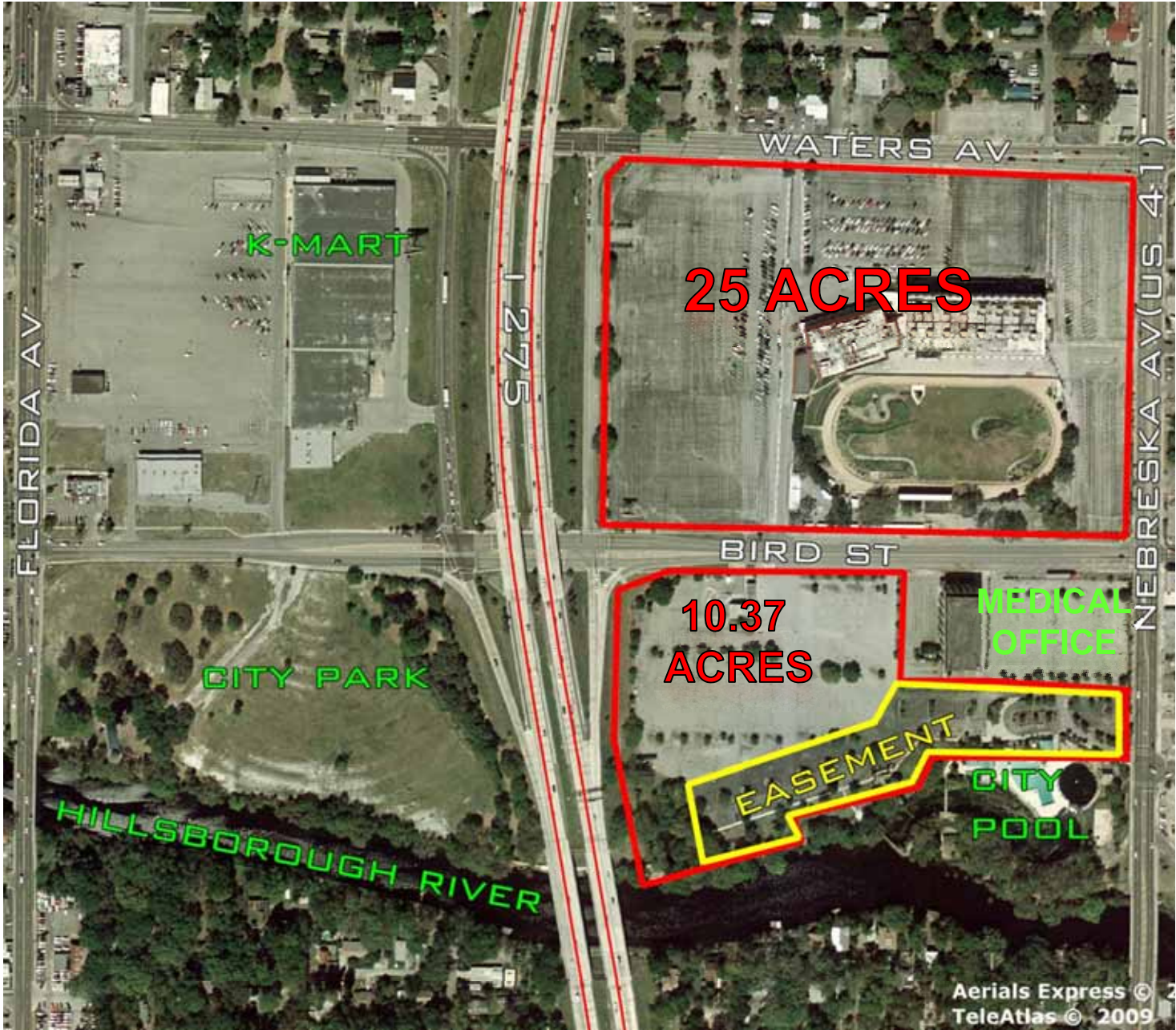


LAND FOR SALE

10.37 and 25 Acres, I-275 Improved Property

Retail/Mixed Use Land Development Opportunity
Tampa, Florida



FOR MORE INFORMATION, PLEASE CONTACT:

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LOCATION:

25 developed acres at the Southeast corner of I-275 and Waters Avenue. 10.37 acres (6.67 acres net of Conservation Easement) at the Southeast corner of I-275 and Bird Street, Tampa, Florida 33604.

SIZE:

Riverfront parcel: 10.37 gross acres (MOL)
6.67 acres net of Conservation Easement.
Main parcel: 25 acres (MOL)

ZONING: CI (Commercial Intensive).

Allows office, retail and multifamily.

LAND USE: Urban Mixed Use – 60 (60

units per acre) - F.A.R. 1.0, up to eight stories.

UTILITIES: At property lines.

TAX FOLIOS:

100624.0000
100612.0000
100611.0000

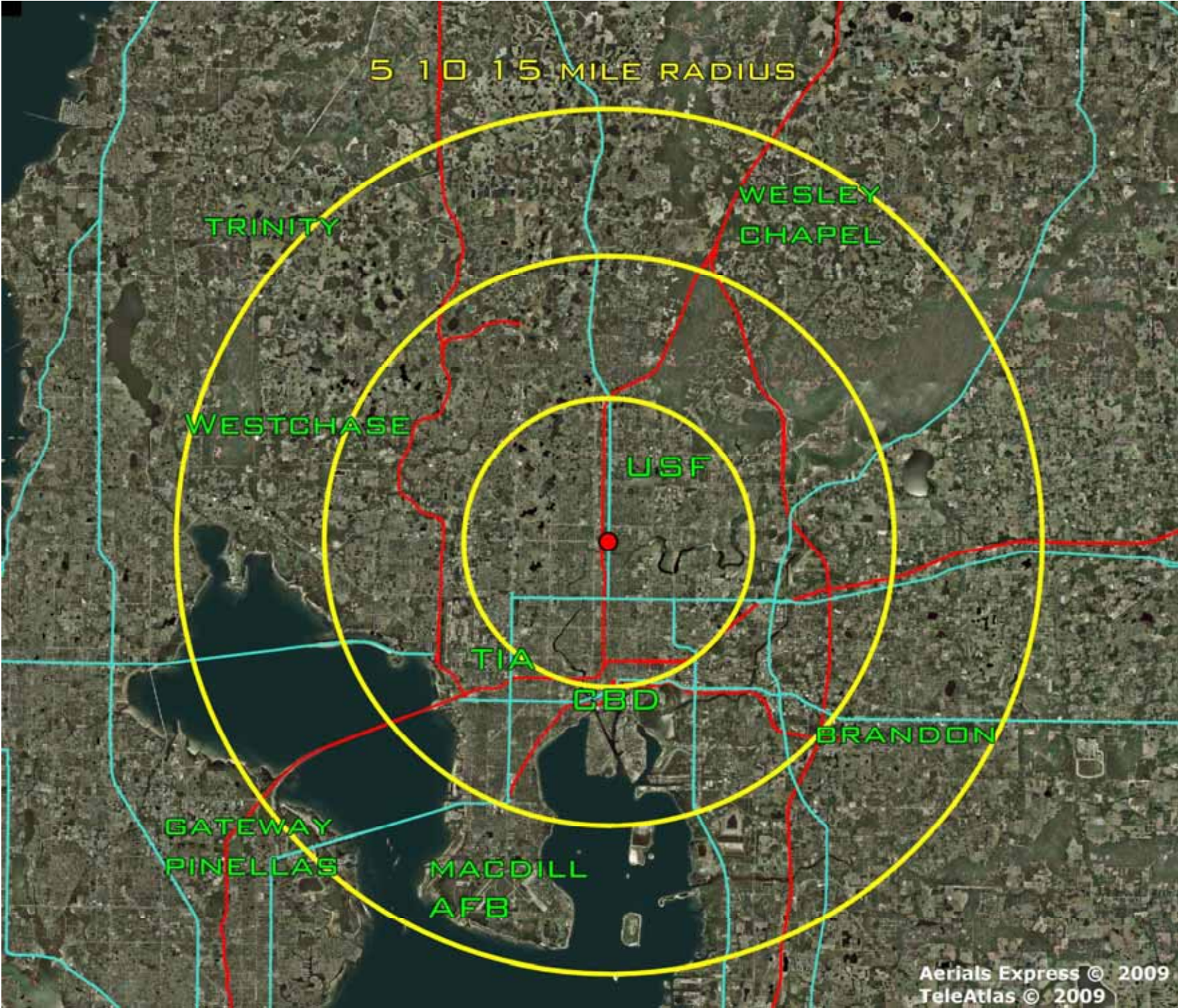
PRICE: \$12,500,000 for both parcels.

\$10,000,000 for 25 acres.

\$3,000,000 for 10.37 acres.

PROJECT HIGHLIGHTS:

- Dense Infill Urban Location (133,000+ residents in a 3-mile radius).
- Access and visibility from I-275 (148,500 vehicles per day).
- Both sites are paved.
- I-275/Bird Street is a half exit, to and from downtown Tampa. Full exit, Busch Blvd. is .8 miles north.
- Riverfront parcel has frontage on Bird Street and North Nebraska (U.S. Highway 41) with three curb cuts.
- Dog track parcel has frontage on E. Waters, E. Bird, N. Nebraska, and N. Lamar, with seven curb cuts.



DISTANCES:

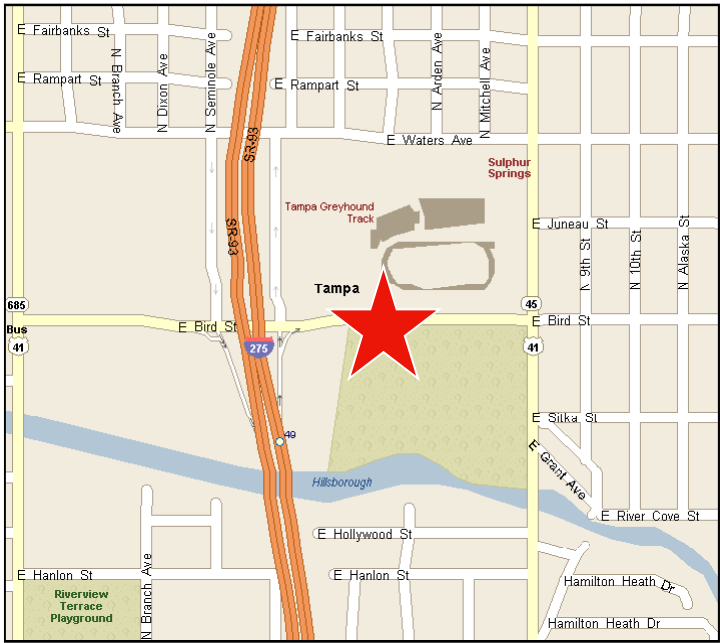
Family Dollar	90 feet
K-Mart	.3 Miles
Wal-Mart Neighborhood Grocery	1 Mile
Publix	1.5 Miles
Busch Gardens	1.75 Miles
University of South Florida	2.75 Miles
Downtown Tampa	5.5 Miles
Tampa International Airport	11.4 Miles

DEMOGRAPHICS (3-MILE RADIUS):

Population:	133,103
Median HH Income:	\$35,384
Average HH Income:	\$45,711
Median Age:	36.6
Retail Sales:	\$1.5 Billion

WEB LINK:

http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=446



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