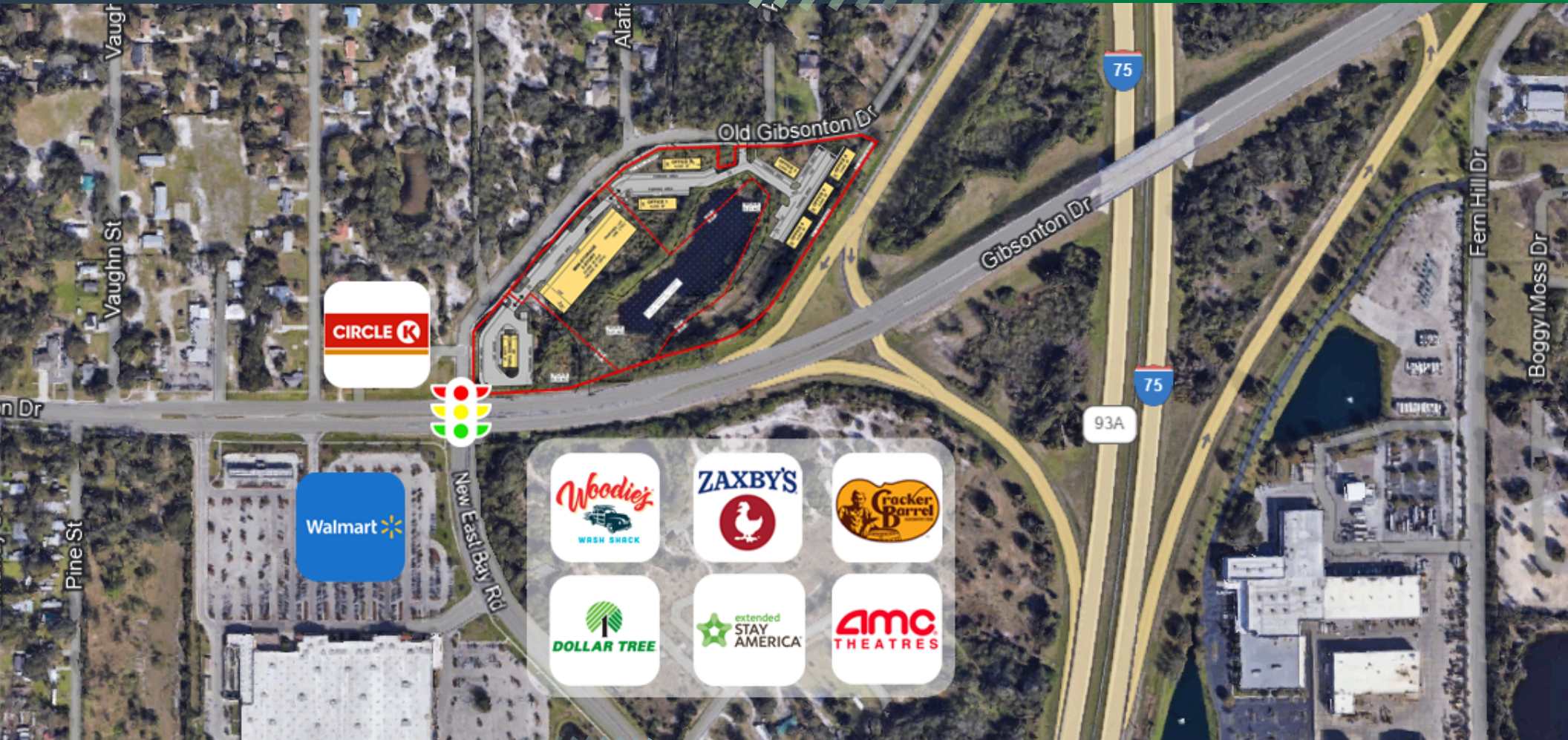


RETAIL, SELF-STORAGE, OFFICE SITES AVAILABLE

Gibsonton Drive & I-75, Gibsonton, FL 33534



Gibsonton
High Growth Area

Frank Bozikovich, (727) 501-2844 (Cell)
Frank @CPRTeam.com | Office: 727-822-4715

Property Details

Three lots available for new development at the entrance to I-75 off Gibsonton Road. Located at a signalized corner across from Super Walmart, this property consists of nearly 12 acres at the center of a high growth area that has been expanding with the addition of new destination retailers, including Cracker Barrel and AMC Theater.

Zoning for this site is PD with 3 approved uses: Retail, Self Storage and Professional offices.

Property is divided into 3 Lots:

Lot 1: 1.94 Acres (MOL)

- Drive Thru Restaurant or Retail
- Price: \$1,800,000

Lot 2: 4.98 Acres (MOL)

- Self Storage (100,500 SF Buildable)
- Price: \$2,250,000

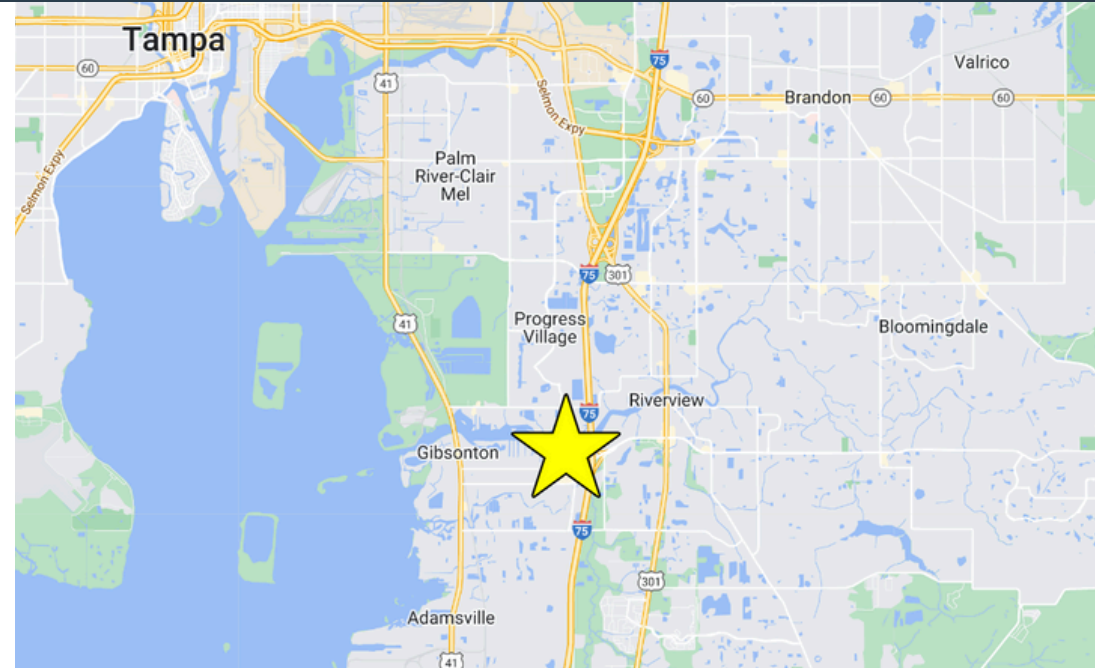
Lot 3: 4.96 Acres (MOL)

- Professional Offices
- Price: TBD

Traffic counts at the site are:

- Exit Ramp (I-75 to Gibsonton Dr.) - 20,000 AADT
- I-75 (at Gibsonton Dr.) - 157,000 AADT

Location



Site Plan



SITE DATA TABLE:

FOLIO(S):	050013-0000, 076334-0200, 76334-0400, 076335-0000, 076336-0000, 076337-0000
ADDRESS:	9317 GIBSONTON DRIVE GIBSONTON, FL 33534
OVERALL PROPERTY AREA:	±11.87 AC
WETLAND AREA:	±3.53 AC (29.7%)
UPLAND AREA:	±8.34 AC (70.3%)
EXISTING PROPERTY USE:	VACANT
EXISTING ZONING:	PD 07-1310
EXISTING FLU:	SMU-6
PROPOSED ZONING:	PD MAJOR MOD TO (PD 07-1310)
PROPOSED FLU:	HC CPA 24-21

ALLOWABLE INTENSITY:

- WETLAND AREA > (25%) THUS (25%) BONUS PERMITTED
(8.34 AC X 1.25) = 10.425 AC (TO BE UTILIZED FOR CALCULATIONS)
- PER FLUE POLICY 19.3 - (3) OR MORE USES MAY UTILIZE DENSITY BONUS TO NEXT HIGHEST LAND USE CATEGORY
- INCREASE FAR TO 0.5 (LOCATED WITHIN USA)

PROPOSED LOT DATA:

LOT - 1 (FAST FOOD WITH DRIVE THRU):

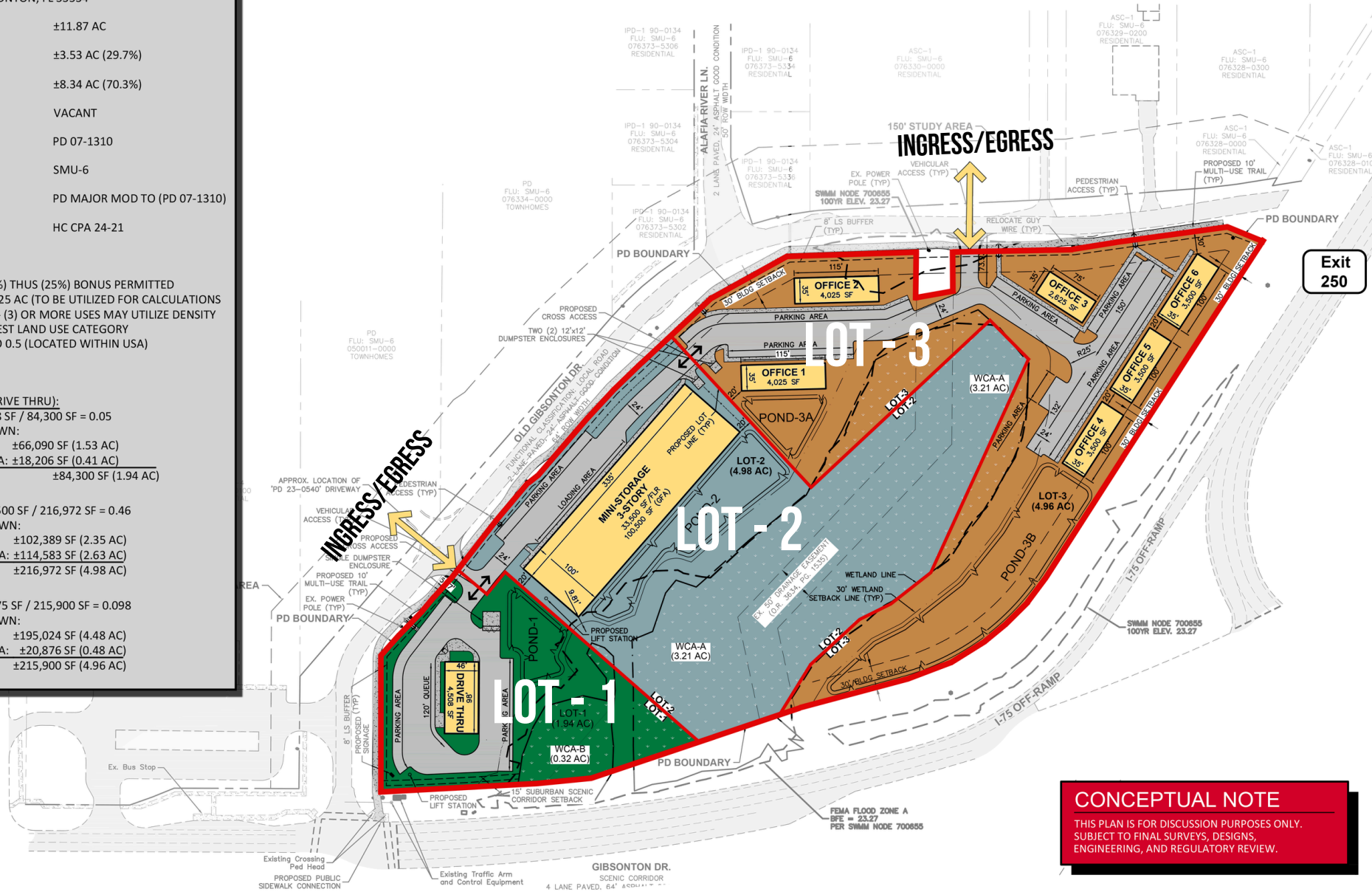
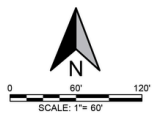
A. FAR:	4,508 SF / 84,300 SF = 0.05
B. BASIC LOT BREAKDOWN:	
-- UPLAND AREA:	±66,090 SF (1.53 AC)
-- WETLAND AREA:	±18,206 SF (0.41 AC)
-- TOTAL AREA:	±84,300 SF (1.94 AC)

LOT - 2 (MINI-STORAGE):

C. FAR:	100,500 SF / 216,972 SF = 0.46
D. BASIC LOT BREAKDOWN:	
-- UPLAND AREA:	±102,389 SF (2.35 AC)
-- WETLAND AREA:	±114,583 SF (2.63 AC)
-- TOTAL AREA:	±216,972 SF (4.98 AC)

LOT - 3 (OFFICE):

E. FAR:	21,175 SF / 215,900 SF = 0.098
F. BASIC LOT BREAKDOWN:	
-- UPLAND AREA:	±195,024 SF (4.48 AC)
-- WETLAND AREA:	±20,876 SF (0.48 AC)
-- TOTAL AREA:	±215,900 SF (4.96 AC)



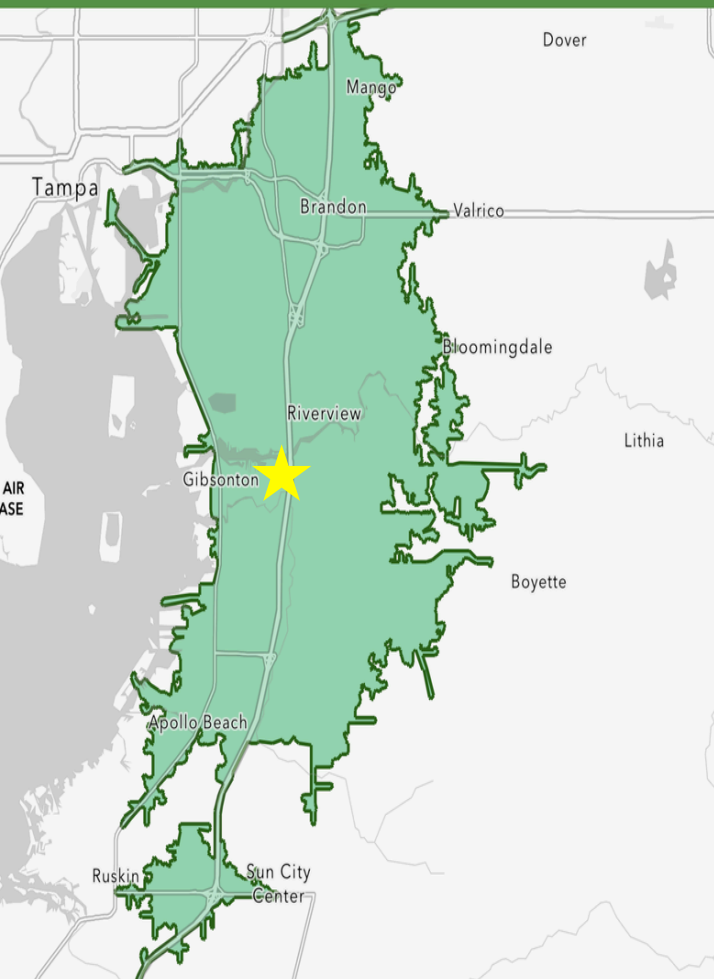
CONCEPTUAL NOTE
 THIS PLAN IS FOR DISCUSSION PURPOSES ONLY.
 SUBJECT TO FINAL SURVEYS, DESIGNS,
 ENGINEERING, AND REGULATORY REVIEW.

Demographics

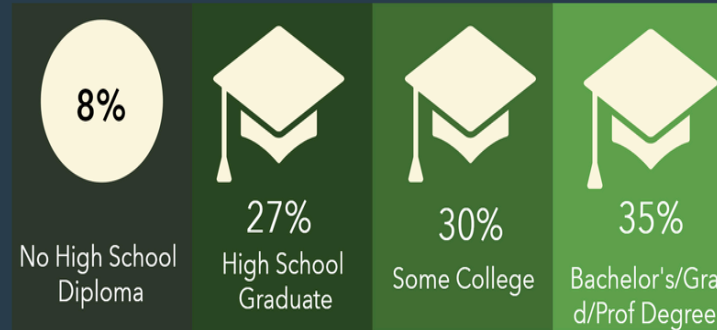
DEMOGRAPHIC PROFILE

9261-9299 Old Gibsonton Dr

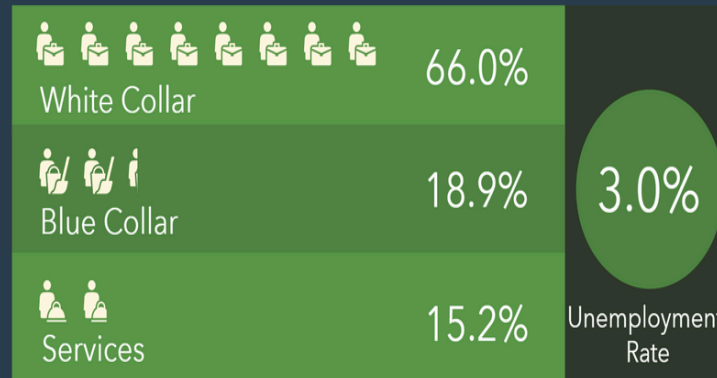
Drive time of 15 minutes



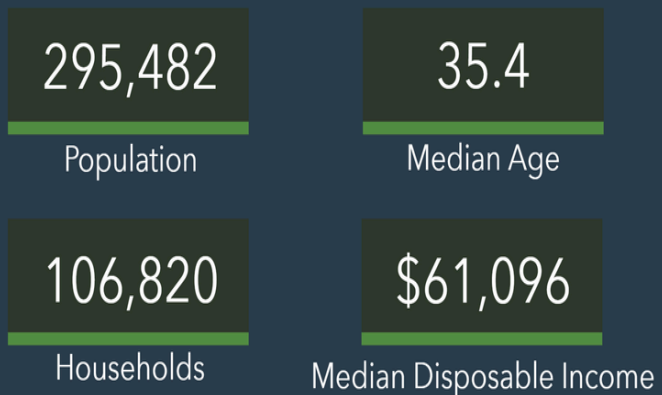
EDUCATION



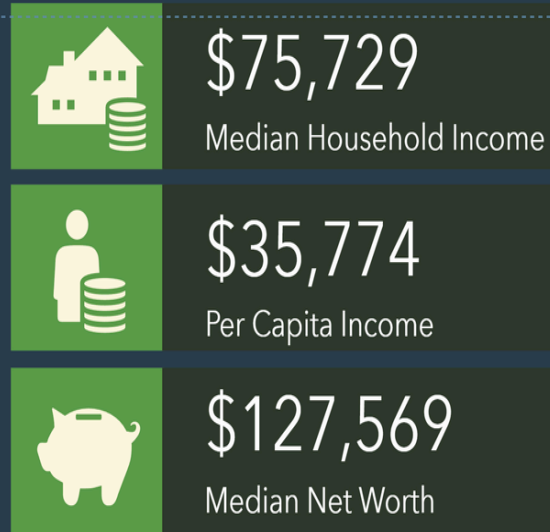
EMPLOYMENT



KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)

