

# LAND FOR SALE

# 48.2 Acres, MOL

NEQ U.S. Highway 301 and Big Bend Road  
Tampa, Hillsborough County, Florida

## MIXED USE DEVELOPMENT SITE



**20-Acre Medical  
Office Campus  
Under Contract**

- **LOCATION:** NEQ 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: \$12.00/psf to \$20.00/psf.  
Office: \$3.50/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 through the site 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

### DISTANCES:

<b>Publix</b>	.3 miles
<b>Sam's Club</b>	.6 miles
<b>St. Joseph's Hospital South</b>	1.1 miles
<b>I-75 Exit</b>	1.7 miles
<b>Tampa CBD</b>	18.8 miles

### FOR MORE INFORMATION, PLEASE CONTACT:

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### CUSHMAN & WAKEFIELD OF FLORIDA, INC.

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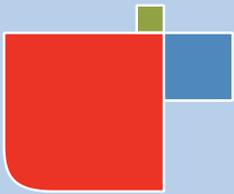
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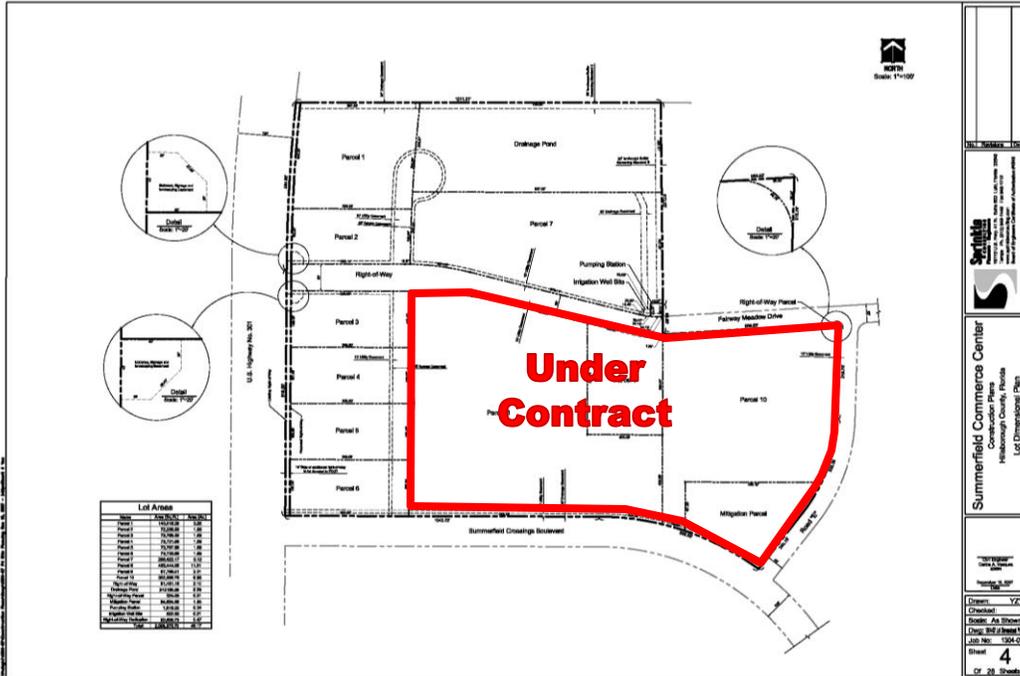


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