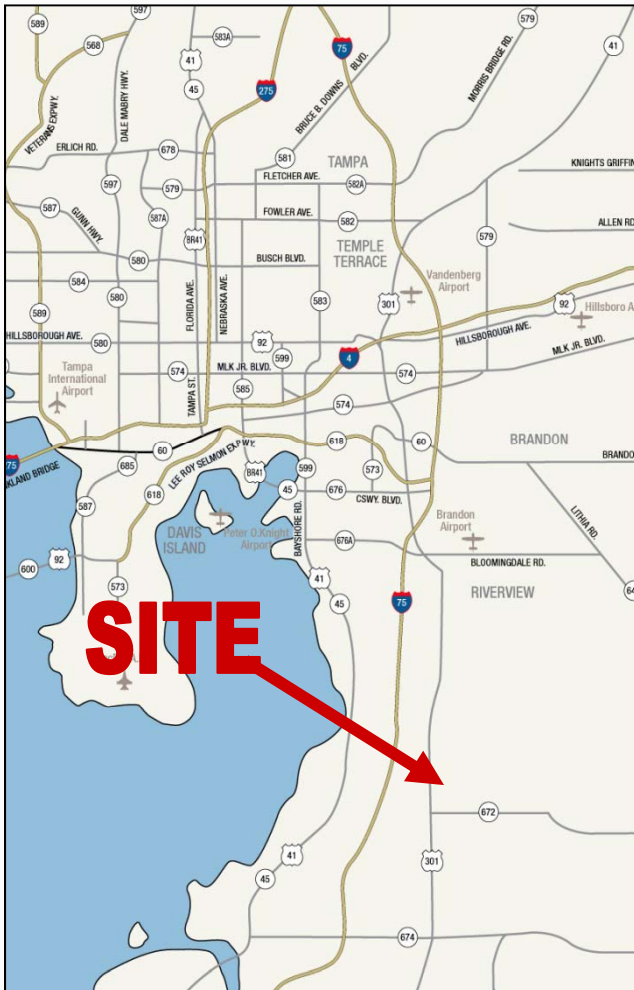


For Sale LAND

48.2 Acres, MOL Mixed Use Development Site

Tampa, Hillsborough County, Florida



For more information please contact:

Patrick G. Berman
Senior Director
(813) 223-6300
Patrick.berman@cushwake.com

BRUCE K. ERHARDT, ALC
Executive Director
(813) 223-6300
Bruce.erhardt@cushwake.com

LOCATION: NEQ of U.S. Highway 301 and Big Bend Road, 1,600 feet north of Big Bend Road and 1.25 miles from the I-75 exit.

SIZE: 48.2 Acres, MOL. Will divide. Six outparcels, ranging from 1.66 to 3.22 acres. Office sites ranging from 2.01 to 19.9 acres.

FRONTAGE: 2,000 feet MOL on U.S. Highway 301.

PRICE Retail: \$10.00 PSF to \$15.00 PSF
Office: \$3.00 PSF

ZONING: Development of Regional Impact for up to 260,000 square foot of office or light industrial, and 67,000 square feet of retail.

WATER: 8" east side of U.S. Highway 301 and running east to Fairway Meadows Drive.

SEWER: 8" at western terminus of Fairway Meadows Drive, 1,230 feet east of U.S. Highway 301.

LAND USE: Research Corporate Park.

DEMOGRAPHICS (3-MILE RADIUS):

Population:	27,628
Pop. Growth (5 years):	35.91%
Average HH Income:	\$70,356
Median HH Income:	\$61,644
Median Age:	36
Retail Sales:	\$403.3 Million

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



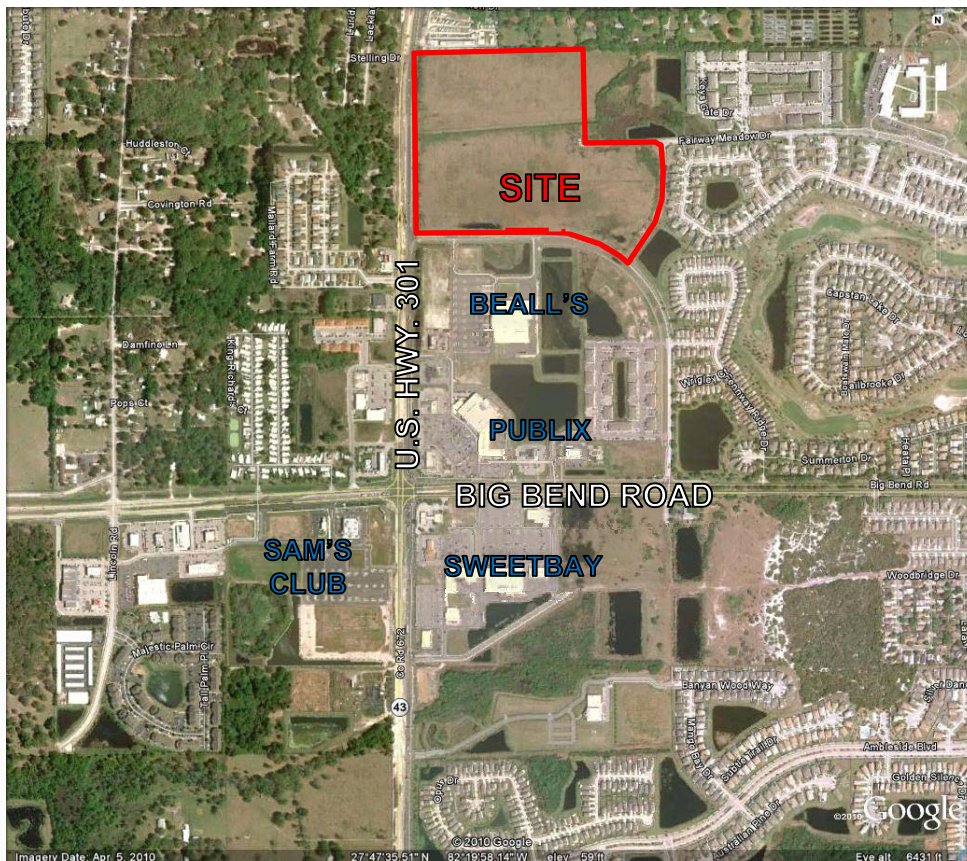
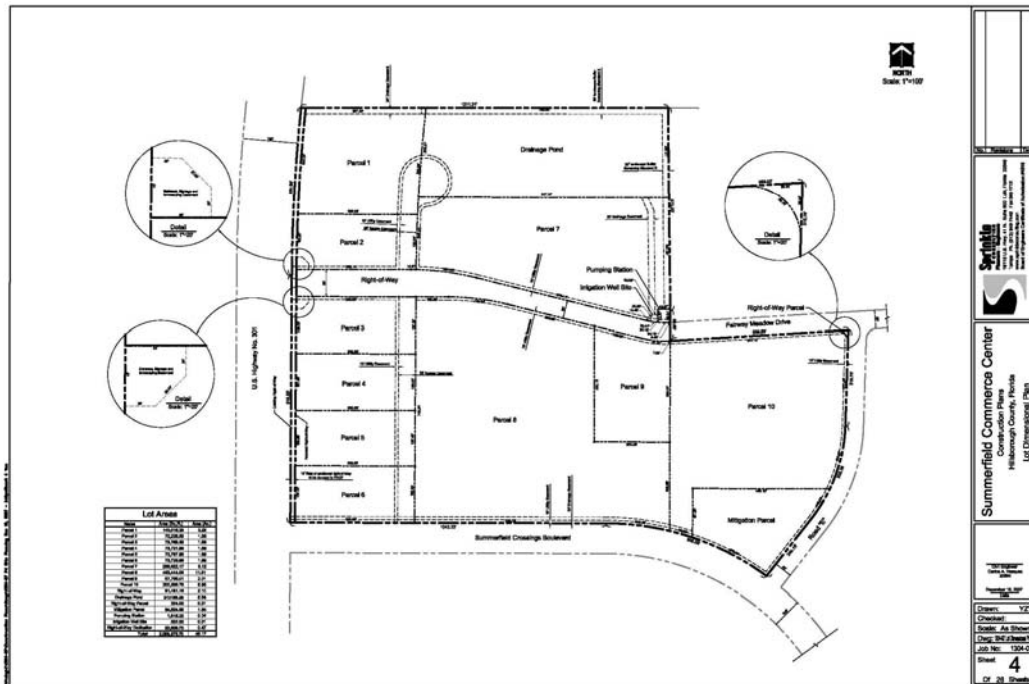
**CUSHMAN &
WAKEFIELD**
Global Real Estate SolutionsSM

One Tampa City Center, Suite 3600
Tampa, FL 33602

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48.2 Acres, MOL Mixed Use Development Site

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