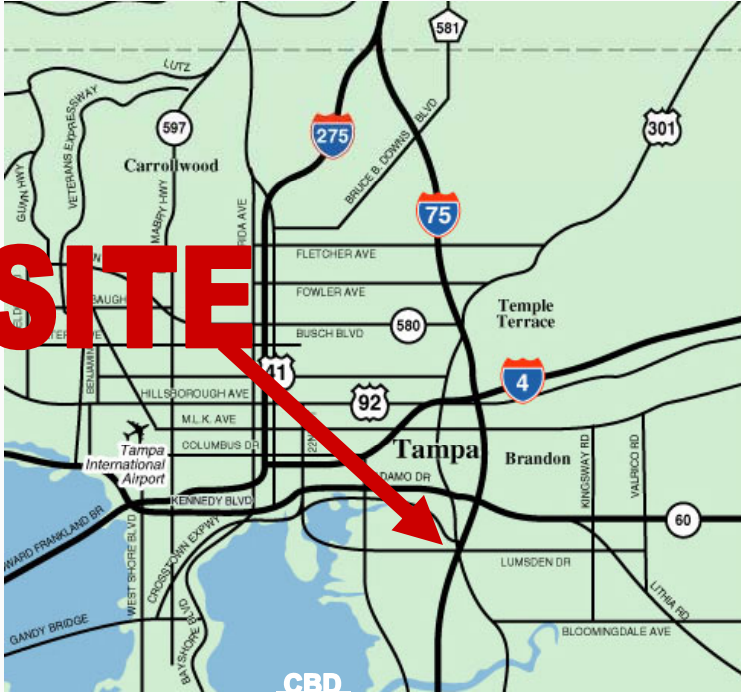


**For Sale  
LAND**

## PRIME MIXED USE SITE

**132 Acres, M.O.L.**

**Tampa, Hillsborough County, Florida**



**Note: Buyers  
brokers need to  
be paid by Buyer.  
Cushman &  
Wakefield is not  
paying outside  
brokers.**

**LOCATION:** Southwest corner of U.S. Highway 301 and the Crosstown Expressway. The site has additional frontage on Causeway Boulevard.

**ZONING:** A (Agricultural).

**LAND USE:** 94.9 Acres UMU-20 and 38.3 Acres CMU-12.

### DEMOGRAPHICS (3-Mile Radius):

Population:	65,167
Median Age:	33
Average HH Income:	\$62,097
Median HH Income:	\$51,275
Retail Sales:	\$828.3 Million

**PRICE:** ~~\$22,500,000~~ \$15,000,000

### COMMENTS:

- Suitable for multifamily, retail or office development.
- Traffic counts
  - Crosstown Expressway = 52,000 vehicles per day.
  - U.S. Highway 301 = 39,000 vehicles per day.
  - Causeway Blvd. = 18,000 vehicles per day.
- Largest contiguous single ownership parcel in Brandon.
- Will divide.
- Owner will now consider a lease (for commercial uses) for all or a portion of the property.

**FRONTAGE:** U.S. Highway 301: 2,434 ft  
Crosstown Expressway: 1,562 ft  
Causeway Blvd.: 680 ft.

### WEB SITE LINK:

[http://www.cushwakelandfl.com/tampa/listing-detail.html?listing\\_id=390](http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=390)

For more information please contact:

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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 Solutions<sup>SM</sup>

One Tampa City Center, Suite 3600  
Tampa, FL 33602

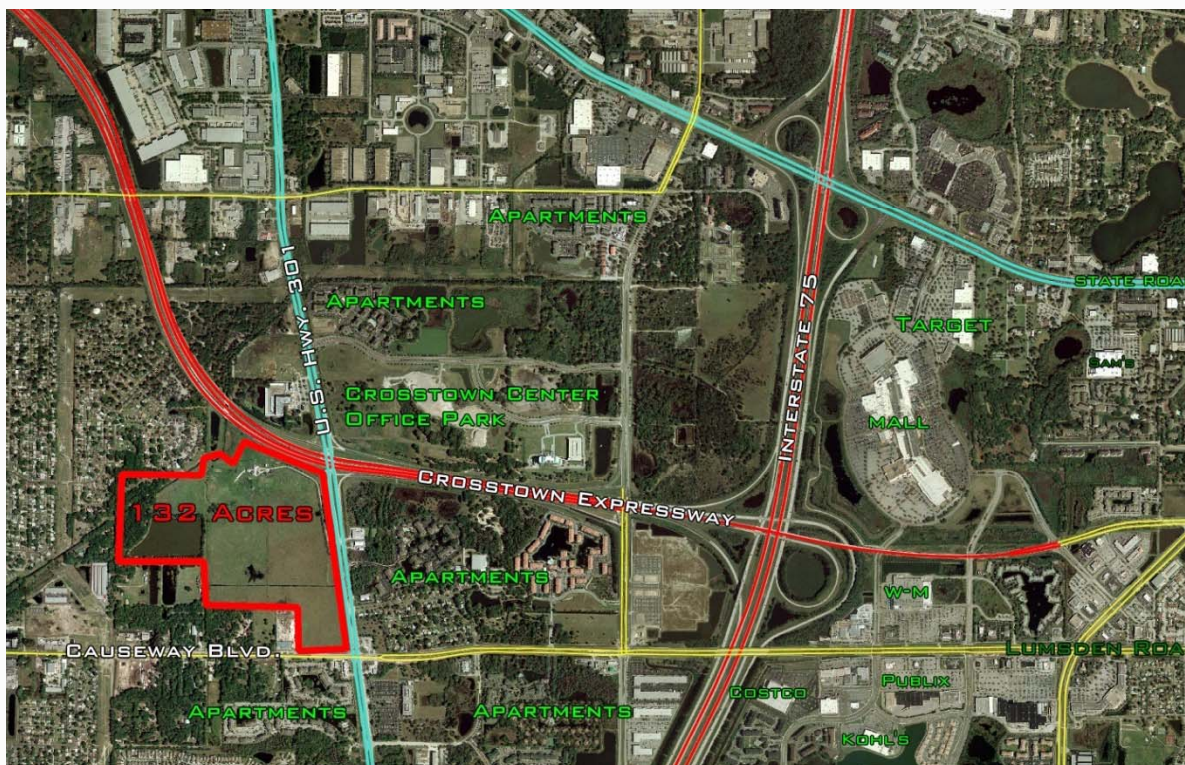


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LAND

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