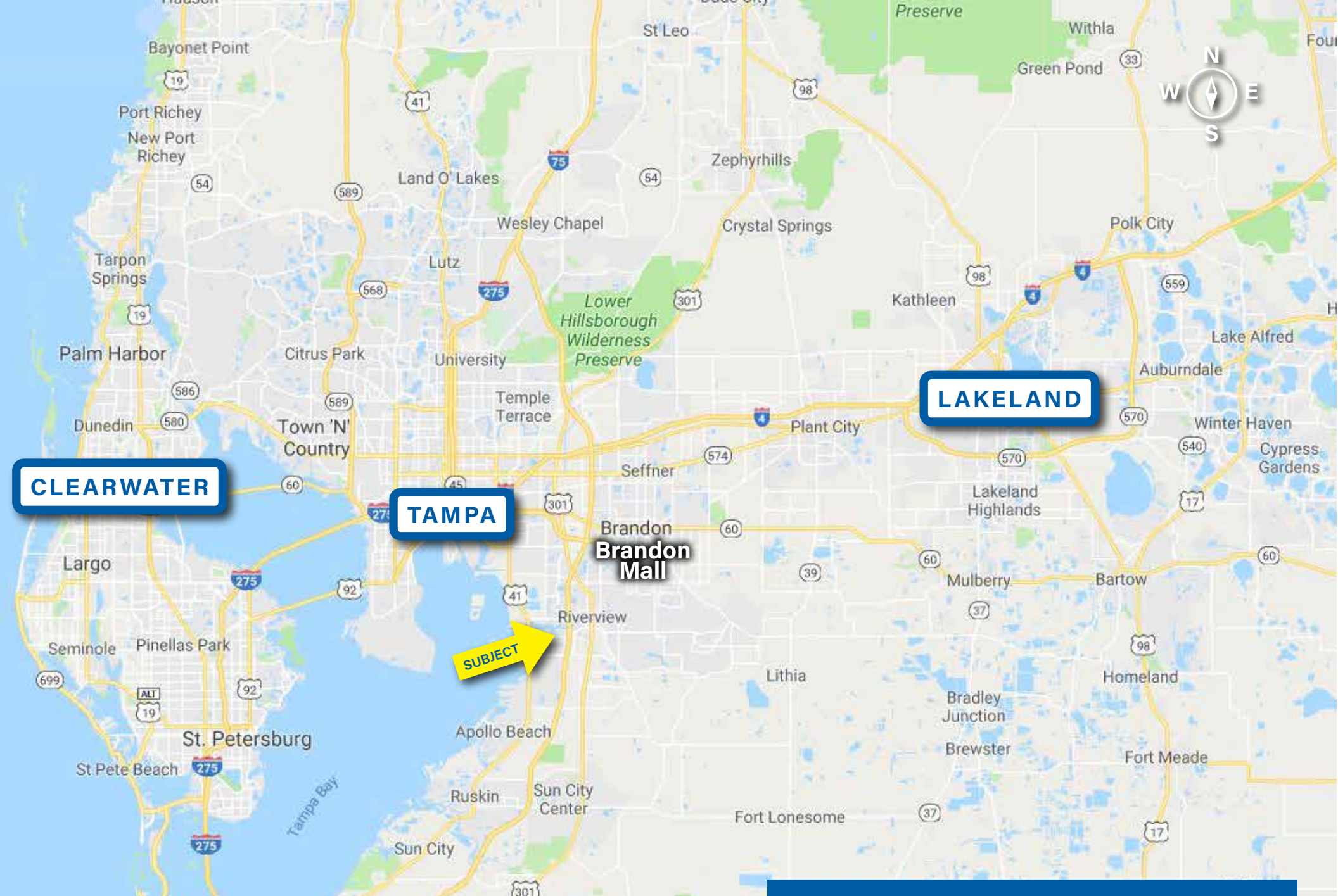
Site Addresses:	0 Gibsonton Dr, Gibsonton, FL 33534
County:	Hillsborough
PIN (Property Identification Number):	U-19-30-20-ZZZ-000002-99940.0
Land Size:	3.78 +/- Acres
Property Use:	Vacant Commercial Land
Utilities:	Water & Sewer (Hillsborough County)
Zoning:	PD - Planned Development (Hillsborough County)
Future Land Use:	Community Mixed Use (CMU-12)
Taxes:	\$5,873 (2017)
Traffic Count:	144,500 cars/day on I-75
Riverfront:	350 +/- ft
Distance to Tampa Bay:	3.2 +/- miles
Asking Price:	\$1,220,779

FUTURE LAND USE



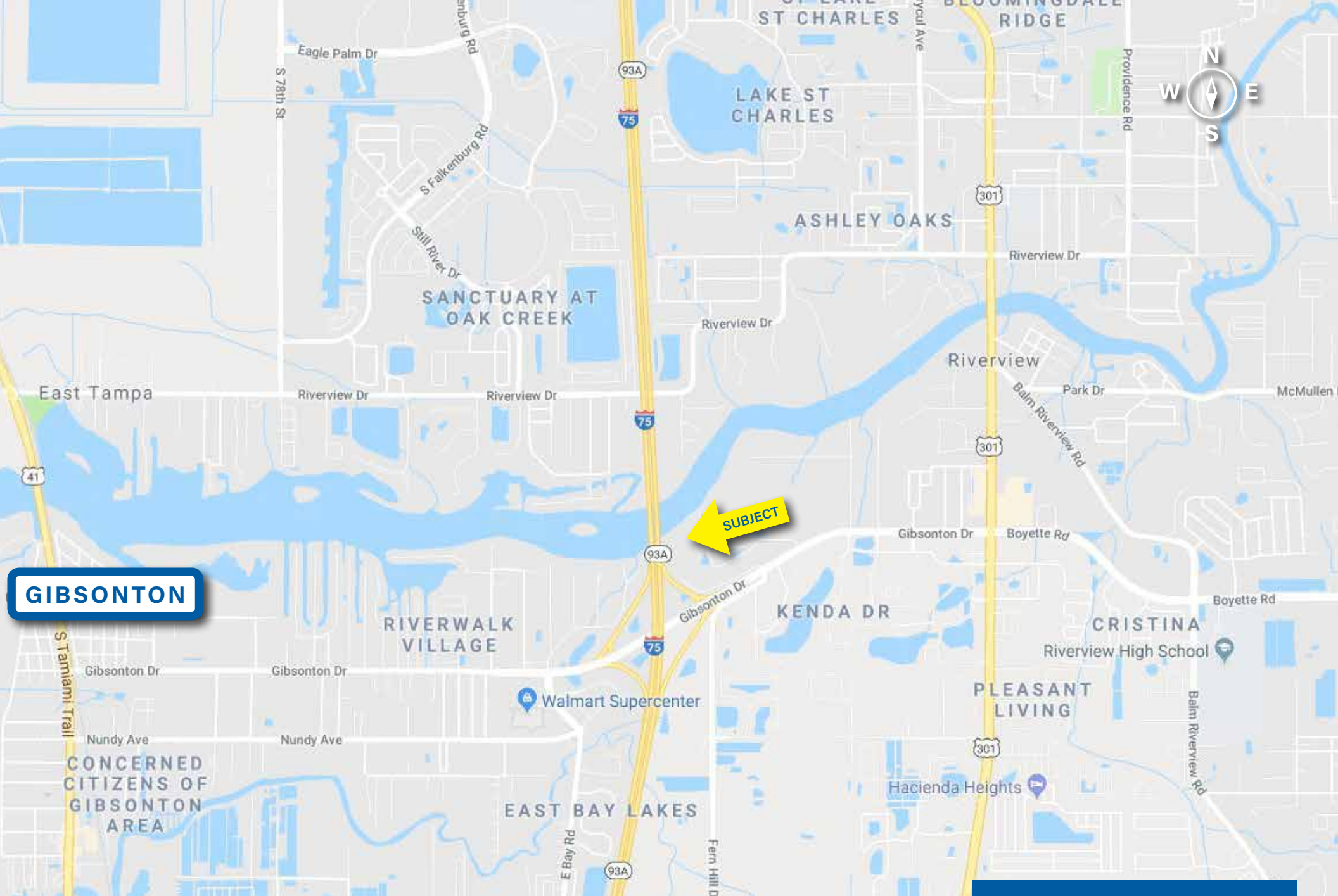
An alternative use to the approved plan for a hotel and marina is available in its zoning for Community Mixed Use - 12 (CMU-12)

Up to a maximum of 12.0 dwelling units per gross acre. The CMU area shall be urban in intensity and density of uses, with development occurring as the provision and timing of transportation a public facility services necessary to support these intensities and densities are made available. Retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for nonresidential uses to arterials shall be prohibited.



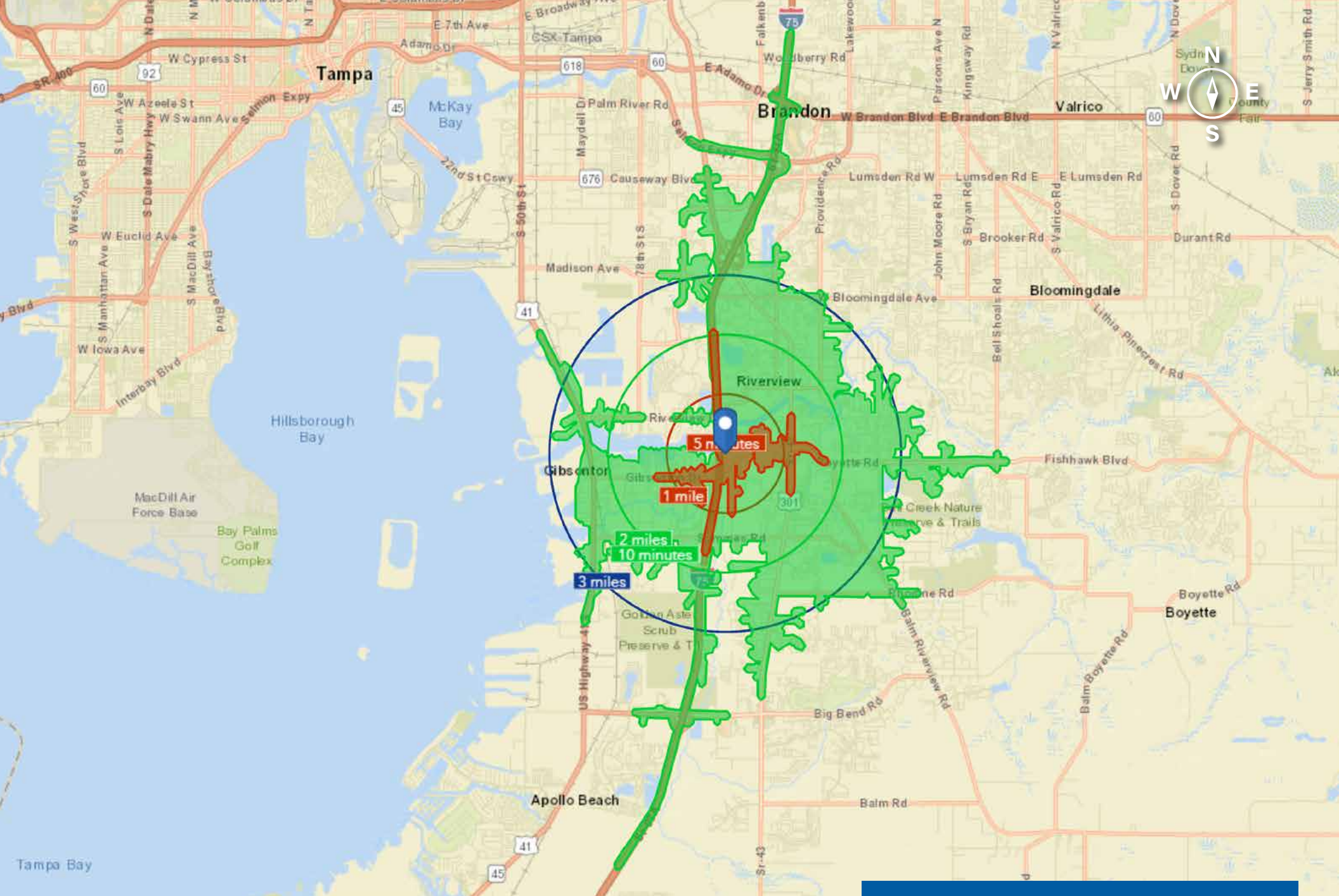
Located in the Tampa-St.Petersburg-Clearwater MSA, between Brandon and Bradenton, on I-75.

REGIONAL LOCATION MAP



The subject property is located just east of I-75 in Gibsonton, FL.

LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Hillsborough	MSA	FL	US
Population	5,516	27,337	63,647	1,272	54,304	1,382,695	3,045,329	20,619,313	327,514,334
Households	2,022	9,978	22,550	474	19,713	528,136	1,242,566	8,064,657	123,158,887
Families	1,429	7,083	15,895	320	13,802	337,242	767,513	5,223,357	81,106,685
Average Household Size	2.73	2.74	2.82	2.68	2.75	2.57	2.41	2.50	2.59
Owner Occupied Housing Units	1,355	7,379	15,872	205	13,473	296,813	776,784	5,071,790	77,207,043
Renter Occupied Housing Units	667	2,599	6,678	268	6,241	231,323	465,782	2,992,867	45,951,844
Median Age	37.3	35.8	35.0	36.6	35.4	37.1	42.7	42.2	38.2
<i>Income</i>									
Median Household Income	\$55,110	\$60,503	\$59,987	\$53,399	\$61,175	\$53,117	\$50,147	\$50,606	\$56,124
Average Household Income	\$67,190	\$74,854	\$73,664	\$64,490	\$75,384	\$76,087	\$71,015	\$72,632	\$80,675
Per Capita Income	\$24,261	\$26,696	\$26,279	\$24,586	\$27,214	\$29,480	\$29,464	\$28,921	\$30,820
<i>Trends: 2015 - 2020 Annual Growth Rate</i>									
Population	3.36%	3.11%	2.70%	4.25%	2.46%	1.67%	1.31%	1.36%	0.83%
Households	3.27%	2.93%	2.53%	4.12%	2.30%	1.60%	1.19%	1.30%	0.79%
Families	3.24%	2.93%	2.52%	4.09%	2.26%	1.53%	1.14%	1.25%	0.71%
Owner HHs	3.83%	3.55%	3.23%	5.35%	3.01%	1.47%	1.05%	1.19%	0.72%
Median Household Income	2.53%	2.86%	2.83%	2.23%	2.86%	2.24%	2.10%	2.13%	2.12%

The 2-mile radius indicates a strong population density, 27,337 people.

The population growth within the same radius is 3.11%, growing at over two times the rate of the Tampa-St. Petersburg-Clearwater MSA.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Hillsborough MSA FL US

Households by Income

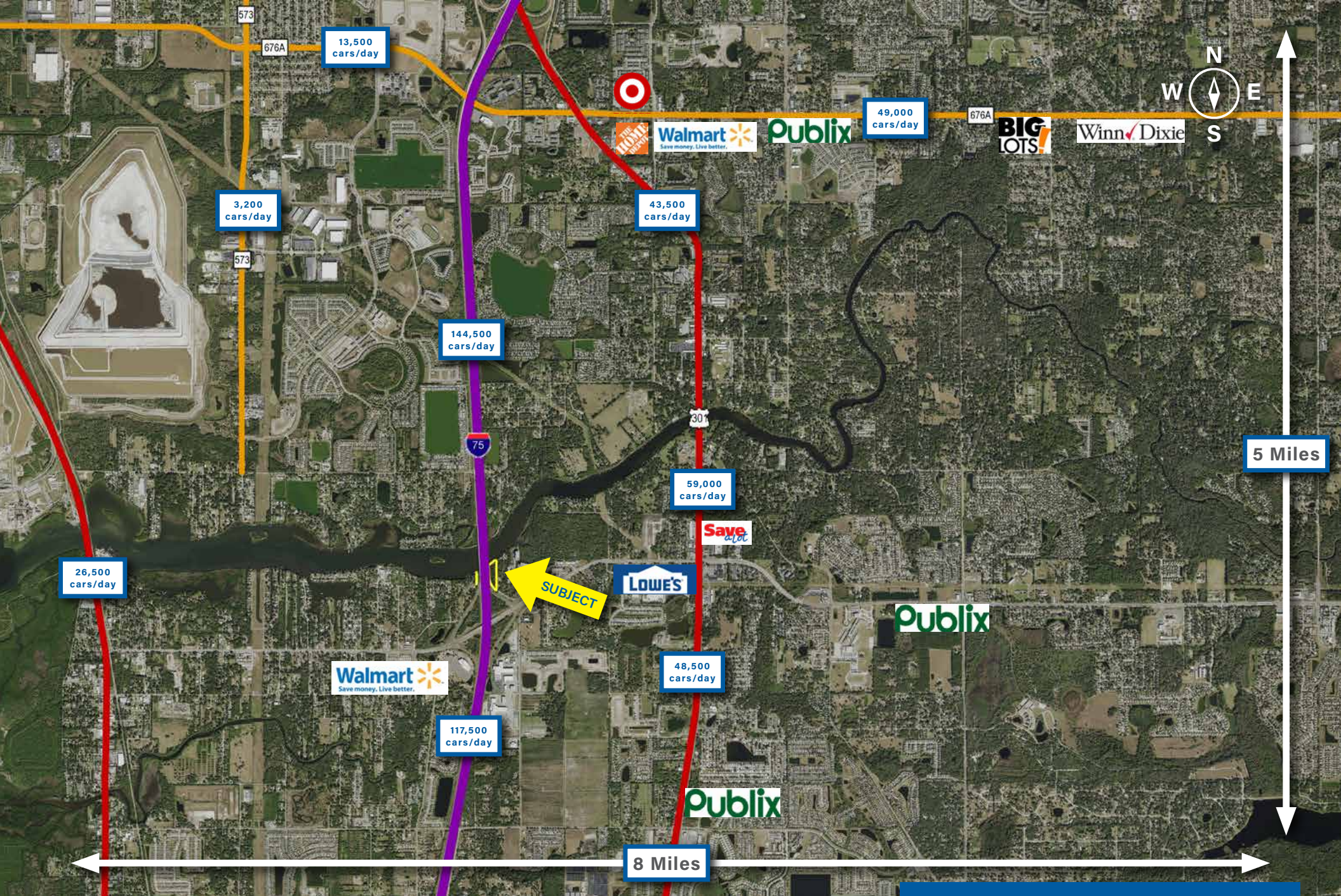
<\$15,000	10.10%	8.30%	8.30%	11.00%	8.10%	11.50%	11.70%	12.00%	11.50%
\$15,000 - \$24,999	8.60%	7.30%	7.40%	7.80%	7.10%	10.80%	12.10%	11.70%	10.00%
\$25,000 - \$34,999	9.40%	8.00%	8.70%	9.50%	8.90%	10.40%	11.20%	11.10%	9.70%
\$35,000 - \$49,999	14.60%	13.70%	13.90%	16.70%	13.70%	14.00%	14.90%	14.60%	13.10%
\$50,000 - \$74,999	24.50%	23.90%	23.10%	24.30%	22.10%	18.70%	18.90%	18.70%	17.80%
\$75,000 - \$99,999	14.60%	16.70%	17.20%	14.60%	17.20%	12.10%	11.60%	11.70%	12.40%
\$100,000 - \$149,999	13.50%	15.20%	15.20%	12.20%	15.60%	12.40%	11.30%	11.50%	13.90%
\$150,000 - \$199,999	2.60%	4.00%	3.70%	2.30%	4.60%	4.90%	4.10%	4.30%	5.70%
\$200,000+	2.00%	2.80%	2.60%	1.50%	2.70%	5.20%	4.30%	4.60%	6.10%

Population by Age

0 - 4	7.20%	7.80%	7.80%	6.90%	7.30%	6.10%	5.30%	5.30%	6.10%
5 - 9	7.10%	7.80%	7.80%	7.20%	7.30%	6.20%	5.40%	5.50%	6.30%
10 - 14	6.80%	7.20%	7.20%	7.20%	7.00%	6.30%	5.60%	5.60%	6.30%
15 - 19	5.80%	5.90%	6.10%	6.00%	6.10%	6.40%	5.60%	5.70%	6.40%
20 - 24	6.10%	5.60%	6.10%	5.50%	6.20%	7.50%	6.20%	6.40%	7.00%
25 - 34	13.70%	14.40%	15.10%	14.70%	15.30%	14.80%	12.70%	13.10%	13.80%
35 - 44	13.60%	15.30%	15.50%	14.30%	14.90%	13.10%	11.90%	11.80%	12.50%
45 - 54	13.60%	13.10%	13.30%	12.70%	13.60%	13.20%	13.30%	13.00%	13.00%
55 - 64	13.10%	11.10%	10.80%	13.00%	11.30%	12.10%	13.80%	13.50%	12.90%
65 - 74	8.60%	7.60%	6.80%	8.30%	7.00%	8.50%	11.20%	11.30%	9.20%
75 - 84	3.50%	3.30%	2.80%	3.40%	3.00%	4.10%	6.10%	6.20%	4.40%
85+	0.90%	1.00%	0.80%	0.80%	0.90%	1.80%	2.80%	2.70%	2.00%

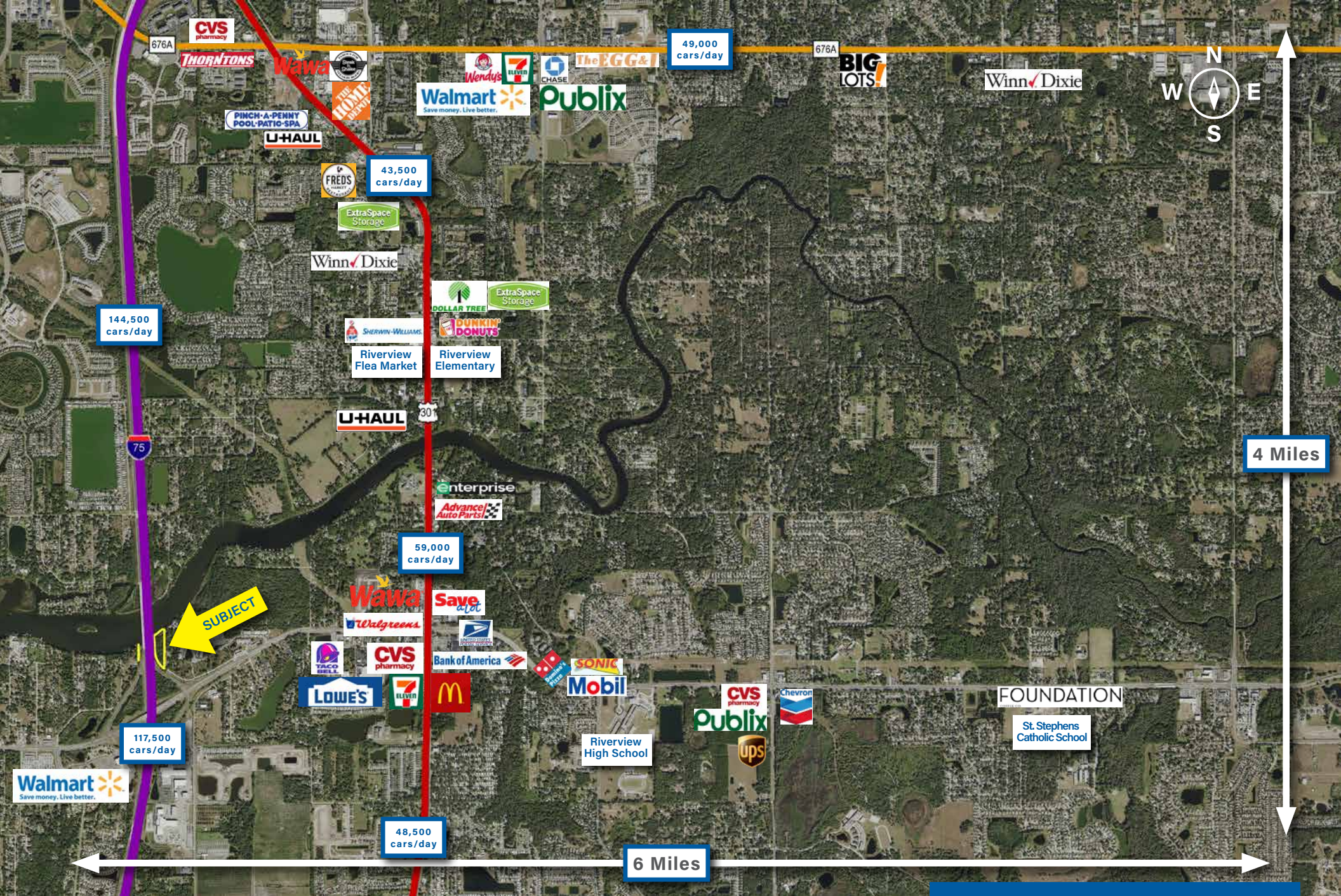
Race and Ethnicity

White Alone	76.50%	68.10%	67.40%	81.40%	69.00%	69.10%	76.40%	73.10%	70.20%
Black Alone	9.90%	16.90%	17.70%	6.10%	16.30%	17.00%	12.50%	16.40%	12.80%
American Indian Alone	0.80%	0.50%	0.50%	0.50%	0.50%	0.40%	0.40%	0.40%	1.00%
Asian Alone	2.10%	3.50%	3.40%	1.90%	3.30%	4.10%	3.50%	2.80%	5.60%
Pacific Islander Alone	0.20%	0.20%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.20%	6.50%	6.50%	7.80%	6.40%	5.60%	4.00%	4.20%	6.80%
Two or More Races	3.30%	4.30%	4.40%	2.30%	4.40%	3.60%	3.10%	3.00%	3.40%
Hispanic Origin (Any Race)	24.40%	24.30%	25.90%	25.20%	25.40%	28.20%	19.20%	25.50%	18.10%

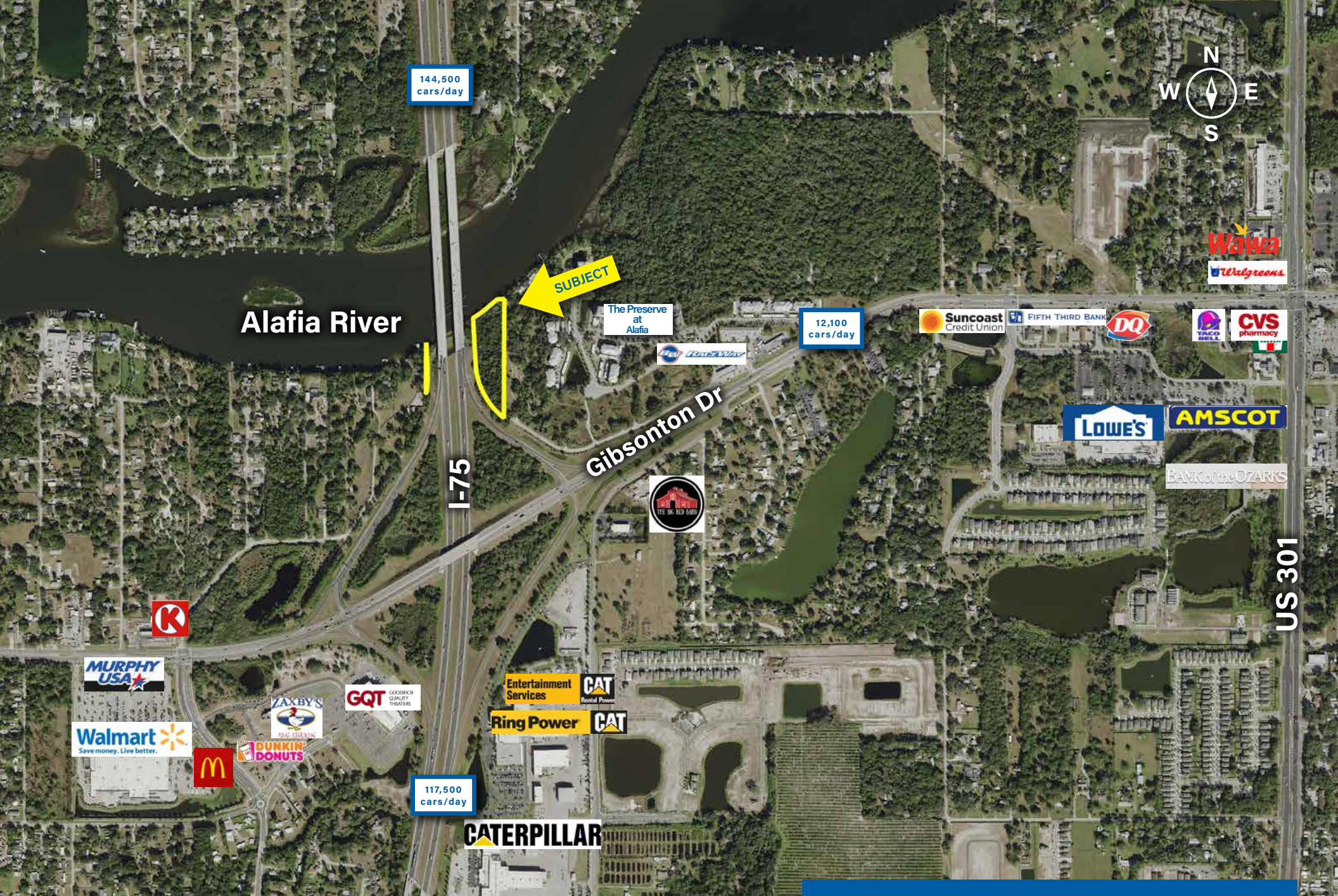


MARKET AREA MAP

High capacity road systems connect dense residential populations through Central Hillsborough County.



The trade area is strong, benefiting from the traffic produced by I-75. US Highway 301 is the primary commercial corridor through Gibsonton.



Alafia River

144,500 cars/day

I-75

SUBJECT

The Preserve at Alafia

12,100 cars/day

Gibsonton Dr

US 301

117,500 cars/day

CATERPILLAR

NEIGHBORHOOD AERIAL

Established neighborhood with many commercial and industrial businesses.



The above map depicts the site for the approved plan "Alafia Hotel and Marina."

SITE AERIAL



Ring Power CAT

GQT GOODRICH QUALITY THEATERS

Walmart Save money. Live better.

Old Gibsonton Dr

I-75 S Off-Ramp

I-75 NORTH

Included in 3.78 acres

3.78 acres

The Preserve at Alafia

SITE AERIAL

The subject property has full access via Old Gibsonton Dr.; a traffic signal is planned for the intersection.



Vacant Commercial Land



Highly visible from I-75



3.2 miles by boat to Tampa Bay



Great for recreational activities including boating and fishing



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