

Fowler Ave. Lighted Intersection Commercial Site For Lease, Sale or Build to Suit

11612 Jefferson Rd, Thonotosassa, FL 33592

19,900 AADT

E Fowler Av



- Asking Price: \$995,000
- Lease or BTS Rate: Negotiable
- ACROSS FROM NEWLY CONSTRUCTED MIXED-USE COMPLEX (FORMER BIG TOP FLEA MARKET SITE) WITH 292 UNIT MULTI FAMILY PLUS RESTAURANTS, OFFICES AND A BANK.
- OPPORTUNITY ZONE: The site is located within a newly created Opportunity Zone **

- Ideal site for express car wash
- Total Land Size: 2.36 acres
- Dimensions: 182' x 529' +/-
- Zoning: CG – Commercial General
- Future Land Use: SUBURBAN MIXED USE-6 (.35 FAR)
- Folio #: 061153-0000
- Total Taxes (2021): \$6,826.74
- Location: Unincorporated Hillsborough County
- Access Points: Two potential Access Points
- Traffic Counts: 19,900 + AADT
- Located at the lighted southwest corner of Fowler Ave and Jefferson Rd
- Lot Shape: Rectangular
- Utilities: Public water/sewer available in area
- Easy access just off Fowler Ave.
- With 19,000 + traffic counts and excellent visibility this site is ideal for an express car wash, for a fast food or QSR restaurant and many other type of retail uses. Located along the heavily traveled Fowler Avenue across from newly constructed mixed-use complex (Former Big Top Flea market site) with 292 unit multi-family plus restaurants, offices and a bank and adjacent to the bypass canal. There are site plans that could allow for an industrial facility on the south end of the property, so the possibilities are numerous. Located caddy corner from a newly completed 60 unit subdivision. Newly opened Kiran C Patel Charter high school with future middle and elementary schools in planning stages.

**This property is located in the newly created QUALIFIED OPPORTUNITY ZONE by the "Tax Cuts and Jobs Act of 2017" and is potentially eligible for deferral on capital gains taxes and much more. Explore the links below for more information.

*Link: <http://www.floridajobs.org/business-growth-and-partnerships/for-businesses-and-entrepreneurs/business-resource/opportunity-zones>

*Link: https://www.enterprisecommunity.org/opportunity360/opportunity-zone-eligibility-tool?gclid=Cj0KCQjwI9zdBRDgARIsAL5Nyn2xVSI-89NtLiN9LkE7EpOa1WKnt4UJfqvN1C8Y1dzIdQuw8QMtn0QaAtBfEALw_wcB

*Also, here is the link to a map to all the opportunity zones:
<https://www.solidcitymap.com/maps/?i=9964345&btd=6&p>

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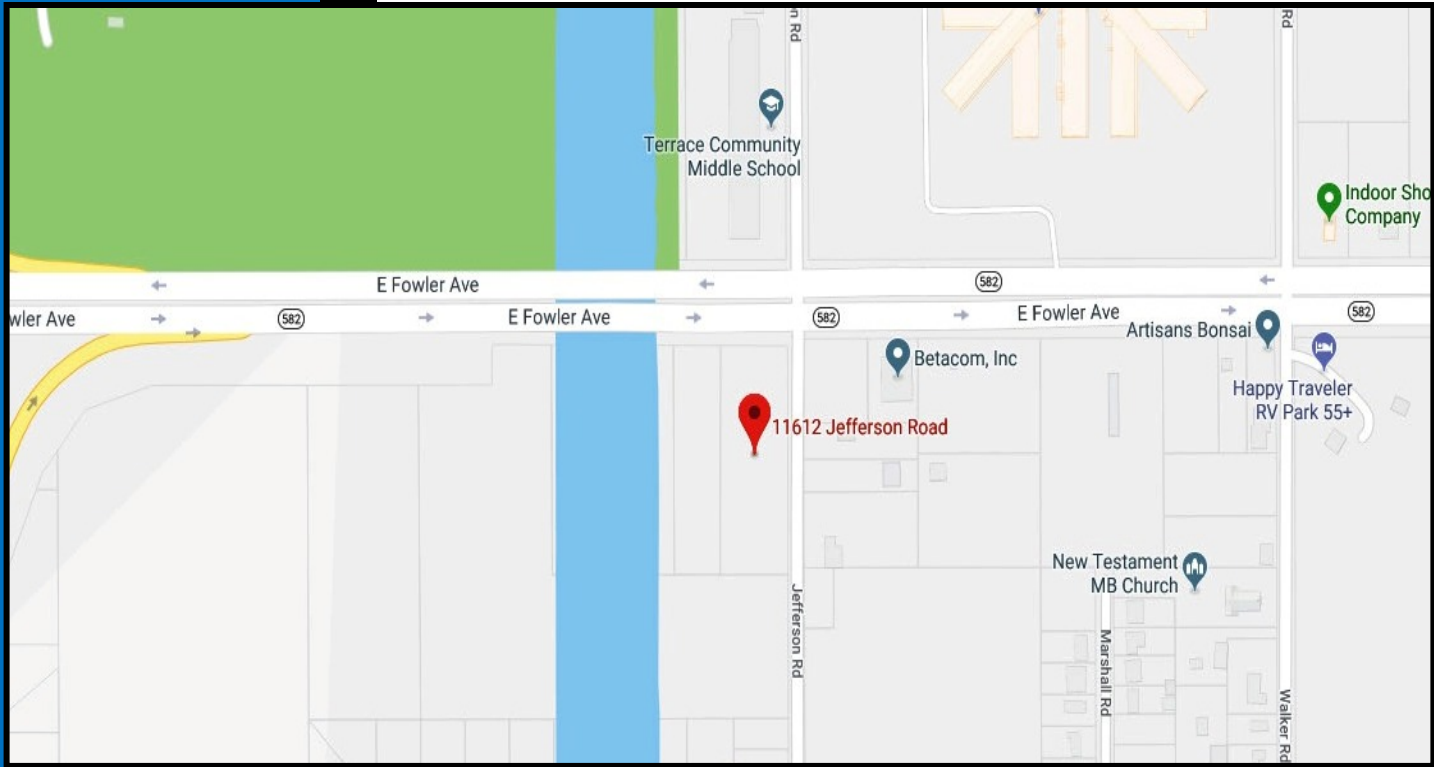
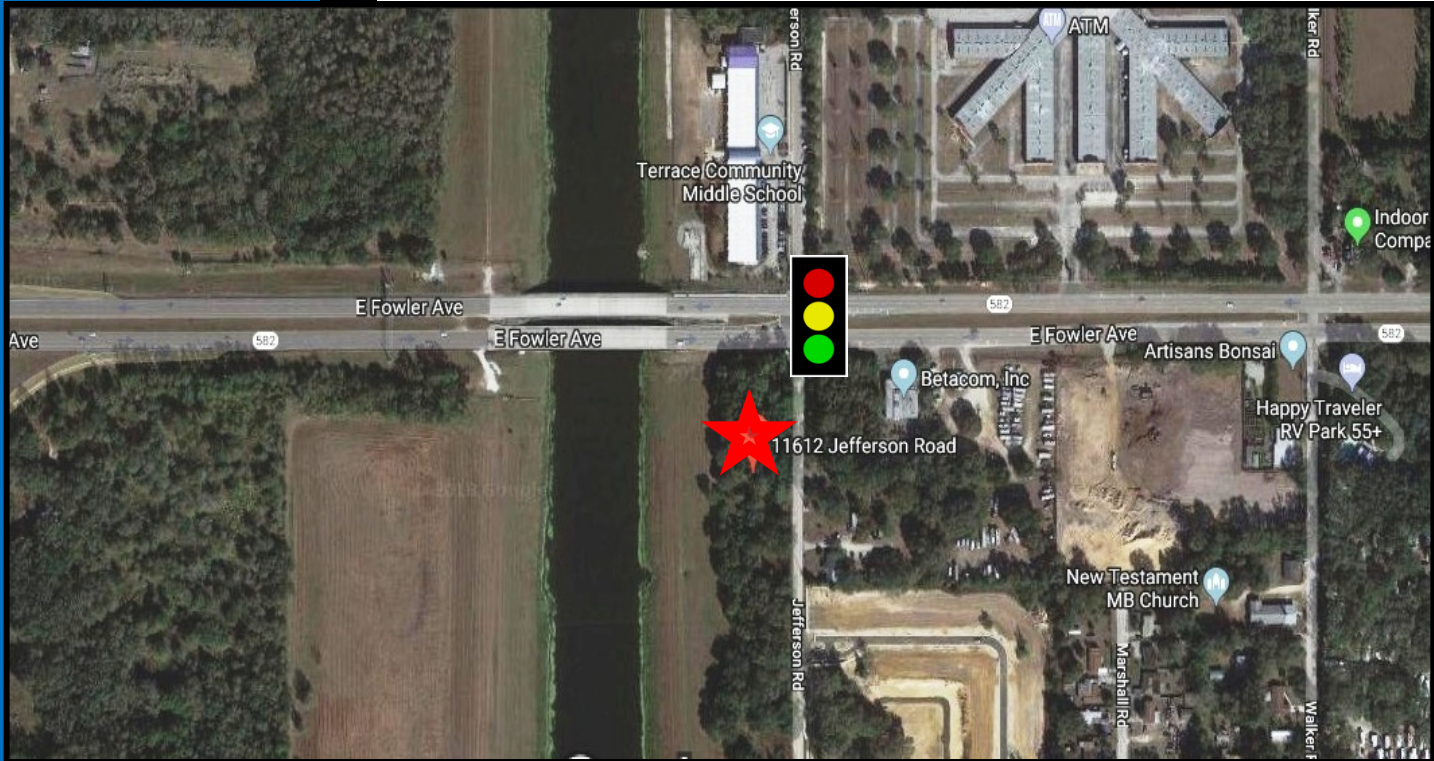


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Location and Aerial Maps



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