



54 Acres, MOL, Mixed Use Site

NEQ Lakewood Drive and Brandon Parkway
Brandon, FL 33511

LAND FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY PROFILE

LOCATION:

- Northeast quadrant of Lakewood Drive and Brandon Parkway, Hillsborough County, Florida, 33511.

DISTANCES:

- Tampa CBD 9.56 miles
- Brandon Town Center Mall 1.1 miles
- I-75 1.7 miles
- Brandon Regional Hospital 1 mile

SIZE:

- 54 acres MOL.
- 2 additional acres available.

ZONING:

- Town Center (CG Uses)

WATER/SEWER:

- Water – 4” on the west side of Paul’s Drive at the northeast corner of the property. 8” 1,400 feet west of Lakewood Drive frontage.
- Sewer – 4” on the west side of Paul’s Drive at the northeast corner of the property. 16” west side of Lakewood Drive.

WEB SITE:

- http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=89

PRICE:

- ~~\$21,000,000~~ ~~\$19,100,000~~

REDUCED TO: \$15,000,000

COMMENTS:

- Infill location suitable for retail, office and residential.
- Located in close proximity to I-75, Crosstown Expressway and Brandon Town Center.
- Additional acreage available (4 acres)
- Direct access to Brandon Parkway and the Express lanes to Downtown Tampa.
- 20 feet elevation change.
- Previous site plan for 254,000sf office, 123,000 retail, and 600 residential units.



Brandon Parkway looking west. 54 acres is on the right



DEMOGRAPHICS (3 MILE RADIUS):

- Population: 80,441
- Average HH Income: \$66,124
- Median HH Income: \$56,683
- Retail Sales: \$1.21 Billion

BROKERAGE NOTE:

Outside brokers representing Buyers must be compensated by the Buyer. Cushman & Wakefield of Florida, Inc. is not paying an outside broker.

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