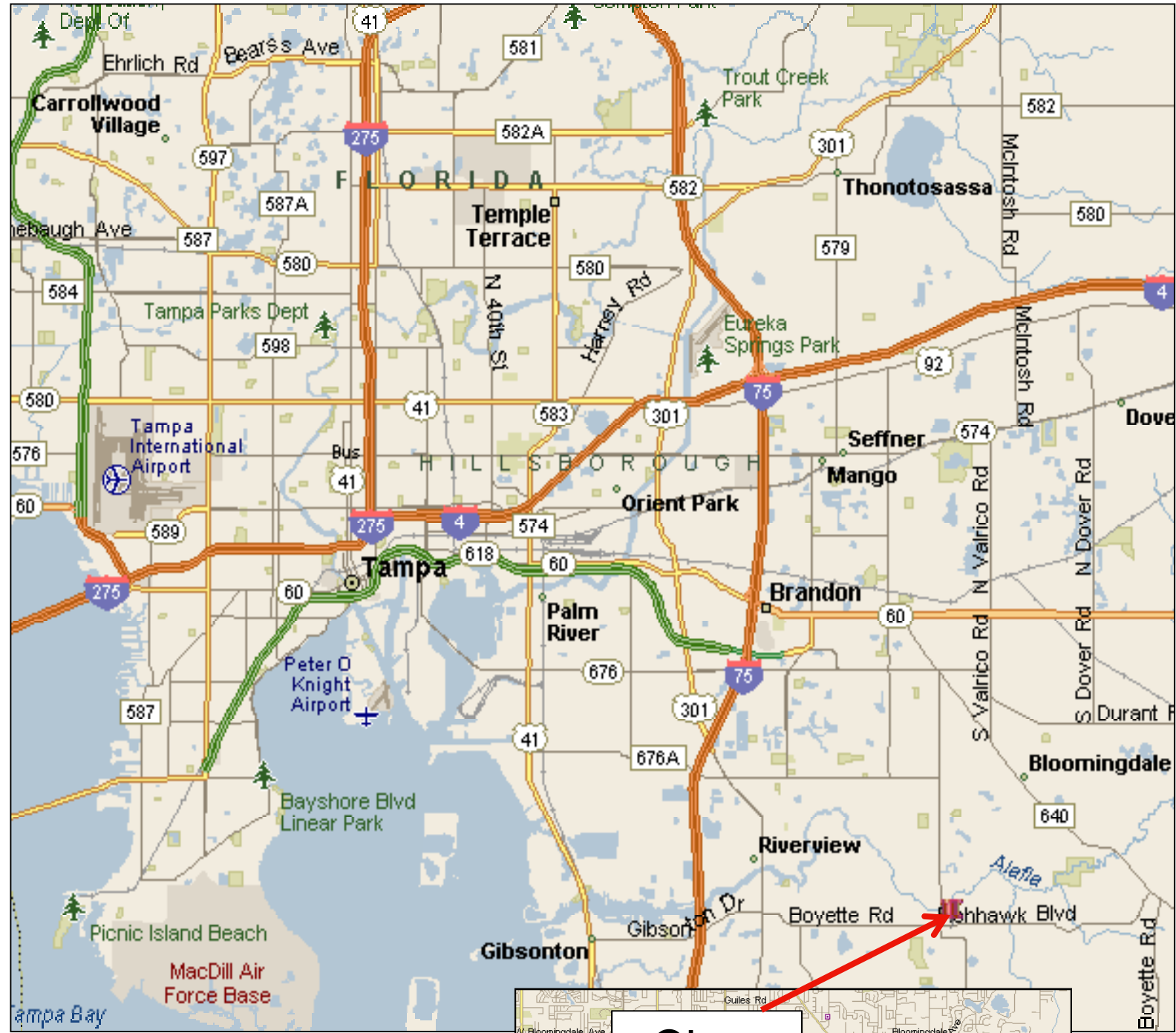


LOCATION INFORMATION



FOR MORE INFORMATION, PLEASE CONTACT:

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



MULTIFAMILY DEVELOPMENT SITE

Lithia (Hillsborough County) Florida

FOR SALE LAND

11.2 Acres



FOR MORE INFORMATION, PLEASE CONTACT:

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

CUSHMAN & WAKEFIELD OF FLORIDA, INC.
 ONE TAMPA CITY CENTER, Suite 3600
 Tampa, FL 33624
 (813) 223-6300
www.cushwakelandfl.com/tampa

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LOCATION INFORMATION

PROFILE

The subject property is part of the new Circa FishHawk Village Center, part of the 7,258 unit, 4,183 acre FishHawk site, developed by Newland Communities, the largest master planned community developer in the country. There are currently 4,000 existing units.

There are plans for 1,500 units behind the rental site.

FishHawk Ranch, a Newland Communities development, has been awarded the best community amenities award by the Tampa Bay Builders Association. The amenities include Aquatic Club, Park Square Town Center, Skate Park, and new FishHawk County Sports Complex. Additionally, there are nearly 25 miles of trails that weave through the community, connecting the many parks, villages and neighbors.

Homes range from \$130,000 townhomes to more than \$1 million single family homes. For more information, go to www.FishHawkRanch.com.

LOCATION:

South side of Fishhawk Boulevard, 3/4 of a mile east of Boyette Road, Lithia, Central Hillsborough County, Florida.

SIZE: 11.2 acres, net of retention. Possible to expand.

ZONING: PD for 240 units.



UTILITIES: At site.

DISTANCES:

- 5.7 miles to I-75.
- 3.5 miles to Wal-mart / Beall's.
- 3.15 miles to Publix east and 2.8 miles west.
- 19.4 miles to Tampa's Central Business District.
- 9.2 miles to Brandon Towne Center Mall.

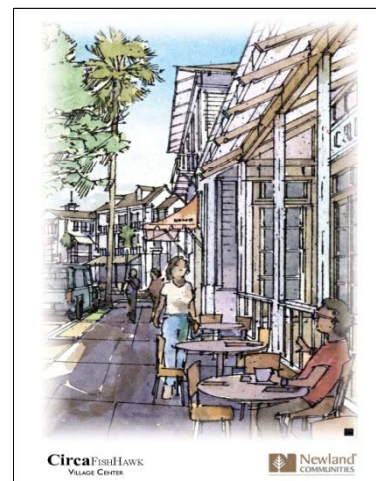
COMMENTS:

- Pad ready site.
- Property is the only rental site in Circa Fishhawk.
- Four laning of Fishhawk Boulevard / Boyette Road to McMullen is under construction, completion scheduled for Q4-2012, providing four lanes to I-75.
- Three pre-schools in FishHawk Ranch. One under construction in for Circa FishHawk Village Center.
- Contiguous to Stowers Elementary School and Barrington Middle School. Existing High, Middle and Elementary schools, serving Fishhawk, all are rated A.
- Contiguous to 113,000sf Mosaic headquarters office building, employing close to 400.
- Over 12,000 people live in FishHawk.
- FishHawk 2008 Demographics: Median HH Income:\$77,935 Avg. HH Size: 2.8
- http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=25

PRICE: \$2,880,000



Mosaic 113,000sf Office



Town Center



New Schools



FishHawk Trail



FishHawk Grocery