



# Jack T. Gibbs LLC, Realtors

Since 1954

## Mango Pointe Commercial Center



**Address:** 6011 County Road 579 (Mango Rd) /  
Interstate 4 (Exit 10) & 11706 - 11710 E. US Hwy 92  
Seffner, FL 33864



### 13 ACRES

#### New Commercial Development

**Overview:** The property is in a fast-growing suburban area of Tampa, located on the southeast side of the Interstate 4/County Road 579 (Mango Rd.) interchange. This is the last undeveloped parcel at this intersection. Recent residential development has mainly been to the south and north of Interstate 4. U.S. Highway 92, an alternate east-west road between the suburban areas and Tampa, is south of the subject property.

- The Approved (PD) uses include:
- **Retail/ Restaurant/Office**     **37,150 sqft**
- **Hotel/Office/Retail**         **50,000 sqft.**
- **Total**                             **87,150 sqft**

Zoned (PD) Planned Development and (CG) Commercial General.

#### Sites Available

- Individual sites can be purchased separate.
- A.D. Engineering Master Planned Community.
- Maximized common area retention.
- County water & sewer run to site.
- Free flowing streets,
- Master entrance from US Highway 92, and an entrance off SR 579, Visibly on Interstate 4.

**Location:** Hillsborough County, Florida  
SE corner of Interstate 4/ County Road 579  
East US Hwy 92

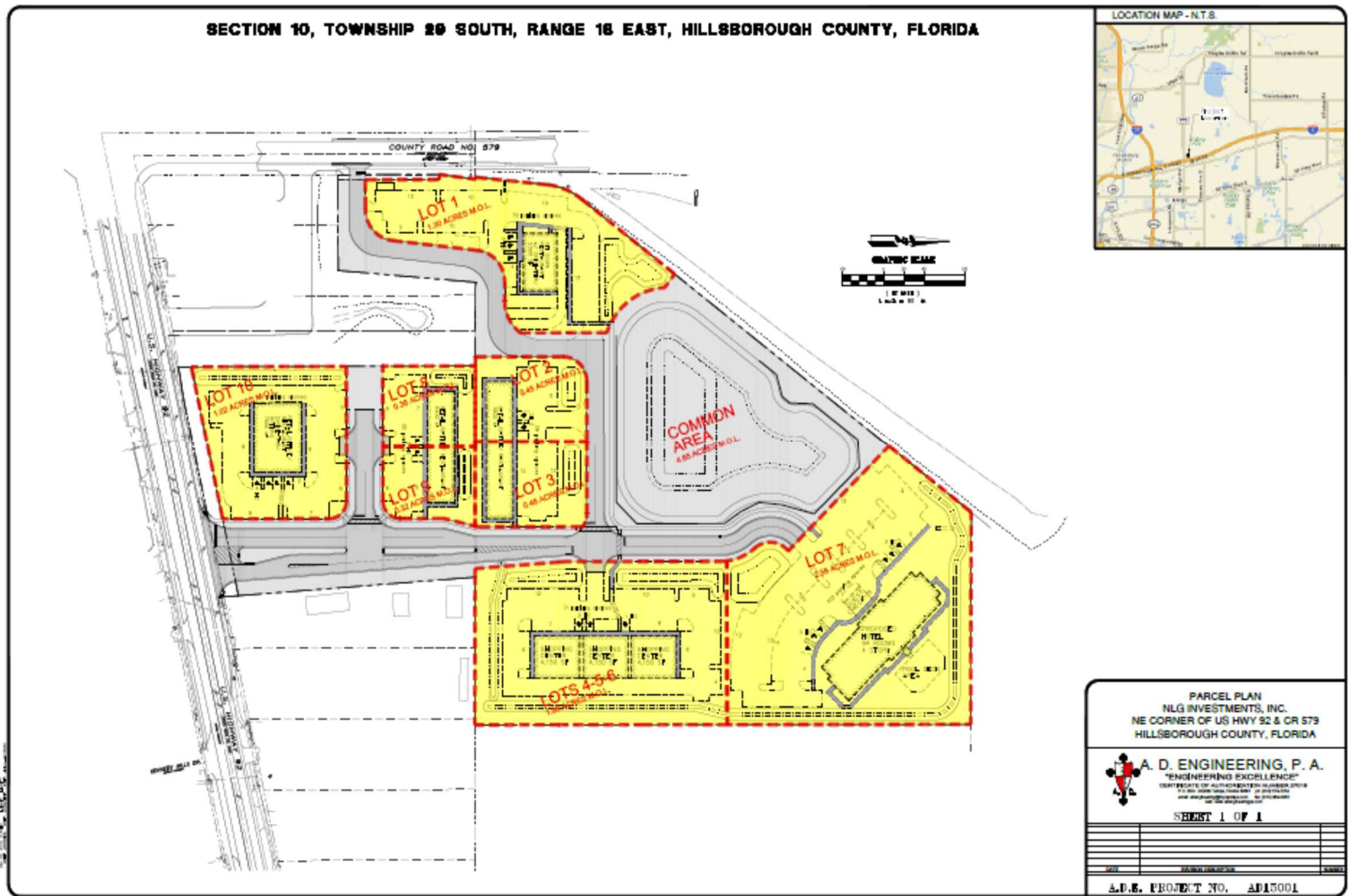
- **Grand Entrance:**             US Highway 92
- **Secondary Entrance :**     County Road 579

### JACK T. GIBBS LLC, REALTORS

**Contact: Jack T. Gibbs-Realtor**   **jack@jacktgibbs.com**   **(813) 752-6171**  
**106 W. Grant Street**   **Plant City, Florida 33563**

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. Prices are subject to change without notice. Developer reserves the right to remove any parcel for sale without notice. Parcel sizes are subject to change without notice.

# General Summary Mango Pointe Commercial Center



Site	Size/ Common*/Total	Price	Bld Sqft	Uses Allowed
Lot 1	1.30 / .72 / 2.02 Acres	\$1,300,000	3,500**	Sit Down Restaurant w/drive thru
Lot 2	.45/ .25 / .70 Acres	\$ 900,000	3,900	Retail/Office/Restaurant
Lot 3	.46/ .25 / .70 Acres	\$ 900,000	3,900	Retail/Office/Restaurant
Lot 4	.64/ .35 / .99 Acres	\$ 750,000	4,150	Strip Center
Lot 5	.66/ .36 / 1.02 Acres	\$ 800,000	4,150	Strip Center
Lot 6	.66/ .36 / 1.02 Acres	\$ 750,000	4,150	Strip Center
Lot 7	2.58/ 1.42 / 4.00 Acres	\$3,000,000	50,000***	4 Story Hotel (94 rooms)/Office
Lot 8	.36/ .20 / .56 Acres	\$ 750,000	3,200	Retail/Office/Restaurant
Lot 9	.32/ .18 / .50 Acres	\$ 750,000	3,200	Retail/Office/Restaurant
Lot 10	1.02/ .56 / 1.58 Acres	\$1,300,000	7,000	Retail/Office/Restaurant

SITES AVAILABLE FROM .32 TO 2.58 ACRES  
SITES FROM \$750,000 TO \$3,000,000

\*Area which includes master retention and common area. \*\*PD allows for 4,000 sqft building \*\*\*PD allows for 100 rooms

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