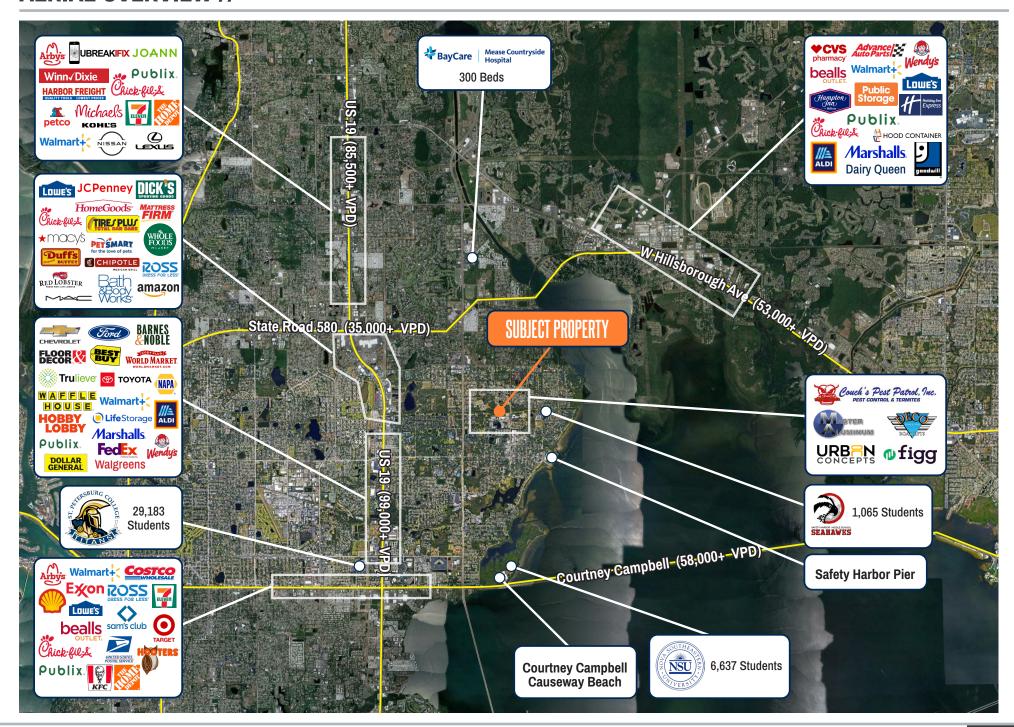
3.38-AC INDUSTRIAL DEVELOPMENT LAND

Harbor Lake Drive, Safety Harbor, FL 34695



AERIAL OVERVIEW //



FINANCIAL SUMMARY //

OFFERING SUMMARY					
Property Address:	HARBOR LAKE DR				
	SAFETY HARBOR, FL 34695				
Year Built/Renovated:	N/A				
Lot Size:	+/- 3.38 Acres				
Type of Ownership:	Fee Simple				

Zoning:		P- Public and Conservation District		
	Zoning Description:	The P District is established to provide for areas where public and semi-public facilities serve the needs of the community, to provide for areas where the preservation of property unsuitable for development is desirable, and to provide for the public and quasi-public ownership of land.		
	Maximum Building Height:	35 Feet		

Click for Full Zoning Information

ZONING INFORMATION

PURCHASE PRICE

PRICE

\$750,000



MARKET OVERVIEW // Tampa-St. Petersburg Metro

METRO OVERVIEW:

Tampa Bay refers both to a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro contains over 3.2 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Tampa, the county seat of Hillsborough County, is the most populous city, with more than 385,000 people, and is situated northeast of the bay. St. Petersburg follows, with over 258,000 residents, and it is located on the peninsula near the mouth of the bay. Robust job growth is attracting new people to the metro, many of whom are living in higher-density redevelopment projects near city cores and large suburban master-planned communities.



METRO HIGHLIGHTS:

FAVORABLE BUSINESS CLIMATE

A relatively low cost of living and economic development bring a thriving business landscape to the Tampa Bay-St. Petersburg metro.

PORT ACTIVITY

One of the largest seaports in the Southeast, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg is also in the metro.

DIVERSE ECONOMY

High-tech industries, as well as the tourism, military, finance and seaborne commerce segments, drive the region's economy.

ECONOMY HIGHLIGHTS:

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy. Visitors can
 go to Busch Gardens, the Salvador Dalí Museum and the region's many
 beaches, among other sites. Although hindered by the pandemic, this
 sector should continue improvement throughout 2022.

DEMOGRAPHIC HIGHLIGHTS:









DEMOGRAPHIC REPORT //

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	10,332	64,002	180,184
2022 Estimate			
Total Population	10,263	64,351	179,387
2010 Census			
Total Population	9,927	62,682	171,525
2000 Census			
Total Population	10,372	66,604	170,606
Daytime Population			
2022 Estimate	11,737	71,528	186,938
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	4,488	30,366	84,374
2022 Estimate			
Total Households	4,438	30,325	83,372
Average (Mean) Household Size	2.3	2.1	2.1
2010 Census			
Total Households	4,203	29,266	79,005
2000 Census			
Total Households	4,333	30,278	76,531
Occupied Units			
2027 Projection	4,763	34,060	94,619
2022 Estimate	4,710	33,994	93,528
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$150,000 or More	15.2%	9.7%	9.2%
\$100,000-\$149,999	17.1%	14.5%	13.5%
\$75,000-\$99,999	16.1%	13.7%	13.5%
\$50,000-\$74,999	17.1%	17.7%	18.7%
\$35,000-\$49,999	13.2%	15.1%	15.5%
Under \$35,000	21.5%	29.3%	29.6%
Average Household Income	\$98,704	\$80,329	\$78,111
Median Household Income	\$72,226	\$56,258	\$55,492
Per Capita Income	\$42,717	\$38,060	\$36,461

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$135,951	\$117,716	\$116,532
Consumer Expenditure Top 10 Categories			
Housing	\$24,333	\$20,821	\$20,557
Transportation	\$12,406	\$10,463	\$10,481
Personal Insurance and Pensions	\$7,990	\$6,494	\$6,467
Food	\$6,559	\$6,055	\$6,082
Healthcare	\$6,166	\$5,635	\$5,491
Cash Contributions	\$2,788	\$2,509	\$2,350
Entertainment	\$2,469	\$2,214	\$2,188
Gifts	\$1,680	\$1,614	\$1,545
Apparel	\$1,413	\$1,187	\$1,231
Education	\$1,255	\$1,006	\$982
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	10,263	64,351	179,387
Under 20	19.5%	16.6%	17.3%
20 to 34 Years	14.7%	16.5%	17.3%
35 to 39 Years	5.2%	5.4%	6.0%
40 to 49 Years	12.3%	10.3%	10.9%
50 to 64 Years	27.4%	22.1%	21.8%
Age 65+	20.9%	29.1%	26.8%
Median Age	48.8	51.0	48.8
Population 25+ by Education Level			
2022 Estimate Population Age 25+	7,811	50,651	140,220
Elementary (0-8)	2.1%	2.4%	2.6%
Some High School (9-11)	4.4%	5.0%	5.2%
High School Graduate (12)	23.3%	28.3%	28.7%
Some College (13-15)	19.8%	21.1%	22.0%
Associate Degree Only	8.5%	8.4%	9.4%
Bachelor's Degree Only	27.2%	23.2%	21.6%
Graduate Degree	14.8%	11.7%	10.5%

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