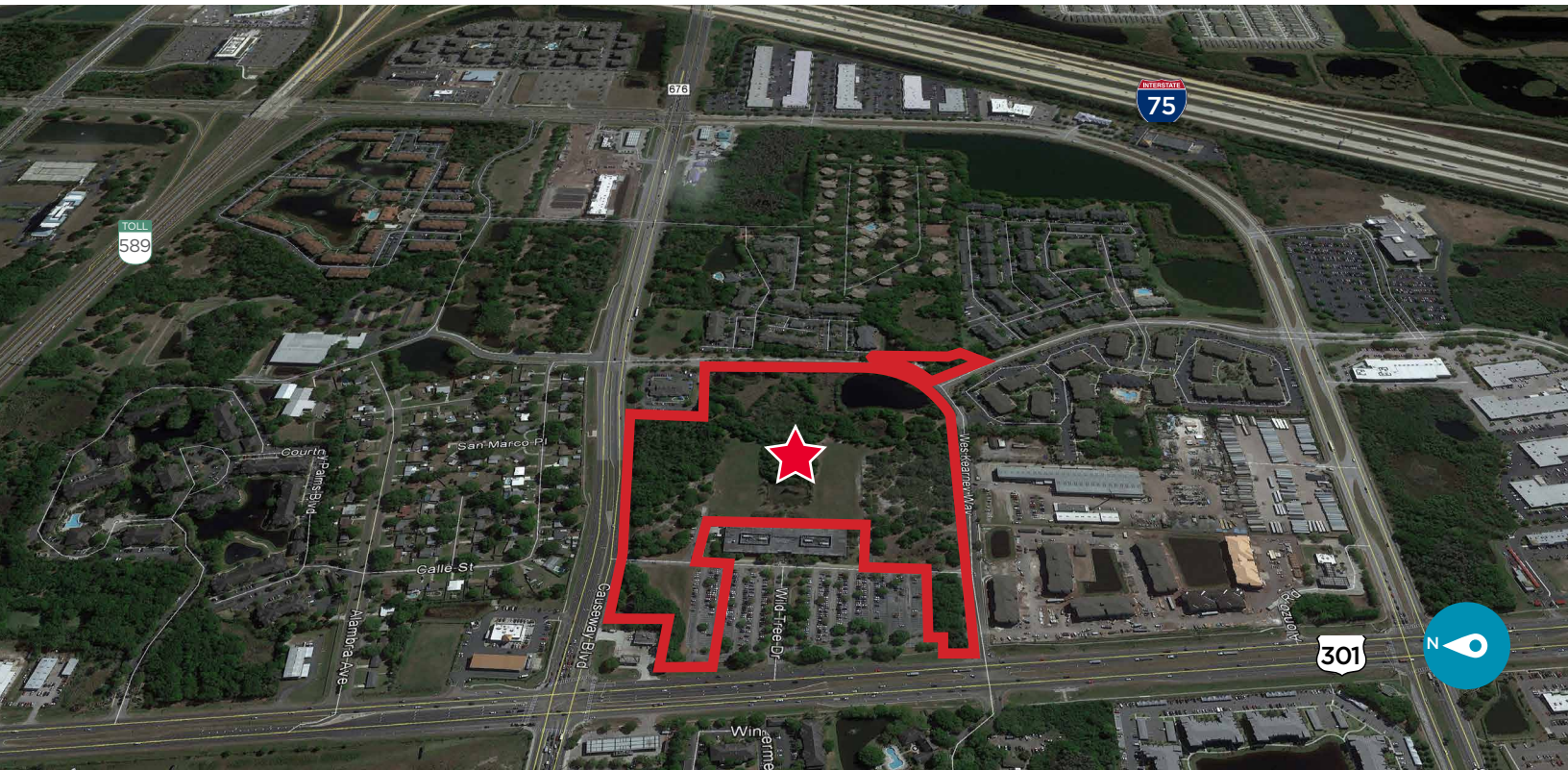




28.27 GROSS ACRES MOL

PRIME MULTIFAMILY DEVELOPMENT SITE FOR SALE

BRANDON, HILLSBOROUGH COUNTY, FLORIDA



SITE INFORMATION

- **LOCATION:** Southeast quadrant US 301 and Causeway Blvd, Brandon, FL
- **SITE AREA:** 28.27 Gross Acres, 17.6 Acres net of retention
- **ZONING:** Seller has started rezoning process for up to ____ multifamily units
- **WATER:** Available
- **SEWER:** Available

COMMENTS

- 78,500 vehicles per day
- Great access via I-75, US301, and the Leroy Selmon Expressway
- Excellent location for medical or professional office
- 1,003 feet of frontage on Causeway Blvd
- Signage on US 301
- Last parcel in a 121 acre mixed use development
- Retention in place
- 6,000,000 SF retail in 2 miles
- 9 hotels within 2 miles
- 3,700,000 SF office within 3 miles
- Brandon is approaching buildout



BRANDON MULTIFAMILY MARKET OVERVIEW

CLASS A MULTIFAMILY BUILDINGS IN THE BRANDON SUBMARKET

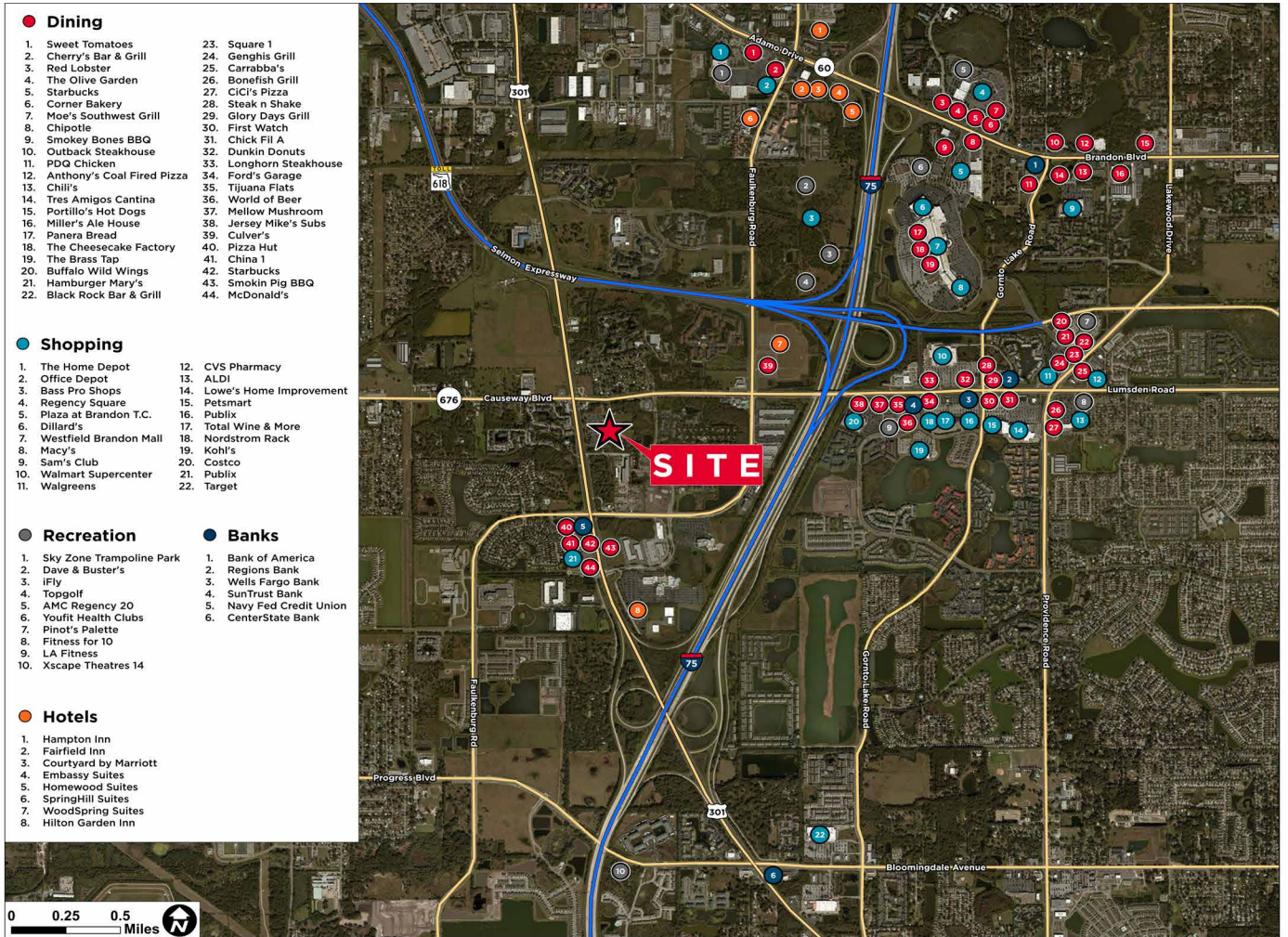
Property	Units	Building Status	Avg Asking/ SF	Avg Unit SF	Avg Asking/ Unit	Vacancy %	Year Built	# Of Stories
The Addison 2516 Annapolis Way	167	Existing	1.30	1,087	1,418	7.8	2008	3
Providence Lakes Apartments 1702 Chapel Tree Cir	260	Existing	1.34	1,054	1,418	.8	1996	2
Courtney Trace Apartments 1131 Courtney Trace Dr	288	Existing	1.31	1,050	1,377	6.9	2007	3
Avenue @Creekbridge 1002 Creekbridge Rd	112	Existing	1.41	1,034	1,456	5.4	1987	2
2211 Grand Isle 2211 Grand Isle Dr	390	Existing	1.23	1,024	1,256	2.8	1999	2
Ironwood Flats at Brandon Greene Kings Ave & Lumsden Rd	296	Under Construction		646			2022	
Lakewood Dr and Brandon Pky	600	Proposed					2021	3
Charleston Edge 902 Regency Lake Dr	72	Existing	1.21	1,054	1,277	1.4	2015	3
Tapestry Town Center 650 Tapestry Ln	287	Existing	1.53		1,536	65.5	2020	4
Versant Place 1010 Versant Dr	384	Existing	1.22	1,062	1,296	3.1	1999	3
Westbury at Lake Brandon 1210 Westbury Pointe Dr	366	Existing	1.37	987	1,352	16.1	2001	3



[CLICK HERE TO VIEW THE BRANDON MULTIFAMILY REPORT](#)



[CLICK HERE TO VIEW THE HILLSBOROUGH COUNTY MULTIFAMILY REPORT](#)



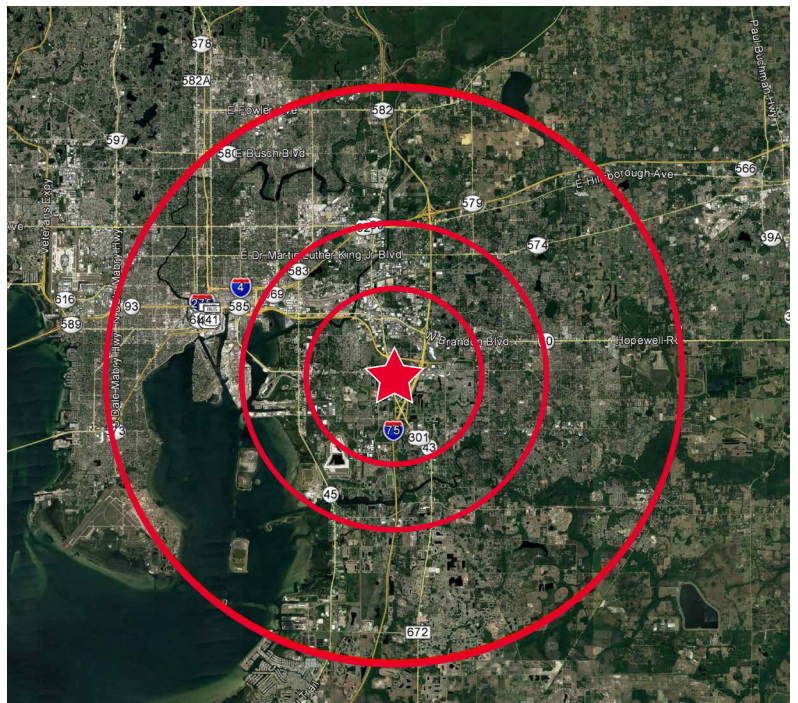
DEMOGRAPHICS

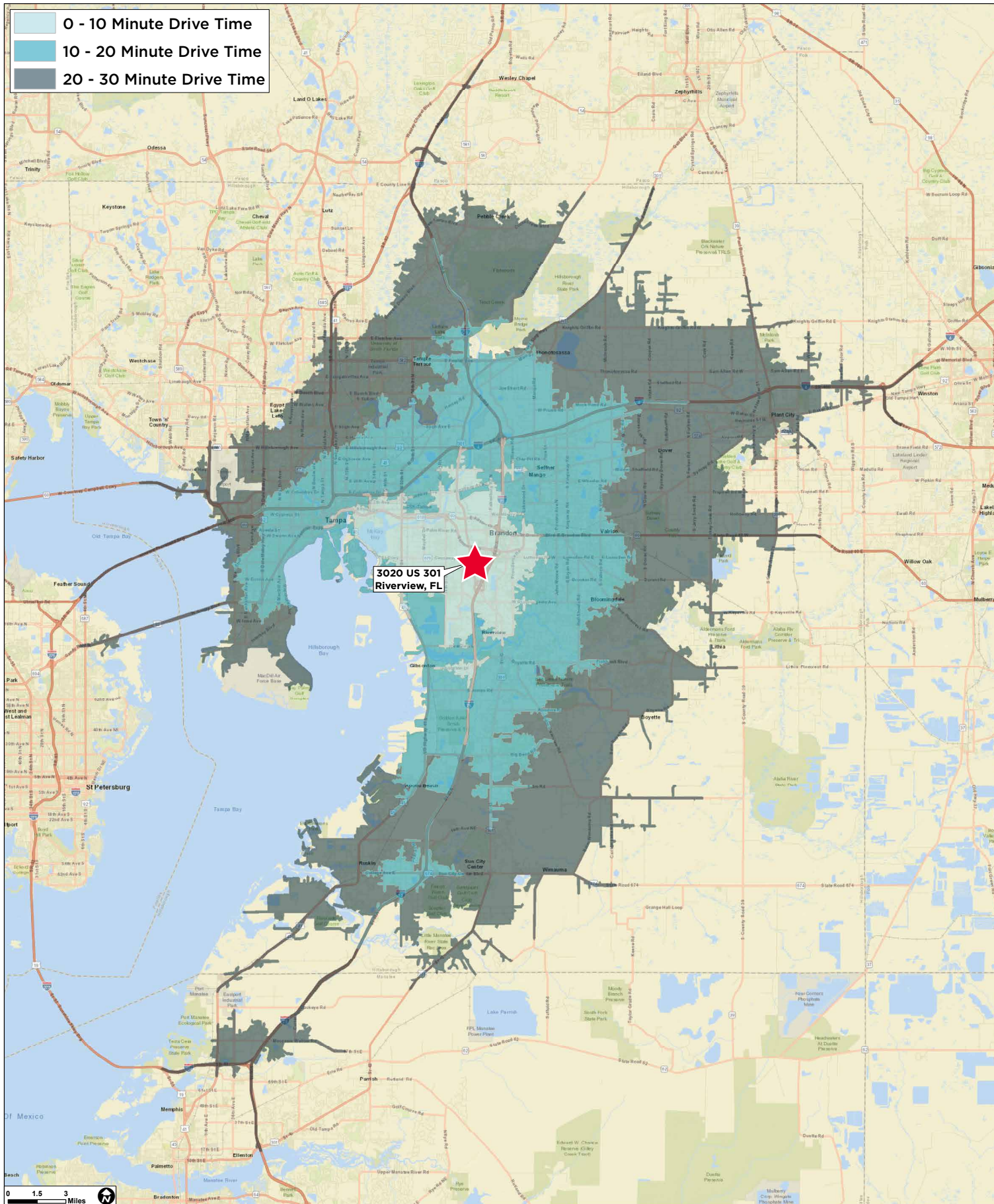
3-5-10 MILE RADIUS - DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	79,071	168,994	665,334
Median Age	32.7	34.7	35.9
Average HH Income	\$63,268	\$66,709	\$76,280
Median HH Income	\$53,076	\$54,248	\$55,113

DISTANCE FROM SITE

Publix	.45 Miles
Target	2.5 Miles
Lowe's	1.6 Miles
Tampa CBD	7.4 Miles
Westshore EC	12.2 Miles
Tampa International Airport Drop-Off	15.6 Miles





DRIVE TIME

MARKET INFORMATION

Click to View:

WEBSITE

(NEED FROM SELLER)

**S&ME GEOTECH
REPORT**

(NEED FROM SELLER)

PHASE 1 ESA

SURVEY

Transaction Structure:



FLORIDA OVERVIEW

JOBS AND THE ECONOMY

Florida’s economy repositioned over the past two decades. The shift from a reliance on agricultural and tourism to more advanced industries including high-tech, life sciences, healthcare, business services and eCommerce, helped to diversify the level of employment losses from the pandemic. There were 10.1 million in the civilian labor force in a right-to-work state.

Why Florida remains a competitive market:

No Personal Income Tax. Florida’s corporate income rate tax declined in 2019 from 5.5% to 4.45%. Florida’s corporate tax component ranks 6th in the nation. #1 Best State for Infrastructure (USA Today). 2 Best State for Business Birthrate (U.S. Chamber of Commerce). #2 Best State for Business – Chief Executive Magazine (2019). #3 Florida’s Workforce is the 3rd Largest Among States (BLS). #1 Best State in the Southeast for Business Tax Environment (Tax Foundation). #4 Best State for High-Tech Employment (TechAmerica).

Florida is an enormous market. It is the 4th largest economy in the U.S. and ranks 17th in Gross Domestic Product (GDP) among the world’s largest economies in 2020 with a \$1 trillion economy. Florida is an export powerhouse and the 7th highest among all states with \$52 billion in goods in 2019 made in the state shipped to markets elsewhere. In fact, one out of every five companies that exports in the U.S. is in Florida.

Florida also receives high marks on how it treats business. Chief Executive Magazine ranked in 2020 the state as 2nd best for business and 1st in the Southeast for business tax climate by the Tax Foundation.

The state has and is investing in its infrastructure. There are 20 commercial service airports, 15 deep-water seaports, 2 active spaceports, 122,000+ highways miles and 3,000 freight rail tracks. Florida also has two of the world’s busiest airports. Both Miami and Orlando have international airports that cater to millions of tourist

visitors.

Florida benefits from its location and is ideally positioned to be a global hub for the trade & transportation sector. Pre-pandemic it employed over 540,000 workers with consistent employment growth year-over-year. Florida ports, while not as hard hit as larger ports to the north and on the West Coast, will have decreases in decreases in liquid bulk, dry bulk and containerized cargo through year end. In addition, the loss of 10 million cruise passengers through Florida ports greatly contributed to the 169,000 lost jobs and \$23 billion decrease in economic activity.

As a growing retirement-age population, healthcare adds almost \$130 billion to the state’s economy annually. Healthcare supports the addition of over 900,000 new direct and indirect jobs. The industry has been hard hit during COVID-19 as it adjusts to increased staffing costs, lost revenue from delayed elective procedures and higher costs for personal protective equipment, testing supplies and vital drugs such to treat patients of the pandemic. Losses from the first six months of the pandemic were \$7.4 billion.

Florida was ranked the 4th highest cyber-state by tech sector employment with over 539,000 workers and is ranked 3rd highest by the number of tech business establishments with almost 32,000.

Florida job GROWTH (2011 - 2020)

6.1%
UNEMPLOYMENT RATE



Source: Florida Department of Economic Opportunity, 2018

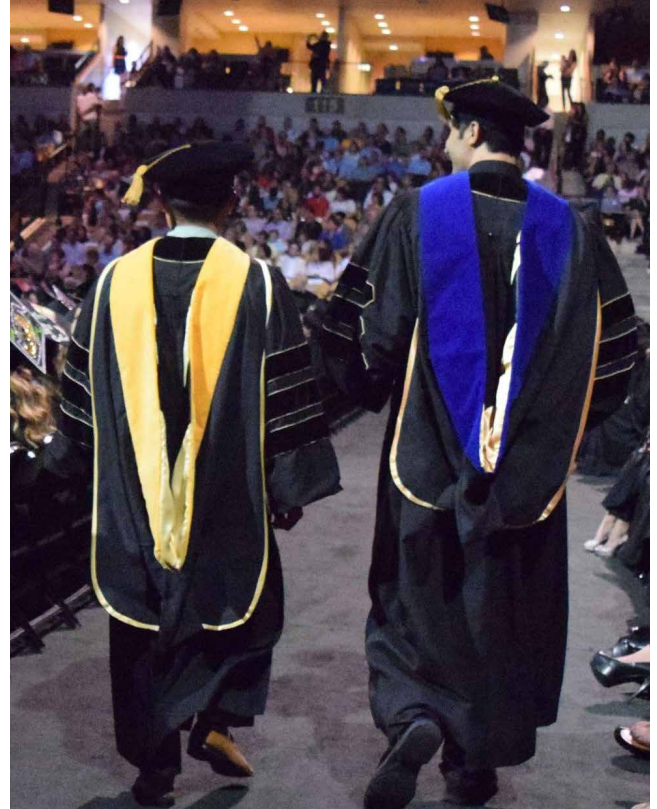
POPULATION AND HIGHER EDUCATION TRENDS

Florida's population makes it the third most populous state in the nation after California and Texas. Florida had significant population inflows from other states due to its robust economy and high quality of life amenities.

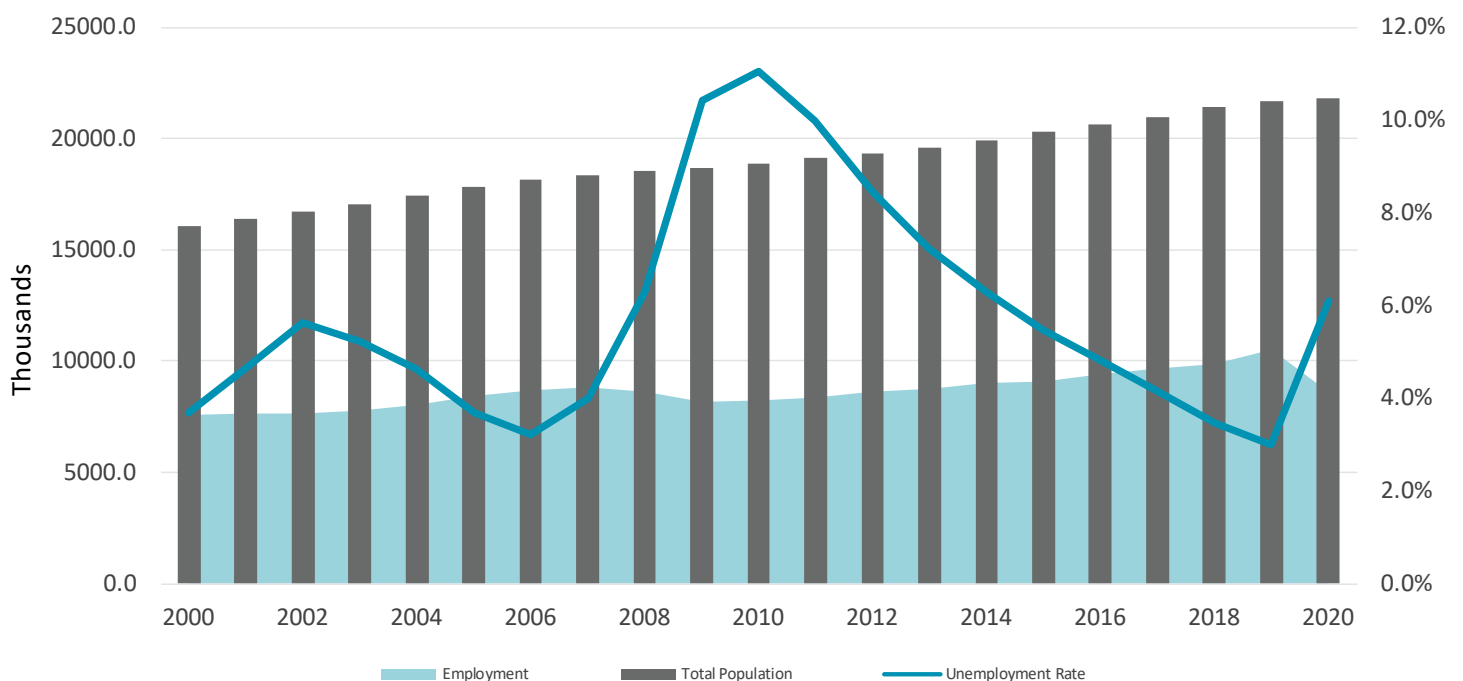
Florida's no state income tax has always been a reason for some tax migration from higher tax states in the north. This potentially accelerated with the passage of the 2017 federal tax reform package which capped deductions for state income and property taxes.

According to the 2010 US Census, from 2000-2010 Florida's population grew by 17.7%, an increase of 2.8 million people. From 2010 through 2019, population grew in Florida by 3.0 million new residents, a 15.1% increase for the decade. The forecast projects Sunshine State will surpass 23.3 million residents by 2023. The Census Bureau estimated that the number of new Florida residents in 2020 surpassed 600,000.

Florida has over 815,000 students in 28 Florida colleges on 68 separate campuses. Rankings released by U.S. News and World Report say Florida was the number one state in the nation in 2018 for higher education due to several factors, including the state's relatively low tuition rates and high graduation rates.



POPULATION & EMPLOYMENT



Tampa Bay's economy is firing on all cylinders.



TAMPA BAY REGIONAL DEMOGRAPHIC OVERVIEW

Located along Florida's Gulf Coast, the Tampa Bay region is one of the fastest growing areas of the United States in terms of population growth and job generation. The four-county metropolitan statistical area (MSA) has over 3.0 million people, making it the second largest MSA in Florida and the 19th-largest in the U.S.

COUNTY	POPULATION	HOUSEHOLDS
Hillsborough	1,453,890	564,527
Pinellas	969,328	439,687
Pasco	551,026	225,118
Hernando	192,652	80,309
TOTAL	3,009,251	1,232,121

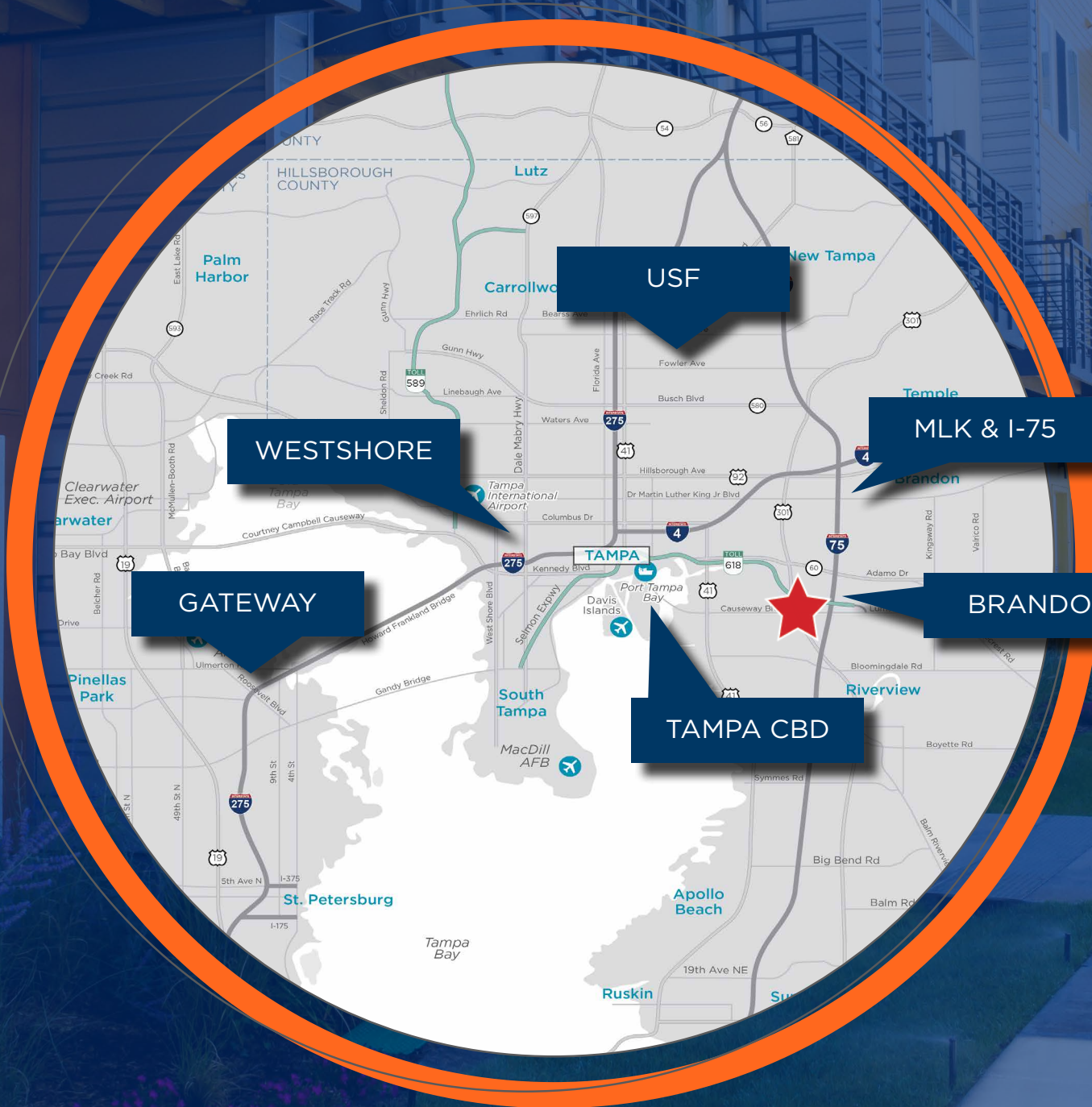
Tampa Bay's economy (including both Hillsborough and Pinellas counties) diversified and developed clusters focused on the high-tech, healthcare and the logistic sectors. These sectors, combined with historical agricultural and tourism industries in the region, provided well-paying jobs that attracted diverse set of people from all over the county. Pre-pandemic, Tampa Bay was ranked as one of the top 5 places in the country that Americans would most like to live,

according to Pew Research. Tampa Bay's temperate location and high quality-of-life amenities position it ideally to take advantage of economic growth in a post-pandemic world.

Historically, two sectors of the demographic spectrum that drove growth in Tampa Bay were retirees and Millennials, both of which represent over one-third of the total population. Affordability was a key part of the reason why. The lack of an income tax with a low cost of living allows retirement savings to stretch that extra mile and for Millennials the diverse housing options from urban to suburban provide a social fabric that many younger people are seeking. Going forward, Tampa Bay's lower density and lack of public transportation options, could help in attracting out-of-state businesses looking to relocate due to the pandemic.

As more of the economy opened over the summer, Tampa Bay's unemployment rate dropped from July to December 2020, falling from 10.2% to 5.2%. The Leisure & Hospitality sector accounted for almost 60% of the region's 50,700 job losses year-over-year, falling by -26,400 jobs. The only two industrial sectors to gain jobs over the year were in Manufacturing and Wholesale Trade, up 900 and 1,100 new jobs, respectively.

Employment Centers



FOR ADDITIONAL INFORMATION

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