



LAND
\$1,495,000
FOR SALE

**523 & 525 Kings Ave
Brandon, FL 33511**

Property Summary

Property is located on the southeast corner of S Kings Ave and Westwood Lane. "As is" property can be for various commercial uses commensurate with the development character of the area such as professional or medical office. Site includes two parcels comprising a total of approximately .79 acres. A proposed medical owner/operator is planned for site for 8,500 SF. As shown on builders renderings.

PROPERTY FEATURES



2 LOTS!



**APPROVED
ENTITLEMENTS**



**8,500 Medical
Facility**



LAND VALUE



AADT Traffic Count:
Kings- 550
Oakfield - 13,900
Brandon Blvd - 72,000

**Just off of Brandon Blvd,
past Oakfield**

Schedule your tour today!

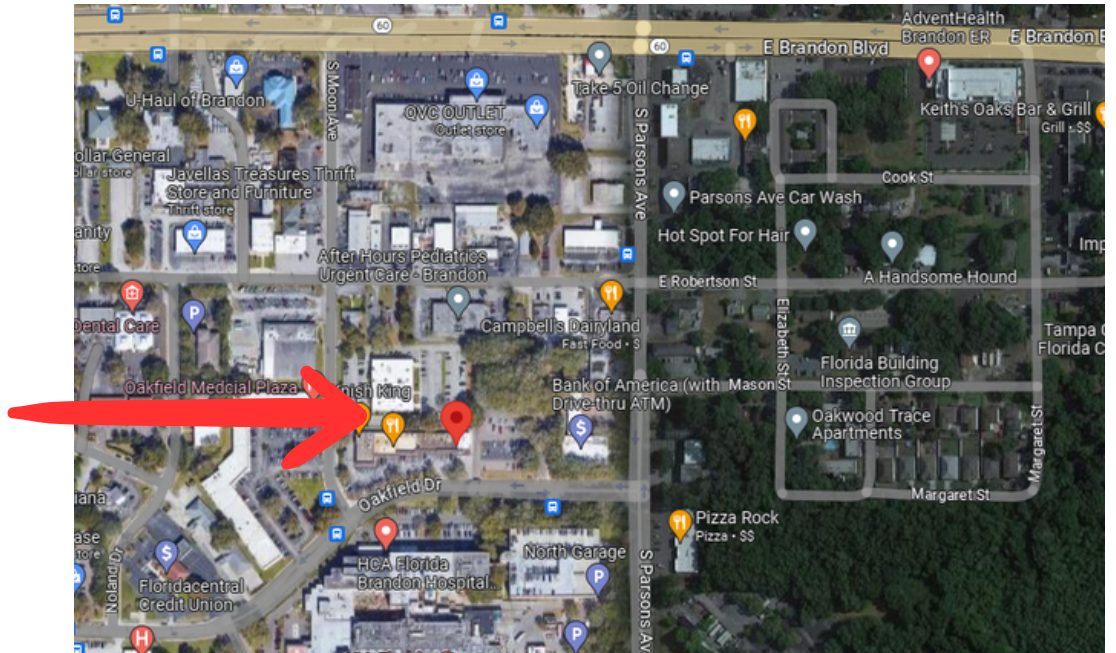


Fazela Capille
Commercial Real Estate Advisor
727-999-1644
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www.bastcommercialgroup.com



BAST COMMERCIAL GROUP
130 WHITAKER RD. STE B | LUTZ, FL 33559

Map



Zoning Information

Zoned: PD
Allowable Use: Medical Bldg/Clinic
Year built: 1977; 1925
Year Renovated:
Lot Size: 0.79 Acres

Around the Neighborhood

>1 mile to HCA Hospital
>2 miles to Women's Care
>3 miles to 



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Property Overview

Address:

523 & 525 Kings Ave
Brandon, FL 33511

Land Area : 0.79

Year Built: 1962/1925

Present Use:

Allowable Use: PD - Entitlements
Approved for 8,500 SF Medical Facility

For Sale: \$1,495,000

Location Description: From Brandon Blvd turn onto Parsons and then onto Oakfield.

Legal Description: N 80 FT OF S 185FT OF W 224 FT OF SW 1/4 OF NE 1/4 LESS W 43 FT FOR KINGS AVE/
S 105 FT OF W 224 FT OF SW 1/4 OF NE1/4 LESS W 43 FT FOR KINGS AVE

Zoning: PD

Land Use: Single Family Residential/ Store Multi Story

Flood Zone: X

Taxes: \$ 4,189.73/\$8,147.26 - 2022

Traffic Count: King Ave - 550; Oakfield - 13,900; Brandon Blvd - 72,000

Notes: Property is located on the southeast corner of S Kings Ave and Westwood Lane. "As is" property can be for various commercial uses commensurate with the development character of the area such as professional or medical office. Site includes two parcels comprising a total of approximately .79 acres. A proposed medical owner/operator is planned for site for 8,500 SF. As shown on builders renderings.

Agent: Fazela Capille

Signage: YES

Showing Information: By appointment only, please call or text Fazela Capille @ 728-999-1644



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Demographics



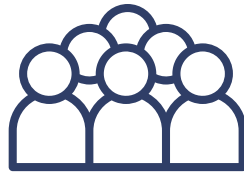
Average HH Size



Median Age



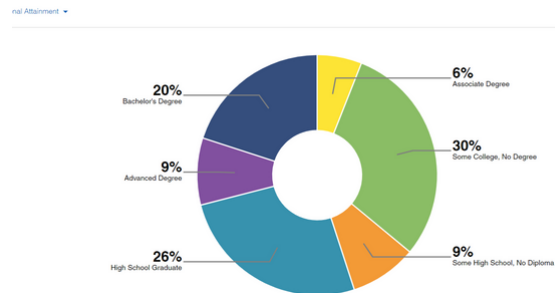
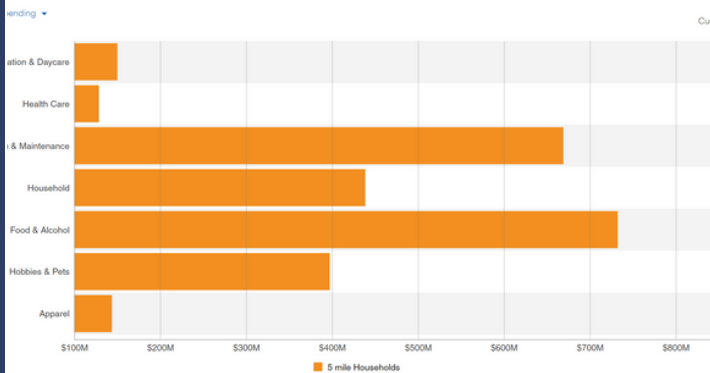
Median HH Income - \$66,571



2022 Population - 57,625



Leading Industry - Professional/Management/Financial Services



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