



Multifamily Property For Sale

1.025 Acre Waterfront Mobile Home Park / Development Parcel

11224 Restwood Dr, Gibsonton, FL 33534

For More Information:

813-254-6756 | EXT 94

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 **BayStreet**
Commercial



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Executive Summary



OFFERING SUMMARY

Sale Price:	\$999,000
Price / SF:	\$22.37
Number Of Units:	6
Lot Size:	1.025 Acres
Year Built:	1984
Building Size:	2,990 SF
Zoning:	RSC-6 - Residential Conventional 6 units/ac
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	38,500

PROPERTY OVERVIEW

NOTE: THIS OFFERING IS CO-LISTED WITH ANDRETTA PROPERTIES, BILL BESSELIEU (813-263-5854)

This waterfront multifamily site has existing income and future development potential. Spanning 1.025 cleared acres, this quiet and beautiful site is set back off the main roads and borders Bullfrog Creek with direct access to Tampa Bay. Completely fenced and gated, the site has a new asphalt roadway and poured driveways. Mobile Home / RV plumbing connections are already stubbed out for 7 units and there are 4 existing electrical meters and panels. The site is RSC-6 zoned lot with a Future Land Use of Residential 6.

* Part of Hillsborough County's Septic to Sewer Program - See Documents Section
Disclaimer: All references to potential development are based upon Future Land Use in the municipal development code. Brokers make no representations as to allowable use or development limits. Purchaser should consult professionals and the local municipality to determine property suitability.

LOCATION OVERVIEW

Located in Gibsonton next to 41 and S. Tamiami Trail and west of I-75 and US 301, offering easy access to surrounding areas.



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Additional Photos





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Additional Photos



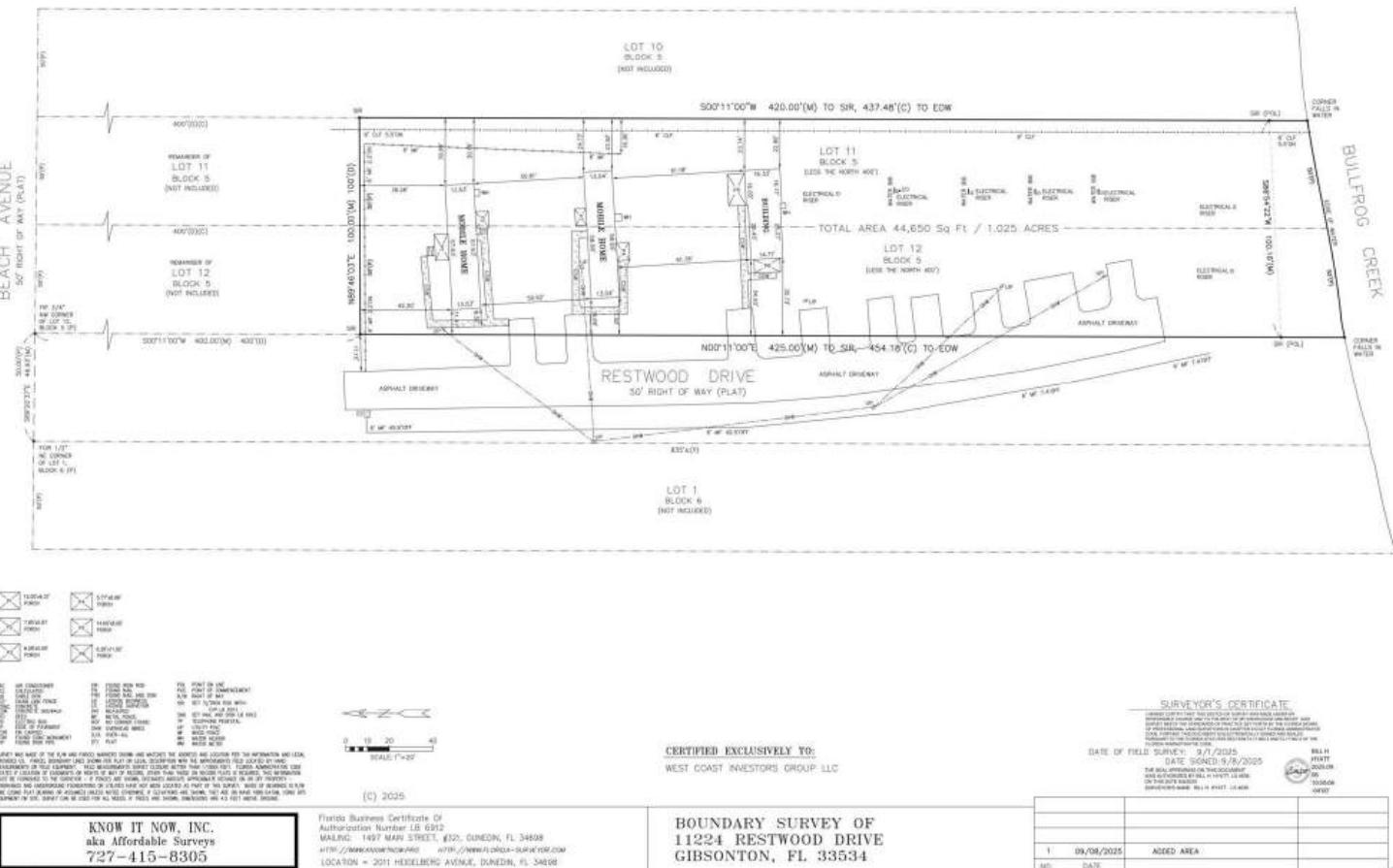


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Site Plan

Legal Description:
Lots 11 and 12, Block 5, Revised Map of Garden City,
according to the map or plat thereof as the same is
recorded in Plat Book 1, Page 117, of the Public Records of
Hillsborough County, Florida, less the North 400 feet thereof.

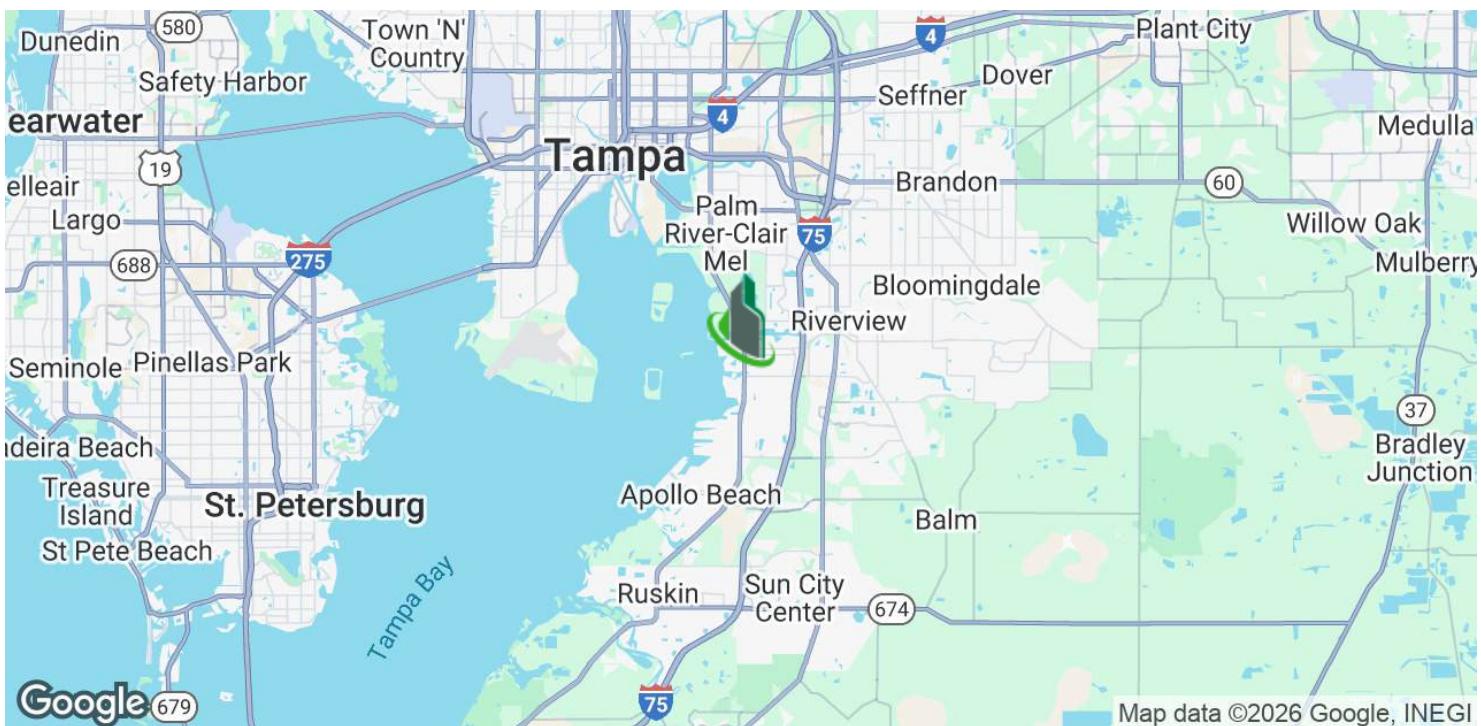
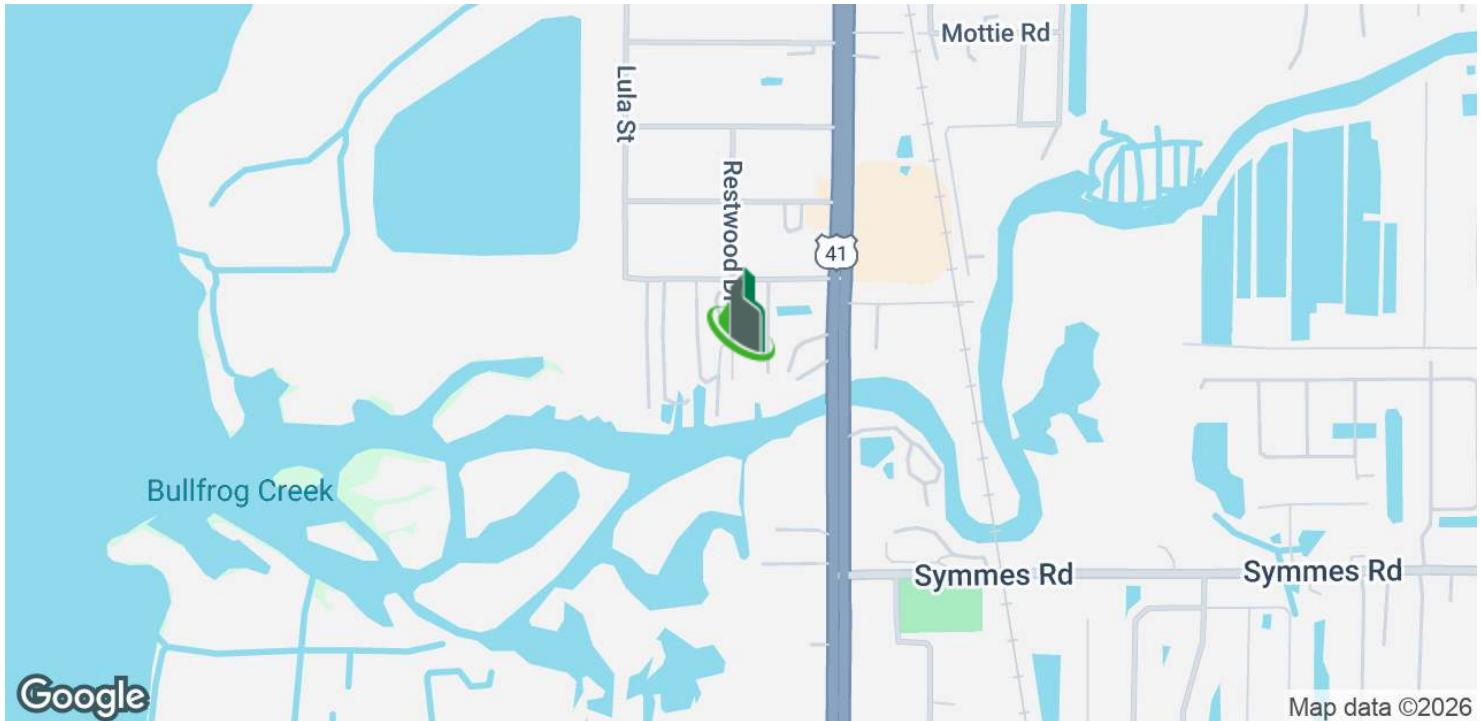




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Location Map





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Retailer Map





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Demographics Map & Report





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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,319	29,582	121,552
Average Age	35	36	38
Average Age (Male)	35	35	37
Average Age (Female)	36	36	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,409	10,021	43,756
# of Persons per HH	3.1	3	2.8
Average HH Income	\$85,275	\$95,109	\$105,029
Average House Value	\$289,192	\$322,204	\$346,662
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	42.7%	36.0%	29.6%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,814	11,812	55,456
% White	42.0%	39.9%	45.6%
Total Population - Black	812	7,221	27,735
% Black	18.8%	24.4%	22.8%
Total Population - Asian	56	864	4,595
% Asian	1.3%	2.9%	3.8%
Total Population - Hawaiian	2	29	135
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	29	159	570
% American Indian	0.7%	0.5%	0.5%
Total Population - Other	736	3,797	11,666
% Other	17.0%	12.8%	9.6%

TRAFFIC COUNTS

Restwood Dr & 41 / S Tamiami Trail 38,500/day

Demographics data derived from AlphaMap