

54.59± Acres of a Prime Mixed-Use Development Site

- **Location:** The property is located north of Brandon Parkway and east of South Lakewood Road and less than 1-mile south of SR 60 in Brandon, FL. SR 60 is the main east-west corridor through Brandon and extends from the west coast to the east coast of Florida.
- **Size:** 54.59± total acres of land. (There is an additional 2.07± acre site adjacent to the subject that provides additional access to the property from Paul's Drive also available, but not part of this parcel).
- **Zoning** – TC1 (Town Center 1).
- **Future Land Use** - CMU-12, the parcel falls within the Brandon Main Street Overlay District, which allows for a variety of uses that include multifamily, office, ALF, retail and other commercial uses.
- **Utilities:** At site with capacity.
- **Folio #:** 071848.0000.
- **Area Description:** The property has excellent access to major roadways such as SR 60, Selmon-Crosstown Expressway, I-75, I-4 and I-275 and is in close proximity to the Westfield Brandon Towncenter Mall (1.1 million SF), Wal Mart, Target, Costco, Sam's Club, Lowe's Home Center and numerous retail chain stores. In addition, there are numerous restaurants in the immediate area along with many single and multi-family residential communities.

PRICE: \$12,000,000

Property Website: <http://cmsimport.colliers.com/p-usa1007337>



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Tampa Bay Florida

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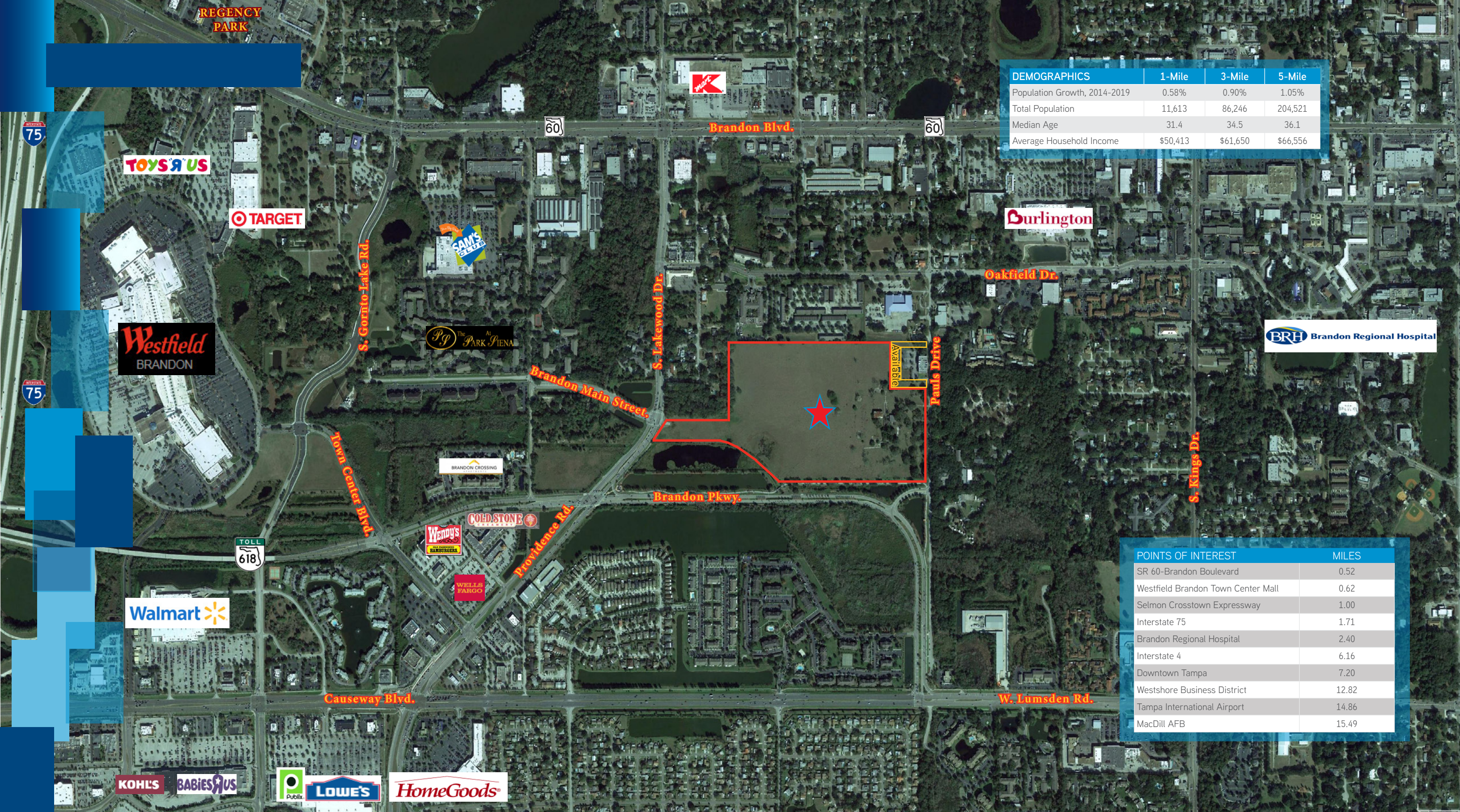
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Tampa Bay Florida



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population Growth, 2014-2019	0.58%	0.90%	1.05%
Total Population	11,613	86,246	204,521
Median Age	31.4	34.5	36.1
Average Household Income	\$50,413	\$61,650	\$66,556



POINTS OF INTEREST	MILES
SR 60-Brandon Boulevard	0.52
Westfield Brandon Town Center Mall	0.62
Selmon Crosstown Expressway	1.00
Interstate 75	1.71
Brandon Regional Hospital	2.40
Interstate 4	6.16
Downtown Tampa	7.20
Westshore Business District	12.82
Tampa International Airport	14.86
MacDill AFB	15.49

FOR SALE 54.59± Acres



Tampa Bay Florida