

# 54 ACRES, MIXED USE BRANDON, FLORIDA



LAND FOR SALE

PRICE REDUCED

## PROPERTY PROFILE

**LOCATION:** Northeast quadrant of Lakewood Drive and Brandon Parkway, Hillsborough County, Florida, 33511.

**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.

### 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.

**PRICE:** ~~\$21,000,000~~

Reduced to: \$15,000,000



For more information, please contact:

**BRUCE ERHARDT**

Executive Director

(813) 223 6300

Bruce.erhardt@cushwake.com

**PATRICK BERMAN**

Senior Director

(813) 223 6300

Patrick.berman@cushwake.com

**CUSHMAN & WAKEFIELD OF FLORIDA, INC.**

One Tampa City Center, Suite 3600

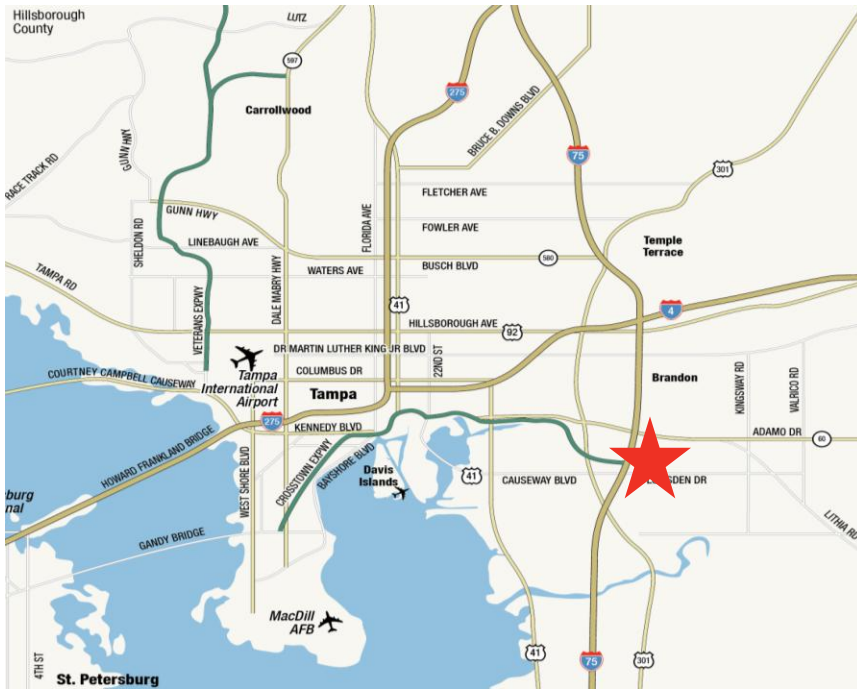
Tampa, Florida 33602-5813

www.cushmanwakefield.com

# NEQ LAKEWOOD DRIVE & BRANDON PKWY

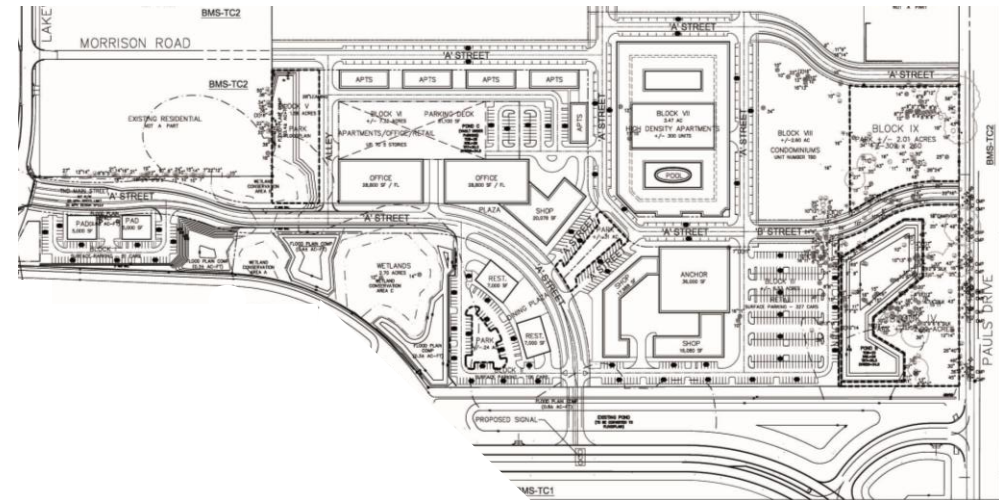
54 ACRES, MOL  
MIXED USE SITE  
PRICE REDUCED

## Mixed Use Site for Sale



### DISTANCES

|                           |            |
|---------------------------|------------|
| BRANDON REGIONAL HOSPITAL | 1 mile     |
| BRANDON TOWN CENTER MALL  | 1.1 miles  |
| I-75                      | 1.7 miles  |
| TAMPA CBD                 | 9.56 miles |



CONCEPTUAL SITE PLAN

For more information, please contact:

**BRUCE ERHARDT, ALC**  
Executive Director  
(813) 223 6300  
Bruce.erhardt@cushwake.com

**PATRICK BERMAN**  
Senior Director  
(813) 223 6300  
Patrick.berman@cushwake.com

**CUSHMAN & WAKEFIELD OF FLORIDA, INC.**  
One Tampa City Center, Suite 3600  
Tampa, Florida 33602-5813  
www.cushmanwakefield.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)