

Property Description

PROPERTY DESCRIPTION

The subject property comprises approximately 4.67 acres of land zoned Planned Development (PD) located at the SWC of College Ave & I-75. Currently, the property is approved for hotel uses containing a maximum of 70,800 square feet and 100 rooms. Allows for up to six stories with a maximum building height of 60 feet.

LOCATION DESCRIPTION

The property is located south of East College Avenue and has primary access off 33rd Street SE along the west side of the property. High visibility and traffic (AADT 30,500) from East College Avenue and only minutes from the I-75 interchange. The site is one mile from Amazon fulfillment center with close proximity to shopping, schools and employment centers.

PROPERTY SIZE

4.67± Acres

ZONING

PD #07-0471 - Allows for a hotel containing a maximum of 70,800 SF and 100 rooms.

FUTURE LAND USE

CMU-12 (Community-Mixed Use 12)

PARCEL ID

055020-0000

PROPERTY OWNER

NDK Investments, LLC

PRICE

\$1,250,000

BROKER CONTACT INFO

Chris Bowers, CCIM

Senior Broker

813.287.8787 x8

chris@thedirt dog.com

Additional Photos



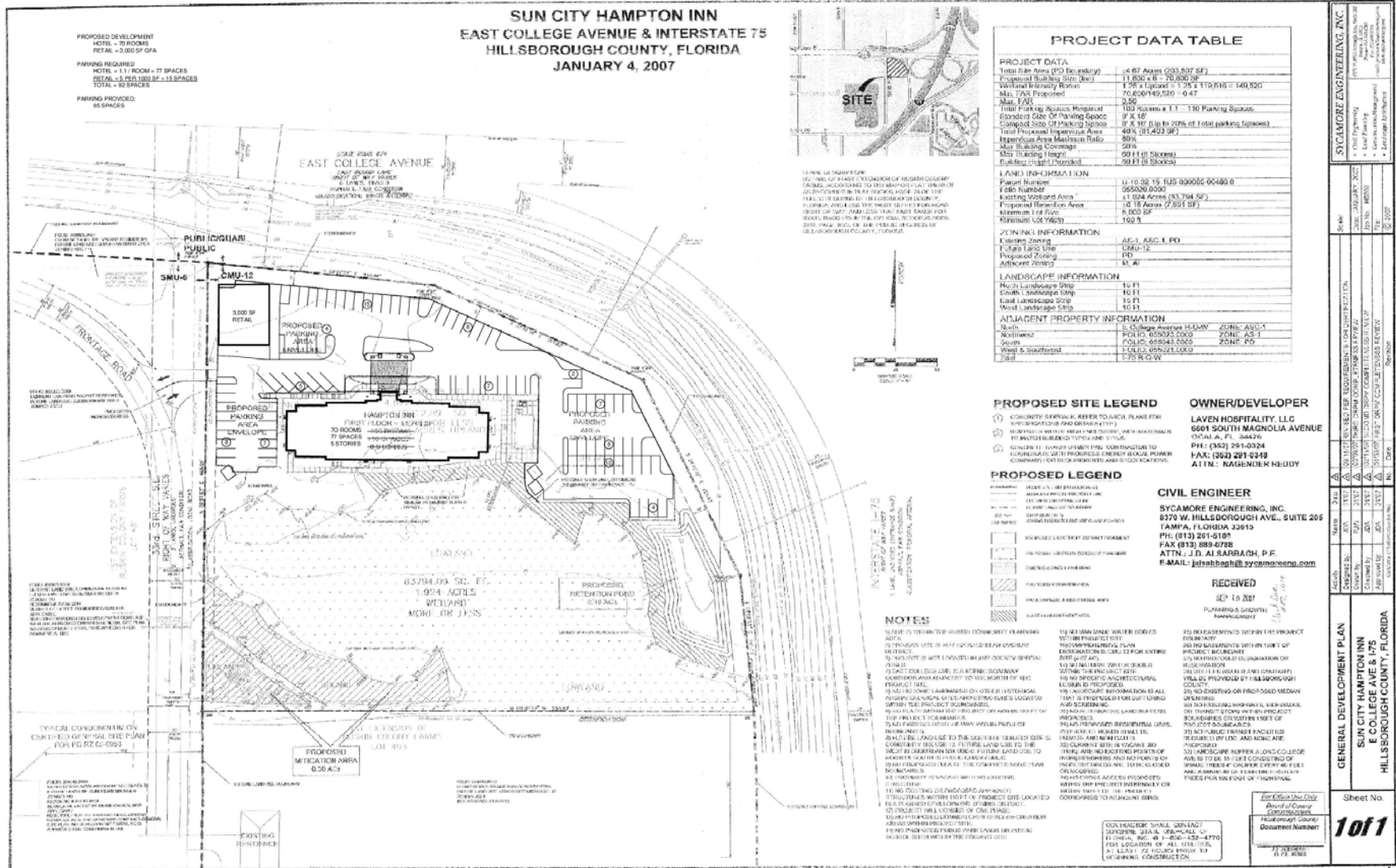
Additional Photos



Additional Photos



Site Plan



Demographics Map & Report

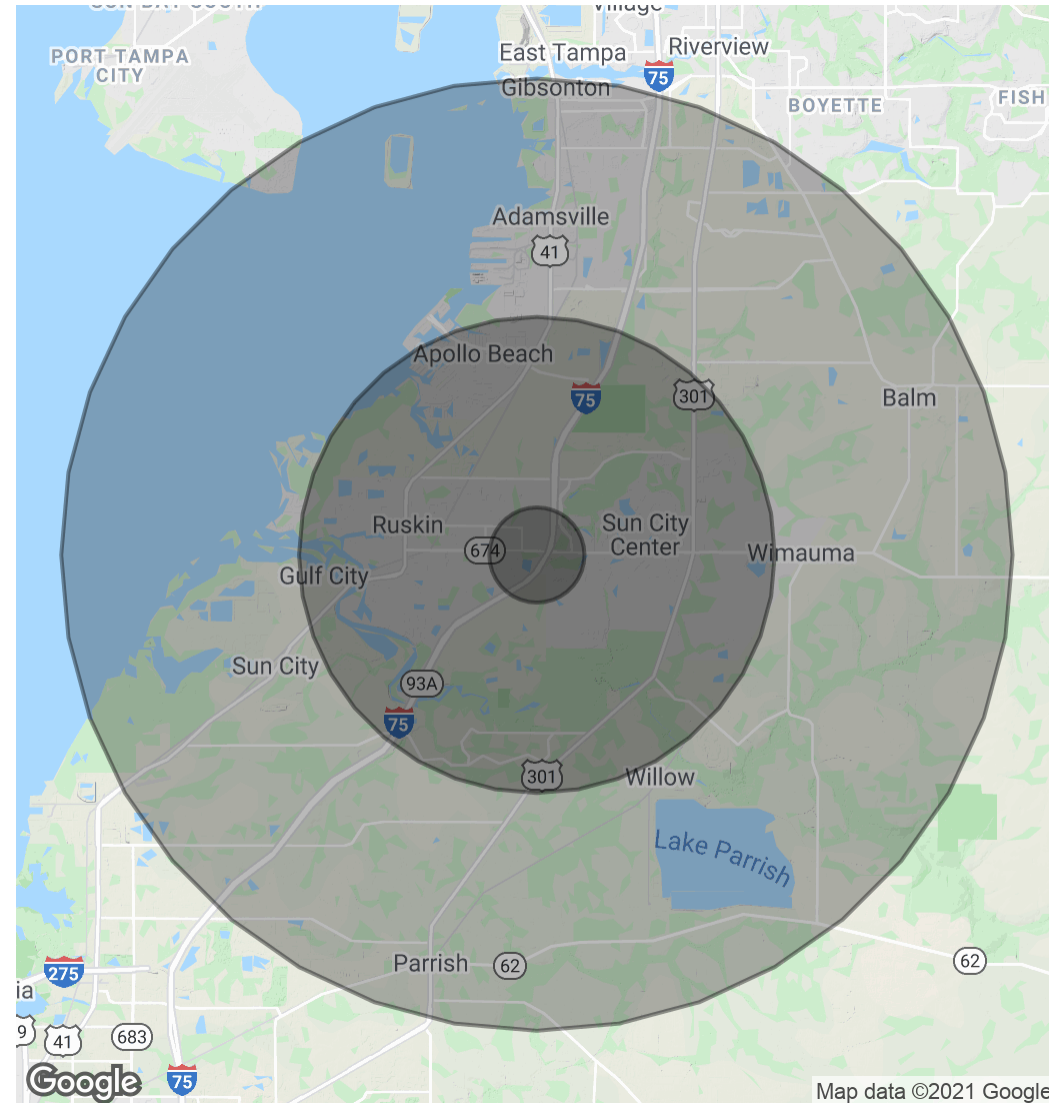
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,105	52,668	116,441
Average age	57.8	51.2	43.1
Average age (Male)	56.5	50.5	42.5
Average age (Female)	60.0	52.4	44.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,505	23,886	47,450
# of persons per HH	2.1	2.2	2.5
Average HH income	\$48,618	\$62,050	\$64,158
Average house value	\$135,149	\$206,309	\$216,077

* Demographic data derived from 2010 US Census

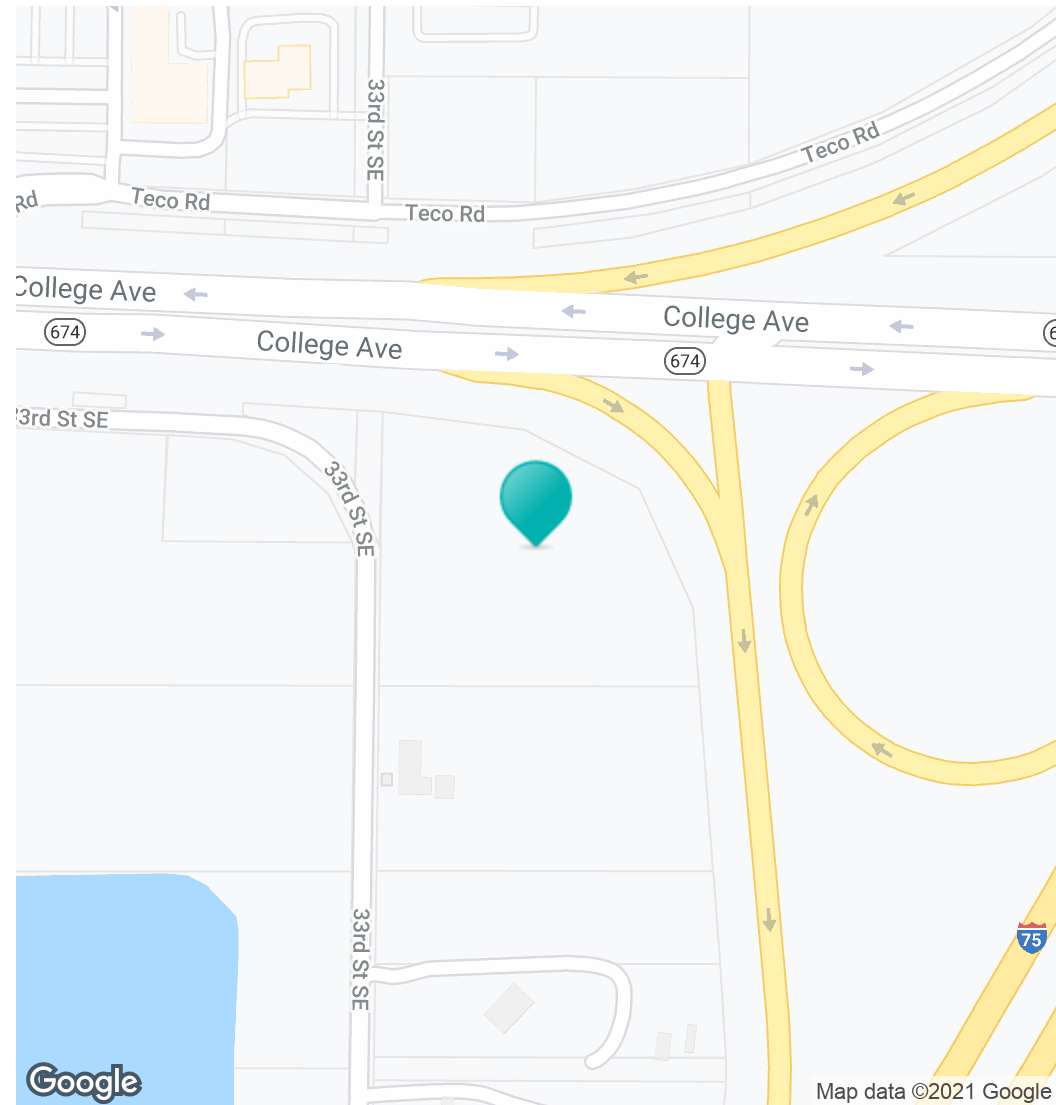
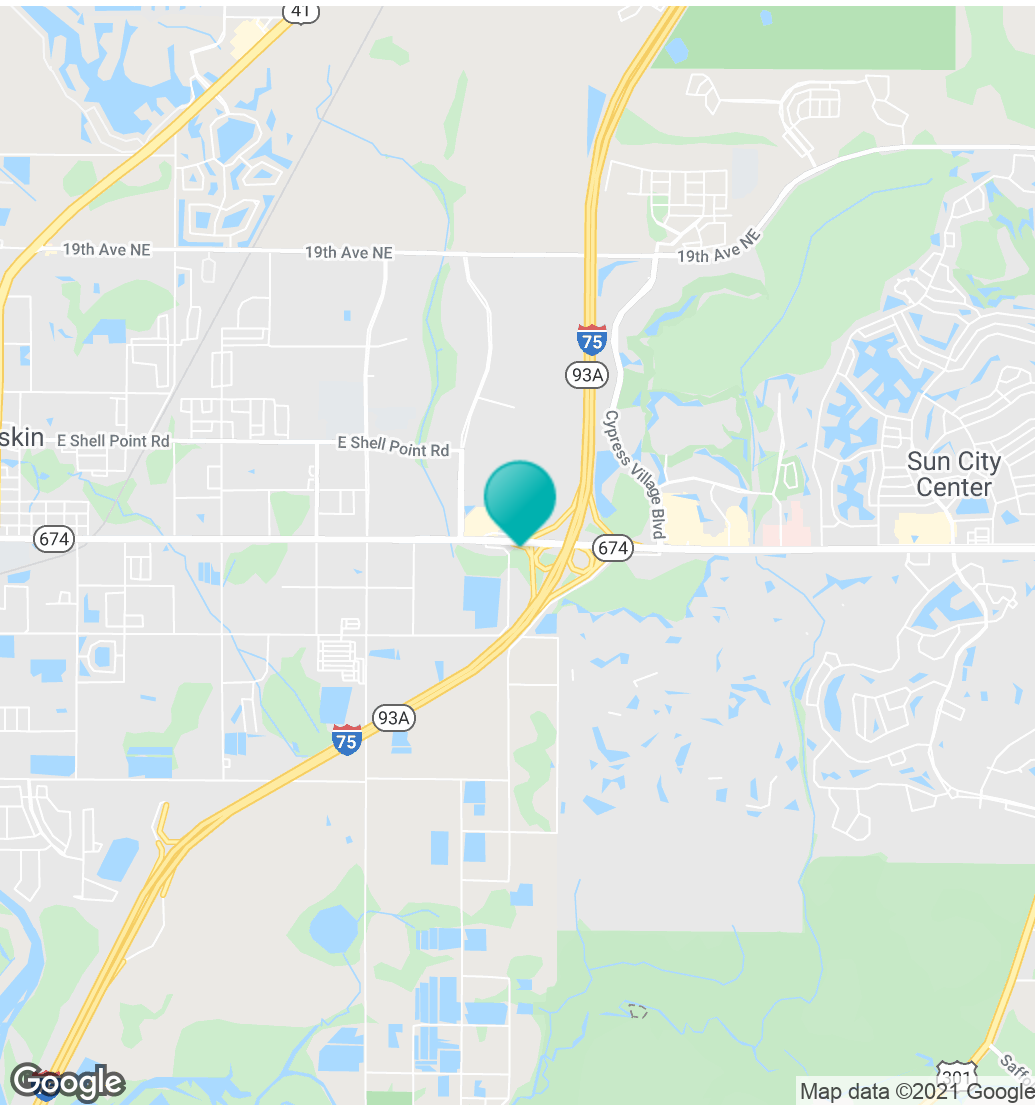


Eshenbaugh
LAND COMPANY



The Dirt Dog
thedirtdog.com

Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.