



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Development Site in Trinity

2.91 acres, Mitchell Boulevard, Trinity, FL 34655



DEWEY MITCHELL

Broker | Owner

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727-569-2332

AVAILABLE

- ⊕ Located within the Trinity Corridor
- ⊕ 2.91± acres zoned MPUD
- ⊕ Centrally Located, Signalized corner location
- ⊕ Great location for retail or office developments
- ⊕ Available for purchase, for lease or build-to-suit
- ⊕ Sale Price: \$1,250,000

Awarded #2 Producing Berkshire Hathaway HomeServices Commercial Real Estate Company Worldwide 2019

Teamwork | Integrity | Passion | Excellence

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This property is 2.91± acres located at the signalized intersection of Mitchell Blvd. and Trinity Oaks Blvd. Over 1,000' of combined road frontage. Zoned MPUD with a Land Use of ROR over a majority of the parcel, this property lends itself to many types of retail and office developments.

AREA DEMOGRAPHICS (5 mile radius)

KEY FACTS

127,710
Population



Average Household Size

49.9

Median Age

\$50,176

Median Household
Income

ANNUAL HOUSEHOLD SPENDING



\$1,644
Apparel &
Services



\$125
Computers



\$2,922
Eating Out



\$4,265
Groceries



\$4,859
Health Care

INCOME



\$50,176
Median Household
Income



\$29,996
Per Capita Income



\$98,043
Median Net Worth

EMPLOYMENT



68%
White Collar



17%
Blue Collar



15%
Services

8.0%

Unemployment Rate

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