



Settineri
Group

6212 KRACKER AVE.
GIBSONTON FL, 33534

Prime Industrial Development
Opportunity

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EXECUTIVE SUMMARY



The Settineri Group is thrilled to present this prime industrial development opportunity. This 8.16+/- acre industrial development site, located at 6212 Kracker Ave in Gibsonton, FL, presents an exceptional opportunity for a wide range of industrial, storage, or heavy commercial development. Boasting over 460+/- feet of frontage along the highly trafficked Tamiami Trail, the property benefits from excellent visibility and accessibility with over 34,000 cars passing by daily. The site is strategically positioned adjacent to multiple large-scale industrial developments, further enhancing its potential for future growth. The area is expanding rapidly and offers a prime location for businesses seeking to capitalize on the region's industrial demand.

Currently, the property maintains split zoning, with Commercial Industrial (CI) zoning along the Tamiami Trail frontage and Residential zoning along Kracker Ave. However, there is strong support from the local county for rezoning, with a clear path to transition to Planned Development (PD), Commercial Industrial (CI), or Heavy Industrial (HI) zoning. This flexibility makes the site an attractive option for developers looking to adapt the land for a variety of industrial uses. With its prime location, accessibility, and growth potential, this property offers a rare opportunity to capitalize on the thriving industrial sector in the Tampa Bay MSA.

OFFERING SUMMARY

Asking Price	: \$3,500,000
Size	: 8.16+/- Acres
Traffic Count	: 34,000 VPD
Frontage	: 460'+/- on Tamiami, 1,110' +/- on Kracker Ave
Zoning Split	: CI / RSB (currently non-conforming), support for industrial rezone
Proposed Use	: Industrial Outdoor Storage / Warehousing / Manufacturing
PID	: U-02-31-19-1RR-000000-00090.0, U-02-31-19-1RR-000000-00091.0



TRADE AREA



TPA ~22
minutes
North

500+
Residential
Units

Subject

TAMPA
TANK

SUNCOAST
INDUSTRIAL CHEMICALS

Public
Storage

Mosaic

PORT TAMPA BAY.

amazon

TECO
AN EMERA COMPANY

SIEMENS

CEMEX

EXXON

THE
HOME
DEPOT

Publix

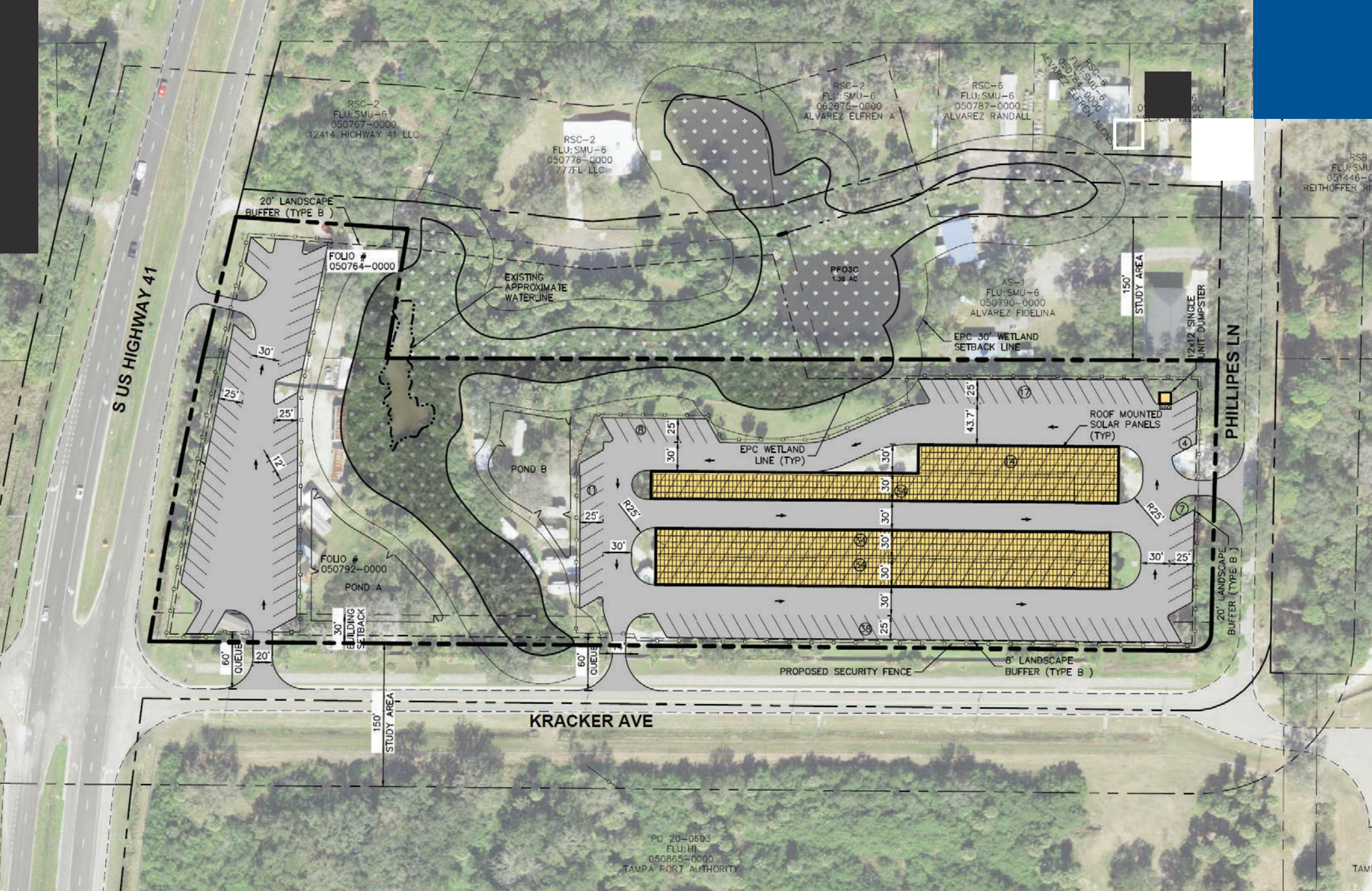
250+ New
Residential
Units

St. Joseph's
Women's Hospital
BayCare Health System

PROPERTY HIGHLIGHTS

- Highly Strategic Location off Tamiami trail in Gibsonton, FL, boasting an Average Annual Daily Traffic (AADT) of 34,000, ensuring high visibility and accessibility.
- The area is surrounded by numerous industrial properties, making it a sought-after location for industrial, storage, or commercial development.
- Flexible zoning with Commercial Industrial (CI) along the Tamiami frontage, and strong support for zoning changes to PD, CI, or HI along Kracker Ave, offering versatile development opportunities.
- Strong market rents provide significant upside potential





POTENTIAL PROPOSED USE

In keeping with the strong market demand for IOS and the sites potential for larger scale industrial development a preliminary plan was created to show what a potential project could yield.

BENCHMARK DEMOGRAPHICS

Educational attainment

90.9%

High school grad or higher

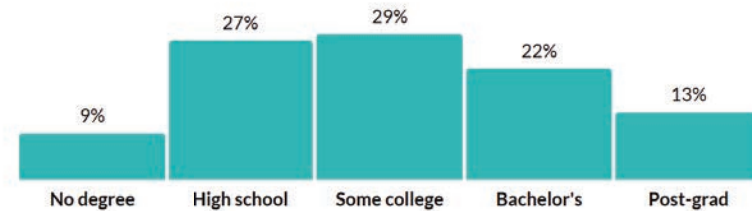
about the same as the rate in United States: 89.8%

35%

Bachelor's degree or higher

a little less than the rate in United States: 36.2%

Population by highest level of education



* Universe: Population 25 years and over

[Show data / Embed](#)

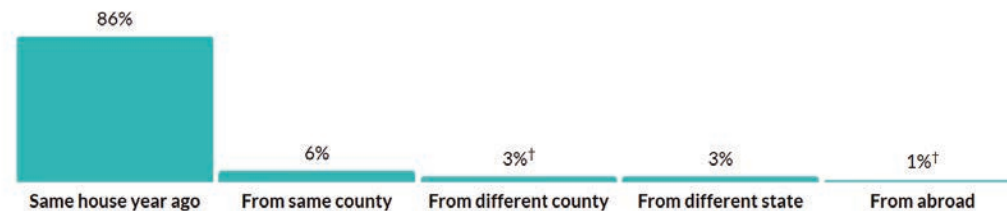
Geographical mobility

14%

Moved since previous year

about 20 percent higher than the rate in United States: 12.1%

Population migration since previous year



Households

1,358,788

Number of households

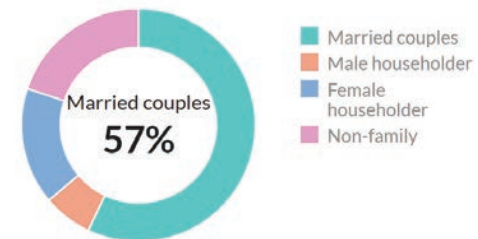
United States: 131,332,360

2.4

Persons per household

a little less than the figure in United States: 2.5

Population by household type



[Show data / Embed](#)

Gibson and the greater Tampa Bay MSA have seen significant and continued growth of **1.5-2+%** YOY for the previous **5+** years. The increased population combined with strong median incomes have created significant demand for industrial storage, warehousing, and distribution



Christopher Settineri

Founder and CEO [Settineri Group](#)

Christopher Settineri is a seasoned Commercial Real Estate Broker with over 10 years of experience spanning commercial brokerage, development, financing, and property management. He is the founder and CEO of Settineri Group, where he leads strategic real estate transactions for individual owners, institutions, and multi-unit operators. Previously, Christopher served as a Senior Broker at SVN from 2015 to 2023 and held senior real estate development executive roles at multiple Fortune 500 companies from 2019 to 2023. He holds a Master's in Architecture from the University of Florida, blending his design expertise with a deep understanding of the commercial real estate market.





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