



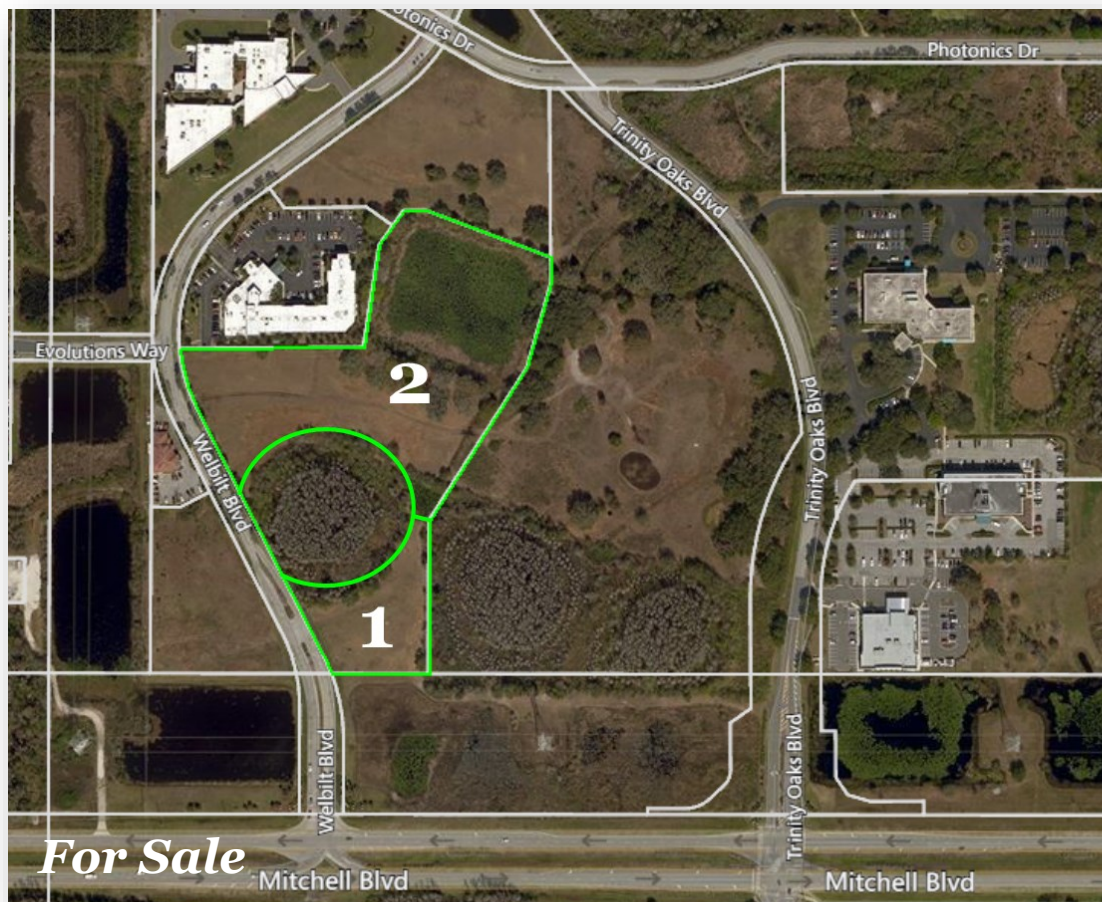
**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Medical Office Development Site

Welbilt Boulevard @ Evolutions Way, Trinity, FL 34655



C. JOHN BRASHER
Broker Associate
jbrasher@bhhsflpg.com
727-514-8133

- Two Parcels Available - Parcel 1: 1.25± and Parcel 2: 3.90± Net Useable Acreage
- Located Just West of Bay Care Rehab and Bay Care Surgery Center in Trinity
- Engineered and Previously Permitted for a Combined 40,000± SF of Medical/ Professional Office Buildings 2,400± SF to 5,000± SF
- Sewer and Water is Available From Florida Governmental Utility Authority
- Variance to the Subdivision Platting Requirement Obtained Allowing for Individual Ownership of Building Pads
- Area of Rapid Commercial and Residential Growth
- Offered for Sale at \$995,000 (Parcel #1) and \$795,000 (Parcel #2)

Awarded #3 Producing Berkshire Hathaway Commercial Real Estate Company Worldwide 2018

Teamwork | Integrity | Passion | Excellence

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

Ph 813.739.5700 | bhhsflcommercial.com



BERKSHIRE HATHAWAY
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Medical Office Development Site

Welbilt Boulevard @ Evolutions Way, Trinity, FL 34655



AREA DEMOGRAPHICS (1 MILE RADIUS)

KEY FACTS

7,283
Population

2.6
Average Household Size

42.5

Median Age

\$66,212

Median Household Income

EMPLOYMENT



73%
White Collar



12%
Blue Collar



15%
Services

4.2%

Unemployment Rate

ANNUAL HOUSEHOLD SPENDING



\$1,996
Apparel & Services



\$158
Computers & Hardware



\$3,458
Eating Out



\$4,696
Groceries



\$5,453
Health Care

EDUCATION

4%

No High School Diploma



23%
High School Graduate



38%
Some College



34%
Bachelor's/ Grad/Prof Degree

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. ©2019 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 HomeServices of America, Inc.® Equal Housing Opportunity.