

1240 – 1244 Bloomingdale Avenue, Valrico, Florida 33596



The property offered is located on the north side of Bloomingdale Avenue, approximately 1,550 feet east of the intersection at Bell Shoals Road in unincorporated Hillsborough County, Florida.

The Bloomingdale Community is located 15 miles southeast of Tampa. The Bloomingdale Community has its roots in cow pastures, and farmland, and today, the community is the largest neighborhood in Hillsborough County boasting more than 5,000 homes, 3 condominium complexes, and a population of over 23,000. The area is further defined by the amenities it offers including; area churches, the Bloomingdale Golfer's Club, a community sports complex for adult and little league baseball, and the Campo Community YMCA, and two county Parks and Recreation facilities, the Bloomingdale Public Library and several top-rated county schools are located within or around the community's borders.

Construction in Bloomingdale began in 1979 and with the exception of a few remaining lots, has now ended in around 2013. Development began in March 1979 east of Bell Shoals Road and south of Bloomingdale Avenue. More than 5 large developers took part in the building of Bloomingdale where there are 32 or more subdivisions, 16 with voluntary homeowner associations and 16 with mandatory homeowner associations, including 45 separate deed communities.

Dimensions/Area: 175 feet wide by 175 feet deep or 30,625 sq.ft.± or .703 acres.

Taxes: 1240	Folio #: 073153.0000 – 2023 AV \$ 65,342.00	2023 Taxes: \$ 1,053.18
1244	Folio #: 073154.0000 – 2023 AV \$ 57,088.00	2023 Taxes: \$ 920.13
	Totals:	\$122,430.00 \$ 1,973.31

Asking Price: \$14.00 per square foot or \$478,750.00

For Additional information: please call Jim Jacob or Joe Jacob at 813-258-3200
jjacob@jres.net or joejacob@jres.net

COMMERCIAL DEVELOPMENT SITE FOR SALE
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Comprehensive

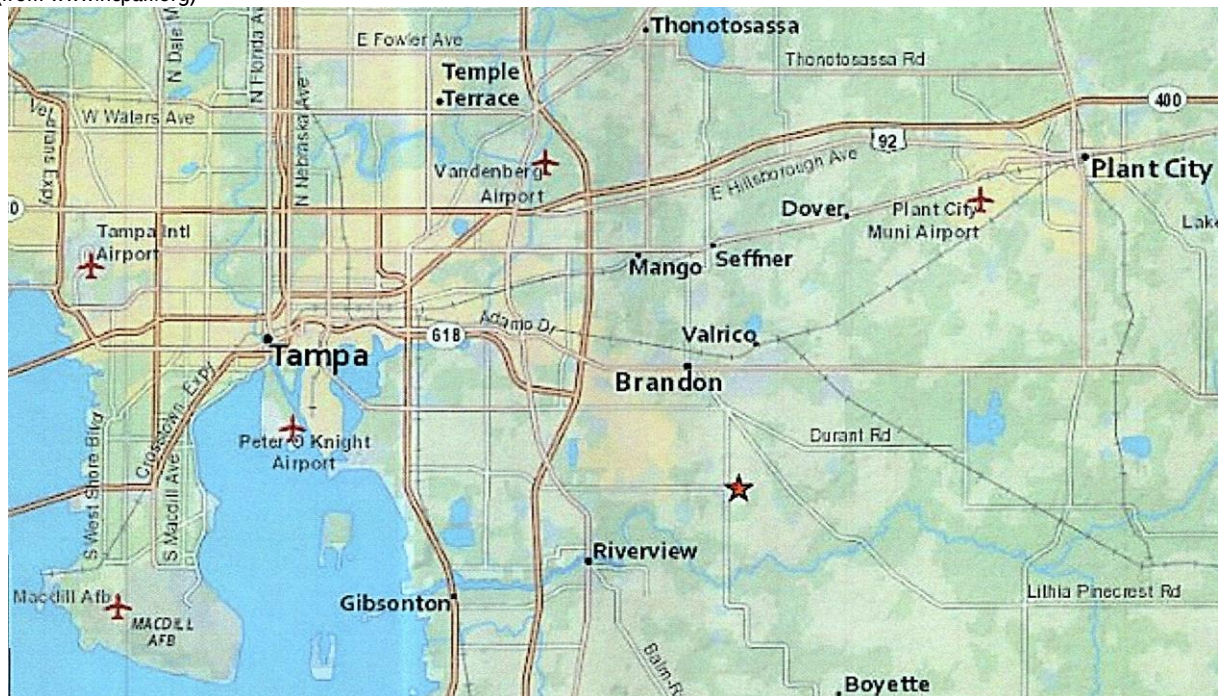
Land Use: Community Mixed-Use -12: Provides for maximum development densities as follows: RESIDENTIAL GROSS DENSITY Up to a maximum of 12.0 dwelling units per gross acre and COMMERCIAL DENSITY of a MAXIMUM FLOOR AREA RATIO up to 0.5 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.

Zoning: There are two folio #s included with the offered property. 1240 Bloomingdale is zoned RSC-4 Residential-Single Family, Conventional allowing up to 4 dwelling units per acre (du/ga). 1244 Bloomingdale is zoned Residential-Single Family, Conventional allowing up to 3 dwelling units per acre (du/ga).

Utilities: The property is located in the Urban Service area, and there is potable water and sanitary sewer running along the west property line serving the “District at Bloomingdale” townhome development that was developed in 2021. There is a stormwater drain located along the Bloomingdale right of way of the 1240 property.

Area Map:

(from www.hcpafl.org)



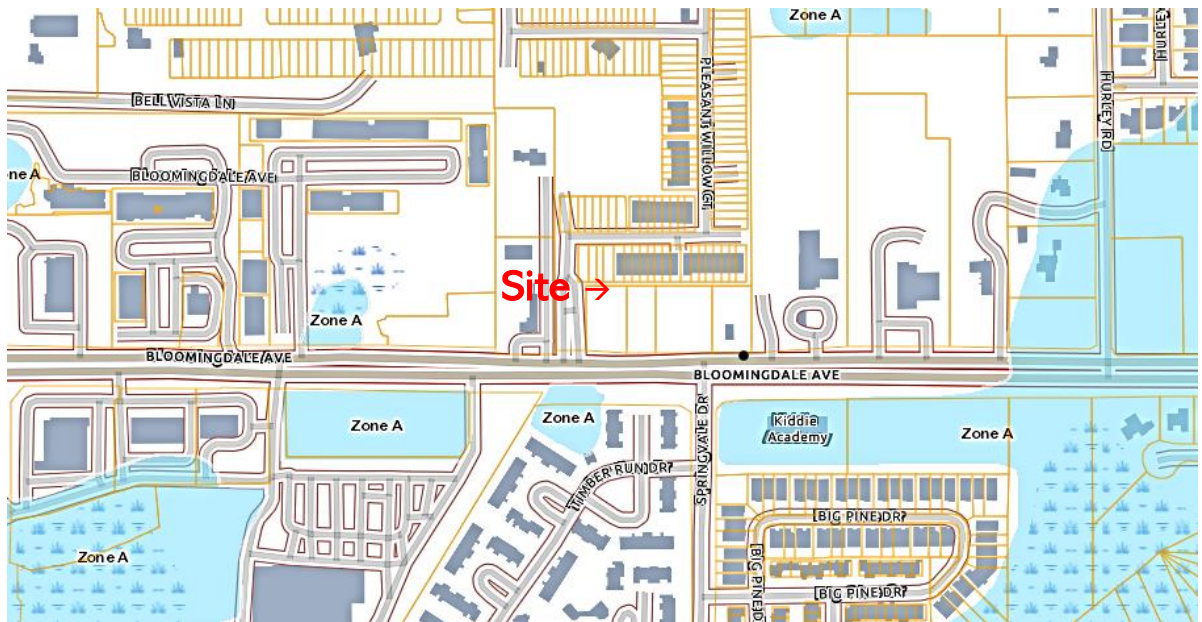
Flood Zone: Based upon the Federal Emergency Management Agency Flood Insurance Rate Map for the property, 120112 - 12057C0394H - 08/28/2008, the property is located in Zone X - Floodplain area, with a 0.2% (or 1 in 500 chance) or less annual chance of flooding which includes areas of moderate flood hazard, such as base floodplains and shallow flooding areas, and minimal flood hazard, which may still have ponding and local drainage problems.

For additional information, please contact:

Joe Jacob, 813-758-5282 joejacob@jres.net or Jim Jacob jjacob@jres.net 813-245-7717 at
Jacob Real Estate Services, Inc. | 607 Bay Street, Tampa, FL. 33606 | 813-258-3200

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Flood Zone Map:



Aerial Photo: (below from www.hcpaf.org pictometry)



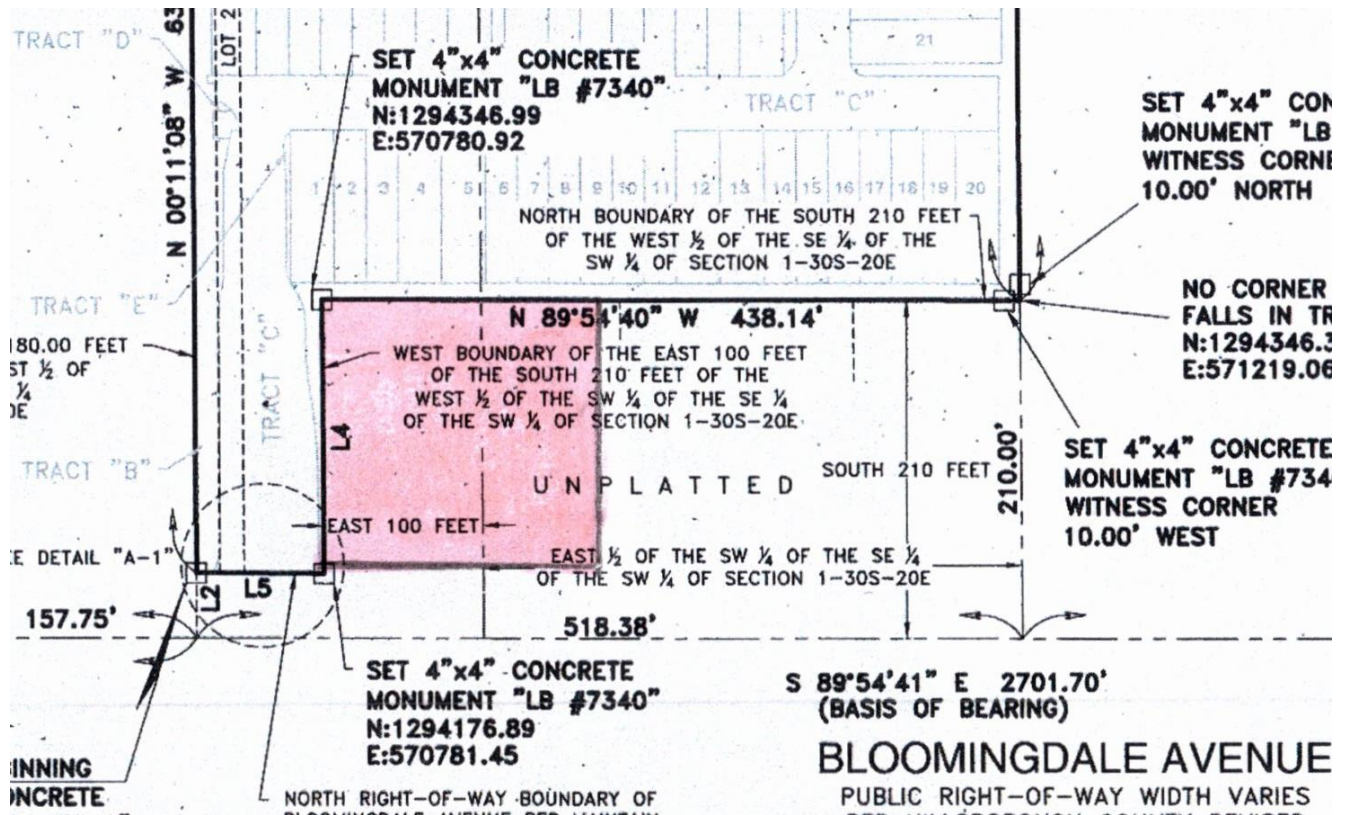
Topography: The offered property is heavily treed, and is relatively level and appears to drain to the south with elevations between 50 to 60 feet above mean sea level.

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Site Sketch:



Above sketch is from the DISTRICT AT BLOOMINGDALE site plan and permit drawings.

Demographics:

Demographics	1 mile	3 miles
Population	10,279	86,869
Households	3,770	31,489
Median Age	42.10	40.90
Median HH Income	\$92,627	\$93,973
Daytime Employees	3,235	16,577
Population Growth '23 - '28	↑ 3.55%	↑ 2.27%
Household Growth '23 - '28	↑ 3.63%	↑ 2.45%

Traffic Counts:

Collection Street	Cross Street	Traffic Vol	Last Me...	Distance
Bloomingdale Ave	Hurley Rd W	28,038	2022	0.28 mi
Bell Shoals Rd	Knowles Rd N	11,229	2022	0.33 mi
Bell Shoals Rd	Starwood Ave S	26,640	2022	0.35 mi
Cade Lane	Bloomingdale Ave N	45,915	2022	0.47 mi
E Bloomingdale Ave	Maze Ln W	51,099	2022	0.53 mi
Bell Shoals Road	Rosemead Ln S	17,623	2022	0.53 mi
Bell Shoals Rd	Belle Timbre Ave S	15,243	2022	0.66 mi
Bloomingdale Ave	Blowing Oak St E	26,053	2022	0.70 mi
S Bryan Rd	Bryan Oak Ave N	8,305	2022	0.82 mi
E Bloomingdale Ave	Brook Crossing D...	45,402	2022	0.96 mi

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Disclaimer: Any information given herewith is obtained from sources we consider reliable. However, JRES • Jacob Real Estate Services, Inc. is not responsible for misstatement of facts, errors, omissions, prior placement or sale, withdrawal from market, modification of offering terms and/or conditions, or change in price without notice. The information presented here is for informational purposes without warranty or assurance that said information is correct. Other than the obligation to deal honestly and in good faith, any terms outlined here are for negotiation purposes and are in no way binding upon any party until such time as a fully negotiated lease or purchase document is executed by the parties intending to be bound. Any person intending to rely upon the information supplied herein should verify all information independently.