



UNIVERSITY ENERGY PARK



1000+ ACRES
INSIDE OF TAMPA ENTITLED

6,100,000 SF
INDUSTRIAL - RAIL
DEVELOPMENT
DATA CENTER

350,000 SF
COMMERCIAL
RETAIL/OFFICE

600 MW BY 2033

33,380+ VPD
60

1 MILE OF SR 60 FRONTAGE



1000+ ACRE SITE
READY TO DEVELOP

SEPARATE
470.76+ ACRE
FUTURE
RESIDENTIAL
DEVELOPMENT
SITE

82'
AVERAGE
ELEVATION

FUTURE WIDENING OF SR 60
60

PROPERTY HIGHLIGHTS

- SIZE:** 1000± Acres
Divisible Down to 150 Acres
- ZONING:** PD (Planned Development)
- ELECTRIC:** Power 100 to 600 MW
- RAIL:** CSX Rail Adjoins Site
15 Miles to Port Tampa Bay
- TARGETED LAND USE:** Manufacturing & Assembly
Logistics & Distribution
Retail
Data Center
Medical Office
- FEATURES:** 1 Mile of SR 60 Frontage
SR 60 Widening Project
Incoming Traffic Light
Approved for Alternative Energy



ELECTRIC
TECO
100 MW - 600 MW

82'
AVERAGE
ELEVATION



WATER
Hillsborough County
Water Resource
12" line



NATURAL GAS
TECO Peoples Gas
18" line accessible

PROPERTY OVERVIEW

Up to 6.45 million square feet entitled being rezoned. 350,000 square feet will be for commercial uses (hotels, medical, etc.) and 6.1 million square feet for industrial/office/distribution (M uses) including outdoor storage. Subdividing is an option for the owner, as a conceptual plan has been approved for the use of industrial, retail, data center, and medical development.

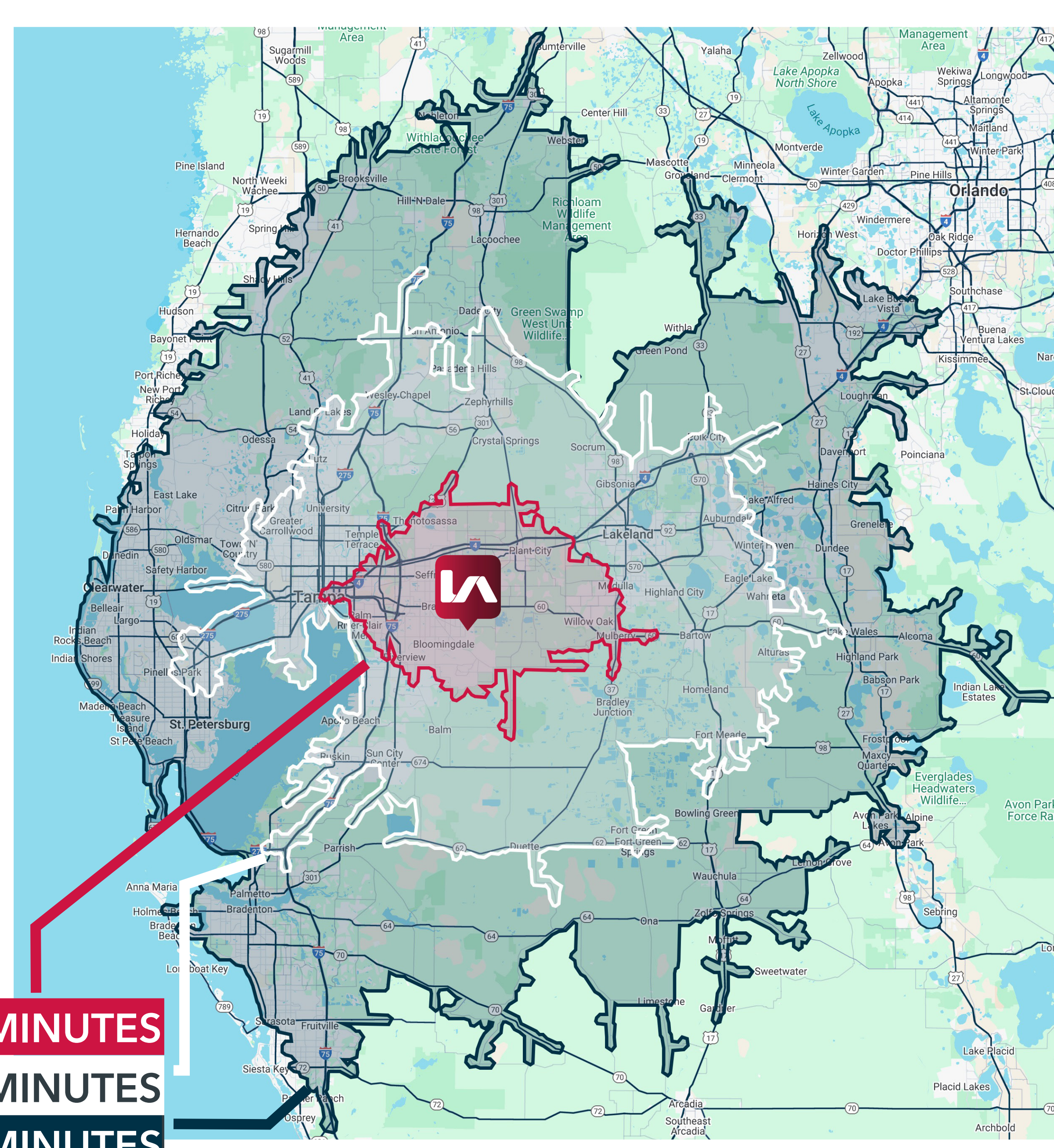
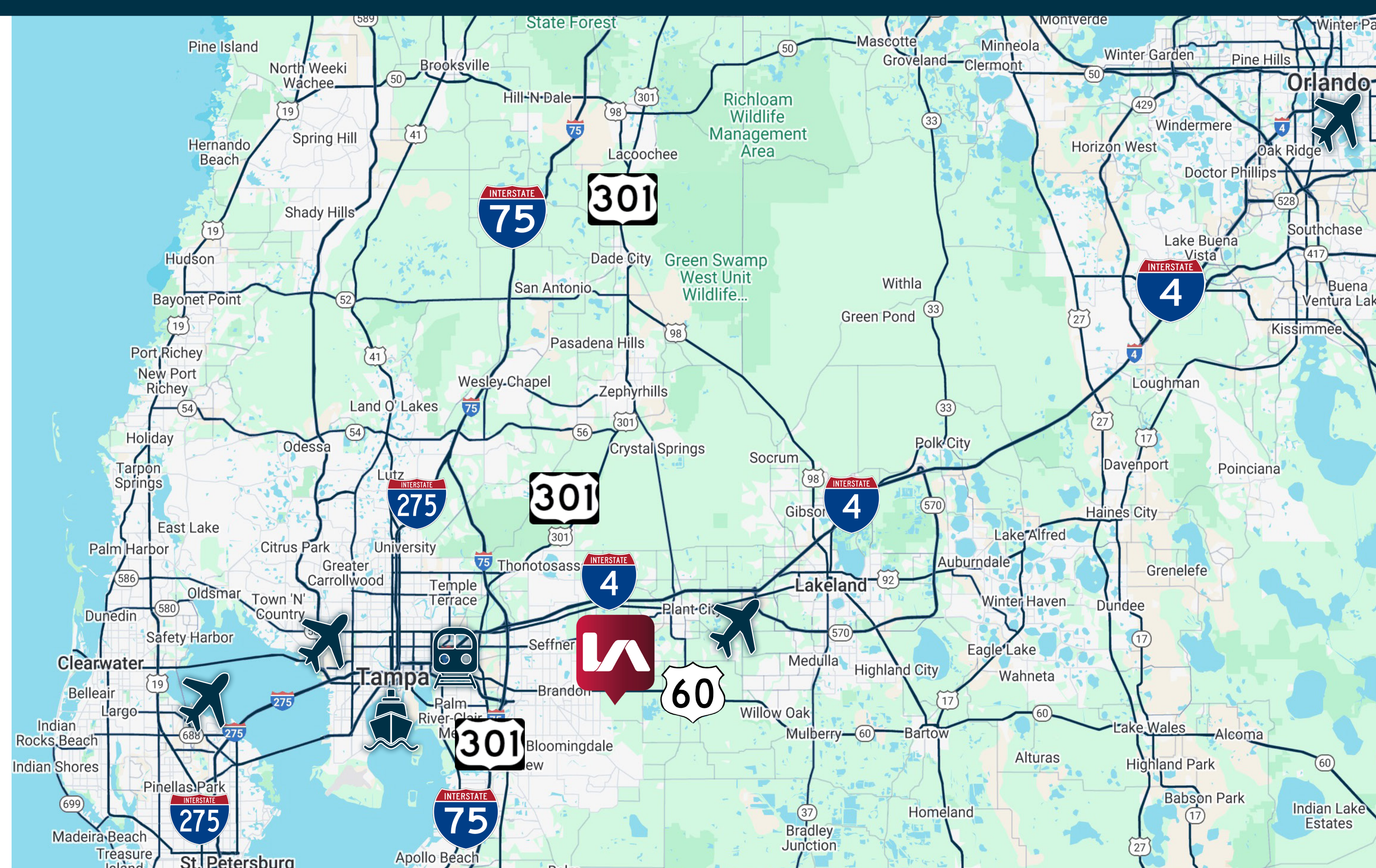
Located in Hillsborough County and perfectly positioned along E. State Road 60, University Energy Park provides exceptional connectivity to major transportation arteries, including access to Interstate 4, Interstate 75, and proximity to the Port of Tampa and Tampa International Airport. Ongoing infrastructure enhancements such as approval of alternative energy uses, the widening of State Road 60 and a new traffic light at the intersection of State Road 60 and Sydney Dover Trail further enhance accessibility and improve traffic flow, ensuring seamless logistical operations, rapid distribution capabilities, and convenient commuting.



LOCATION OVERVIEW

University Energy Park benefits from a thriving local workforce, enriched by proximity to major educational institutions such as the University of South Florida, Hillsborough Community College, and numerous technical training centers. This robust talent pool spans industries critical to innovation and growth, including technology, logistics, engineering, and advanced manufacturing.

Located within the ever growing Hillsborough County, University Energy Park enjoys a strong demographic profile with steady population growth, increased educational attainment, and rising household incomes. This vibrant market ensures a strong consumer base and an ample supply of skilled labor.



30 MINUTES
60 MINUTES
90 MINUTES

DEMOGRAPHICS

within a 60 minute drive time

- POPULATION**
3,342,963
- WORKFORCE**
1,699,800
- ANNUAL AVERAGE DAILY TRAFFIC**
335,000 on State Road 60
- STATE NATIONAL RANKING**
For Attracting & Developing a Skilled Workforce

DISTANCES & DRIVE TIMES

- I-75: 7 mi.
- I-4: 7 mi.
- Selmon Expwy: 8 mi.
- US Hwy 301: 9 mi.
- Port of Tampa Bay: 15 mi.
- Polk Pkwy: 17 mi.
- Lakeland Int'l Airport: 17 mi.
- Tampa Int'l Airport: 23 mi.
- Orlando: 73 mi.
- Orlando Int'l Airport: 73 mi.

LOCAL BUSINESSES | TAMPA MSA

6,830 INDUSTRIAL **9,000** RETAILERS **4,200** MEDICAL

Source: Tampa Bay EDC

