



SEFFNER REDEVELOPMENT

WITTNER WOLLMAN GROUP



2404 S PARSONS AVE SEFFNER, FL 33584



**ASKING
PRICE**

\$650,000

SIZE

3.2 ACRES

FOR SALE

HIGHLIGHTS

- 3.2-ACRE CORNER SITE WITH DUAL ACCESS AND STRONG VISIBILITY
- LOCATED IN THE HIGH-GROWTH SEFFNER-BRANDON CORRIDOR OF EASTERN HILLSBOROUGH COUNTY
- TRAFFIC COUNTS: ~18,000 CARS/DAY ON PARSONS AVE; 30,000+ ON SR-574 (MLK BLVD)
- STRONG DEMOGRAPHICS: 10% POPULATION GROWTH IN 5-MILE RADIUS; \$75K+ MEDIAN HOUSEHOLD INCOME
- QUICK ACCESS TO MAJOR CORRIDORS: 3 MILES TO I-75 → IMMEDIATE CONNECTION TO I-4, TAMPA, PLANT CITY, ORLANDO
- NEARBY MAJOR EMPLOYERS: BRANDON REGIONAL HOSPITAL, AMAZON FULFILLMENT CENTER, BRANDON RETAIL CORRIDOR



KW ST PETE
KELLERWILLIAMS®

JAKE WOLLMAN
727-280-5592

NICOLE POTTS HART
727-409-3237



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