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Florida Properties Group

COMMERCIAL DIVISION

Heart of Trinity: Commercial Development Sites

For Sale



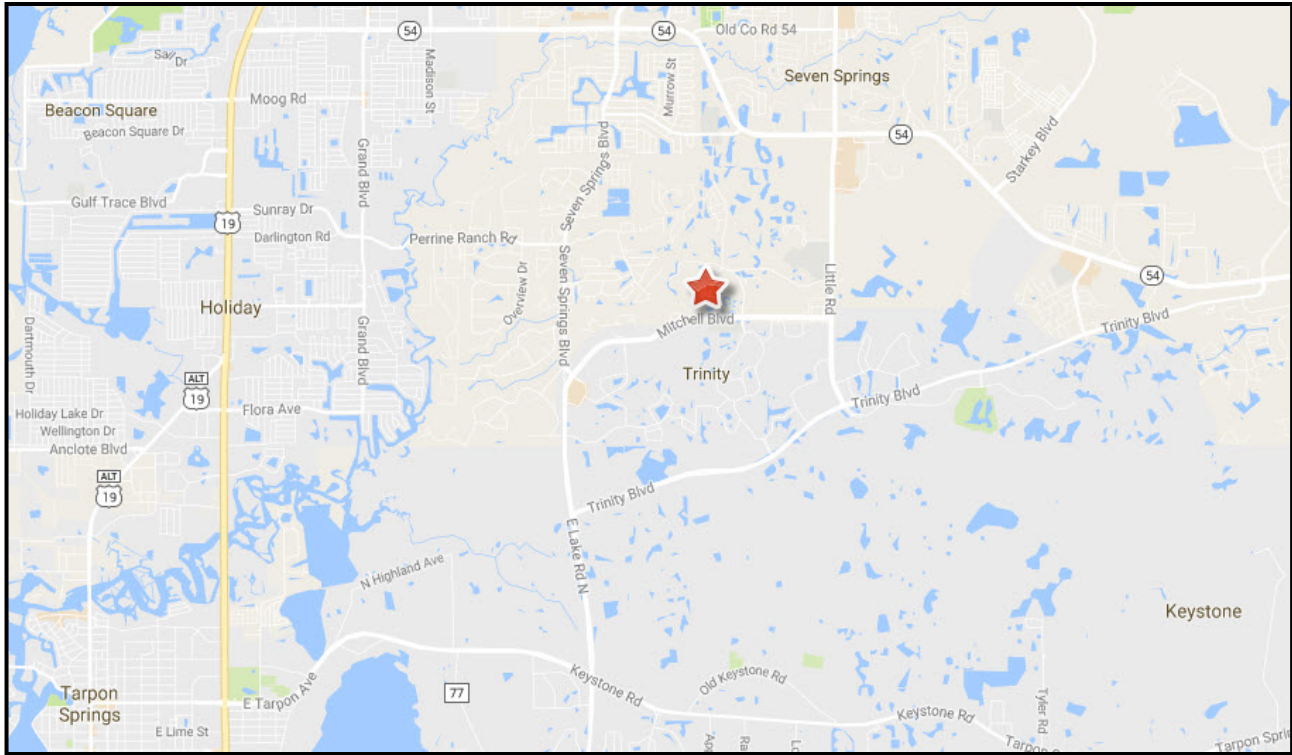
Trinity Commerce Park, Trinity Florida

Property Information

- **Located in the Trinity Commerce Park; North of Mitchell Blvd. on Welbilt Blvd.**
- **.5± Miles from Baycare Outpatient & Surgery Centers; 48,000± SF Medical**
- **2.3± Miles from HCA Medical Center of Trinity, a 236 Bed Hospital**
- **MPUD Zoning: Allows for Professional Office and Light Industrial Uses**
- **All Sites With The Exception of the 7.81± Acre Lot Are Net of Retention in Flood Zone A**
- **All Utilities Available: Duke Energy & FGUA (Water and Sewer)**
- **Offering Prices:**

2.48± Gross/Upland Acres	\$ 595,000- Sold
6.18± Gross Acres (5.99± Upland Acres)	\$1,150,000- Contract Pending
7.81± Gross Acres (4.6± Upland Acres)	\$ 575,000
11.07± Gross Acres (10.33± Upland Acres)	\$1,850,000- Contract Pending

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	7,045	54,912	132,489
Avg. HH Income	\$84,235	\$71,618	\$64,633
Median Age	41.3	47.5	48.9
Total Households	2,672	22,419	56,438

DEMOGRAPHICS BY DRIVE TIME			
	5 MINS	10 MINS	15 MINS
Total Population	8,073	56,550	159,238
Avg. HH Income	\$88,695	\$76,322	\$67,927
Median Age	43.1	48.7	48.4
Total Households	3,068	23,109	67,539

Tampa Bay Land Team...



D. Dewey Mitchell, CCIM
Broker Owner
727-569-2332
industrial@bhhsflpg.com



Renee' D. Dyer, CCIM, ALC
Executive Associate
727-460-4901
rdyer@bhhsflpg.com



Jill Carbonelli, CCIM
Sr. Broker Associate
727-639-5713
jcarbonelli@bhhsflpg.com



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