**FOR SALE**

# Downtown Temple Terrace – Prime Mixed Use & Residential Sites

Temple Terrace, Tampa Bay, Florida

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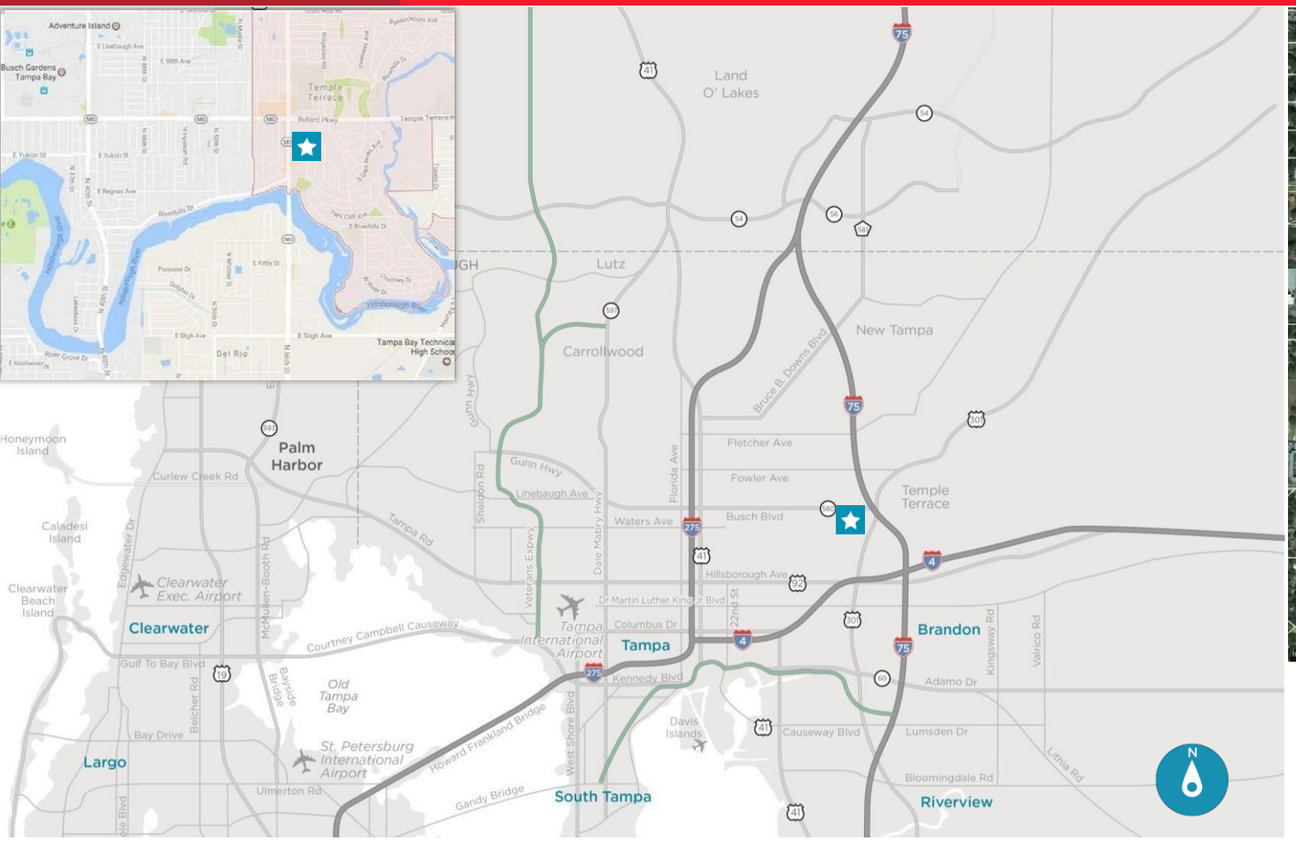

## Opportunity. Location. Community.

- Prominent urban location in close proximity to major employment centers
- Pad Ready sites, with master retention
- 66,500 cars per day at the intersection of 56th Street and Bullard Parkway
- Flexible zoning, which allows the development of high density residential, retail, office, restaurants and medical uses
- The sites are well-positioned, adjacent to densely populated residential neighborhoods and successful retail developments
- The trade area includes USF, Busch Gardens, University Mall (1.3 MSF) and four hospitals.

## Temple Terrace is a premier community within the Dynamic Tampa Bay MSA.

Urban Infill Development sites with excellent visibility and access.

CITY OF TEMPLE TERRACE
*Amazing City. Since 1925.*

| Distances | |
|---|---|
| I-75 | 2.7 Miles |
| Museum of Science & Industry | 1.7 Miles |
| University of South Florida | 1.8 Miles |
| Tampa Telecom Office Park | 2.5 Miles |
| Busch Gardens | 1.5 Miles |
| Florida, V.A., and Shriners Hospitals | 2.7 Miles |
| University Mall (1.3MSF) | 3.0 Miles |
| TampaCBD | 9.5 Miles |

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**The City of Temple Terrace is a rising star in the nationally recognized Tampa Bay area of Florida.**

| Suggested Pricing | |
|---|---|
| Parcel One (2.00 acres): | $2,000,000 |
| Parcel Two (2.23 acres): | $1,500,000 |
| Parcel Two (1.94 acres): | $1,000,000 |
| Parcel Three (4.17 acres): | $20,000 per unit (waterfront) |

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**Parcel One:**

**Parcel Two:**

| Demographics (3-Miles) | |
|---|---|
| Population | 95,068 |
| Population Growth (5 Years) | 3.6% |
| Daytime Employment | 66,353 |
| Median Age | 30.4 |
| Average HH Income | $52,041 |
| Median HH Income | $37,380 |
| Retail Sales | $1.17B |

**Parcel Three:**

### Zoning:

- Downtown Overlay District ("DOD")
- Commercial General Uses (CG)
- F.A.R: 1.00
- 35 residential units per acre
- Height: 2 stories (minimum) 5 stories (maximum)
- Zoning on the riverfront site allows for 145 units, and 316 beds for senior living.

Additional Information: http://www.cushwakelandfl.com/tampa/listing-_detail.html?listing_id=668