



VALENCIA LAKES
 1,631 Homes

RISE
 320 Apartments
 & Townhomes

SERENO
 636 Homes Built
 Total at Completion 2,713

6.8 Acres
221,000 SF
Zoning: Commercial
Water/Sewer: 12' PVC

BALCARA 301
 LUXURY TOWNHOMES
 120 Townhomes

Metro Lagoons SOUTHSHORE BAY
 630 Homes Built
 Total at Completion 3,000

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LOCATION

NEQ of US HWY 301 & SR 674
South Hillsborough County, Florida
Parcel ID: 078895-0000

ZONING

221,000 SF commercial

SIZE

6.8 Acres

PRICING

\$7,200,000

WATER

Parcel A – 12" PVC north side of SR 674

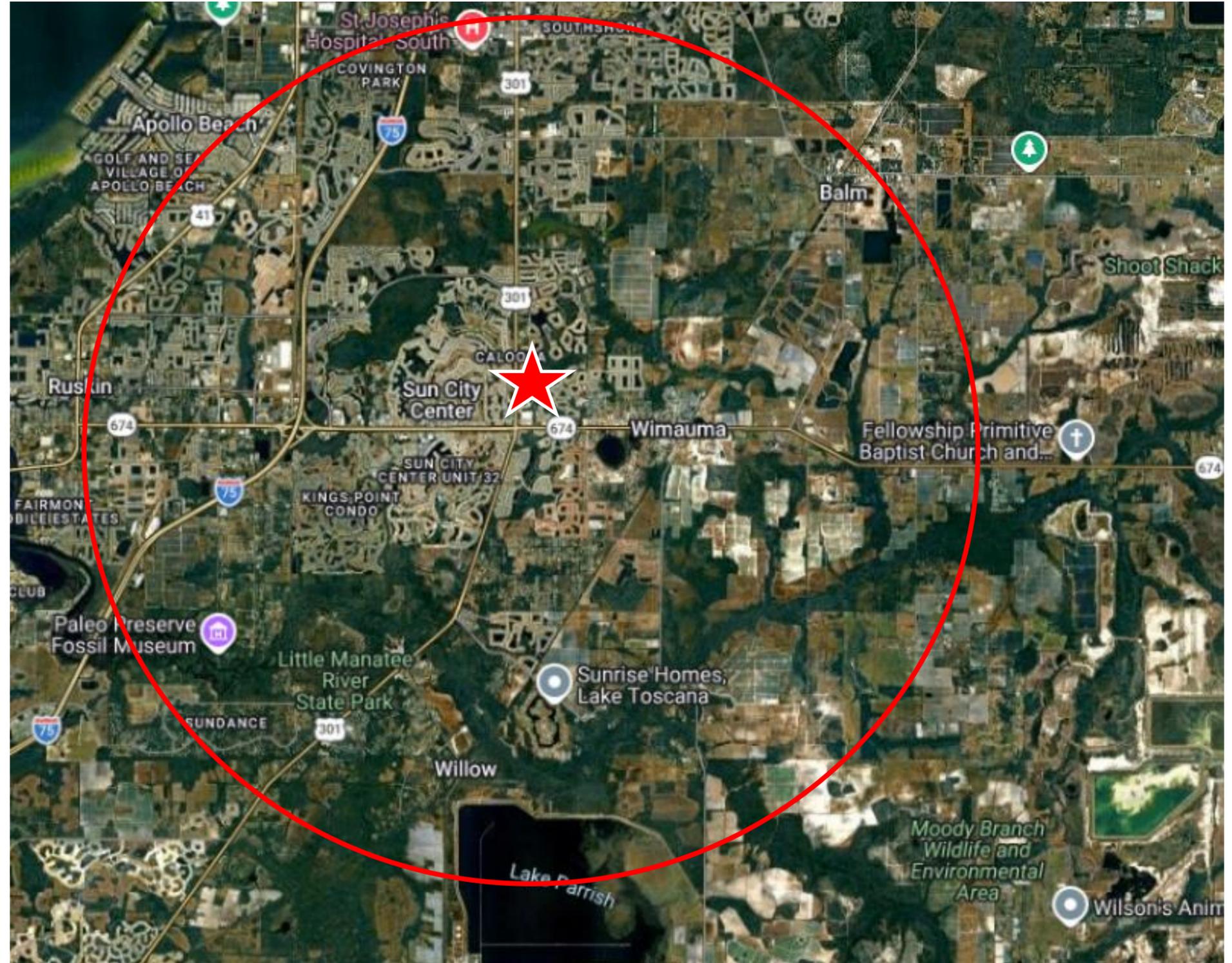
SEWER

Parcel A – North side of SR 674

DEMOGRAPHICS (4-MILE RADIUS)

- Population 101,007
- Average HH Income \$126,690
- Median HH Income \$87,775
- Median Age 43.3
- Retail Supply \$595 Million

5-MILE RADIUS

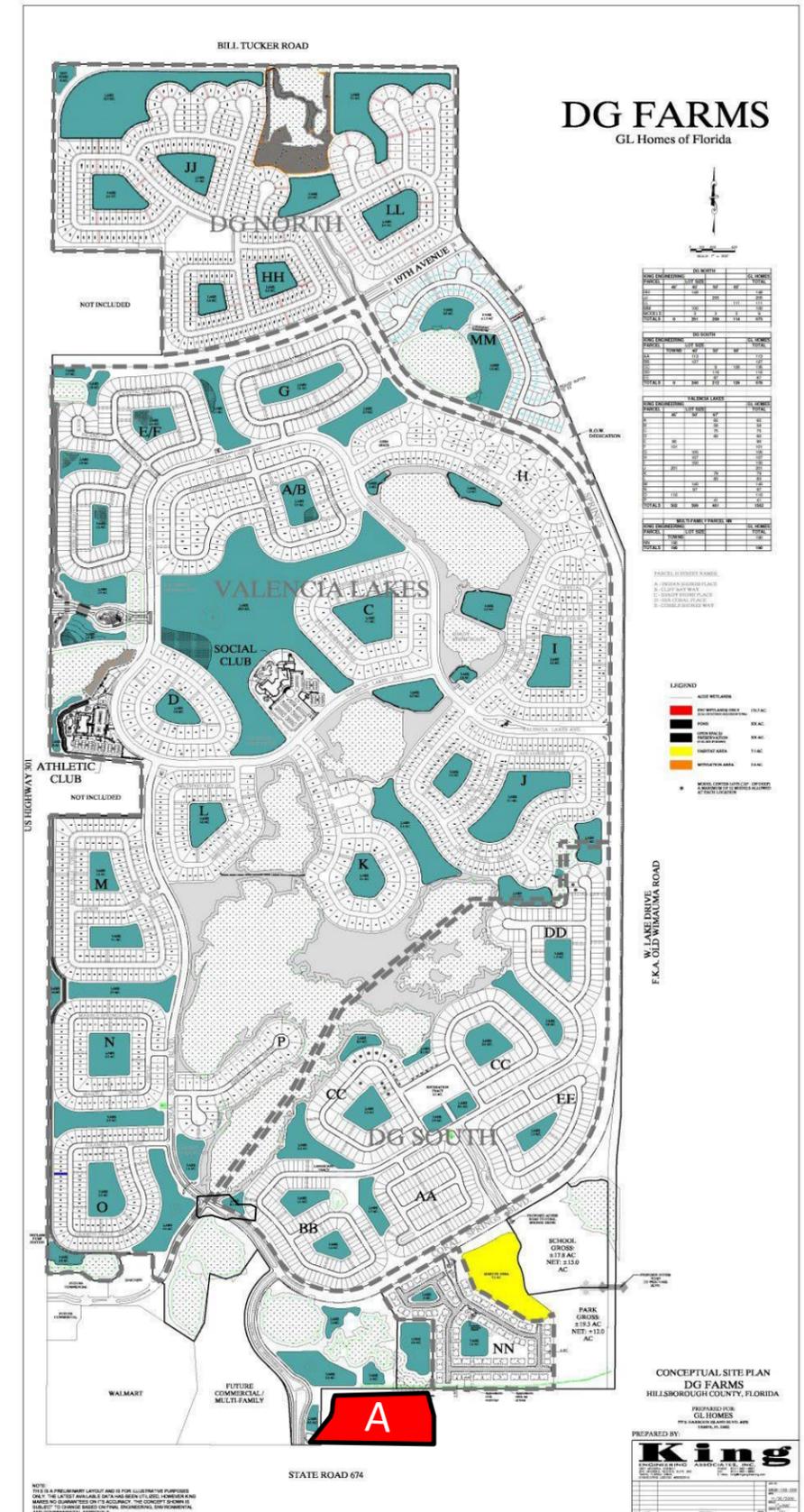


ESTABLISHED RETAIL ANCHORS

- Super Walmart (adjacent)
- Publix
- Home Depot
- Bealls Department Store
- Aldi
- Wawa
- 1 Million SF Amazon Distribution Center
- McDonald's
- Regions Bank
- AutoZone
- Advance Auto Parts
- Mavis Tire
- Chipotle
- 2 miles east of South Bay Hospital

DEVELOPMENT

- DG Farms DRI – 2,713 Homes (Sereno)
- Sunshine Village – 2,821 Homes (Zoned)
- South Shore Bay – 1,725 Units
- Vista Palms – 700 Units
- Sereno – 636 Units
- 320 Apartments (Adjacent to Site)
- Valencia Lakes – 1,631 Homes
- Metro Lagoons Southshore Bay – 3,000 Homes at Completion



APARTMENTS & MASTER PLANNED COMMUNITIES



Gibsonton
Big Bend Rd

Wildgrass

Riverview

Waterset

The Grove at SouthShore

The Parian Luxury Apartments

The Easton

Ayersworth

Apollo Beach

Davis Landing

Balm

Flora Waterset

Caloosa Trace

Valencia Del Sol

Shadetree

Aston Gardens

Valencia Lakes

41

US-41S

Avilla Cypress Creek

Caloosa Country Club Estates

Grove Pointe

Madison Palms

Sun City Center

The Groves at Wimauma

Sereno

College Ave E

75

Sun City Center

Sun City Center Blvd

RISE Sereno

Belmont

Kings Point

Southshore Bay

US-41N

Ruskin

Aston Gardens At The Courtyards

Elnora

Kings Point Condo

Cypress Ridge Ranch

Wimauma

301

Berry Bay



24.11 acres



Access road to Walmart



Access road to 24.11 acres



6.8 ACRES AVAILABLE

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