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# FOR SALE

## BRANDON MULTIFAMILY SITE

Fully entitled for 40 dwelling units. Ready for building permit submittal.

Located on the east side of Davis Drive. Just north of Lumsden Rd. At the East Terminus of Brandon Blvd

### List of Due Diligence Items Provided

1. Conforming site plan with approval of forty (40) multifamily units
2. Major Mod. Approval with Final Conditions DTD 12/18/23
3. Estimated fees (with credit of \$37,465)
4. Confirmation of sanitary sewer and portable water availability
5. Hillsborough County approval of drainage design exception DTD 2/16/16
6. Utility easement (Liberty Investment Parcel)
7. Flood plan compensation
8. Utility easement (commercial parcel)
9. Retention pond easement (Liberty Investment parcel)
10. Ingress/Egress easement (Commercial parcel)
11. Sanitary sewer and lift station agreement
12. Compensation storage easement agreement
13. Drainage easement agreement
14. Conservation easement
15. Surface water easement
16. Warranty deed
17. Landmark, Parcel breakdown and description
18. Phase 1 environment site assessment with Geotechnical Investigation