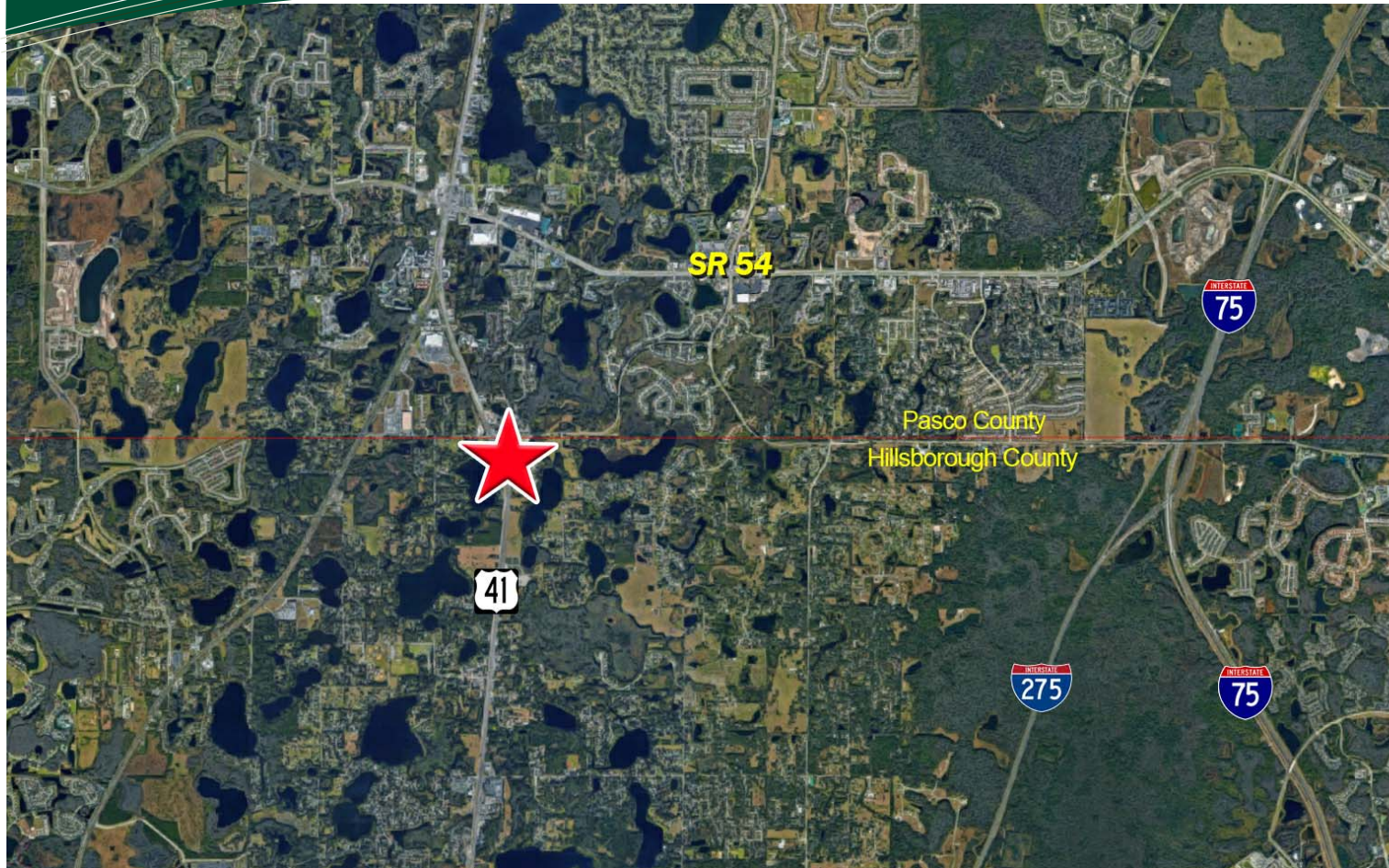


# US 41 @ Willow Bend Pkwy.



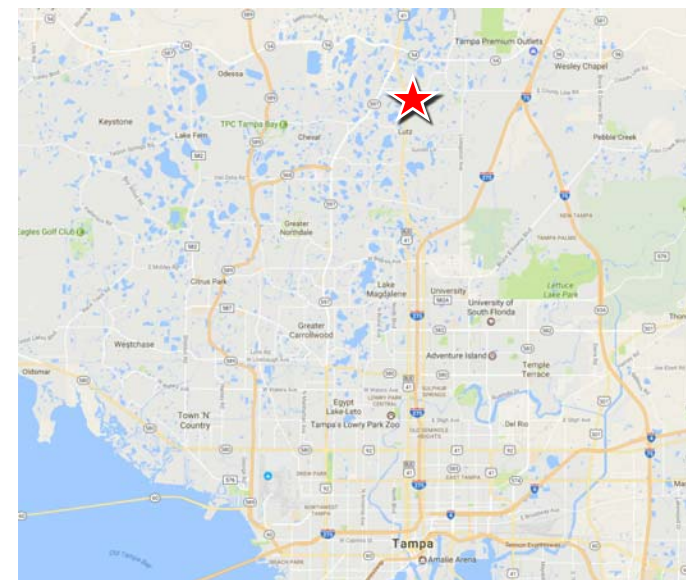
# 26 Acres with Frontage on US 41



US 41 at Willow Bend Pkwy, Lutz FL 33549



## Northern Hillsborough County



- 26.07 Acres on US 41 at Willow Bend Parkway
- 21.5 Developable Acres
- Opportunity for Commercial Development
- Currently Zoned ASC-1
- Traffic Count: 34,500 AADT
- 1,000 Feet of Frontage on US 41

*CALL FOR PRICE*



# 3 MILE DEMOGRAPHICS



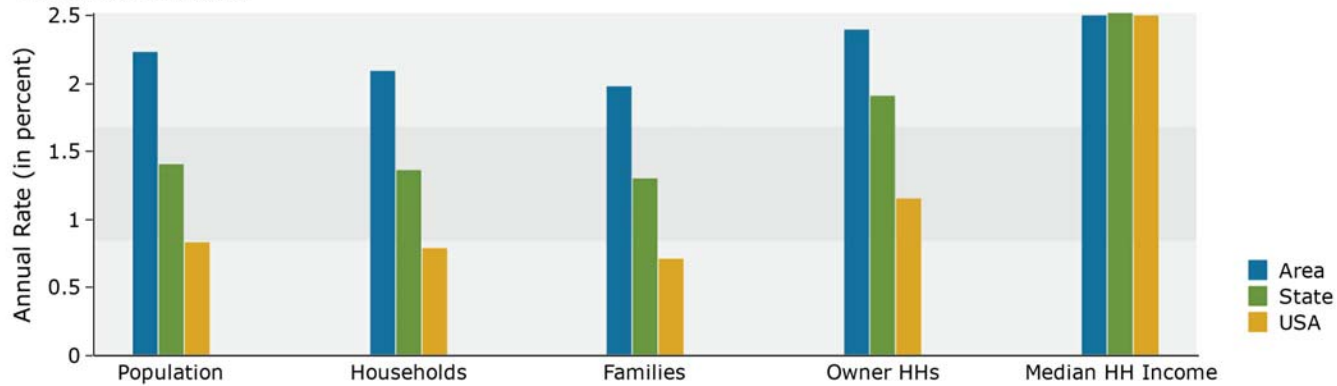
Source: U.S. Census Bureau,  
Census 2010 Summary File 1.  
Esri Forecasts for 2018 & 2023.

# 5 MILE DEMOGRAPHICS

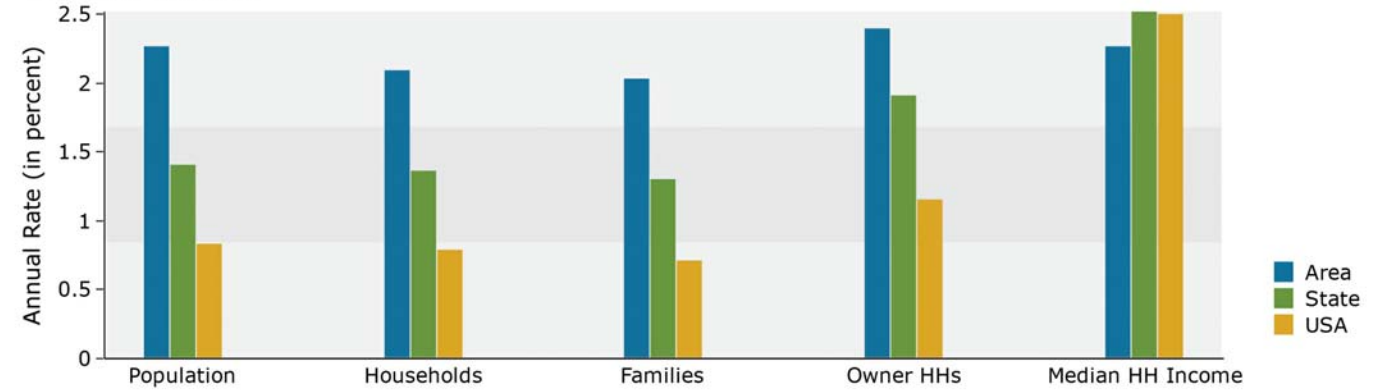
Summary	Census 2010	2018	2023
Population	29,766	37,436	41,803
Households	11,097	13,751	15,253
Families	8,452	10,307	11,369
Average Household Size	2.68	2.72	2.74
Owner Occupied Housing Units	9,521	10,896	12,267
Renter Occupied Housing Units	1,576	2,855	2,986
Median Age	41.7	43.4	44.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.23%	1.41%	0.83%
Households	2.09%	1.36%	0.79%
Families	1.98%	1.30%	0.71%
Owner HHs	2.40%	1.91%	1.16%
Median Household Income	2.50%	2.52%	2.50%

Summary	Census 2010	2018	2023
Population	80,567	98,005	109,671
Households	28,892	34,539	38,310
Families	22,402	26,494	29,288
Average Household Size	2.78	2.83	2.86
Owner Occupied Housing Units	24,242	27,406	30,857
Renter Occupied Housing Units	4,650	7,133	7,453
Median Age	39.5	41.0	41.1
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.27%	1.41%	0.83%
Households	2.09%	1.36%	0.79%
Families	2.03%	1.30%	0.71%
Owner HHs	2.40%	1.91%	1.16%
Median Household Income	2.27%	2.52%	2.50%

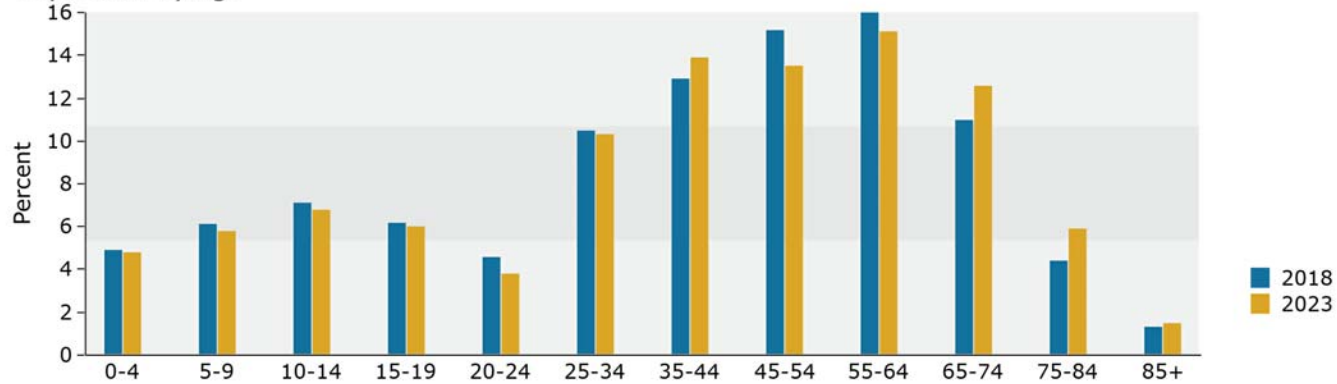
Trends 2018-2023



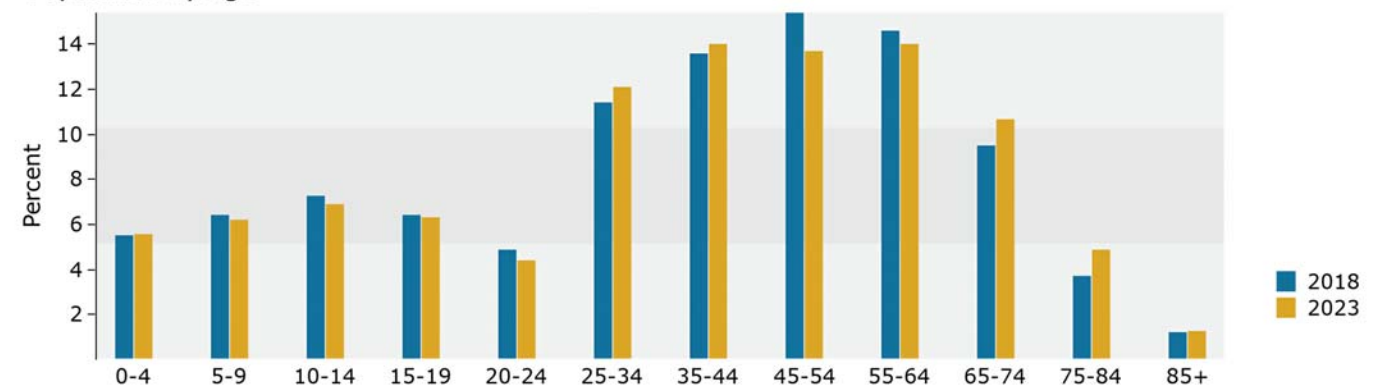
Trends 2018-2023



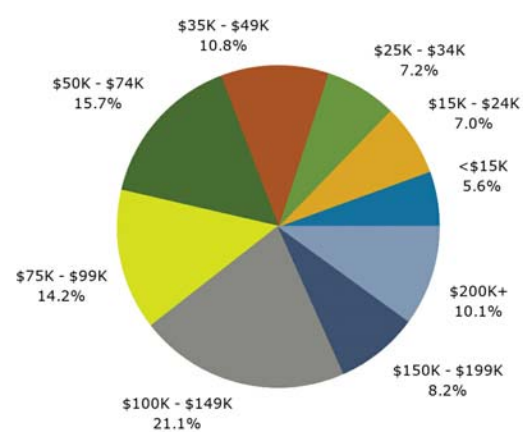
Population by Age



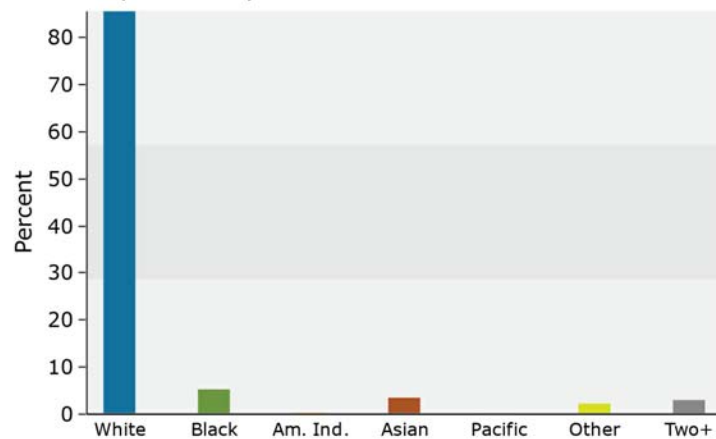
Population by Age



2018 Household Income

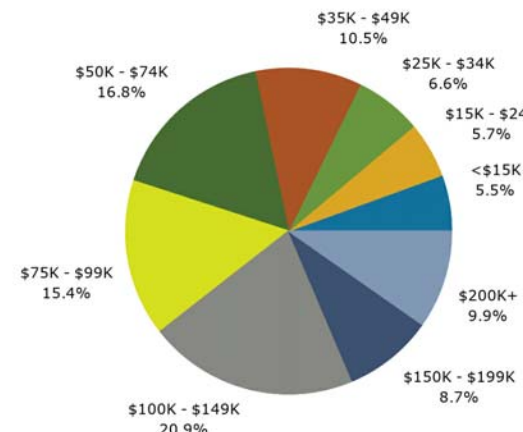


2018 Population by Race

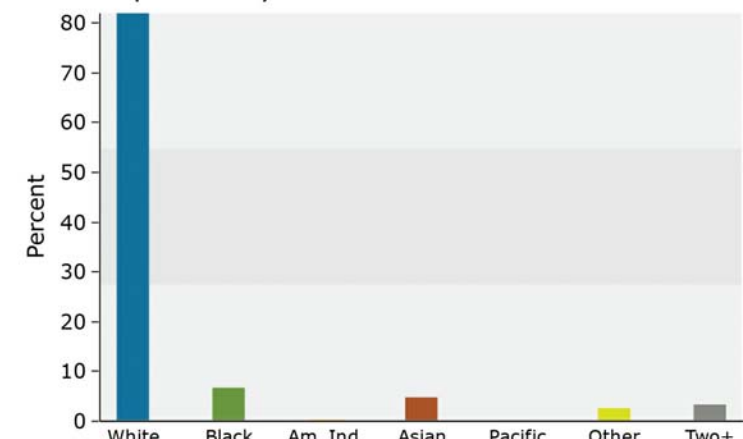


2018 Percent Hispanic Origin: 17.4%

2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 19.9%