



PROPERTY FOR SALE

HARNEY ROAD HOMESITE AND ACREAGE (SWFWMD TBC-14)

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EXECUTIVE SUMMARY

HARNEY RD THONOTOSASSA, FL 33592

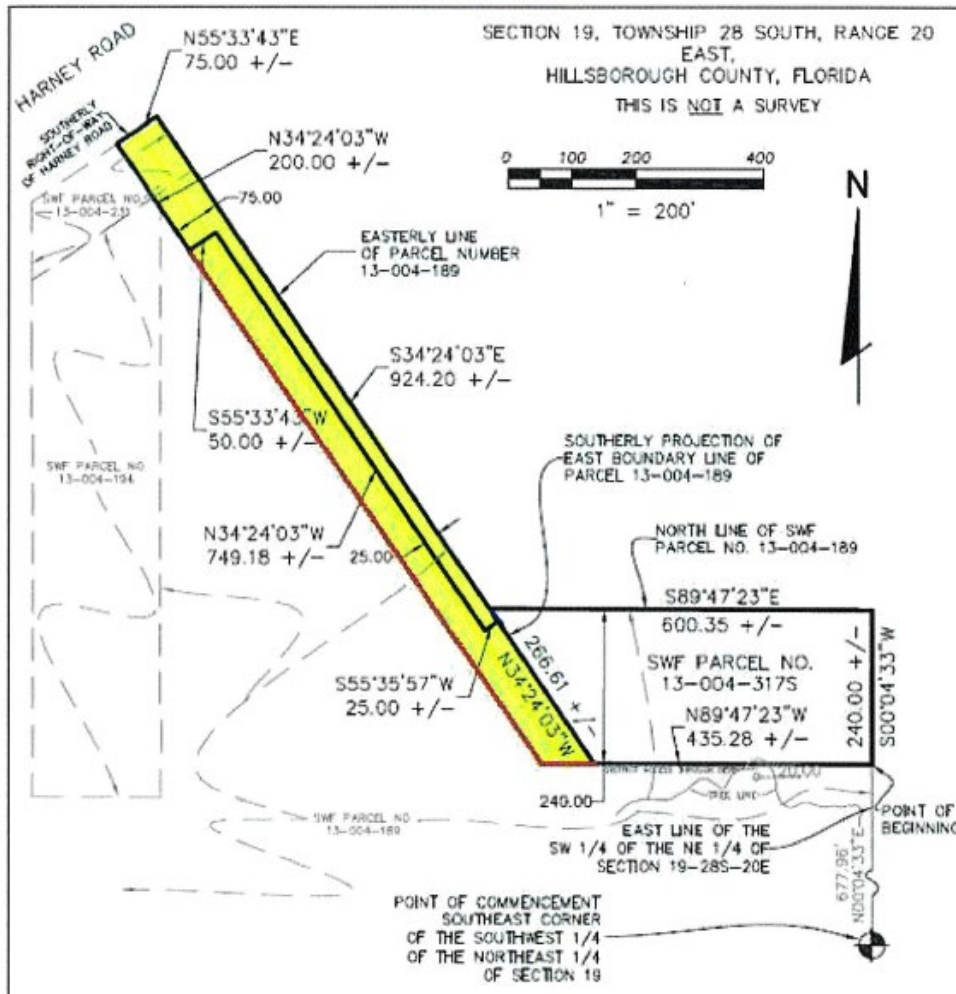
The subject property, located in Thonotosassa, FL, is an ideal acreage and homesite offering approximately 2 miles from exit 265 on I-75. The surrounding area is vibrant, with nearly 15,000 residents within a 2-mile radius and a youthful median age of 36.4. This demographic trend is partly due to the property's proximity to the University of South Florida, situated less than 5 miles northwest of the property. The property is well-suited for residential development, providing an excellent opportunity to create a peaceful and spacious homesite close to urban amenities.

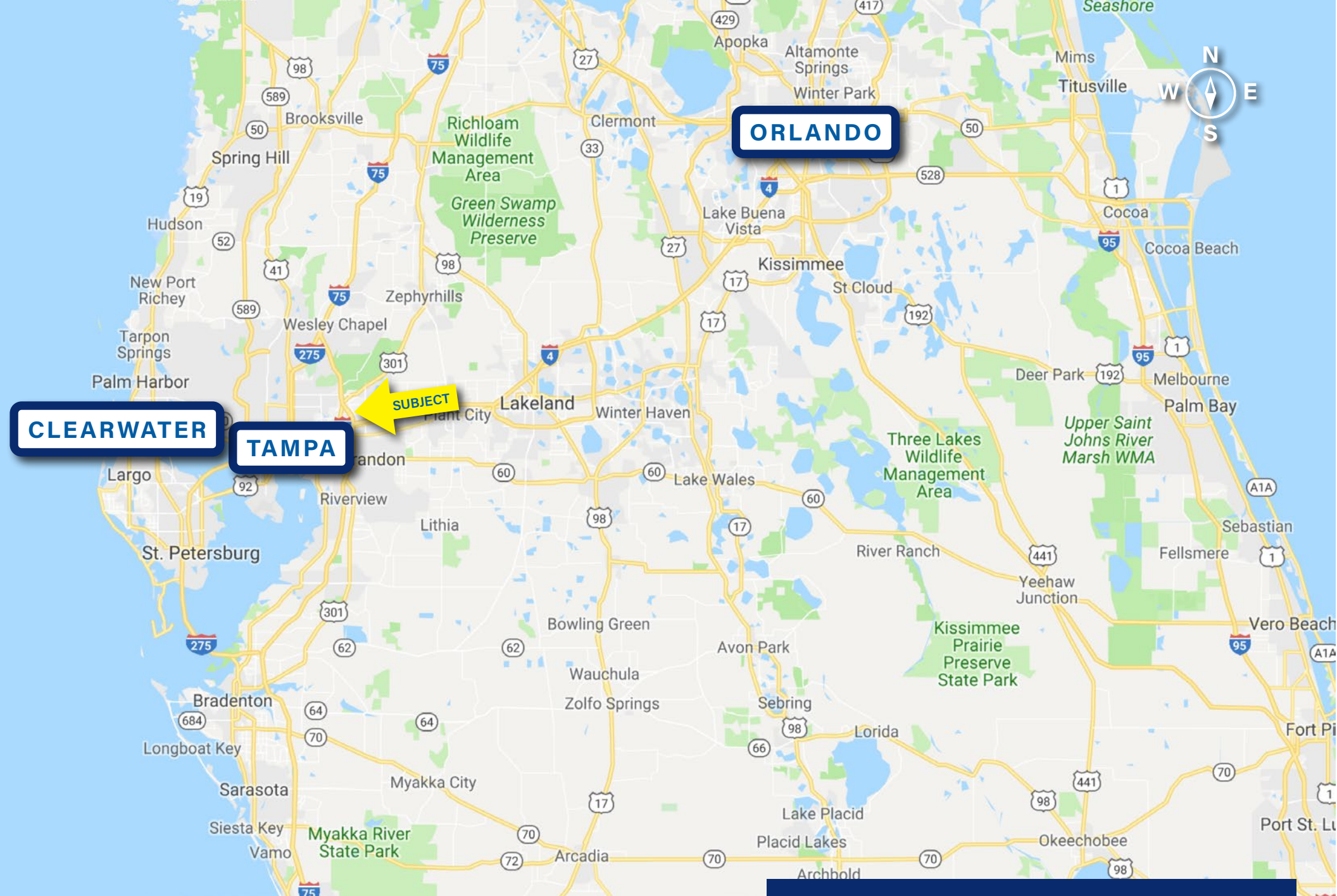
See page 4 which shows the acreage breakdown. The ownership of the yellow highlighted area will be retained by Seller, with an easement granted to the Buyer of the non-highlighted area. The total outlined area is approximately 3.6 acres. The yellow highlighted easement area is approximately 0.75 acres, and the non-highlighted, which determines the available portion, is approximately 2.83 acres.

Site Address:	Harney Rd, Thonotosassa, FL 33592
County:	Hillborough
PIN (Property Identification Number):	U-19-28-20-ZZZ-000000-00000.1
Land Size:	2.83 ± Acres
Property Use:	State Use
Utilities:	Hillsborough County
Future Land Use:	Agricultural Rural - Hillsborough County
Taxes:	\$0.00
Traffic Count:	4,000 cars/day on Harney Rd
Price:	\$444,000

ACREAGE BREAKDOWN

The ownership of the yellow highlighted area will be retained by Seller, with an easement granted to the Buyer of the non-highlighted area. The total outlined area is approximately 3.6 acres.





REGIONAL LOCATION MAP

Located in the Tampa-St. Petersburg-Clearwater MSA.



CLEARWATER

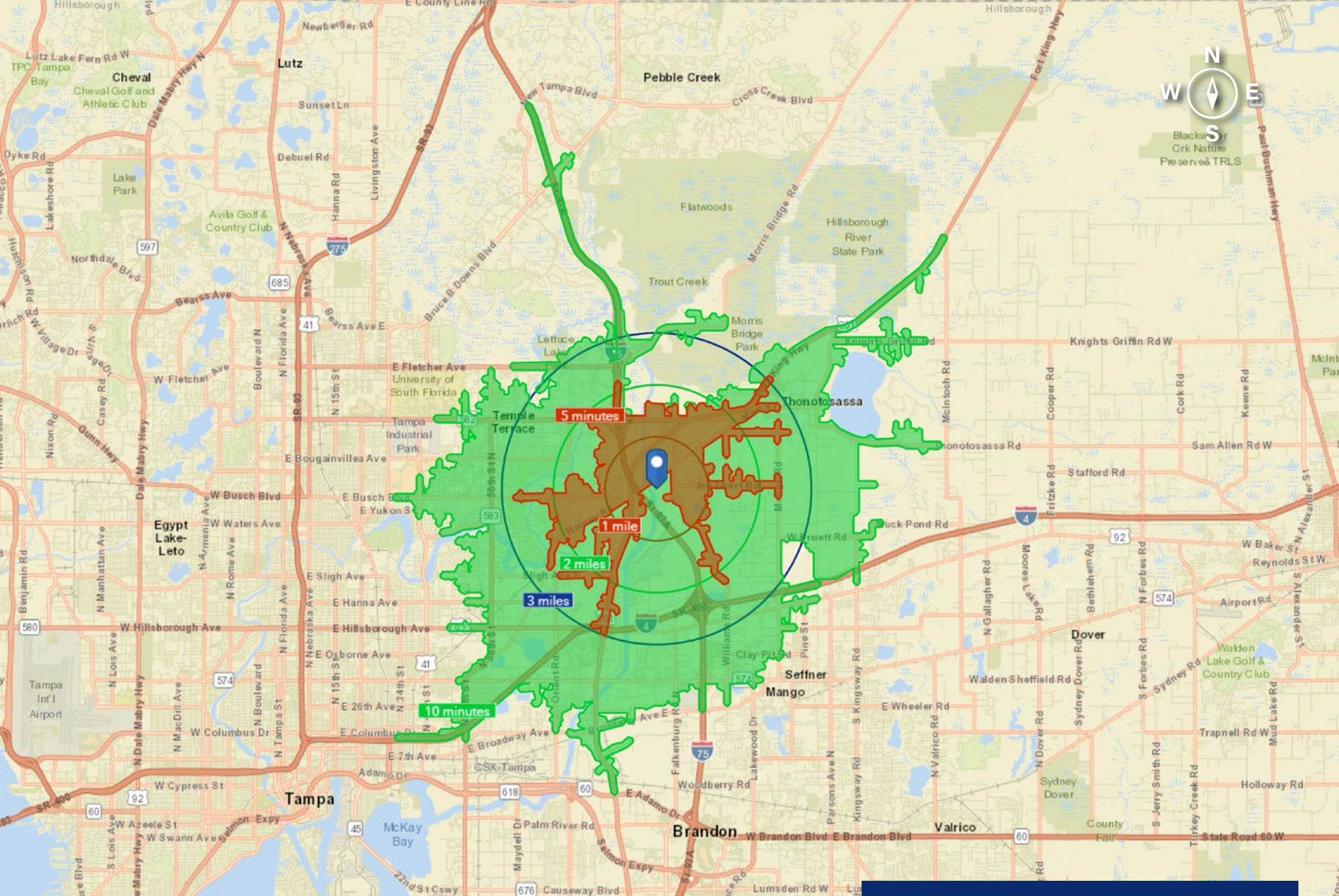
TAMPA

THONOTOSASSA

SUBJECT

LOCATION MAP

Located in Thonotosassa, FL near the intersection of US 301 and I-75.



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Hillsborough	MSA	FL	US
Population	3,343	14,380	37,053	11,439	86,512	1,421,685	3,098,274	20,875,686	330,088,686
Households	1,318	5,402	14,415	4,419	33,860	539,650	1,257,748	8,152,541	124,110,001
Families	851	3,523	8,889	2,760	20,203	344,039	776,149	5,273,287	81,631,156
Average Household Size	2.53	2.64	2.54	2.59	2.53	2.59	2.42	2.51	2.59
Owner Occupied Housing Units	617	3,316	7,524	2,463	15,007	311,290	793,257	5,193,134	78,262,285
Renter Occupied Housing Units	701	2,087	6,890	1,956	18,852	228,360	464,491	2,959,407	45,847,716
Median Age	36.5	36.4	35.0	35.3	33.7	37.1	42.8	42.3	38.3
Income									
Median Household Income	\$43,666	\$48,387	\$49,680	\$44,244	\$41,704	\$54,747	\$51,596	\$52,098	\$58,100
Average Household Income	\$57,311	\$65,465	\$67,640	\$57,838	\$57,923	\$78,593	\$73,608	\$75,281	\$83,694
Per Capita Income	\$22,138	\$24,674	\$26,560	\$22,428	\$22,958	\$30,241	\$30,364	\$29,913	\$31,950
Trends: 2015 - 2020 Annual Growth Rate									
Population	0.94%	1.19%	1.38%	1.14%	1.38%	1.72%	1.40%	1.41%	0.83%
Households	0.79%	1.05%	1.24%	0.99%	1.24%	1.63%	1.27%	1.36%	0.79%
Families	0.79%	1.02%	1.16%	0.95%	1.19%	1.56%	1.22%	1.30%	0.71%
Owner HHs	2.53%	1.92%	2.07%	2.06%	2.20%	2.23%	1.81%	1.91%	1.16%
Median Household Income	2.84%	2.33%	2.55%	2.62%	2.96%	2.53%	2.48%	2.52%	2.50%

There is good population density within a 2 mile radius of 14,380 people.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Hillsborough MSA FL US

Households by Income

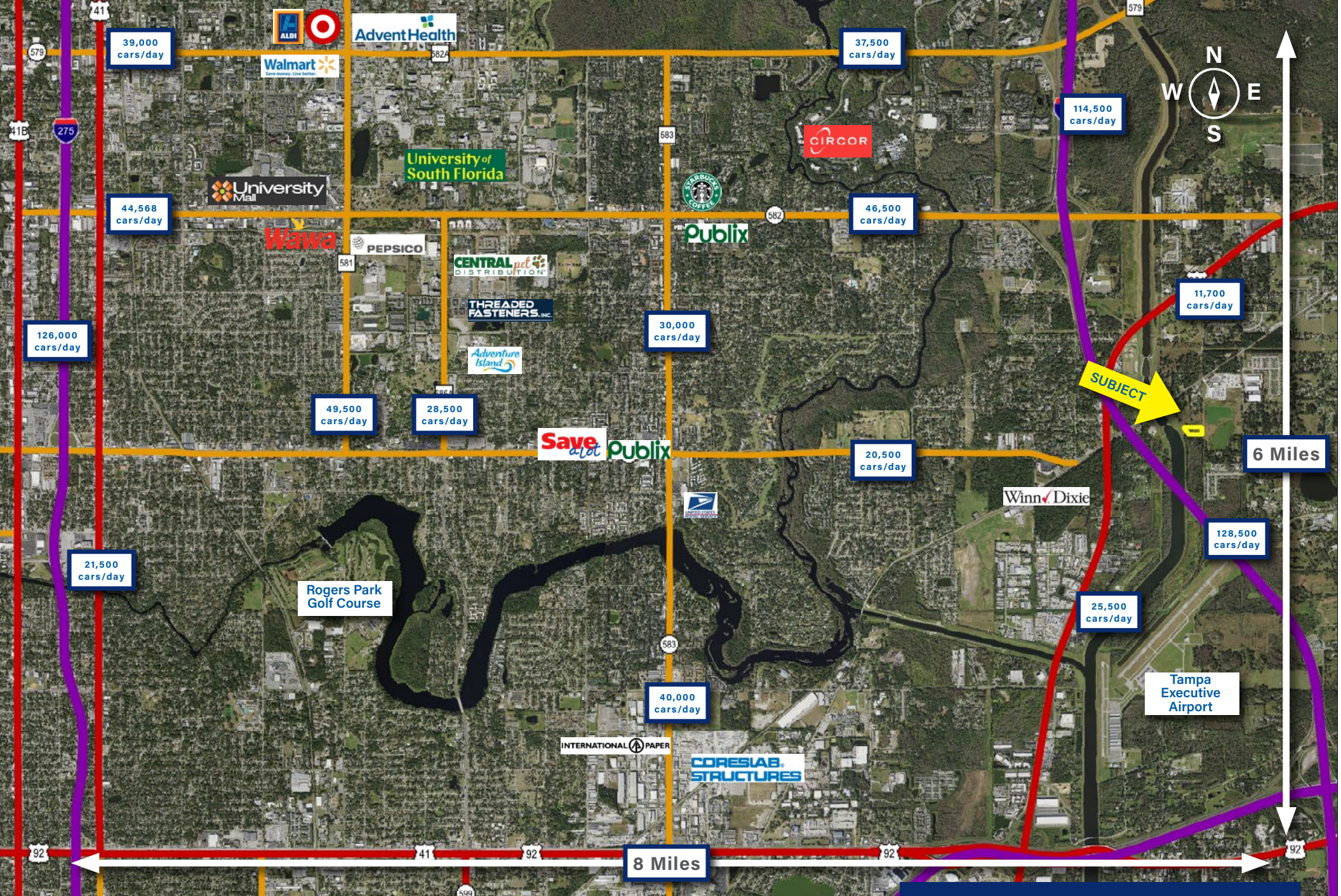
<\$15,000	13.40%	11.80%	11.60%	12.50%	15.20%	11.10%	11.50%	11.70%	11.20%
\$15,000 - \$24,999	10.50%	10.90%	11.00%	11.40%	12.80%	9.80%	11.00%	10.60%	9.40%
\$25,000 - \$34,999	11.80%	10.00%	10.90%	11.20%	12.40%	10.10%	10.80%	10.70%	9.30%
\$35,000 - \$49,999	21.50%	18.80%	16.70%	21.20%	17.80%	14.10%	14.90%	14.70%	12.80%
\$50,000 - \$74,999	17.70%	21.70%	20.20%	21.70%	18.80%	18.70%	18.80%	18.70%	17.60%
\$75,000 - \$99,999	12.40%	10.50%	10.70%	10.40%	9.20%	12.20%	11.90%	11.90%	12.50%
\$100,000 - \$149,999	9.80%	9.60%	11.30%	7.40%	8.60%	13.20%	12.00%	12.10%	14.40%
\$150,000 - \$199,999	1.40%	3.60%	4.40%	2.10%	2.90%	5.20%	4.40%	4.50%	6.00%
\$200,000+	1.50%	3.20%	3.20%	2.00%	2.20%	5.60%	4.70%	5.10%	6.70%

Population by Age

0 - 4	6.90%	6.10%	6.10%	6.30%	6.80%	6.10%	5.20%	5.30%	6.00%
5 - 9	6.60%	6.00%	5.70%	6.10%	6.30%	6.10%	5.40%	5.40%	6.20%
10 - 14	5.90%	5.60%	5.40%	5.70%	5.90%	6.20%	5.60%	5.60%	6.30%
15 - 19	5.50%	5.70%	6.00%	5.70%	6.30%	6.40%	5.60%	5.70%	6.40%
20 - 24	7.10%	7.00%	8.90%	7.30%	9.30%	7.40%	6.20%	6.30%	6.90%
25 - 34	16.20%	17.80%	18.00%	18.60%	17.50%	14.90%	12.90%	13.20%	13.90%
35 - 44	12.70%	11.80%	11.90%	12.60%	12.20%	13.00%	11.80%	11.70%	12.50%
45 - 54	13.40%	12.50%	11.60%	12.40%	11.40%	13.00%	13.10%	12.70%	12.80%
55 - 64	13.10%	13.50%	12.60%	12.80%	11.60%	12.20%	13.90%	13.60%	13.00%
65 - 74	8.50%	9.00%	8.70%	8.20%	8.00%	8.70%	11.40%	11.50%	9.40%
75 - 84	3.20%	3.70%	3.80%	3.30%	3.50%	4.20%	6.20%	6.30%	4.60%
85+	1.10%	1.30%	1.30%	1.10%	1.20%	1.80%	2.90%	2.70%	2.00%

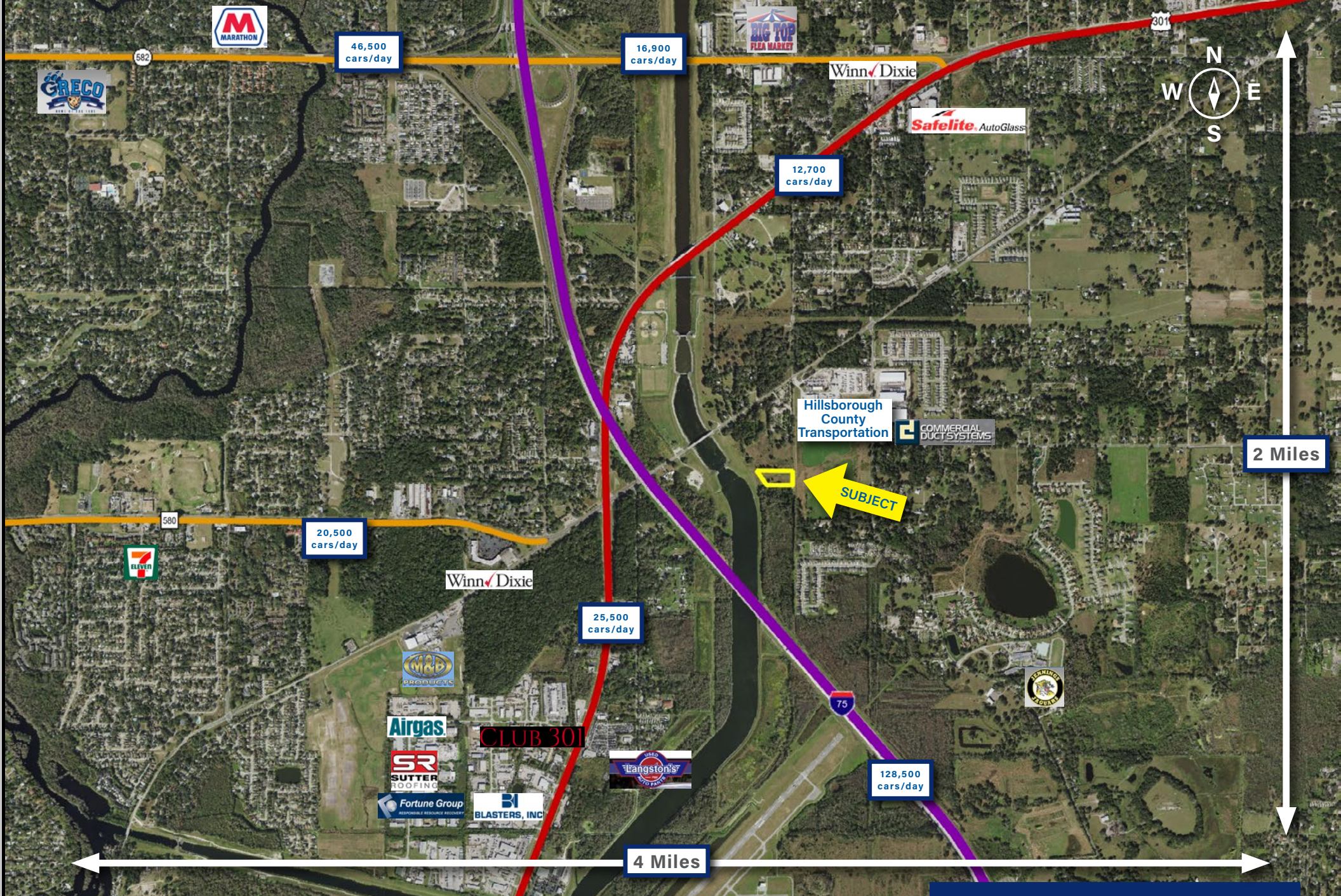
Race and Ethnicity

White Alone	58.60%	61.90%	64.40%	59.50%	55.40%	68.90%	76.30%	73.00%	69.90%
Black Alone	27.90%	25.10%	21.50%	26.80%	30.80%	17.00%	12.50%	16.40%	12.90%
American Indian Alone	0.60%	0.40%	0.50%	0.50%	0.50%	0.40%	0.40%	0.40%	1.00%
Asian Alone	3.70%	3.60%	5.70%	3.60%	4.30%	4.10%	3.50%	2.80%	5.70%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.00%	4.70%	3.80%	5.00%	4.80%	5.80%	4.10%	4.30%	6.90%
Two or More Races	4.20%	4.20%	4.10%	4.70%	4.10%	3.70%	3.20%	3.00%	3.40%
Hispanic Origin (Any Race)	18.40%	19.50%	17.70%	20.80%	20.40%	28.80%	19.70%	25.90%	18.30%



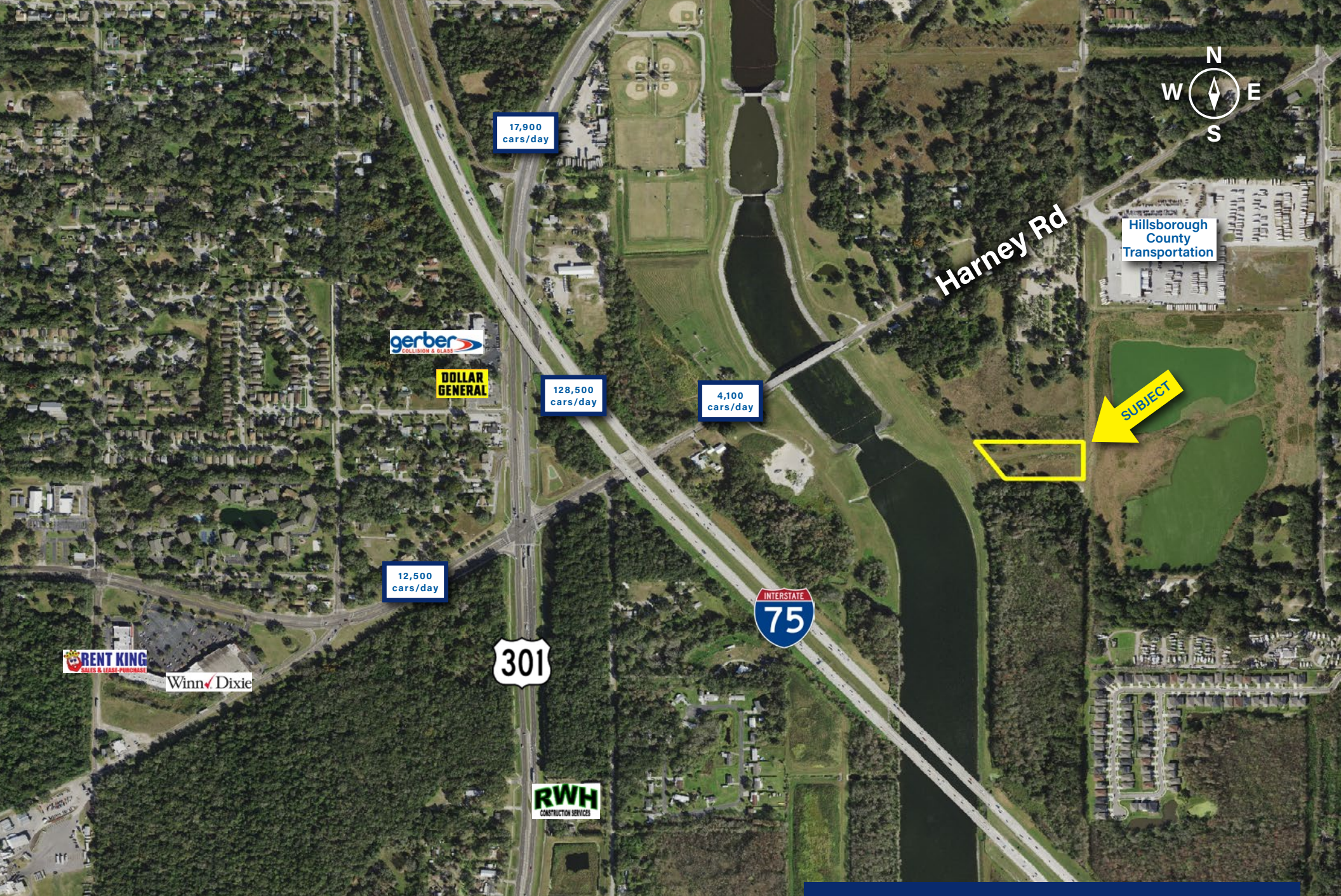
The market area encompasses portions of Temple Terrace and Tampa, FL. The market area also includes the University of South Florida.

MARKET AREA MAP



The trade area consists mostly of industrial and residential uses.

TRADE AREA MAP



17,900 cars/day

gerber COLLISION & GLASS

DOLLAR GENERAL

128,500 cars/day

4,100 cars/day

12,500 cars/day

RENT KING SALES & LEASE PURCHASES

Winn-Dixie

301

INTERSTATE 75

RWH CONSTRUCTION SERVICES



Hillsborough County Transportation

SUBJECT

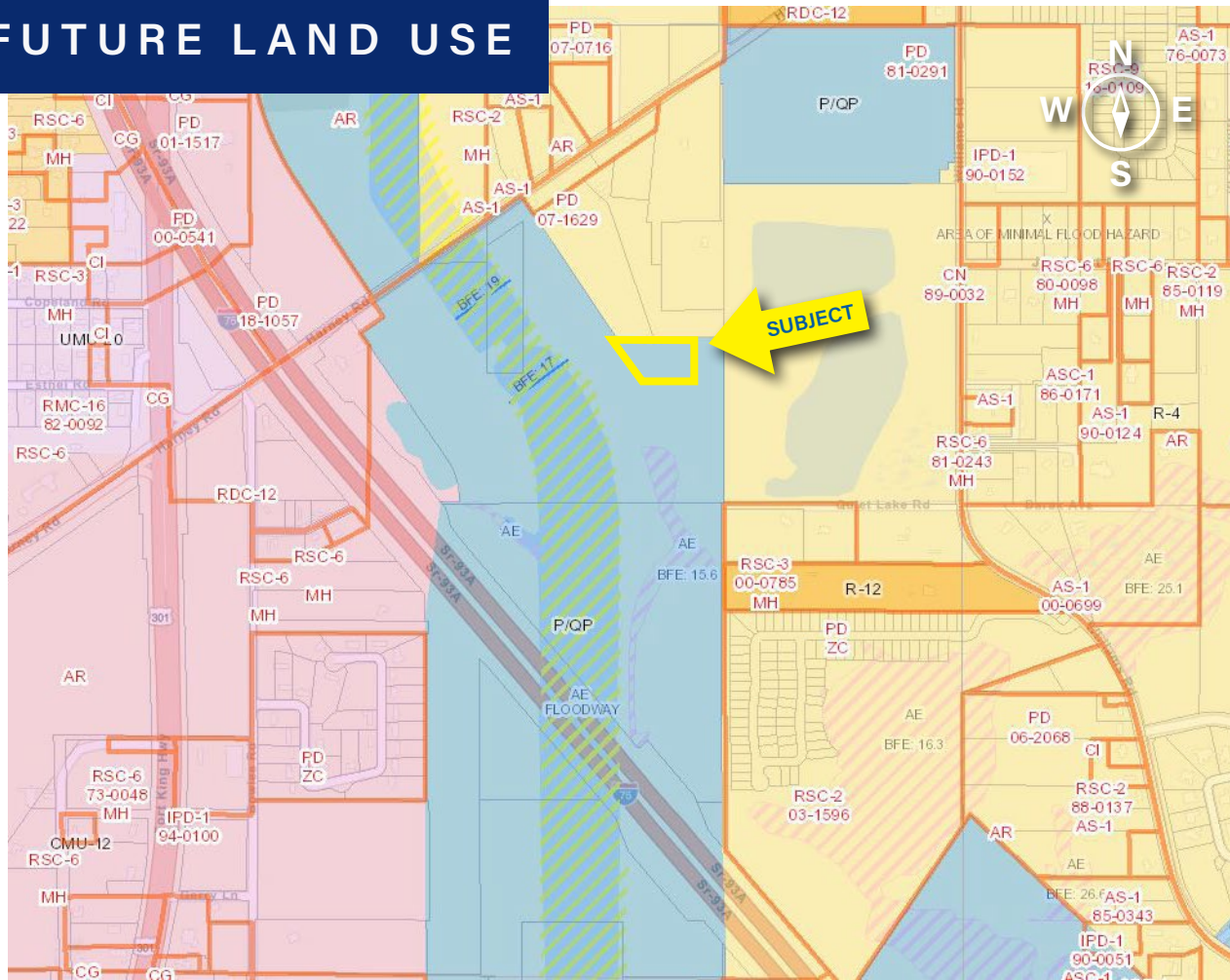
NEIGHBORHOOD AERIAL



Access via Harney Rd

SITE AERIAL


FUTURE LAND USE



Agricultural Rural (AR)

The purpose of this district is to protect viable long term agricultural lands so classified in the Comprehensive Plan from urban and suburban encroachment by encouraging agriculture and related uses on parcels of at least five (5) acres.

Highest and best use for this property would be to re-zone for residential or commercial use.

-  AR
-  CMU-12
-  R-4
-  R-12



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