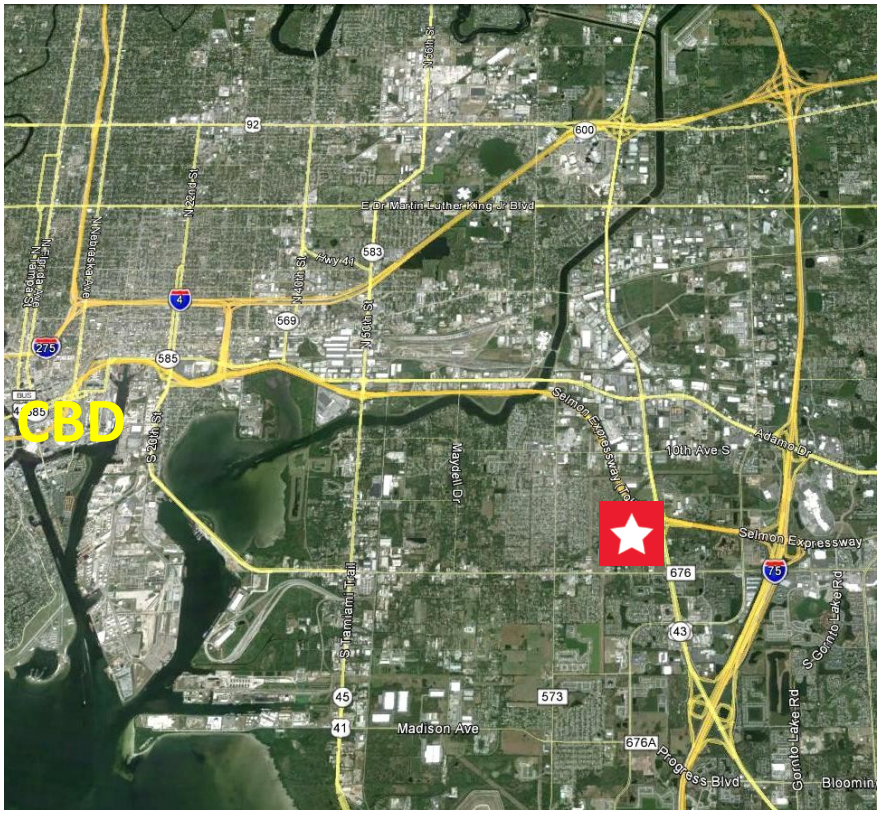
CUSHMAN & WAKEFIELD

FOR SALE TOWN CENTER LIFESTYLE COMMUNITY

Village at Crosstown

84.5 Acre 1,503 Unit Mulifamily Sites

Tampa/Brandon Trade Area, Hillsborough County, Florida



Property Profile

- Two signalized intersections
- 199,500 vehicles per day on Crosstown Expressway, U.S. Highway 301 and Causeway Boulevard
- Net Usable, mass graded, retention off site
- High growth trade area
- Part of an exciting 152 acre Town Center
- Entitled for up to 3,000 multifamily units, 350,000 sf retail, 175,000 sf office and 150 hotel rooms
- Urban/Suburban location
- Approved Development Agreement calls for approximately 1,043 rental, 260 townhomes, and 200 active adult

For more information, please contact:

Bruce K. Erhardt, ALC
Executive Director
+1 813 223 6300
bruce.erhardt@cushwake.com

Joe Beaudoin
Director
+1 813 204 5319
joe.beaudoin@cushwake.com

One Tampa City Center
Suite 3300
Tampa, Florida 33602
phone: +1 813 223 6300
cushmanwakefield.com

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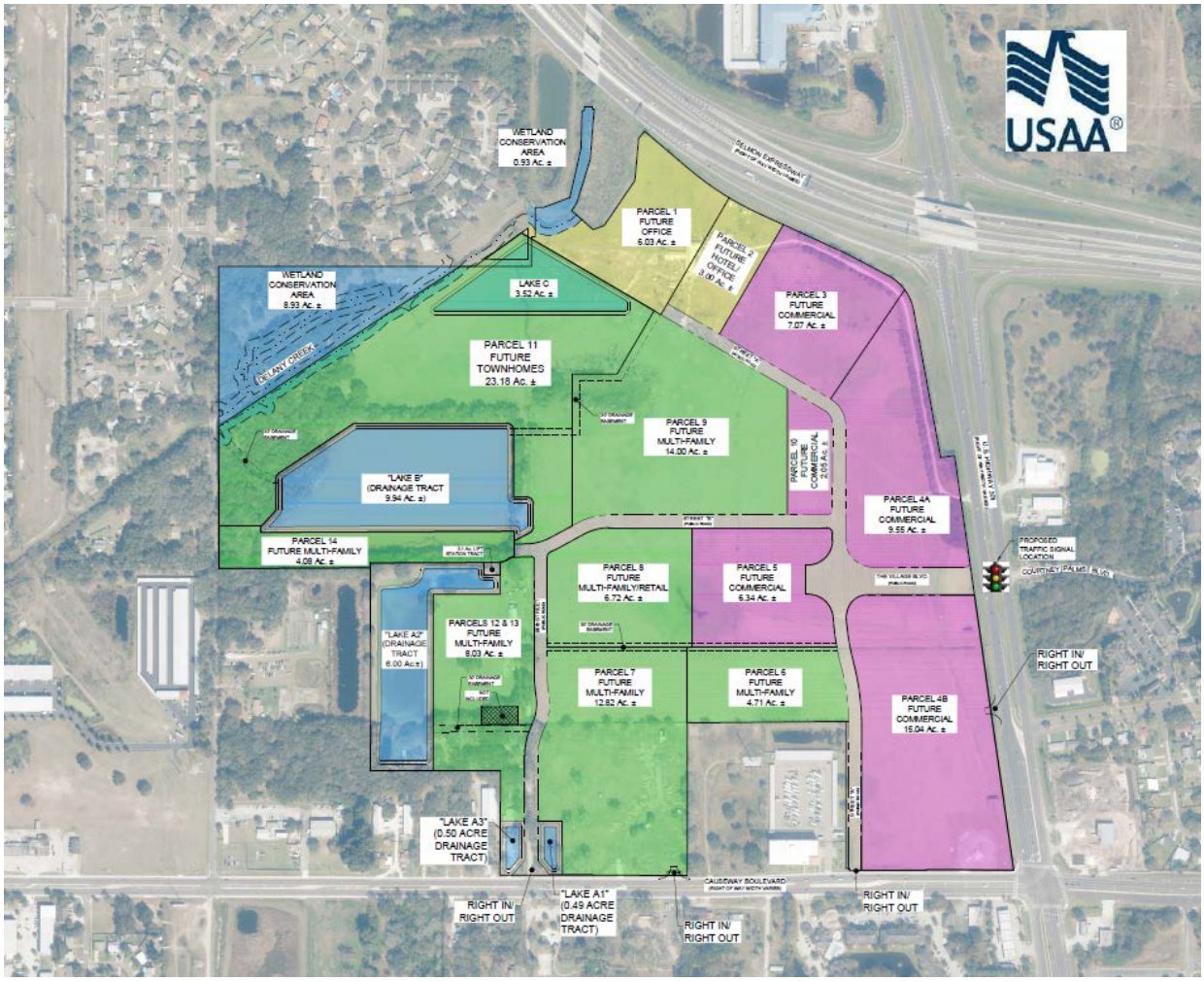
Property Information

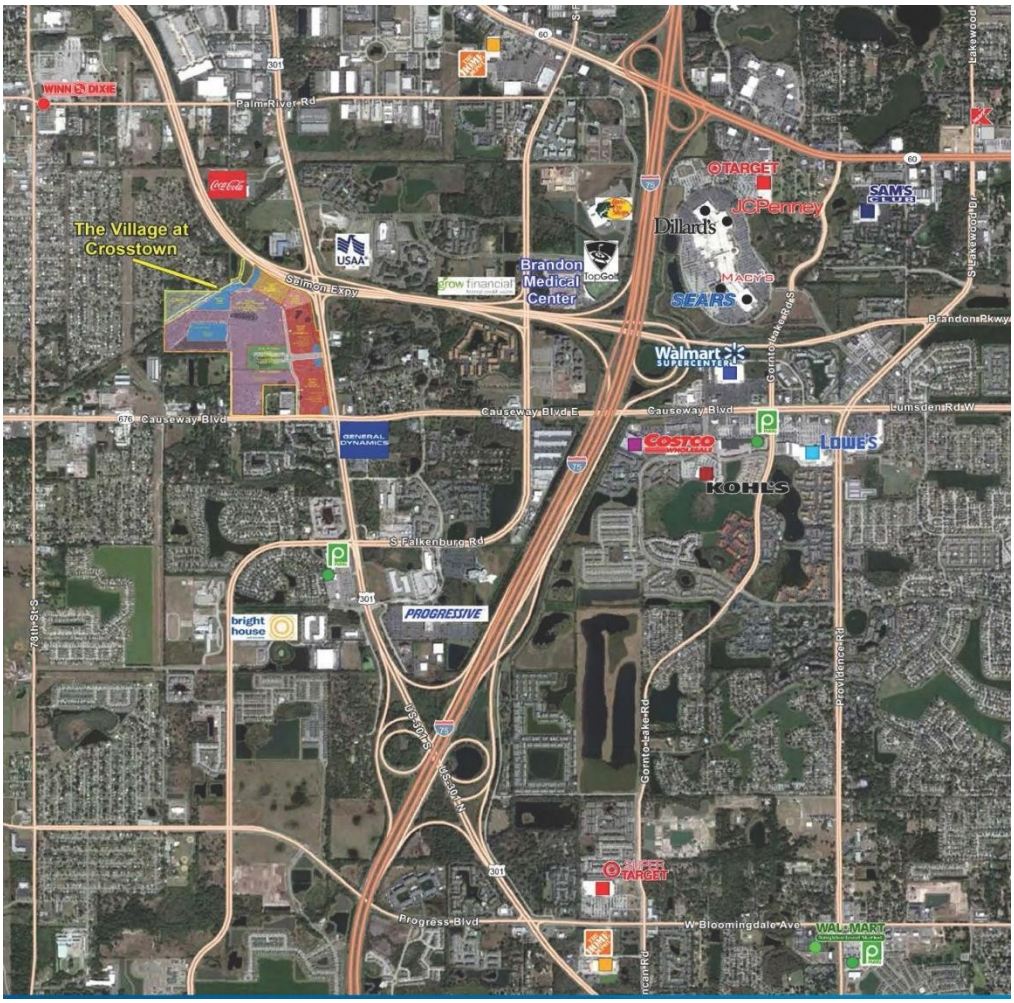
- Location: The Village at Crosstown is located at the bustling southwest intersection of the Crosstown Expressway and Highway 301. Less than 8 minutes to Downtown Tampa, 15 minutes to airport, and within a mile of I-75, convenient to all of the greater Tampa market. Traffic count surrounding the property is 108,000 daily.
- Size: 84.5 acres, net of retention. Will divide.
- Zoning: Mixed Use
- Utilities: Delivered to each parcel by Seller
- Price: Market Value

Brandon has experienced average annual rent growth of 4.9% over the past four quarters.

Distances	
Publix	0.9 miles
I-75	1.4 miles
Elementary School	1.4 miles
Middle School	1.6 miles
High School	2.2 miles
Home Depot	2.4 miles
Target	2.6 miles
Brandon Regional Hospital	4.5 miles
Tampa CBD	7.3 miles via toll 7.8 miles no toll
MacDill Air Force Base	14.9 miles
Tampa Int'l. Airport	15.3 miles



The Village at Crosstown will provide a unique lifestyle community consisting of a desired combination of residential, retail, office and hotel for a true live, work and play environment. Based on the principals of New Urbanism, this distinctive community integrates residential and commercial components to create a lively mixed use environment. The county staff and zoning hearing master approved transforming 152 acres into a one-of-a-kind neighborhood emphasizing a main street where residents, workers and visitors can experience the energy and walkability of an upscale community.



Demographics

	3 Miles	5 Miles
Total Population	69,623	157,803
Daytime Population	42,939	96,644
Average HH Income	$55,775	$58,741
Median Age	32.8	34.6

Strong Apartment Market Fundamentals –

Brandon continues to reflect solid apartment market fundamentals with an annual demand of 1056 units.

Property Highlights

- Strong interest on the retail parcels.
- Submarket apartment rentals for A product are 96% occupied. There are four projects within a mile averaging more than $1.33.
- No CDD.
- Site provides residents with immediate access to I-75, Leroy Selmon Expressway (three lane, elevated), and Highway 301. These thoroughfares provide easy access to the major employment centers.
- Delivery is Q2-Q3 2017.
- Vested for old traffic impact fees, a substantial savings over the new mobility fee..
- Over 7,000,000 square feet of retail within 2.2 miles that is 95% occupied.
- Large office occupants within four miles include: USAA, Progressive Insurance, JPMorganChase, General Dynamics and Citi Group.

LINK TO WEB SITE

http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=627

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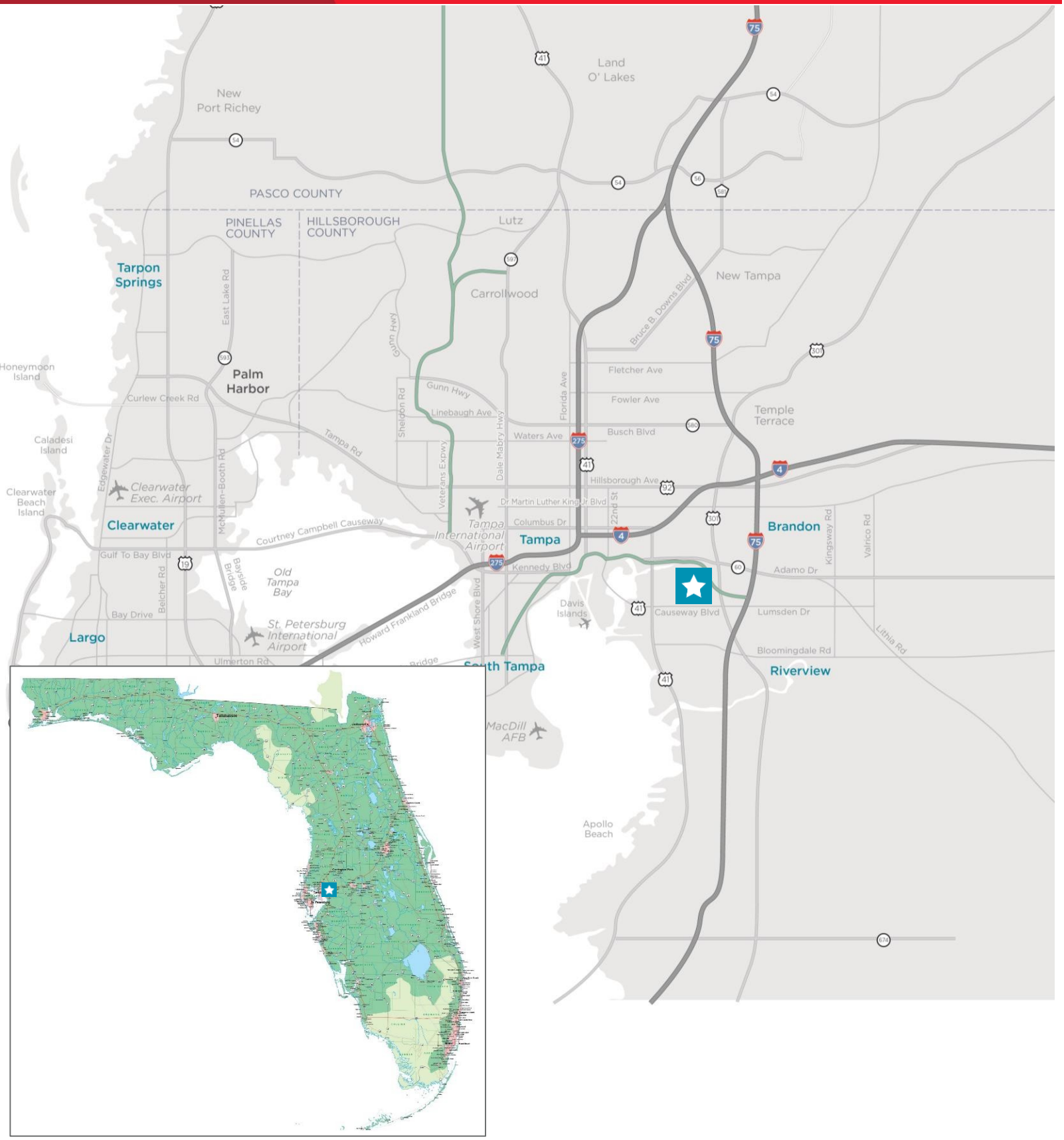

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