



11734 Jefferson Road Site



11734 JEFFERSON RD.
THONOTOSASSA, FL 33592

WATERFRONT MULTI-PURPOSE BUILDING

FOR SALE

PRIME CORNER LOCATION AVAILABLE FOR SALE AT THE INTERSECTION OF FOWLER AVENUE & JEFFERSON ROAD

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
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EXECUTIVE SUMMARY

11734 JEFFERSON ROAD
THONOTOSASSA, FL 33592

PRICE PSF: \$5,500,000/

2024 TAXES \$2,181.25

TRAFFIC COUNT 18,300 VTD (FOWLER AND WALKER ROAD-AADT, 2024)

PROPERTY FEATURES

- Zoning: IPD-2- Interstate planned development- approved for Charter School use
- Size & Layout: 9 rooms, building B-North • 11 rooms building B-South :: 12 rooms (approx.), building A-North • 11 rooms (approx.) building A-South
- Recent Remodel: Updated interiors with functional academic design
- Key Spaces: Front desk/check-in, café/ commercial kitchen, lab, gym- multi-purpose building and band room
- Outdoor Features: multi-sport game court, screened pavilion and waterfront picnic area
- Utilities: Contact Broker
- Prior Use: Former private community middle school
- Location: Positioned at the E. Fowler Avenue and Jefferson Road intersection near major travel arteries and amenities in thriving Northeastern Hillsborough County



PROPERTY VIEW

INVESTMENT HIGHLIGHTS

- Expansive 33,950+/- SF multi-purpose building on 3.29 acres
- Zoned IPD-2 (Interstate Planned Development)
- Future use: Approved Charter School- session enrollment, August 2026
- Located in flood zone X, indicating minimal flood risk
- 58 surface parking spaces
- Core services of Temple Terrace, the USF area and the Greater City of Tampa are conveniently nearby
- 8/10^{ths} miles from Interstate 75
- 1 mile from US Hwy 301 South
- 2.2 miles from Fletcher Avenue
- 4.7 miles from Busch Blvd
- Located within an Opportunity Zone, this property may offer potential tax incentives for redevelopment



LISTING DETAILS

FINANCIAL TERMS

OFFERING PRICE **\$5,500,000/**

PURCHASE OPTIONS **CASH, CONVENTIONAL, SBA**

LOCATION

STREET ADDRESS 11734 JEFFERSON ROAD, THONOTOSASSA

COUNTY HILLSBOROUGH

MARKET TAMPA-ST. PETERSBURG- CLEARWATER

SUB MARKET NORTHEAST AREA

UTILITIES

ELECTRICITY TECO

WATER/WASTE CONTACT BROKER

COMMUNICATION SPECTRUM, FRONTIER AND VERIZON

THE COMMUNITY

NEIGHBORHOOD/SUBDIVISION NAME NORTHEAST AREA

FLOOD ZONE AREA X, AE

FLOOD ZONE PANEL 12057C0240H

THE PROPERTY

FOLIO NUMBER 060041-0000

ZONING IPD-2 (INTERSTATE PLANNED DEVELOPMENT)

FUTURE USE APPROVED CHARTER SCHOOL

SITE IMPROVEMENTS 33,950 SF

LOT DIMENSION (APPROX.) 635; X 270'

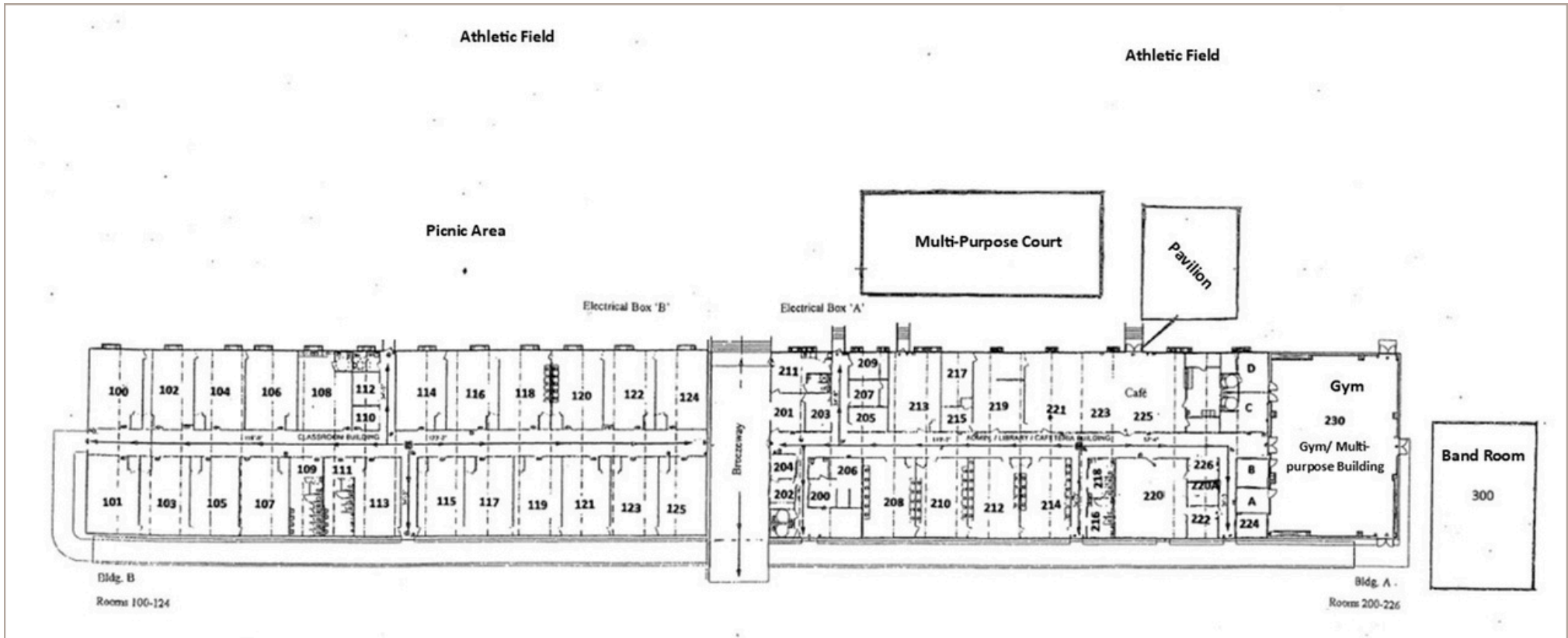
PARKING 58 COMMON SURFACE SPACES

LOT DIMENSION (APPROX.) 635; X 270'

TOTAL ACREAGE 3.29 AC :: 143,312 SF



Zoned IPD-2: IPD-2 is a special purpose zoning district for large, planned projects along Interstate 75, blending mixed-use concepts with industrial/commercial goals, unlike standard zoning districts



Strong potential for adaptive reuse: e.g., medical educational nonprofit wellness creative office space public use facility educational or religious institution retail redevelopment multi-family housing conversion care or community facility meeting hall conservatory trade school special purpose or flex space

Within a 3-mile radius of this site, approximately **42,860** people with an average age of **39** and the HH income is over **\$84,786** reside



LOCATED IN A QUALIFIED OPPORTUNITY ZONE

IPD-2 zoning

- **Location:** Primarily within the I-75 Corridor.
- **Purpose:** To develop areas for manufacturing, processing, assembly, and intensive commercial uses.
- **Integration:** Designed to work with the UMU-20 (Urban Mixed-Use) category, allowing for varied uses including residential (like live/work).
- **Flexibility:** Planned Development (PD) districts allow for deviations from standard zoning rules if they meet public benefit goals.
- **Natural Preservation:** Emphasis on preserving existing trees and topography.

Commonly Allowed Uses in Residential/Mixed IPD-2 Zones:

- **Residential:** Single-family, multi-family, mobile homes, dormitories, housing for older persons, recovery homes.
- **Institutional/Community:** Churches, schools (K-12), libraries, museums, day care centers, community residential homes (Types A, B, C).
- **Accessory/Support:** Home occupations, accessory dwelling units, model dwelling units.



DRIVING DIRECTIONS

From Interstate 75 take exit 265 (Fowler/ Temple Terrace). Take the Fowler east exit. Head east. At the first light (Jefferson Road) turn left. Property will be on your immediate left.



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