



Offering Memorandum

MULTIFAMILY LAND

12398 Bull Frog Creek Rd
Gibsonton, FL 33534

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Offering Memorandum

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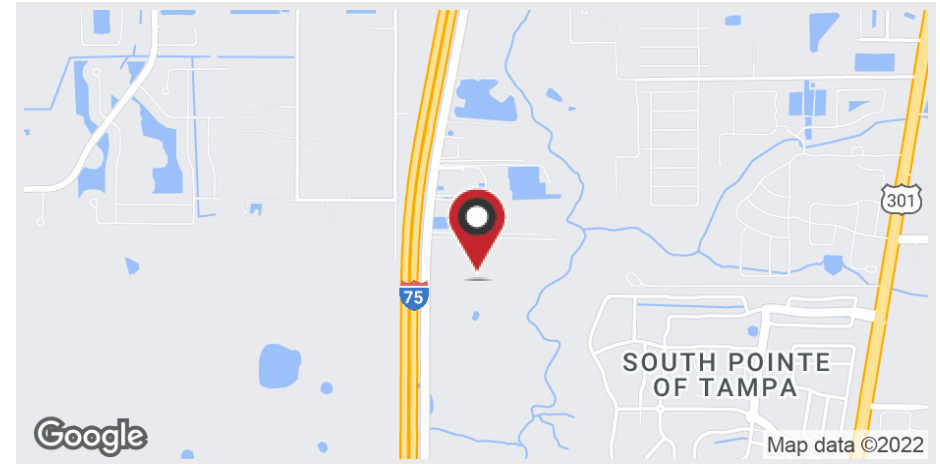
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An aerial photograph showing a large, calm lake on the left side of the frame. The lake is surrounded by a lush green landscape with scattered trees and a few buildings. In the background, a road with some traffic is visible. The sky is clear and blue. The entire image is framed by a thin black border.

PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lot Size:	122.64 Acres
Zoning:	PD-MU

PROPERTY OVERVIEW

A rare find in a rapidly growing area within Hillsborough county, Gibsonton. This property sits inside an MPUD with approved entitlements for 480 Units. There are remaining entitlements available if needed. The property is in close vicinity to the 90 bed St. Joseph's hospital as well as Southshore Commons Mall on Big Bend Road. It has high visibility from I-75, but is set far enough back from the interstate to avoid the noise from traffic. The property has attractive trees throughout, a creek, and a 60 acre lake which together create a lush landscape for a class A+ apartment development.

PROPERTY HIGHLIGHTS

- MPUD Allows for 6 DU per Acre; 480 Units have been preapproved. There are remaining entitlements if needed.
- Conveniently Located Off I-75; Hillsborough County; Gibsonton, FL

PROPERTY DETAILS

Sale Price

SUBJECT TO OFFER

LOCATION INFORMATION

Building Name	Multifamily Land Gibsonton, FL
Street Address	12398 Bull Frog Creek Rd
City, State, Zip	Gibsonton, FL 33534
County	Hillsborough
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75
Nearest Airport	Tampa International Airport

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
Zoning	PD-MU
Lot Size	122.64 Acres
APN #	077457-0100
Traffic Count	134,000
Traffic Count Street	I-75

DRIVING TIMES

I-75	1 mile, 2 minutes
Downtown Tampa	18 miles, 22 minutes
Tampa International Airport	25 miles, 32 minutes
Sarasota-Bradenton International Airport	42 miles, 46 miles

LOCATION DESCRIPTION



TAMPA, FL

Tampa's economy is driven by tourism, health care, finance, insurance, technology, construction, and the maritime industry. A unique blend of undeveloped open spaces in close proximity to the modern vibrant communities that make it a great location to live, visit and do business.

From medical and manufacturing to real estate, finance, insurance, service, technology and more, Tampa Bay boasts one of the most diversified corporate profiles in the country. The top five industry super sectors in Tampa Bay are: Trade, Transportation, and Utilities, Professional and Business Services, Education and Health Services, Leisure and Hospitality, Financial Activities. These sectors represent nearly 70 percent of the total regional employment. The top-growing sectors from 2010 to 2020 in percentage terms are: Education and Healthcare (15.68%), Leisure and Hospitality (10.89%), Financial Activities (7.37%). The region gets high marks on everything from "Best Places to Start a Business" (No. 5) and conversely "Best Places to Retire" (No. 2) to "Best Places for First-Time Homeowners" (No. 6) and "Most Pet Friendly" (No. 1). And with seamless connections, a thriving job market, outstanding educational options and plenty of things to see and do, Tampa is the right place to grow your business.

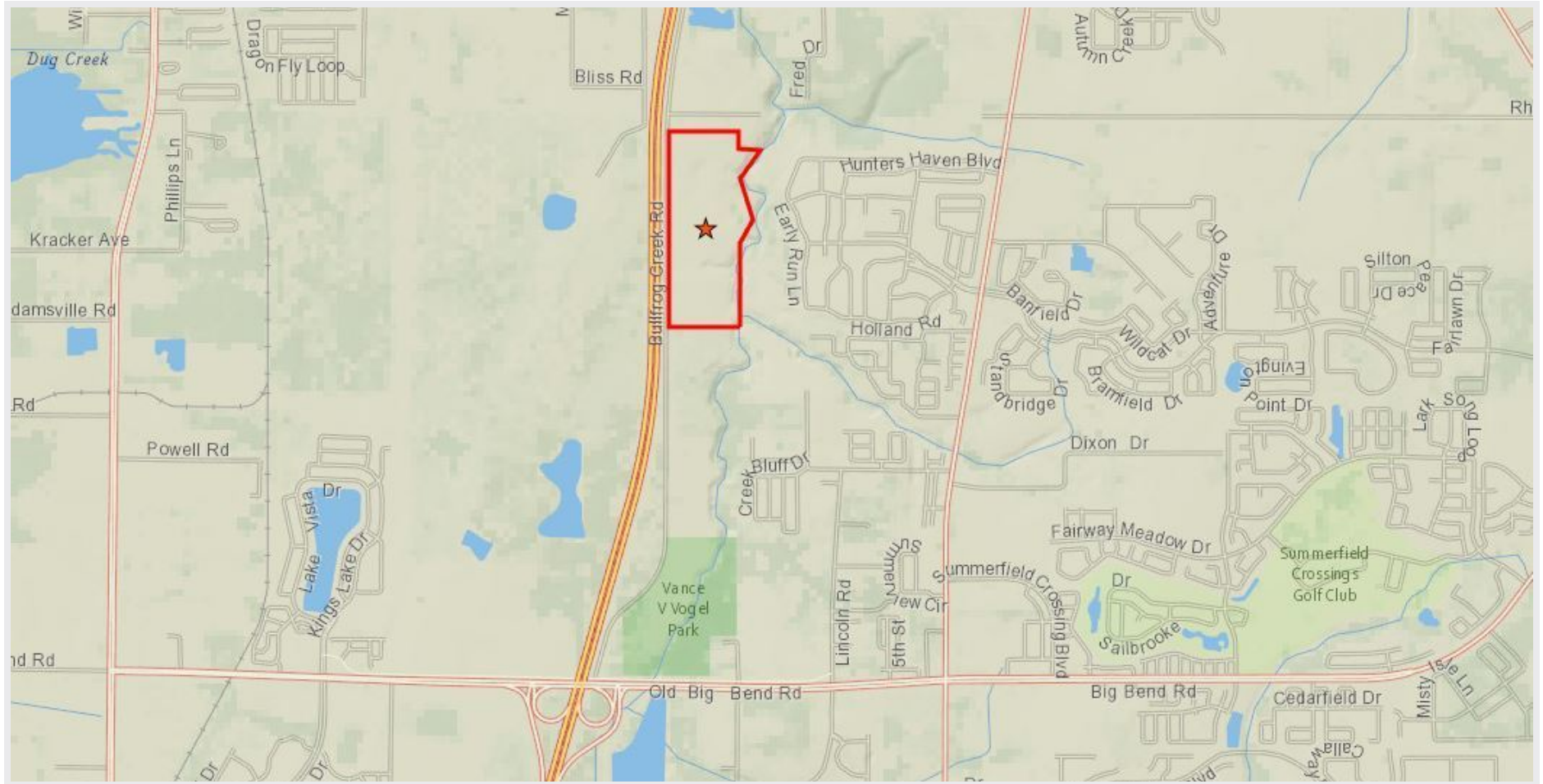
DRONE PHOTOS



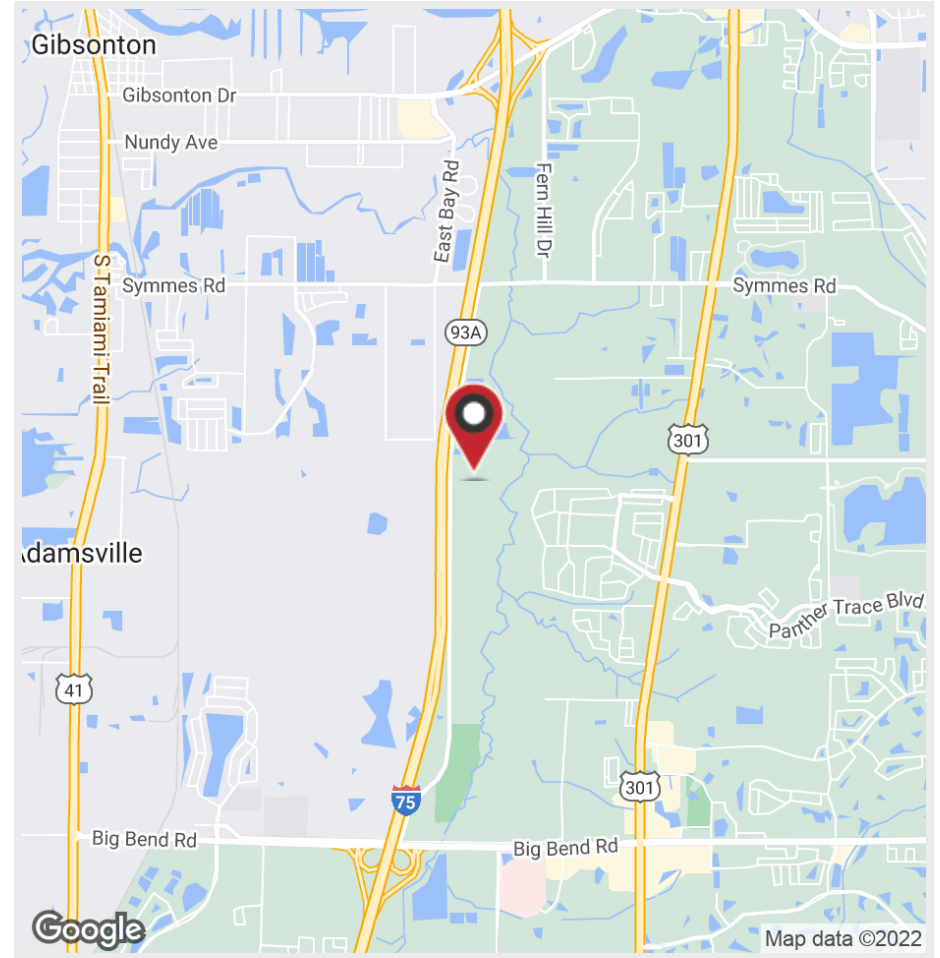
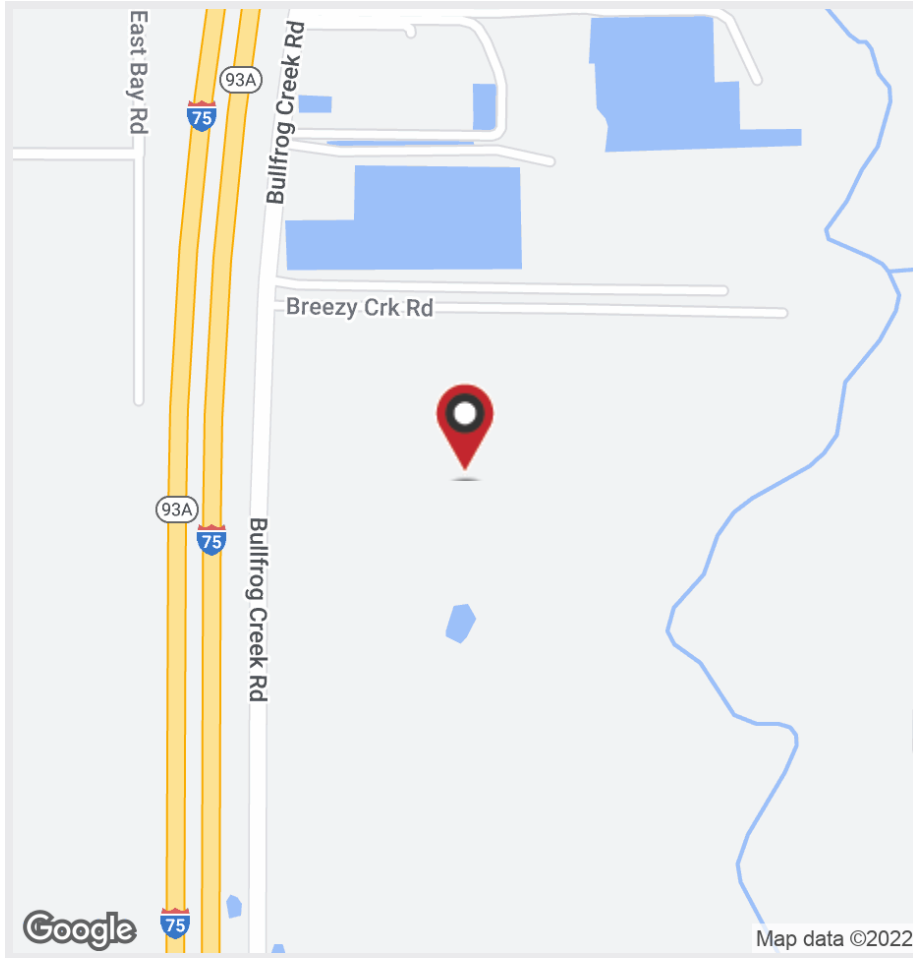


LOCATION INFORMATION

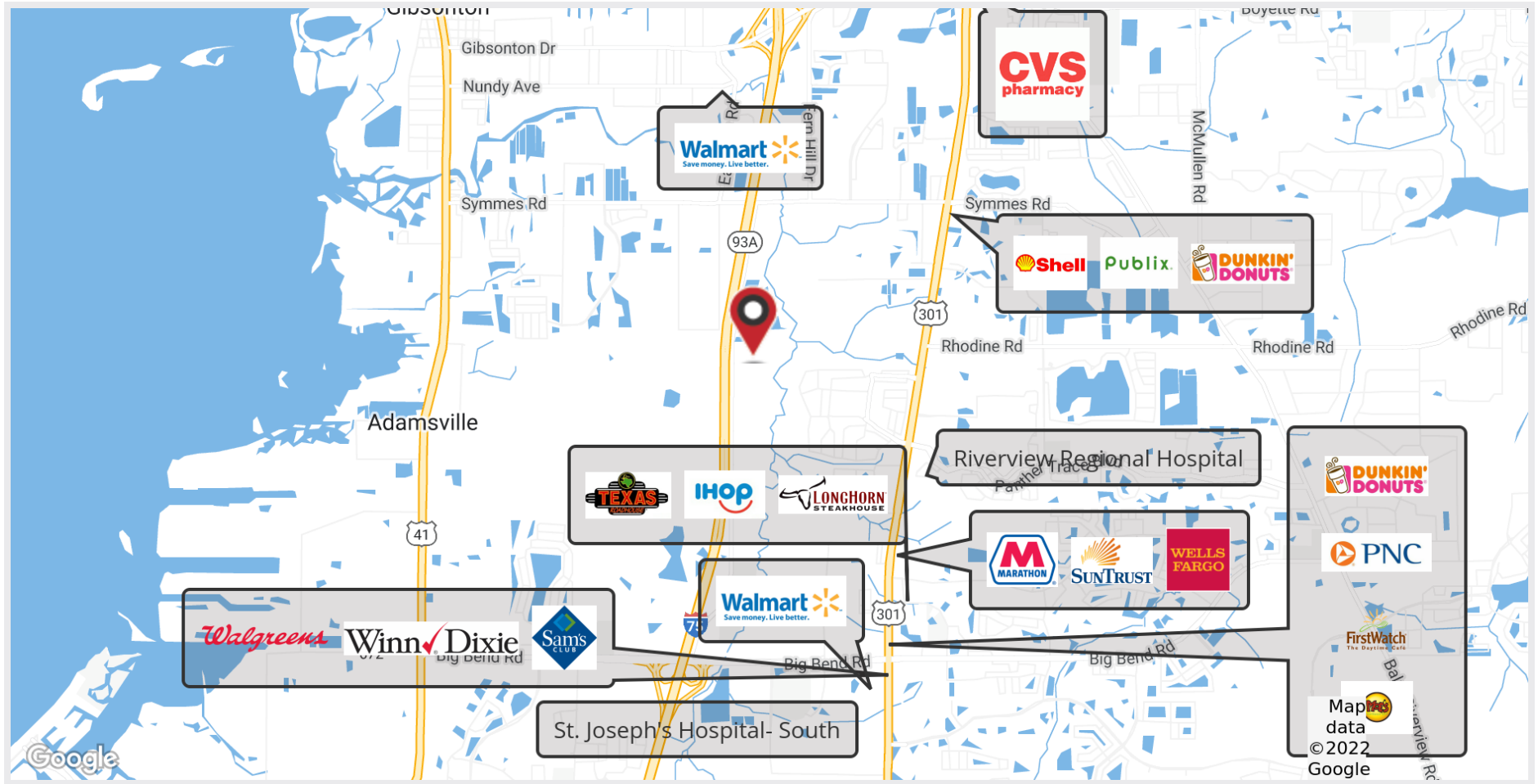
REGIONAL MAP



LOCATION MAP



RETAILER MAP

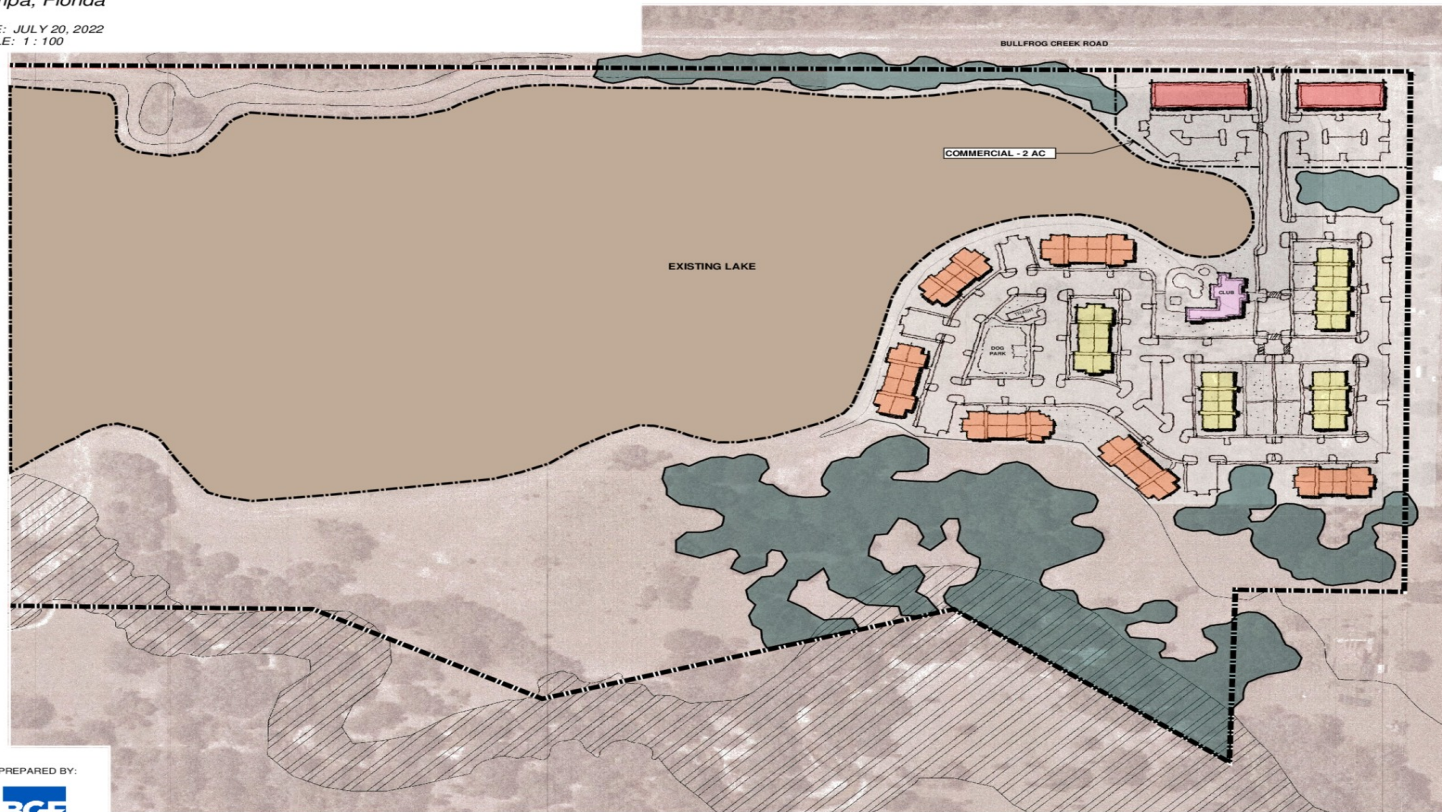


SITE PLANS

BULLFROG CREEK APARTMENTS

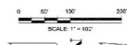
Tampa, Florida

DATE: JULY 20, 2022
SCALE: 1 : 100



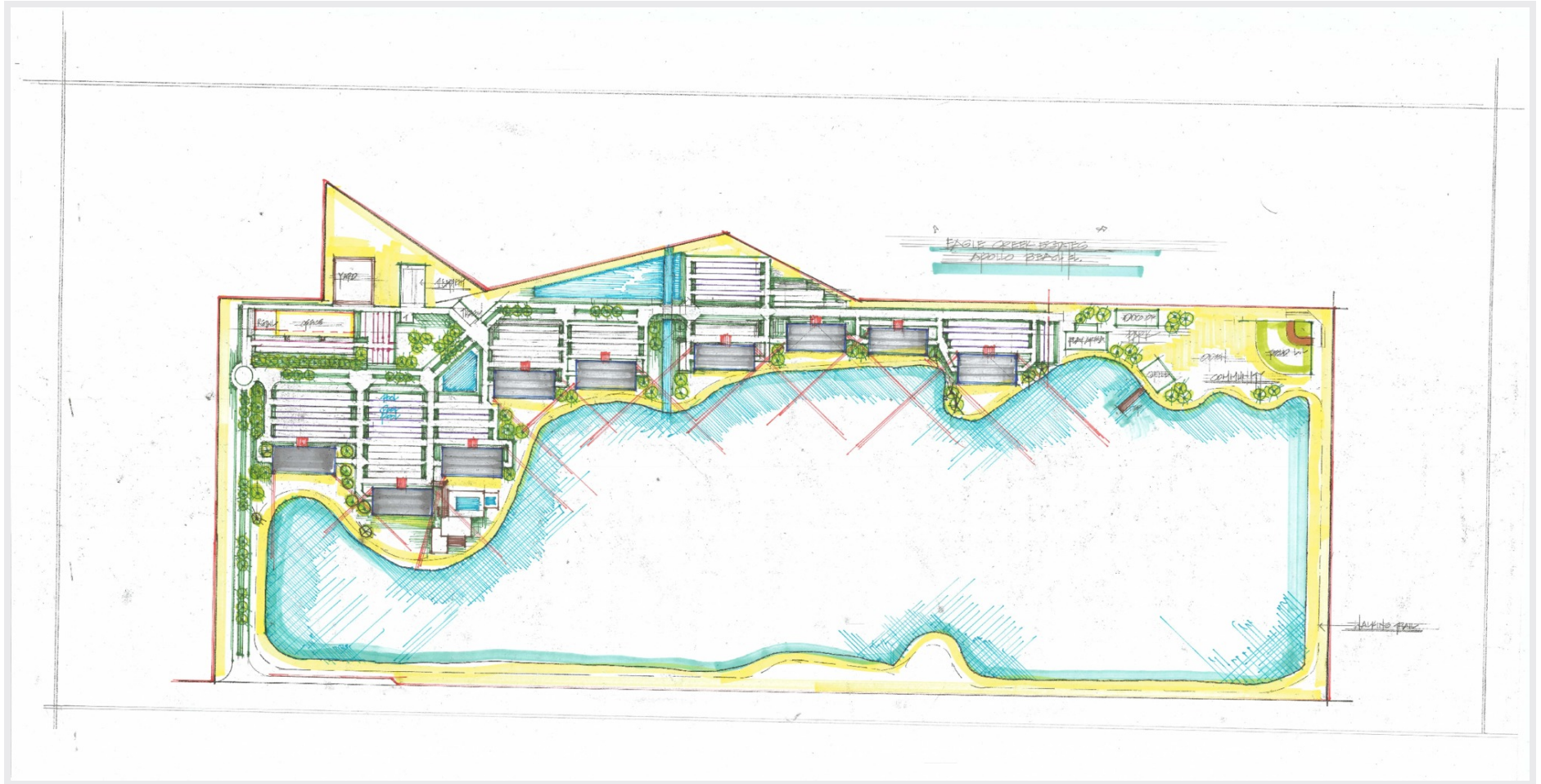
SUMMARY	
TOTAL UNITS:	300
TOTAL PARKING:	~ 575 STALLS (1.9/UNIT)
	TYPICAL 3-STORY BUILDING
	TYPICAL 4-STORY BUILDING

PREPARED BY:
BGE



Total units - 300 | Total Parking - 575 stalls

ARTIST RENDERING





DEMOGRAPHICS

AREA DEMOGRAPHICS

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,558	6,271	10,124
Average Age	32.9	32.6	34.1
Average Age (Male)	33.0	33.2	33.1
Average Age (Female)	33.4	32.9	35.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	545	2,176	3,318
# of Persons per HH	2.9	2.9	3.1
Average HH Income	\$82,225	\$81,468	\$82,036
Average House Value	\$889,769	\$401,229	\$508,164

** Demographic data derived from 2020 ACS - US Census*



MEET THE TEAM

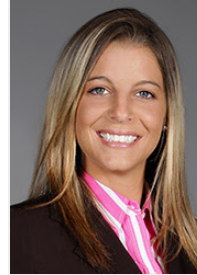


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