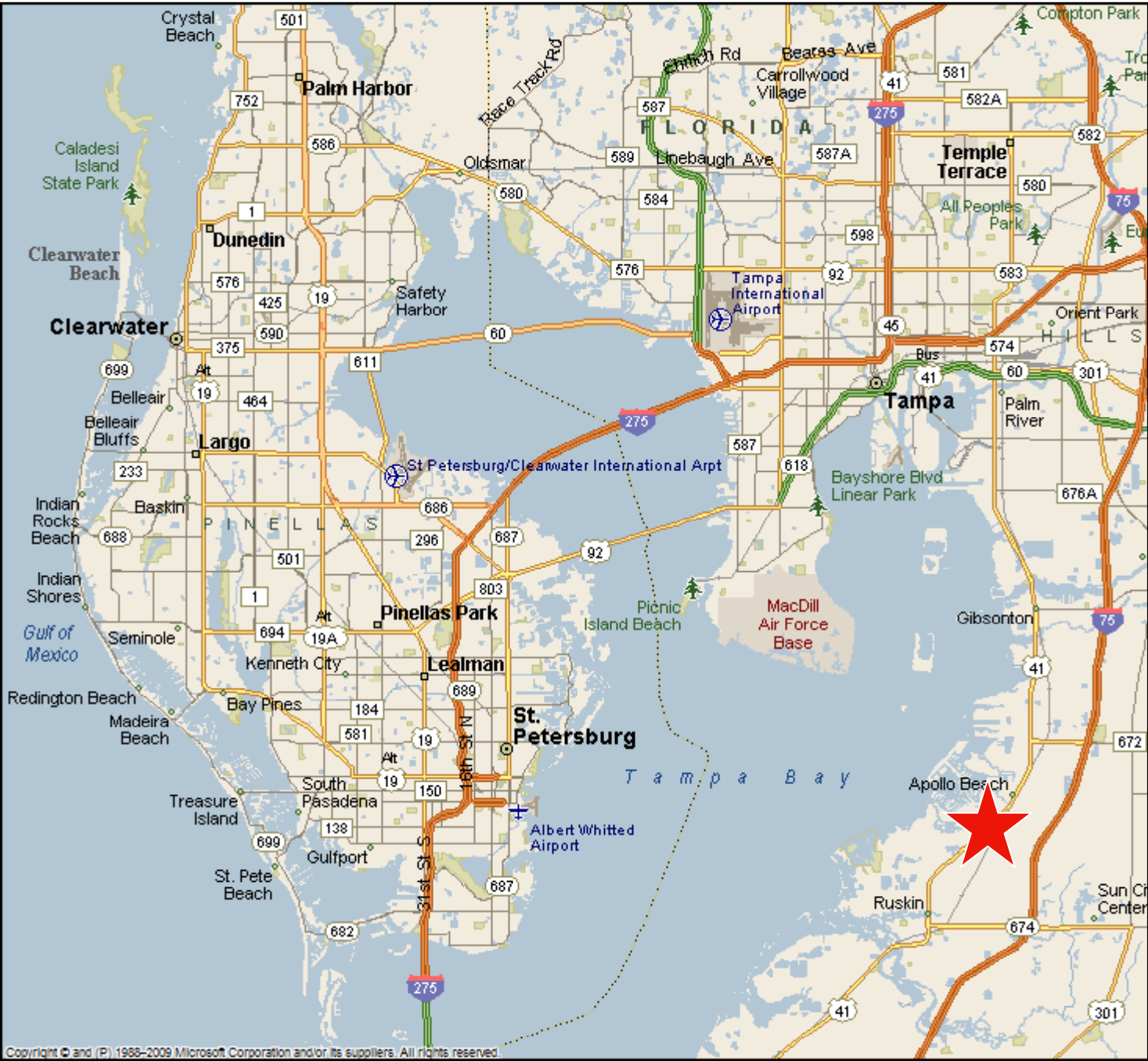


LOCATION INFORMATION



MULTIFAMILY DEVELOPMENT SITE

Apollo Beach (South Hillsborough County), Florida

LAND FOR SALE

26± ACRES



**Bruce K. Erhardt, ALC**  
Executive Director  
(813) 223.6300  
Bruce.erhardt@cushwake.com  
FL License No. 144044

**CUSHMAN & WAKEFIELD OF FLORIDA, INC.**  
One Tampa City Center, Suite 3600  
Tampa, FL 33602  
(813) 223-6300  
[www.cushwakelandfl.com/tampa](http://www.cushwakelandfl.com/tampa)

FOR MORE INFORMATION, PLEASE CONTACT:

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PROFILE

The subject property is part of MiraBay, a 750 acre waterfront community, developed by Newland Communities, the largest master planned community developer in the country. There are currently 1,771 planned units, of which 739 are built.

MiraBay was awarded the Best Community Amenities and Community of the Year award by the Tampa Bay Builders Association in 2010.

MiraBay is contiguous to the 1,300 acre Wolf Branch Creek Nature Preserve and Tampa Bay.

Homes range from \$180,000 to over \$1 million. For more information, got to [www.MiraBay.com](http://www.MiraBay.com).

AMENITIES

- Heated lagoon and lap pool with slide
- 5 lighted tennis courts
- 1 basketball court
- Sand volleyball court
- 10,000 sf clubhouse with Spa, Fitness Center, Galley Café, Event Space
- 2 playgrounds and a waterside park

LOCATION

West side of U.S. Highway 41, mid way between two I-75 exits (CR 672 and CR 674), Apollo Beach, South Hillsborough County, Florida.

**SIZE** 26.23± Acres (24.17± Acres Upland).

**ZONING** PD for 224 townhome or multifamily units.

**UTILITIES** At site.

**PRICE** \$1,700,000 (Reduced from \$1,900,000)



DISTANCES

- 1 mile to MiraBay Village Shopping Center / Sweetbay
- 5 miles to I-75
- 8 miles to Wal-Mart Shopping Center
- 18 miles to Brandon Towne Center Regional Shopping Mall
- 19 miles to Tampa's Central Business District

WITHIN THE TAMPA CBD:

- Tampa Museum of Art
- Glazer Children's Museum
- Tampa's Straz Center for the Performing Arts
- Tampa Bay History Center
- Florida Aquarium
- St. Pete Times Forum (home to Tampa Bay Lightning hockey team)

COMMENTS

- Senior living opportunity
- Over 1,500 people currently live in MiraBay
- MiraBay 2011 Demographics (from MetroStudy): Median HH Income: \$68,586
- MiraBay 2011 Average HH Size: 2.18
- MiraBay 2010 Actual demographics (from MetroStudy):
- Hillsborough County Median HH Income: \$52,253
- Tampa Bay MSA Median HH Income: \$48,764
- [www.cushwakelandfl.com/tampa/listing-detail.html?listing\\_id=399](http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=399)

PICTURES (FROM LEFT TO RIGHT)

MiraBay Entry, Community at the Outfitters, Tennis, Club House, Pool, Close Aerial of Site.

