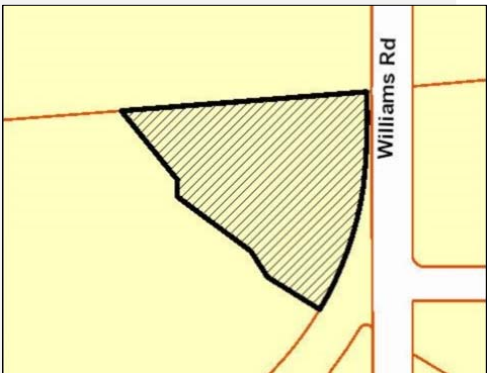


# 1.61 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY



## o Williams Road Brandon, FL 33510

### PROPERTY FEATURES

- **1.61 Acres** w/ approximately 668.90' of Williams Rd frontage
- Lot fronts **2 paved roads**, Broadway Avenue and Williams Road
- **Highest and Best** use: Commercial, Industrial or Office Development Site
- Development Approval: **10,000 SF 2- story Office Building**
- **High and Dry**, open area for development
- Immediately East of **Interstate 75**
- Traffic Count: **10,232 VTD** (2018 MPSI) Williams Rd./ Broadway Ave.
- **Seller Financing Available : Contact Broker for Details**

**OFFERED FOR SALE AT: \$175,000!**

LISTING AGENT: Tina Marie Eloian, CCIM • P: 813-997-4321 • F: 813-930-0946 • E: Tina@FloridaCommercialGroup.com



*Locally Owned,  
Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ [www.FloridaCommercialGroup.com](http://www.FloridaCommercialGroup.com)

**Sales • Investments • Leasing • Property Management**



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# LISTING DETAILS

## FINANCIAL & TERMS

Status: Active

**Offering Price: \$175,000/**

Financing Available: None

Special Sale Provisions: None

Price Per Acre: \$131,034

**Expenses: Please Call Listing Broker**

## LOCATION

County: **Hillsborough**

Street Number: **0**

Street Name: **Williams**

Street Suffix: **Road**

City: **Brandon**

Latitude: **27.972117646** :: Longitude: **-82.318971905**

Traffic Count:

**10,232 VTD- Williams Rd and Broadway Avenue (2018- MPSI)**

## THE PROPERTY

Folio Number: **065683-5702**

Zoning: **IPD-1 (Interstate Planned Development)**

Property Style: **Vacant Land**

Current Use: **Development, Commercial/ Industrial**

Future Land Use/ Zoning: **Commercial Development**

Lot Dimensions: **668.90 x 737.31 x 846.93 (approx.)**

Lot Size (Sq. Ft.): **69,831 SF (approx.)**

Front Footage: **668.90' (approx.)**

Total Acreage: **1.61**

Additional Parcel: **No**

Water Views/ Access/ Frontage: **None**

## TAXES

Tax Year: **2019**

Taxes: **\$837.98**

## UTILITIES

Electricity: **TECO**

Water: **City of Tampa**

Waste: **City of Tampa**

Communications: **Verizon, Brighthouse, Frontier**

## THE LISTING

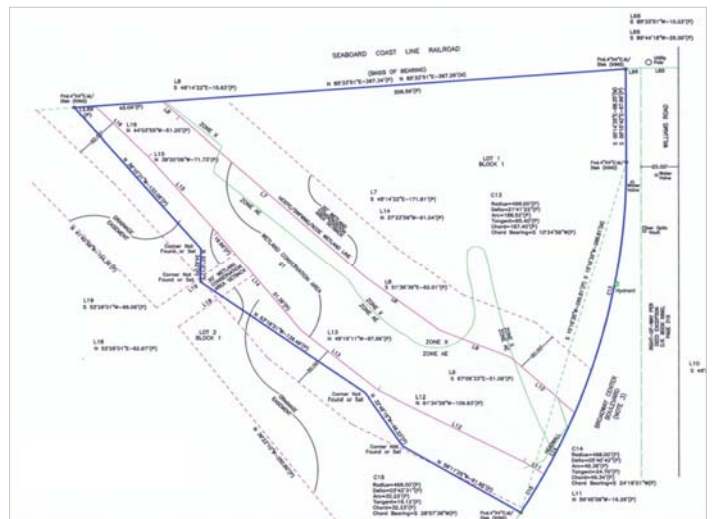
Driving Directions:

From Tampa: **Take I-75 Southbound to EXIT 260 (FL-574/ Dr. Martin Luther King Jr. Blvd.) Use left 2 lanes to turn Left onto (FL -574 E Dr. Martin Luther King Jr. Blvd.) Head East to Williams Road. Turn Left. Crossing over the railroad tracks, Vacant land parcel will be directly on the right.**

## THE COMMUNITY

Community/ Subdivision Name: **Broadway Centre**

Flood Zone Area: **X**



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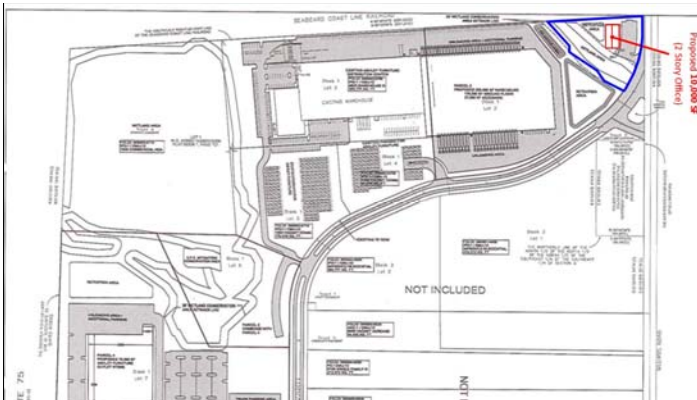


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# LISTING HIGHLIGHTS

## VACANT LAND INVESTMENT HIGHLIGHTS

- Great buy and hold opportunity
- Engineer Surveys, Site plans & Environmentals in Place
- Located in the Ashley Home Furniture Distribution Head Quarters Business Park
- The parcel is 1.6 acres and is Ideal for both light and heavy industrial, distribution and manufacturing uses
- **MAKE AN OFFER!**



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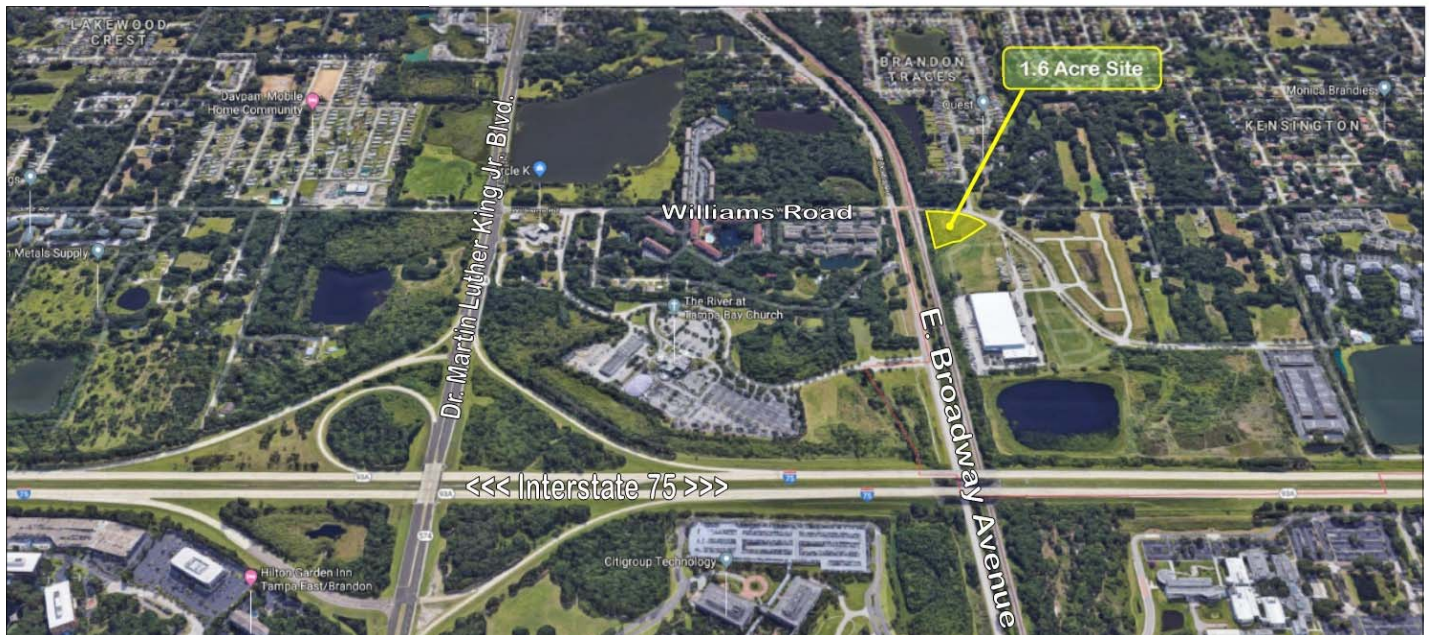
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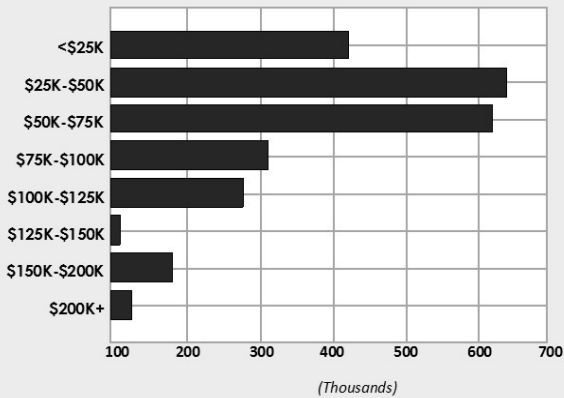


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# LISTING DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ 1 MILE RADIUS



	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
2019 Total Population:	7,240	68,582	184,032
2024 Population:	7,775	75,578	201,469
Pop Growth 2019- 2024:	7.39%	10.20%	9.47%
Average Age:	37.10	36.30	36.60
<b>HOUSEHOLDS</b>			
2019 Total Households:	2,695	25,891	70,115
HH Growth 2019- 2024:	7.38%	10.82%	9.76%
Median Household Inc:	\$62,446	\$51,763	\$53,721
Avg House Hold Size:	2.60	2.50	2.60
2019 Avg HH Vehicles:	2.00	2.00	2.00
<b>HOUSING</b>			
Median Home Value:	\$155,629	\$150,440	\$156,628
Median Year Built:	1987	1990	1991

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