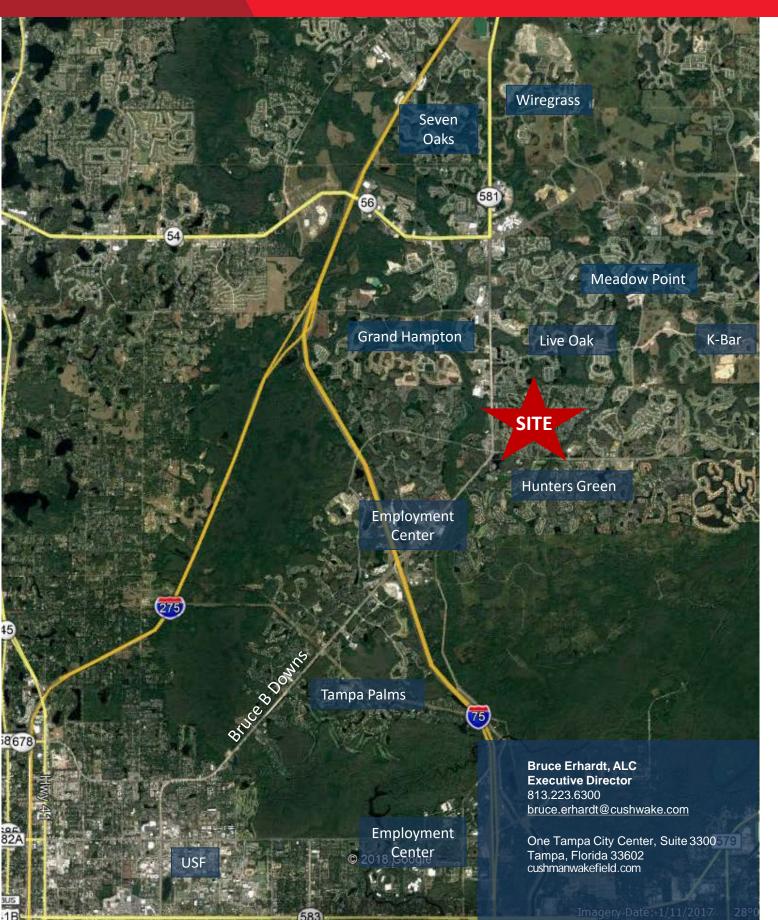
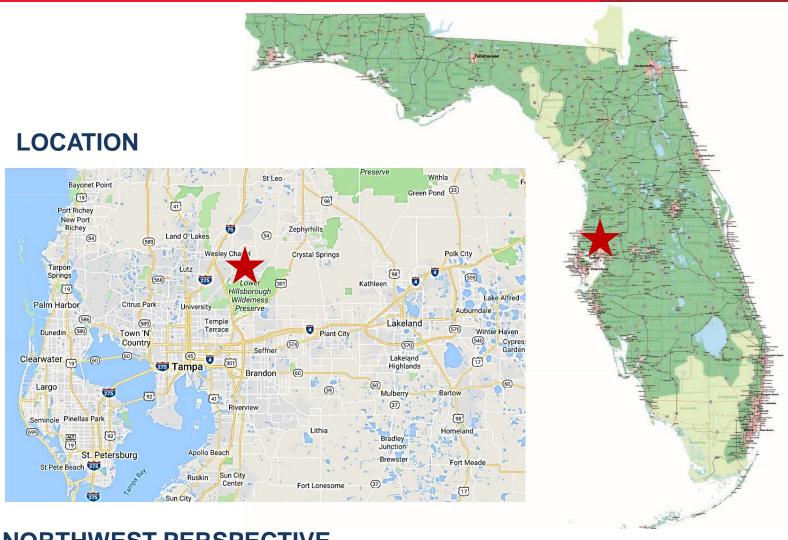


149.34 ACRES, MOL CUSHMAN & Residential Development Opportunity
Tampa, Florida





NORTHWEST PERSPECTIVE



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149.34 ACRES, MOL
Residential Development Opportunity
Tampa, Florida

PROPERTY PROFILE

LOCATION

New Tampa, in the southeast quadrant of Bruce B. Downs Blvd (SR581) and Regents Park Drive

SIZE

149.34 acres, MOL.

ZONING

PD

FUTURE LAND USE Residential-4

UTILITIES

Available

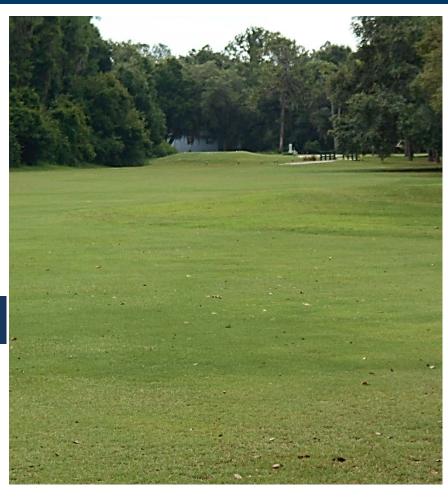


COMMENTS

- Currently a golf course
- 12 existing lakes
- Homes in Pebble Creek are selling in the mid \$200,000's to upper \$300,000's
- New home sales within 4 mile radius have an average closing price of \$399,739
- Average household income in 3 mile radius is \$106,179
- 3,189,266 SF of retail in 3 miles radius
- Elementary, Middle and High schools are within 1.5 miles

Price: Market





DISTANCES

- Publix 0.82 miles
- Target 1.3 miles
- Home Depot 2 miles
- Shoppes at Wiregrass 2.4 miles
- I-75 2.6 miles
- Florida Hospital 2.8 miles
- USF 7.3 miles
- Tampa CBD 17.6 miles
- Tampa International Airport 22.4 miles





