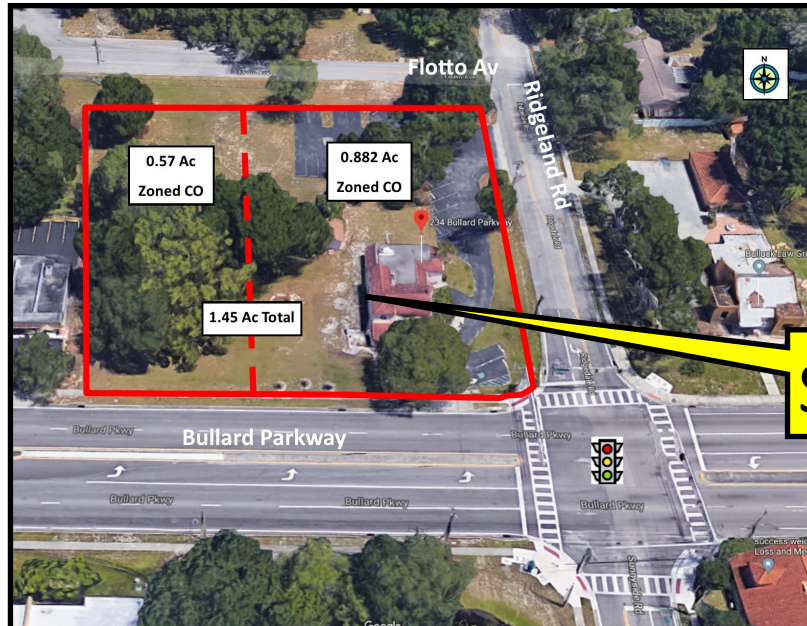


Development Site FOR SALE

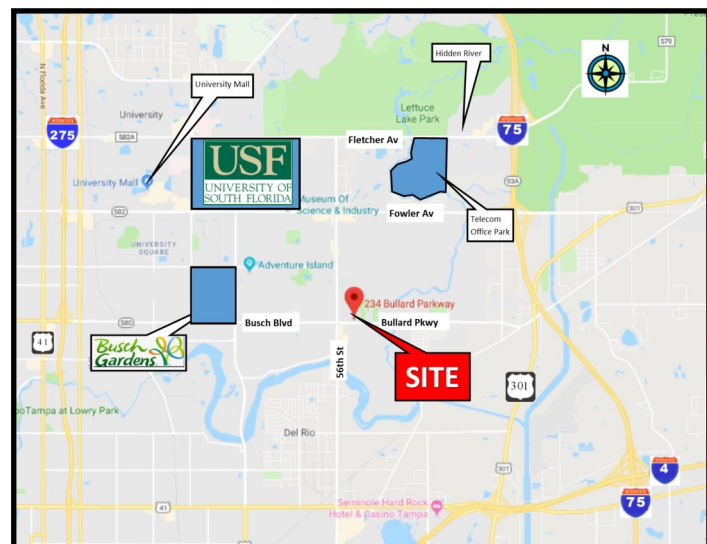


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234 Bullard Pkwy, Temple Terrace FL 33617



- Price: \$1,200,000 (comprises 2 lots)
- Building: 3,004 sf on corner lot
- Acres: .8815 (cnr) + 0.573 = 1.45 ac Total
- Zoning: CO Commercial Office (City will support rezone to Retail use)
- Folio: 201200-0000 (cnr) + 201198-0000
- Frontage: 261 ft on Bullard Pkwy
- Traffic Light Intersection
- In the midst of new commercial and residential development
- Close to University Of South Florida. Easy access to highways



For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialRealEstate.com

New Area Development 234 Bullard Pkwy



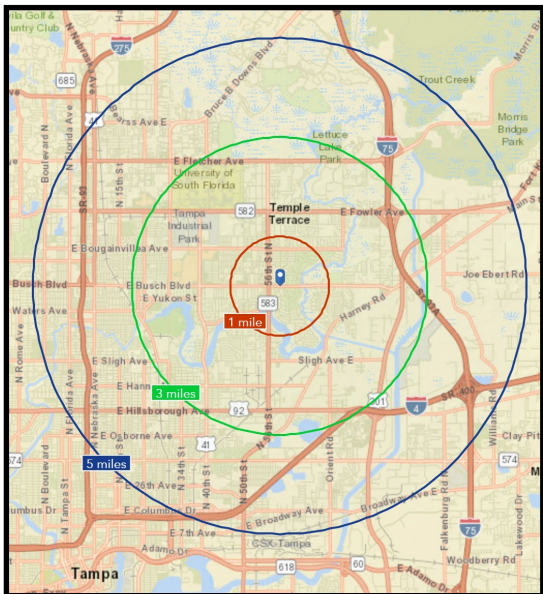
Sold: New 22,000 sf Paragon Development Restaurant, Retail, Office (Starbucks, Chase Bank Burger King coming)

Contract: New Development 25,000 sf Retail, Restaurant

Sold: New Richmond Grp Development 200 Multi-Family Units

New 26,000 sf Enigma Development Restaurant/Retail

Demographics:



	2019	1 Mile	3 Mile	5 Mile
POPULATION		15,327	92,676	238,958
HOUSEHOLDS		6,643	34,940	92,207
MED AGE		33.5	30.8	31.9
MED HH INCOME		\$37,727	\$39,550	\$35,835
AV HH INCOME		\$54,119	\$54,841	\$51,176

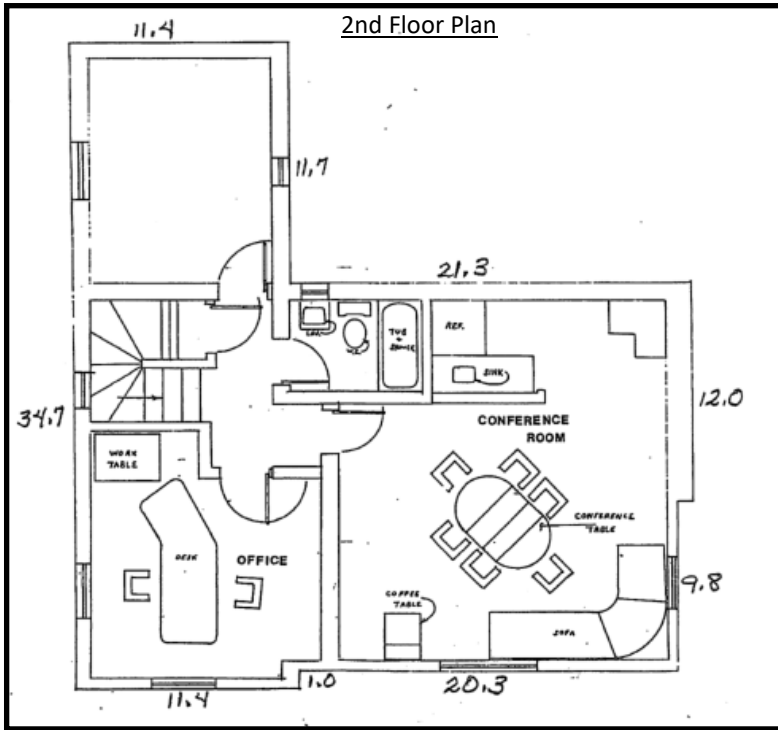
The City of Temple Terrace is an incorporated City . Functionally, it melts seamlessly into Tampa but it offers the advantages of a small community and responsive city government that is development friendly. The City has recently sold off its land holdings opposite the subject property for development. The new development coming includes Restaurants, Retail, and Office. Richmond is building luxury apartments. Temple Terrace is a diverse mixed use community that is home to large office park developments such as Telecom and Hidden River, high end rsingle family homes, golf courses and student housing . USF with close to 50,000 students is located at the boundary of the City.

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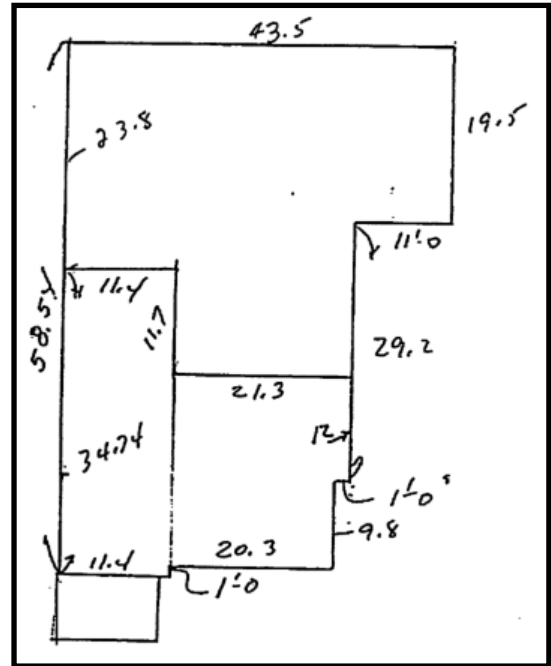
Building

234 Bullard Pkwy

2nd Floor Plan



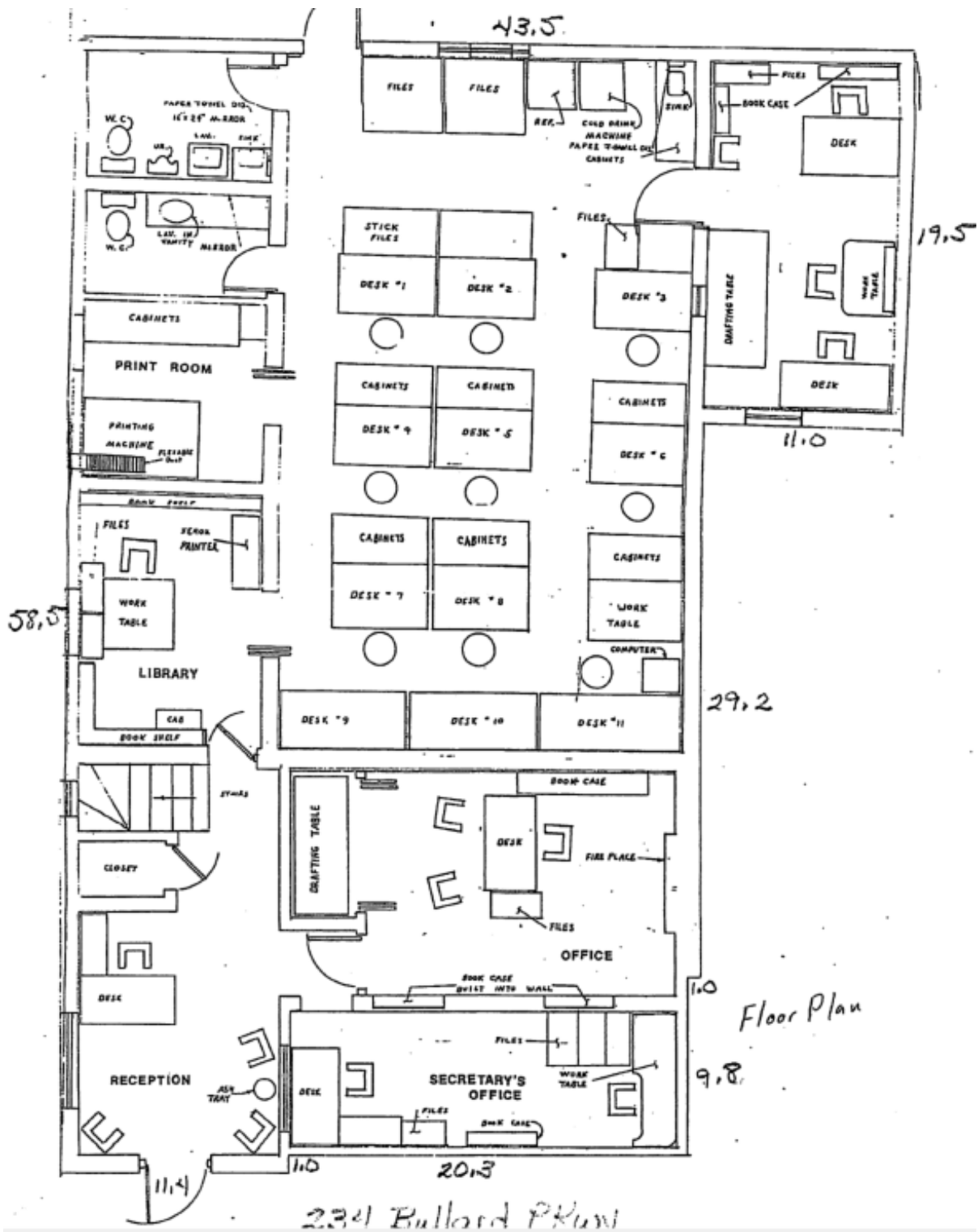
Dimensions



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Building: First Floor Plan 234 Bullard Pkwy



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Area New Development: (At Bullard Pkwy and 56 St—diagonally opposite Subject Property)

Multi-Family: Richmond Group—200 Luxury Apartments on 4.86 Ac. Two four-story Mediterranean style buildings, about 116,000 square feet each.



Retail: Paragon Development, 2.85 Acres. 22,000 sf -Retail, Office Restaurant. Tenants include Starbucks, Chase Bank,



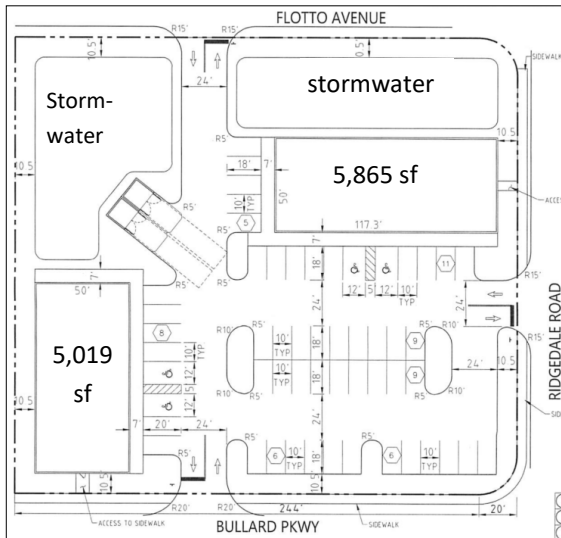
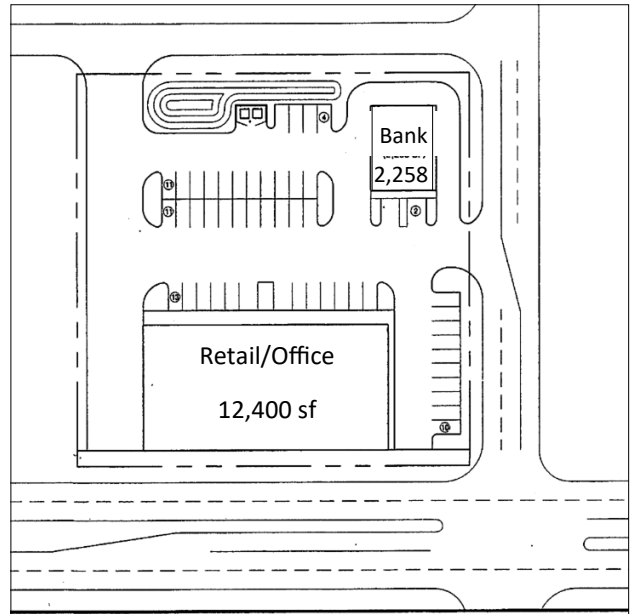
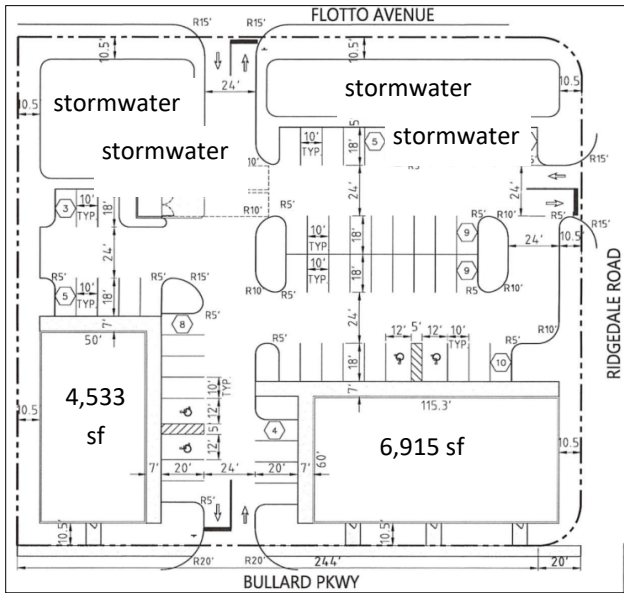
Retail: Enigma. 26,000 sf on 2.44 Acres. Eat-eries and boutiques

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Development Concepts: 234 Bullard Pkwy

Concepts: Bank Branch/ Office/Retail

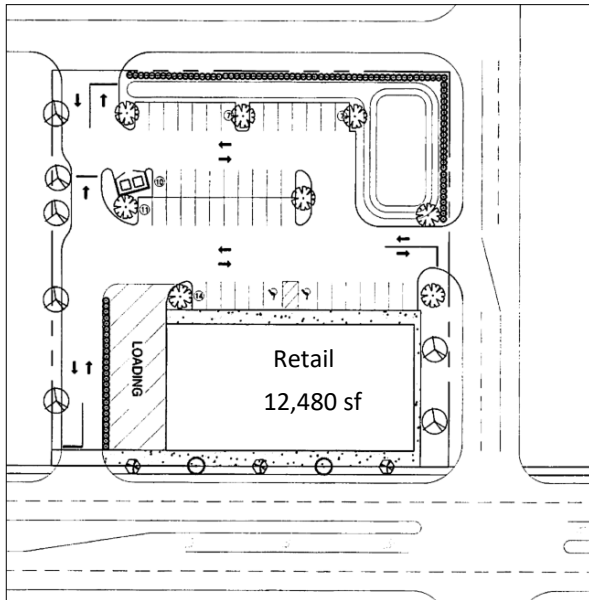


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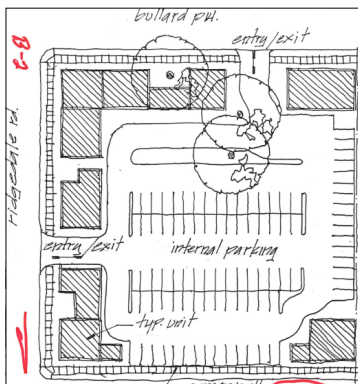
Development Concepts: 234 Bullard Pkwy

Concepts: Retail

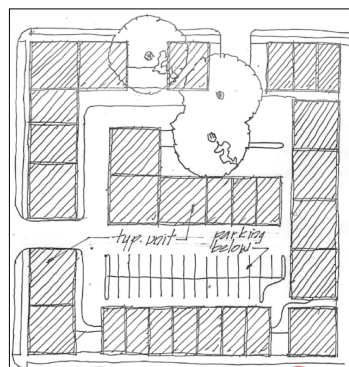


Concept: Live Work Community

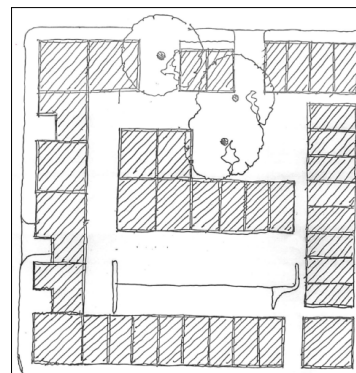
Three Story with Multi Family above Retail/Office



Level 1



Level 2



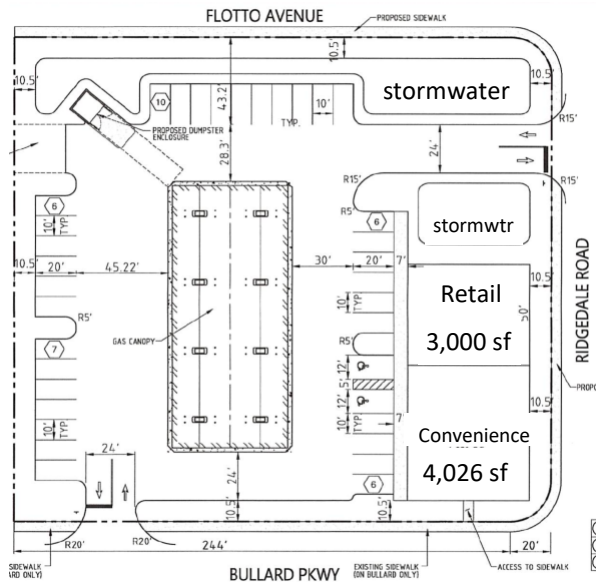
Level 3

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Development Concepts: 234 Bullard Pkwy

Concept: Service Station



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