

## Commercial Way & Boston Ave.

### EXECUTIVE SUMMARY



### PROPERTY HIGHLIGHTS

- Total Acreage: 4.73 MOL
- County: Hernando
- Parcel ID(s): 00079033, 00079042, 00079177, 00079186
- Current Use: vacant, commercial land
- Current zoning: C-2 (commercial)
- Estimate of Value: \$297,990

### EXCLUSIVE BROKERS

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**TOMLIN COMMERCIAL**  
REAL ESTATE SERVICES

## Commercial Way & Boston Ave.

Dear Future Investors,

On behalf of myself, our Advisors, and the Leadership Team at Tomlin Commercial, thank you for letting our brokerage showcase how we can help leverage your business and real estate investments through our disposition and acquisition services.

Included in this Real Estate Review Property Report, you will find information on the current market conditions in Tampa Bay, highlights about the area, specific financial analysis on the property, and insights into the investor's return on the property.

We know you have many options when it comes to selecting a commercial brokerage, and we appreciate the opportunity to represent you and your company's needs.

As you are most likely aware, the real estate industry has changed significantly over the past decade and continues to change daily. That is why it is more important than ever to select a knowledgeable, responsible, and resourceful brokerage with experience and understanding of our local market; national real estate trends; advancements in design and construction methods and materials; financing options; and regulatory issues too.

If you have any questions or concerns, please ask me anytime. I look forward to working with you and the rest of your team soon. Thanks again!

Sincerely,



Nicholas D. "Nico" Hohman

Director

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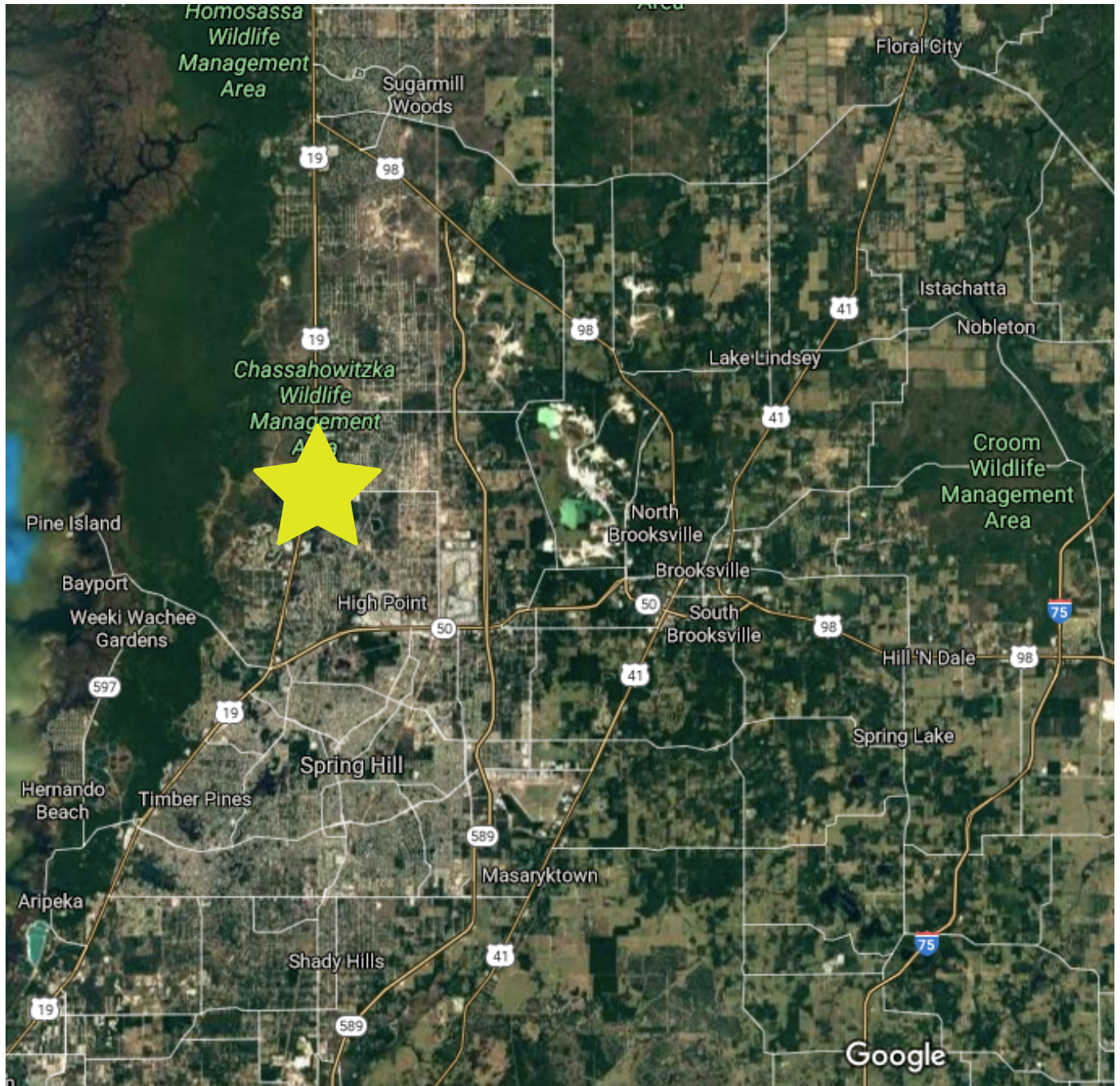


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### PROPERTY LOCATION



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## Commercial Way & Boston Ave.

### PROPERTY HIGHLIGHTS & FEATURES



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## Commercial Way & Boston Ave.

### THE TAMPA BAY MARKET OVERVIEW

The Tampa-St Petersburg-Clearwater MSA, located along the west coast of Florida, is comprised of 4 counties - Hillsborough, Pinellas, Hernando, and Pasco - all surrounding Tampa Bay, the Hillsborough River, and the Gulf of Mexico. The city of Tampa serves as the county seat for Hillsborough as well as the primary Central Business District of the MSA. St. Petersburg is the largest city in Pinellas County while Clearwater holds the county seat. Pasco and Hernando counties are situated north of Pinellas and Hillsborough. While Hernando remains mostly rural, Pasco county - especially central and eastern parts of the county - is quickly becoming a substantial place for new growth and development.



Tampa is also well known for its pirate parades, Gasparilla; Cuban heritage; and world-renowned beaches that some find it shocking and surreal that this region is also home to a variety of art and historic museums- including the Dali Museum- over fifty hospitals, an air force base & two coast guard stations, about one-fourth of the state's business and information service firms and the most lightning strikes in the U.S.

The region is the 18th largest MSA in the United States and the 2nd largest MSA in the state of Florida. Tampa's specialized industries include finance & professional services, shipping & logistics, national defense, and real estate. Tampa is home to nearly 500 international companies and four Fortune 500 companies. Other notable companies include Mosaic, Ashley Furniture, Bristol-Myers Squibb, Johnson & Johnson, Coca-Cola Refreshments, MetLife, Raytheon, USAA, Bausch & Lomb, GE Aviation, Nielsen, Progressive Insurance, Sykes, and Valpak among others. Many large financial and shared service institutions are attracted to the region for its educated workforce, lower cost of living, favorable business climate and quality of life.



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### THE TAMPA BAY MARKET OVERVIEW

The area's economy is supported by a strong infrastructure which includes the state's largest port, two international airports, several colleges & universities, three professional sports teams, a thriving tourist industry. The area is primarily served by the I-75 corridor and the I-4 warehouse and distribution logistics corridor which help give it access to 33 million consumers within an 8-hour drive. Tampa is the state's second largest exporting region and contains the closest deep-water port to the Panama Canal.



Weaknesses for the area include: difficulty in attracting high-paying jobs; the median incomes are below the US average with slightly higher median housing costs; and the lack of density and tax basis to support increased mass transit infrastructure investments.

Opportunities for the area include: home to the I-4 Corridor super region that is currently experiencing a boom in industrial, logistics & distribution demand. Threats for the area include: ambitious urban core re-development initiatives will take time to come to fruition and if not managed appropriately could disrupt the greater market; and the somewhat lower costs offered by nearby Lakeland and Orlando markets could put downward pressure on current positive trends.



Strengths for the area include: a top 25 MSA with solid growth focused on the area's urban cores; lower cost of living compared to similar coastal cities; a high quality of life; limited taxes and regulation in a pro-business, Right-to-Work state; several strong educational centers producing STEM and professional & financial employees with organized jobs focused support partnerships in place to ensure a diversified and capable workforce; as well as a large-scale capable metro infrastructure with significant long-term growth opportunities.



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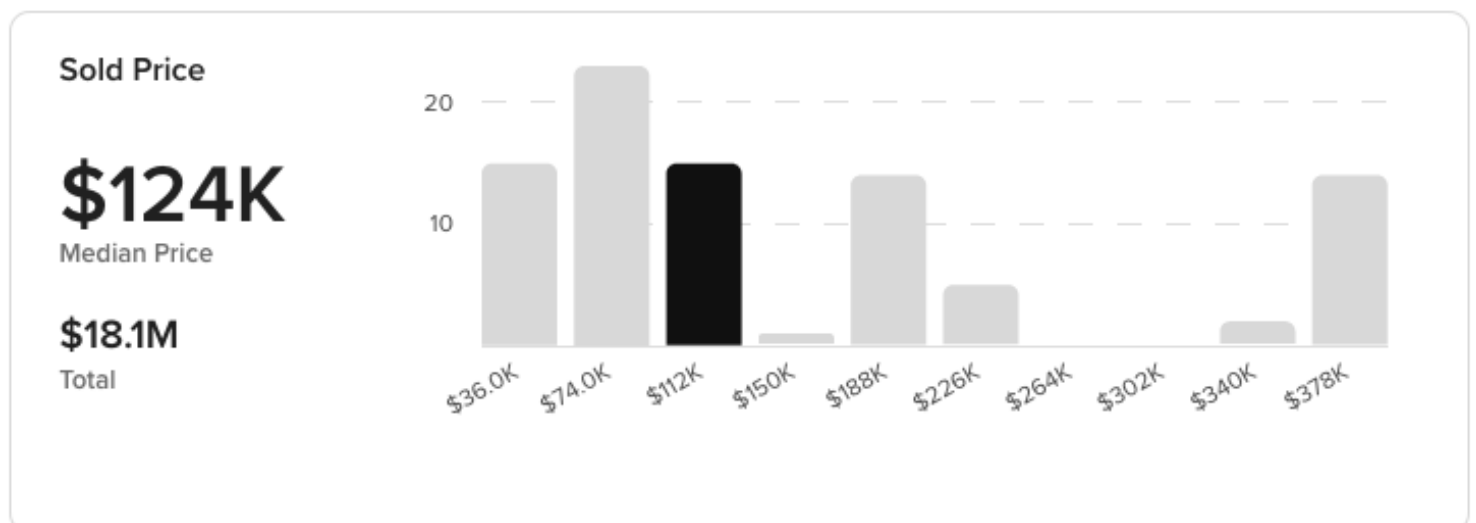




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Address	City	State	Zip	Acreage	Selling Price	Sold Price/Acre
Hidden Deer Trl	Weeki Wachee	FL	34614	9.9	\$124,000	\$12,525.25
County Line rd	Spring Hill	FL	34609	1.1	\$250,000	\$227,272.73
15129 Hidden Deer Trl	Weeki Wachee	FL	34614	9.9	\$94,000	\$9,494.95
Hawks Nest Trl	Weeki Wachee	FL	34614	9.7	\$119,999	\$12,371.03
Sooty Tern Ave	Weeki Wachee	FL	34614	3.5	\$56,000	\$16,000
Sandy dr	Brooksville	FL	34613	2.5	\$42,000	\$16,800
14609 Hidden Deer Trl	Weeki Wachee	FL	34614	9.7	\$119,000	\$12,268.04
Honey Pot Trl	Brooksville	FL	34614	4.3	\$640,000	\$148,837.21

Showing results from 89 properties based on current map view



## Commercial Way & Boston Ave.

	1 Mile		5 Mile		10 Mile	
	Number	Percent	Number	Percent	Number	Percent
<b>POPULATION TRENDS</b>						
Total Population	458		24,230		138,510	
Children Under 5	22	4.9%	728	3.0%	6,367	4.6%
Total Households	179		10,549		56,390	
Total Family Households	132	73.7%	6,710	63.6%	38,041	67.5%
Average Household Size	2.55		2.28		2.43	
Median Age	48.00		55.00		48.60	
Bachelor's Degree or Higher	64	14.0%	2,986	12.3%	18,225	13.2%
<b>HOUSEHOLDS BY INCOME</b>						
Median Household Income	\$47,919		\$44,206		\$46,975	
Less Than \$10,000	7	5.3%	329	4.9%	1,498	3.9%
\$10,000 - \$14,999	0	0.0%	140	2.1%	1,039	2.7%
\$15,000 - \$24,999	14	10.6%	582	8.7%	3,338	8.8%
\$25,000 - \$34,999	14	10.6%	815	12.1%	4,416	11.6%
\$35,000 - \$49,999	23	17.4%	1,324	19.7%	6,814	17.9%
\$50,000 - \$74,999	26	19.7%	1,497	22.3%	9,276	24.4%
\$75,000 - \$99,999	20	15.2%	883	13.2%	5,386	14.2%
\$100,000 - \$149,999	16	12.1%	767	11.4%	4,353	11.4%
\$150,000 - \$199,999	4	3.0%	235	3.5%	1,200	3.2%
\$200,000 or more	7	5.3%	137	2.0%	721	1.9%
<b>RACE &amp; ETHNICITY</b>						
White Alone	395	86.2%	20,462	84.4%	107,871	77.9%
Black Alone	13	2.8%	678	2.8%	6,453	4.7%
American Indian	2	0.4%	100	0.4%	562	0.4%
Asian	0	0.0%	205	0.8%	2,131	1.5%
Native Pacific Islander	0	0.0%	2	0.0%	13	0.0%
Hispanic or Latino of Any Race	45	9.8%	2,402	9.9%	18,686	13.5%
<b>OTHER DEMOGRAPHIC TRENDS</b>						
Population 16 and Over	383		21,208		116,500	
In Labor Force Population	171	37.3%	8,519	35.2%	52,931	38.2%
Owner-Occupied Housing	160	89.4%	8,890	84.3%	44,007	78.0%
Average Home Value	\$198,641		\$145,520		\$149,323	

*Data collected from 5-year estimates, 2018 vintage, copyright MCDC Circular Area Profiles*

Subject Property Address: Commercial Way & Boston Ave.



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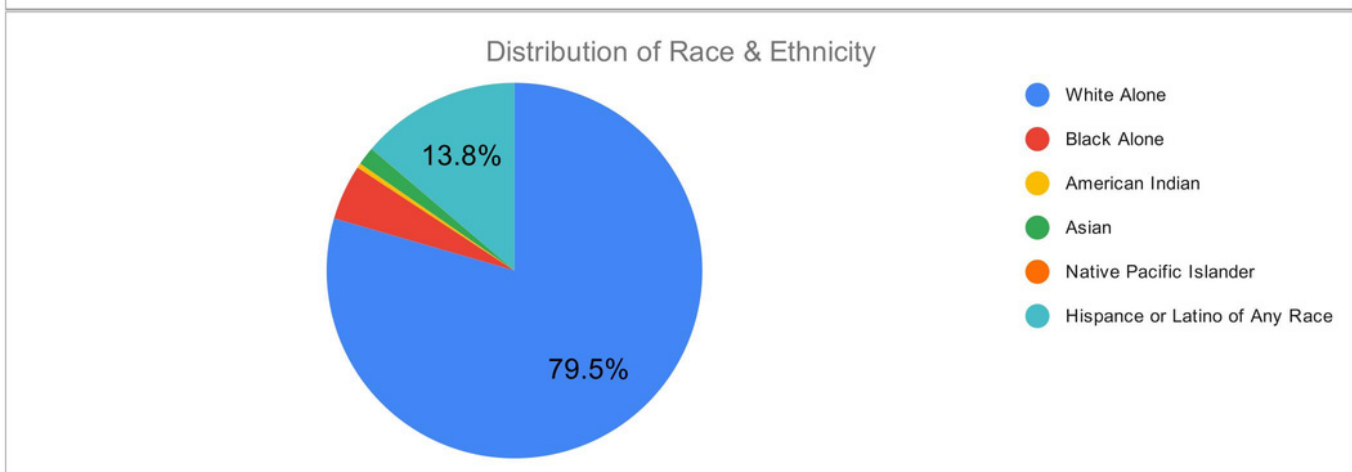
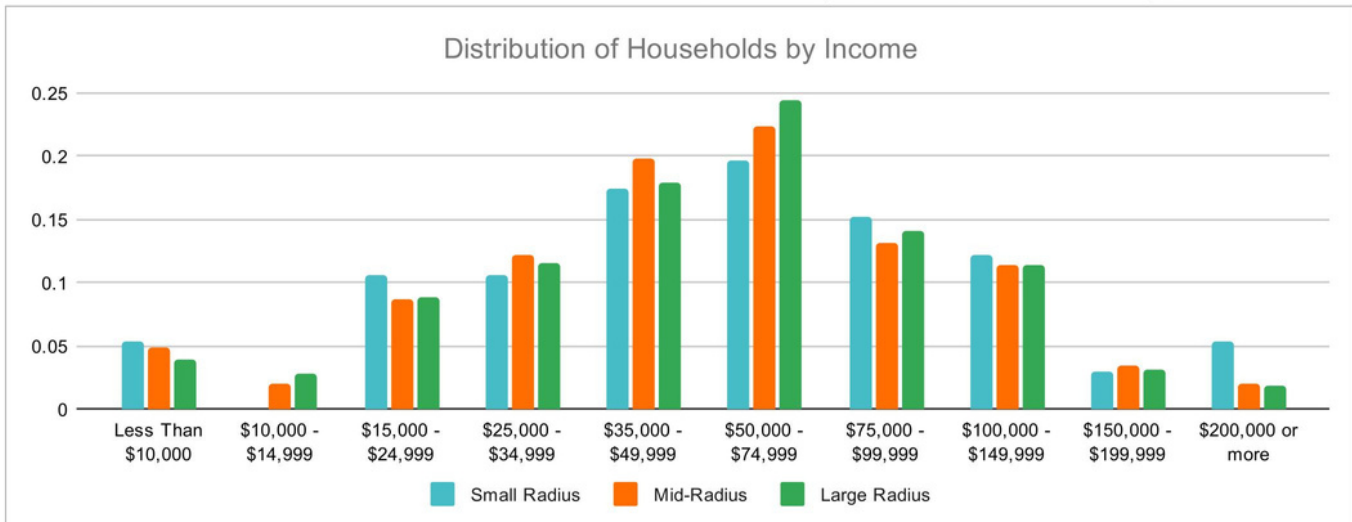
	1 Mile		5 Mile		10 Mile	
	Number	Percent	Number	Percent	Number	Percent

### POPULATION TRENDS

Adults 65+	120	26.18%	8,782	36.25%	40,475	29.22%
Males 65+	64	53.2%	4,281	48.7%	19,017	47.0%
Females 65+	56	46.8%	4,502	51.3%	21,458	53.0%

### MARITAL STATUS

Never Married	86	18.8%	4,241	17.5%	27,754	20.0%
Currently Married	108	23.6%	5,434	22.4%	28,715	20.7%
Separated	3	0.7%	279	1.2%	2,067	1.5%
Widowed	21	4.6%	2,272	9.4%	11,468	8.3%
Divorced	54	11.8%	3,217	13.3%	16,092	11.6%



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### ABOUT TOMLIN COMMERCIAL

#### Our Mission

To provide a supportive environment and redefine exceptional real estate service where real estate agents (our Advisors) are superbly prepared, client focused, and properly compensated to match business owners and investors with the best real estate solutions for their companies and properties. The pineapple, a key motif of our brand, is a symbol of hospitality, friendship and generosity. In the same spirit, we seek to evoke the same feeling of welcome, decorum and professionalism in the real estate industry in the Tampa Bay community and beyond.

#### Our Philosophy

At Tomlin Commercial we are committed to the "Go Giver" philosophy of serving others. We firmly believe that we have an important purpose in serving our Advisors so that they can deliver the best possible experience for their clients. We strive to provide service that goes beyond what anyone could buy and to deliver value that is more powerful than money. We help make the experience unforgettable for your clients. It isn't a strategy, it is a way of conducting business.

#### Our Five Pillars

All of our activities revolve around these five areas of importance: 1) We make all our activities to be Advisor centric; 2) We provide, promote and reimburse Advisors for professional development and designation education; 3) We pursue solid, qualified referrals, and not just leads, for our Advisors; 4) We offer all Advisors a strong Agent Service Center, investing in our new and experienced agents to cover many costs normally paid for by the Advisor; 5) We commit to our community with our time, talent and financial contributions.

When you work with Tomlin Commercial you can expect transparency, efficiency, backup support, promotion, and professionalism.

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### CONTACT US

Thank you for giving us the opportunity to present our brokerage as well as our sales and marketing platform to you and your team. Please reach out to us with any additional questions or comments. We look forward to working together soon!



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Director

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### REACH OUT TO US

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