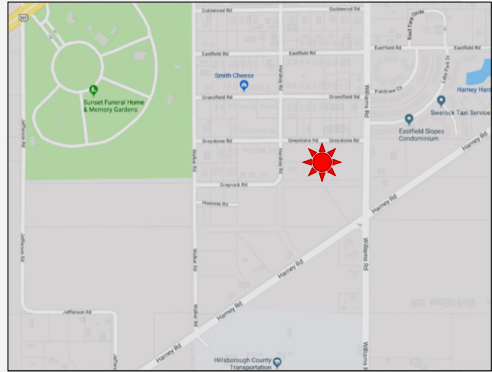


# VACANT LAND DEVELOPMENT OPPORTUNITY



## o Williams Rd Thonotosassa, FL 33592

### PROPERTY FEATURES

- 3.44 Acres w/ approximately 275' of Williams Rd frontage
- Lot fronts 2 paved roads, Greystone Rd and Williams Rd
- Zoned for 12 units
- Highest and best use: Residential Development or SFH development Site : Easy to Develop : 4- 7Custom Homesites
- Mature Oaks onsite
- High and dry open area for development
- **In Opportunity Zone**
- No HOA or CDD fees

**OFFERED FOR SALE AT: \$550,000/**

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



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# LISTING DETAILS

## FINANCIAL & TERMS

Status: **Active**  
 Offering Price: **\$550,000**  
 Financing Available: **None**  
 Special Sale Provisions: **None**  
 Price Per Acre: **\$159,883**

## LOCATION

County: **Hillsborough**  
 Street Number: **0**  
 Street Name: **Williams**  
 Street Suffix: **Road**  
 City: **Thonotosassa**  
 Latitude: **28.0430** :: Longitude: **-82.3364**  
 Traffic Count:  
**4,539 Williams Rd and Harney Rd (2017- AADT)**

## THE PROPERTY

Folio Number: **061299-0110**  
 Zoning: **RDC-12**  
 Property Style: **Vacant Land**  
 Current Use: **Development, Residential**  
 Future Land Use/ Zoning: **Residential Development**  
 Lot Dimensions: **Irregular**  
 Lot Size (Sq. Ft.): **148,104 SF (approx.)**  
 Front Footage: **607'(approx.)**  
 Total Acreage: **3.4**  
 Additional Parcel: **No**

## TAXES

Tax Year: **2018**  
 Taxes: **Please Call Broker**

## UTILITIES

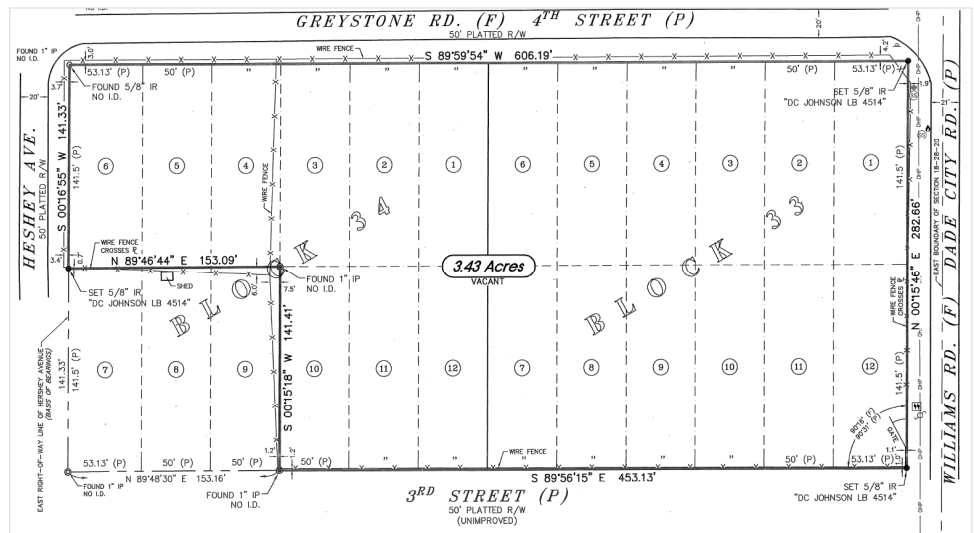
Electricity: **TECO**  
 Water: **TBD**  
 Waste: **TBD**  
 Communications: **Verizon, Brighthouse, Frontier**

## THE LISTING

From Tampa: Head Northbound to Busch Blvd. Turn Right and Head East. Continue Easton Busch Blvd/ Bullard Pkwy. Take Bullard Pkwy/ Temple Terrace Hwy Eastbound. Temple Terrace Hwy merges into Harney Road. Continue East on Harney Road to Williams Road. Turn Left. (Northbound) Head North on Williams Road to Greystone Road. Turn Left. Vacant land site is on the left.

## THE COMMUNITY

Community/ Subdivision Name: **Terrace Highlands**  
 Flood Zone Area: **X**  
 Flood Zone Panel: **12057C0240H**



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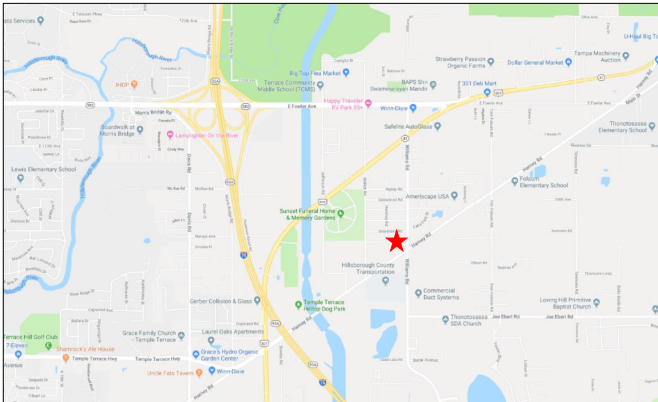


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# LISTING HIGHLIGHTS

## VACANT LAND INVESTMENT HIGHLIGHTS

- Develop now or Hold for Future Development; Single Family or Multifamily up to 12 units per acre
- Ideal property for buyers seeking to build a home to experience rural life, yet still easily accessing the bustling city of Tampa, Temple Terrace, USF, Brandon and New Tampa Areas
  - Lot is located 1-mile NE from US Hwy 301 and Harney Rd
- Lake Thonotosassa is a 5-mile commute away for fishing, boating, jet skiing and family gatherings
  - City access with a country feel; Directly off of Hanley Road with easy access to I-4.



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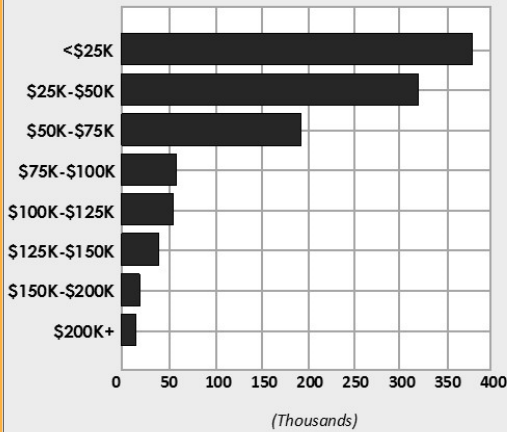


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# LISTING DEMOGRAPHICS



HOUSEHOLDS BY INCOME/ 1 MILE RADIUS



| POPULATION             | 1 Mile    | 3 Mile    | 5 Mile    |
|------------------------|-----------|-----------|-----------|
| 2018 Total Population: | 2,644     | 34,105    | 117,201   |
| 2023 Population:       | 2,845     | 36,993    | 127,329   |
| Pop Growth 2018- 2023: | 7.60%     | 8.47%     | 8.64%     |
| Average Age:           | 38.70     | 37.30     | 35.50     |
| HOUSEHOLDS             |           |           |           |
| 2018 Total Households: | 1,055     | 13,397    | 45,304    |
| HH Growth 2018- 2013:  | 7.49%     | 8.33%     | 8.66%     |
| Median Household Inc:  | \$38,768  | \$51,318  | \$44,594  |
| Avg House Hold Size:   | 2.50      | 2.50      | 2.50      |
| 2018 Avg HH Vehicles:  | 2.00      | 2.00      | 2.00      |
| HOUSING                |           |           |           |
| Median Home Value:     | \$155,974 | \$183,279 | \$162,079 |
| Median Year Built:     | 1978      | 1985      | 1983      |

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