

9335 & 9333 E. FOWLER AVENUE THONOTOSASSA, FL 33592

EXCLUSIVE LISTING | ±4.02 ACRES | ZONED COMMERCIAL INTENSIVE/PD



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ORGANIZATION

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EXECUTIVE SUMMARY



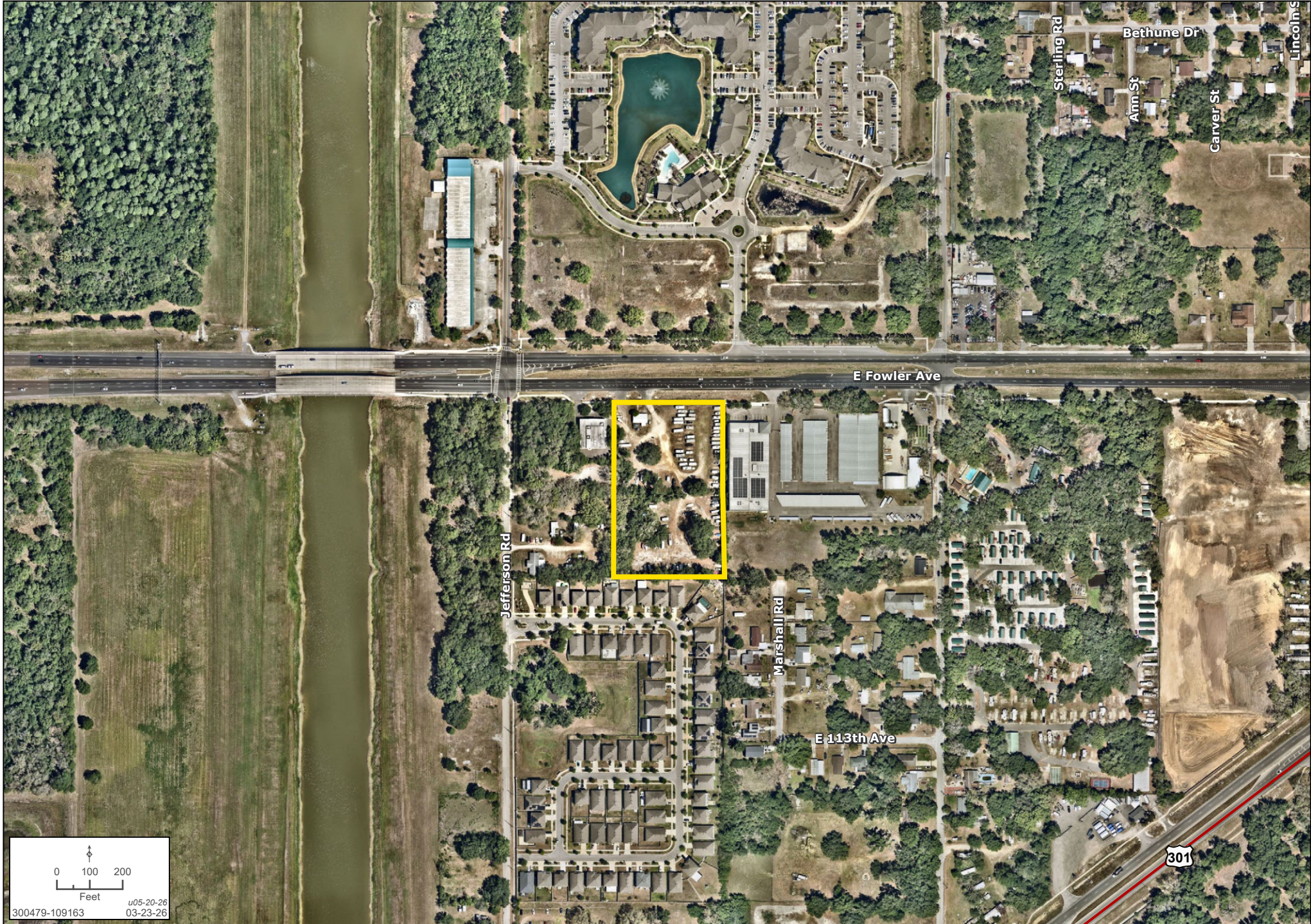
 PROPERTY	±4.02 Acres of Commercial Land including a 1,218 SF Building
 LOCATION	9335 & 9333 East Fowler Avenue Thonotosassa, FL 33592 Site is located on the South side of East Fowler Avenue, between Jefferson Road and Walker Road, immediately west of the Extra Space Climate Controlled Self Storage Facility and across from the Tessa Springs Multifamily Apartment Complex. It's east of I-75 less than ½ a mile from Exit 265.
 PRICE	\$2,750,000
 MUNICIPALITY	Hillsborough County
 PARCEL NUMBERS	061099-0000 and 061098-0000
 SIZE	±4.05 Acres (Per Hillsborough County Property Appraiser's Office)
 FRONTAGE	±331 Feet of Frontage on East Fowler Avenue

 DEPTH	±530 Feet
 ZONING	CI – Commercial Intensive and PD – Planned Development Various uses are permitted by CI zoning including Commercial/Retail, Open Storage, Manufacturing, Warehousing, Hotels, Auto Sales, Professional Offices, Freestanding ERs, and various other uses. Proximity to the Tampa Bay Canal is expected to prevent future uses that involve underground storage tanks. PD Zoning from 1996 (RZ 96-0056-TH) was approved for a 7,000 contractor's office. Minimum building setbacks: north - 30 ft, east - 70 ft, south - 100 ft, and west - 150 ft. Maximum building height 35 ft.
 OPPORTUNITY ZONE	The site is located within a Federal Qualified Opportunity Zone (QOZ)
 ACCESS	Current access is directly on Fowler Avenue at two entry points. Future entry points shall be confirmed with Hillsborough County and FDOT if required.
 TRAFFIC COUNTS	Average Annual Daily Traffic Count 20,600 <i>Source: FDOT Traffic Online (March 2026)</i>



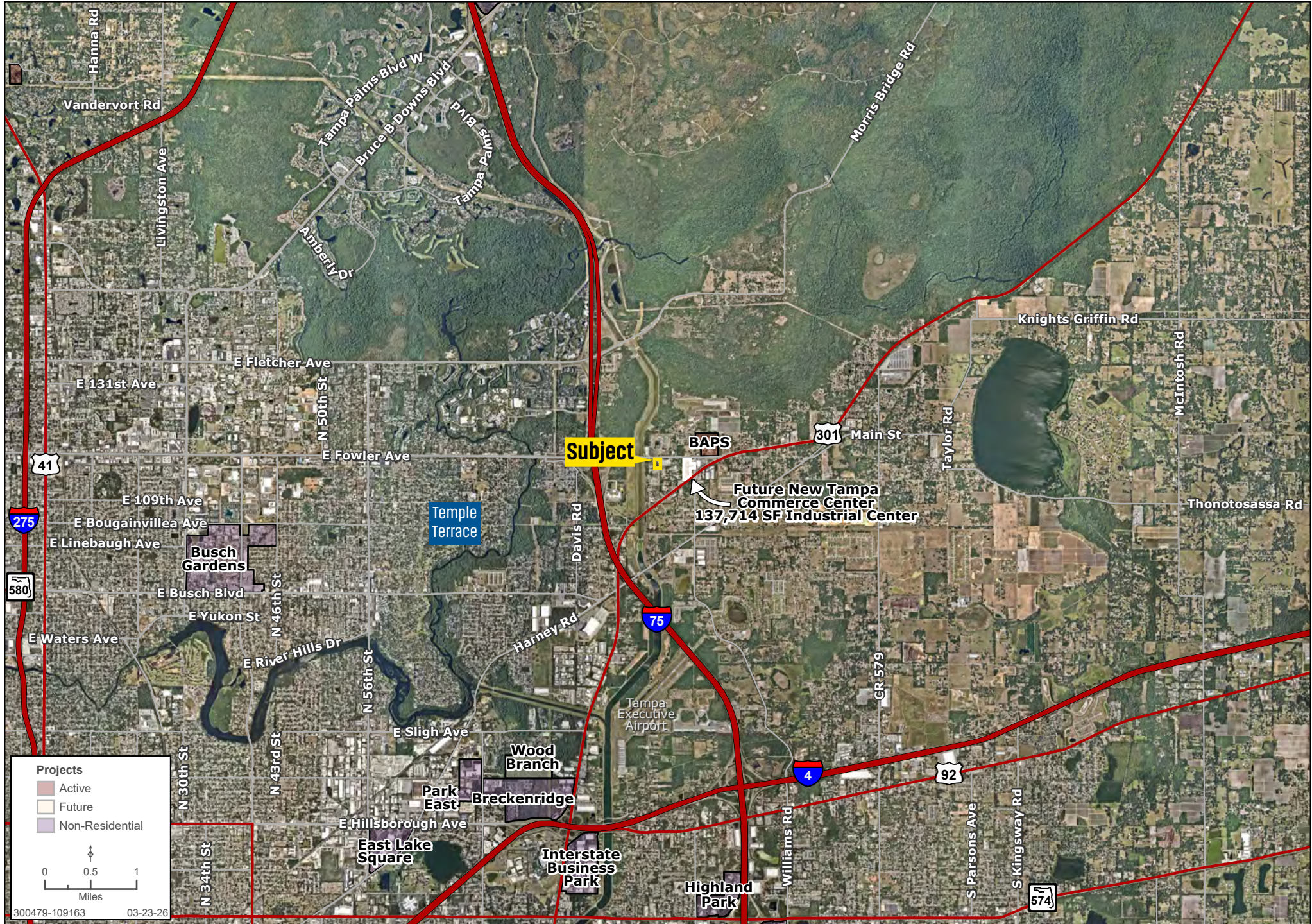
DETAIL | 9335 & 9333 EAST FOWLER AVENUE THONOTOSASSA, FL 33592

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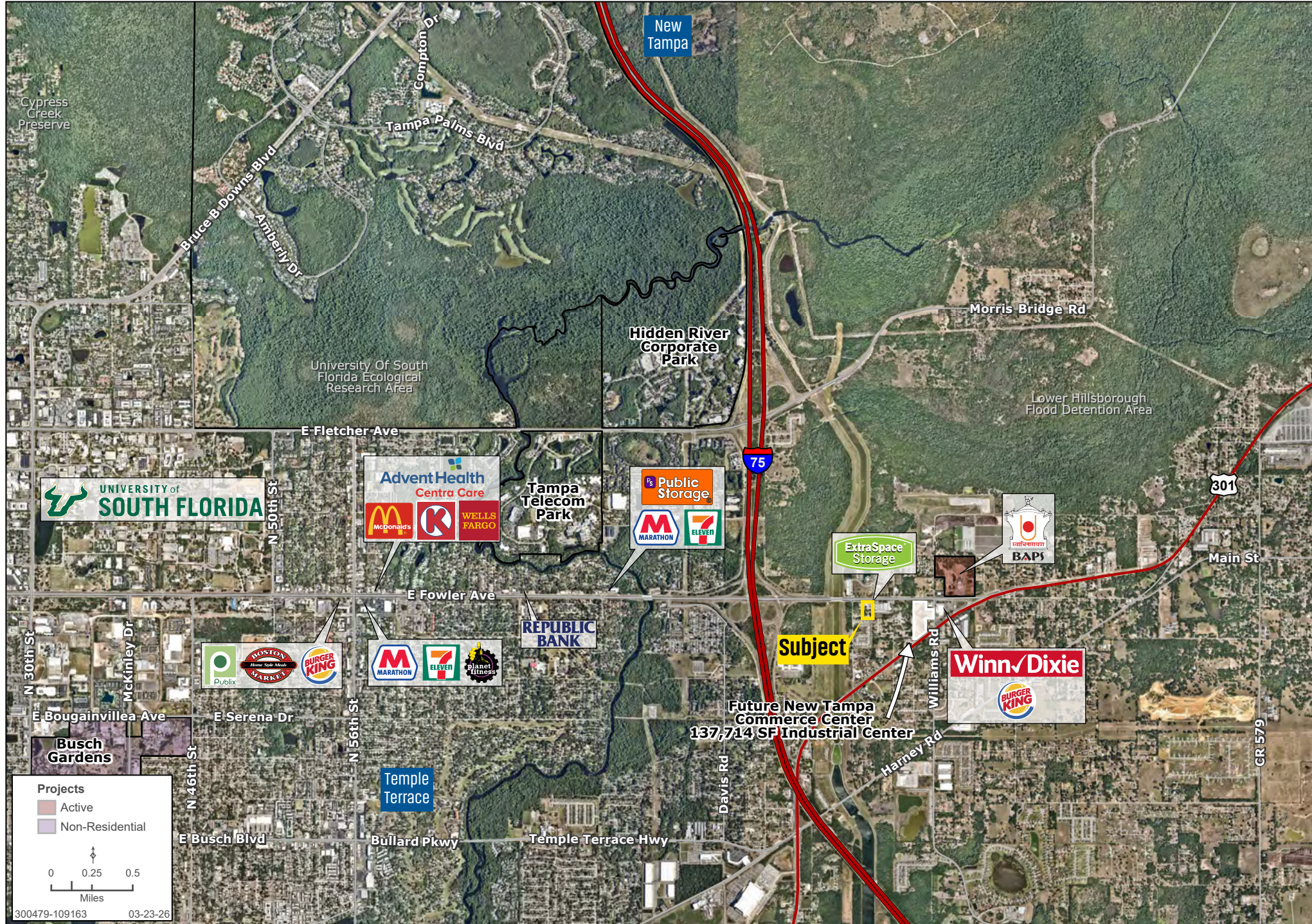
DEVELOPMENT | 9335 & 9333 EAST FOWLER AVENUE THONOTOSASSA, FL 33592

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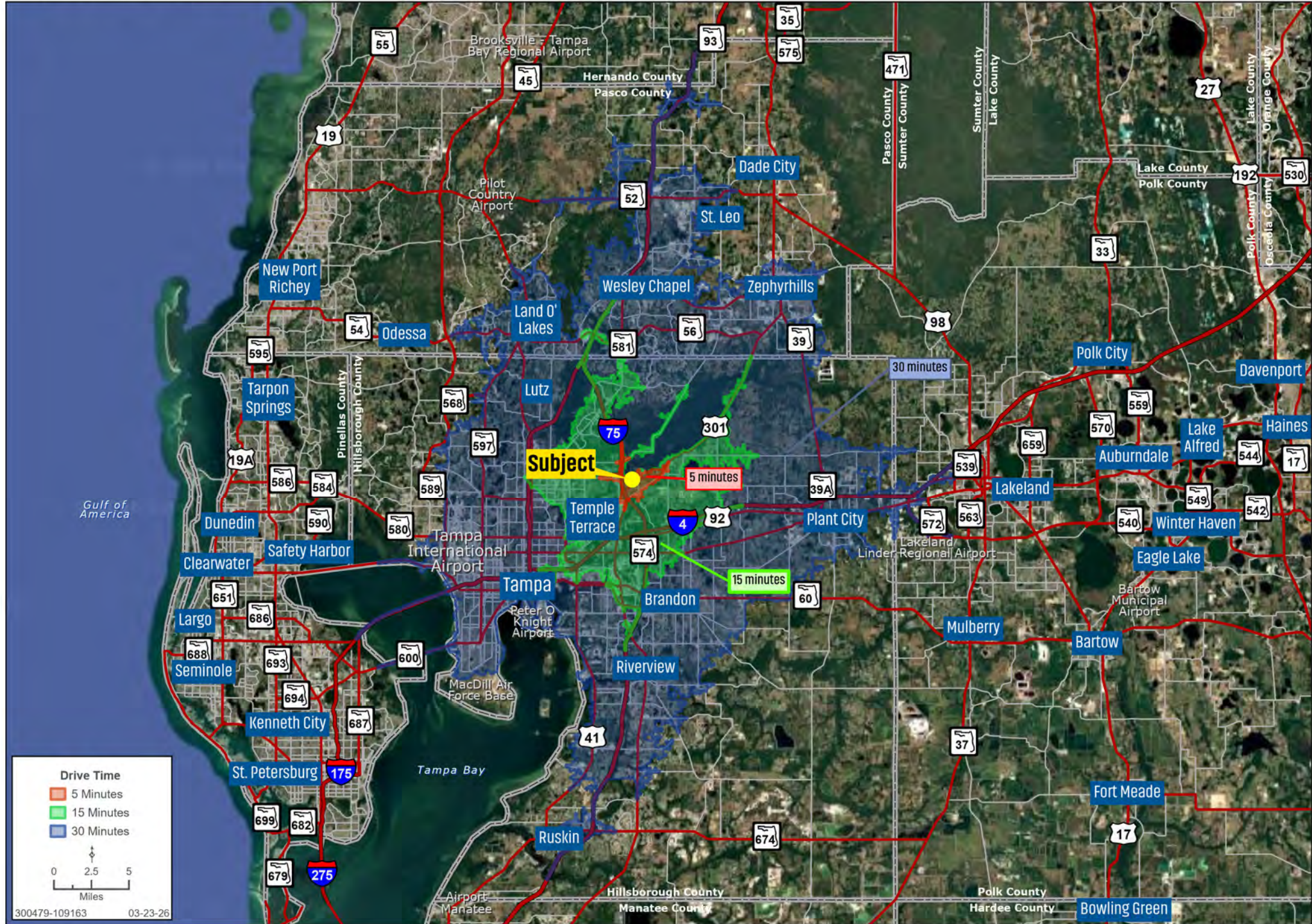
POINTS OF INTEREST | 9335 & 9333 EAST FOWLER AVENUE THONOTOSASSA, FL 33592

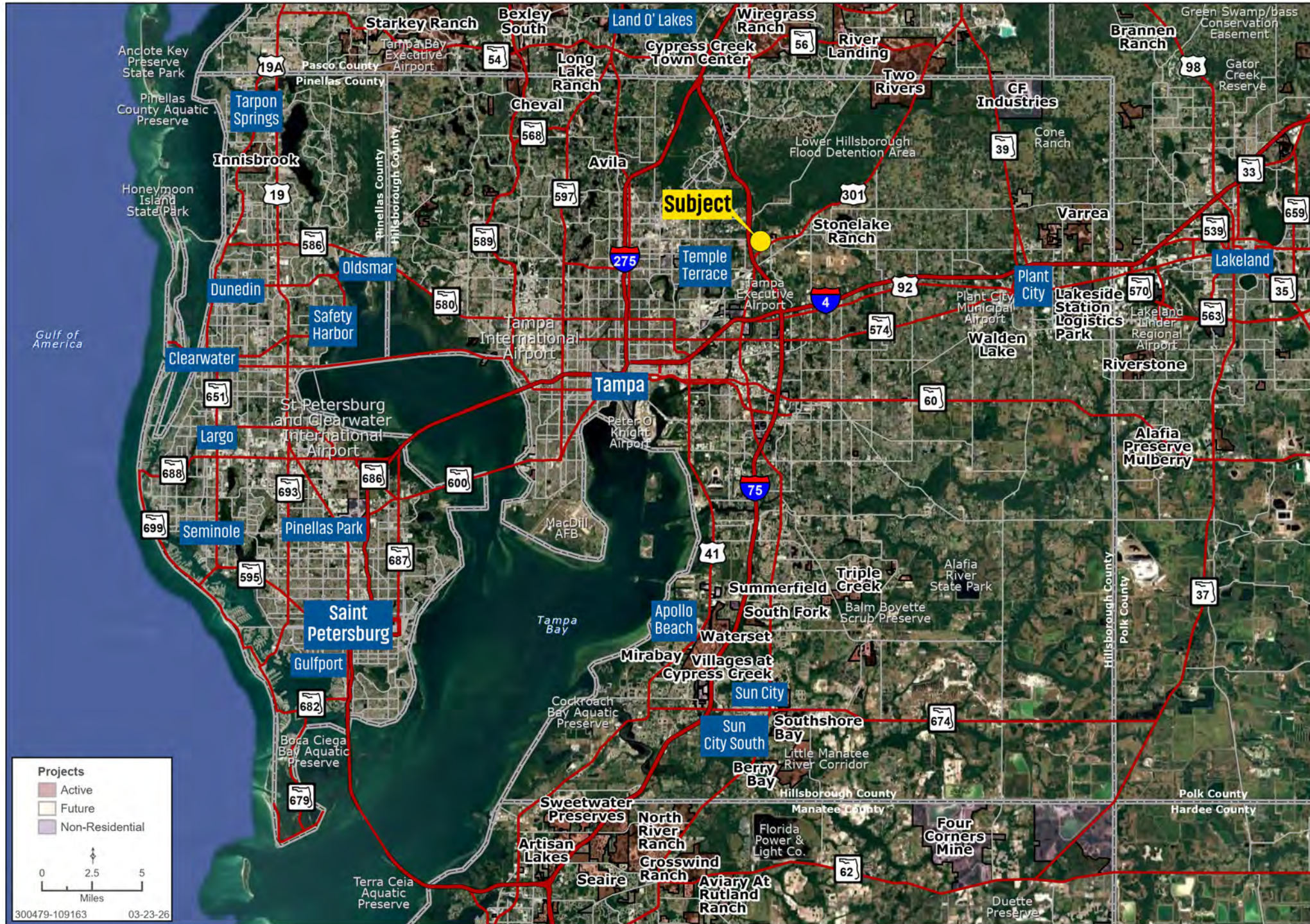
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DRIVE TIME | 9335 & 9333 EAST FOWLER AVENUE THONOTOSASSA, FL 33592

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