



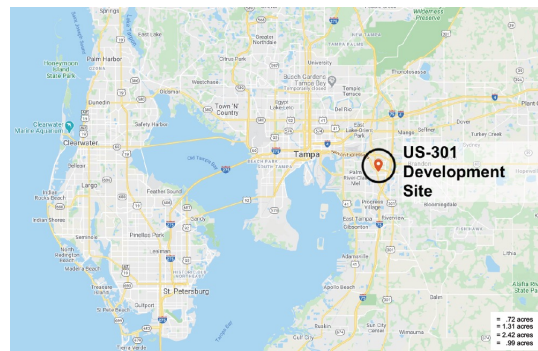
**ACQUISITION
CONSULTANTS**
ADVANCE • CREATE • PROTECT



US 301
Tampa/ Brandon, FL

COMMERCIAL LAND FOR SALE

ACROSS FROM FUTURE FLORIDA COCA COLA HEADQUARTERS



\$925,000 - \$1,700,000

ABOUT THIS PROPERTY

5.45 acres | Hard corner at approved red-light

PROPERTY DETAILS

4 Commercial parcel totaling +/- 5.45 acres. Includes hard corner at approved red-light (to be built). More than 16,000 multi-family units within 3 miles. Close to Top Golf, Bass Pro Shops and Brandon Town Mall. 200 yards from Selmon Expressway Interchange.



ZONING

Commercial Intensive (CI)



TRAFFIC COUNT

55,500 (US-301)



POPULATION

1 Mile 13,079
3 Mile 85,330
5 Mile 180,719



INCOME

1 Mile \$70,281
3 Mile \$68,337
5 Mile \$71,122

Data obtained from sources deemed reliable. Acquisition Consultants has not verified accuracy and makes no guarantee, warranty or representation as to the accuracy of this information. This information is provided subject to errors, omissions, changes of price, withdrawal without notice, among other conditions. Projections, assumptions and opinions are given for example only.

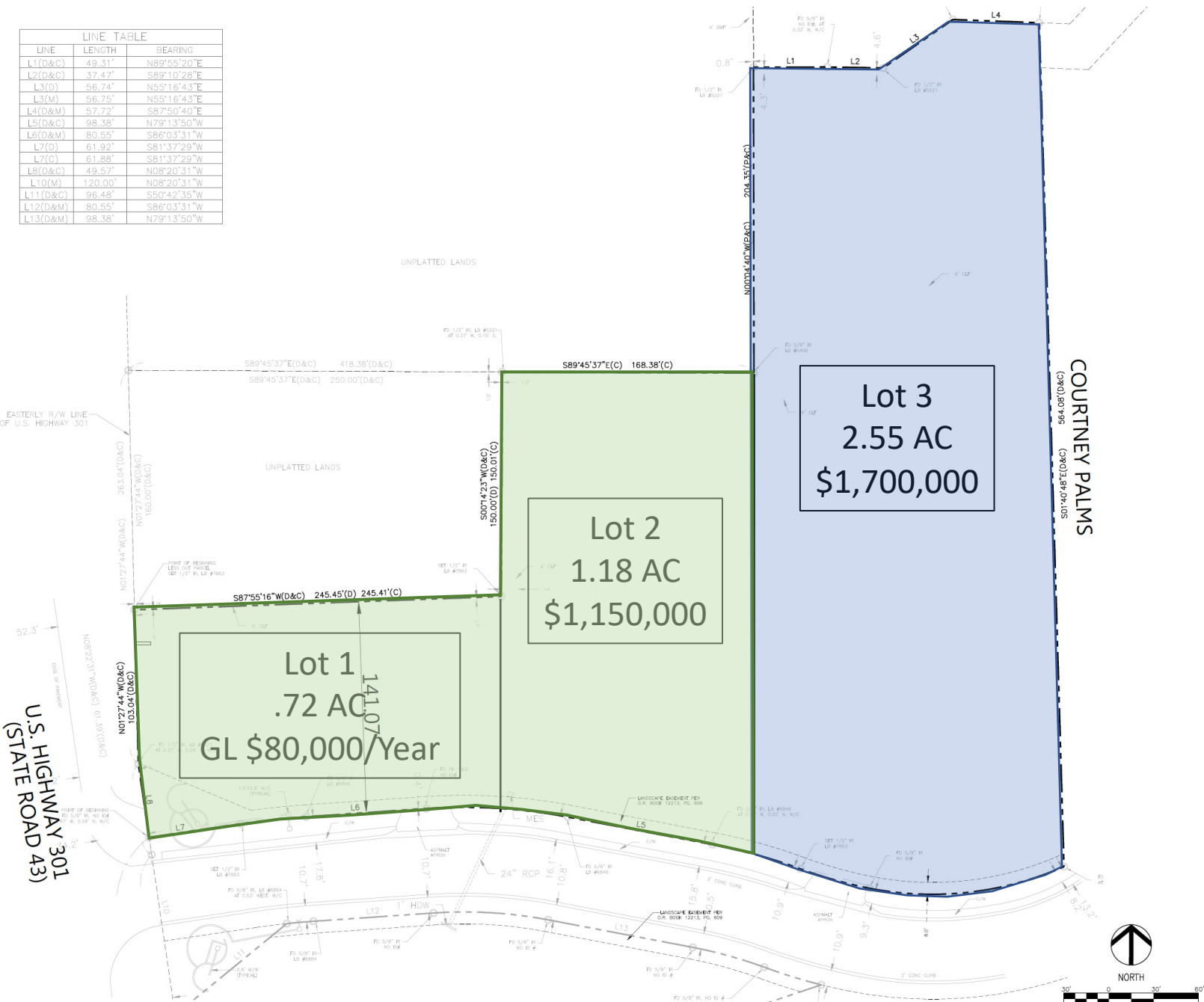
North Side of Courtney Palms Boulevard:

Lot 1 Size = +/- .72 AC

Lot 2 Size = +/- 1.18 AC

Lot 3 Size = +/- 2.55 AC

LINE	LENGTH	BEARING
L1(D&C)	49.31'	N89°55'20"E
L2(D&C)	37.47'	S89°10'28"E
L3(D)	56.74'	N55°16'43"E
L3(M)	56.75'	N55°16'43"E
L4(D&M)	57.72'	S87°50'40"E
L5(D&C)	98.38'	N79°13'50"W
L6(D&M)	80.55'	S86°03'31"W
L7(D)	61.92'	S81°37'29"W
L7(C)	61.88'	S81°37'29"W
L8(D&C)	49.57'	N08°20'31"W
L10(M)	120.00'	N08°20'31"W
L11(D&C)	96.48'	S50°42'35"W
L12(D&M)	80.55'	S86°03'31"W
L13(D&M)	98.38'	N79°13'50"W

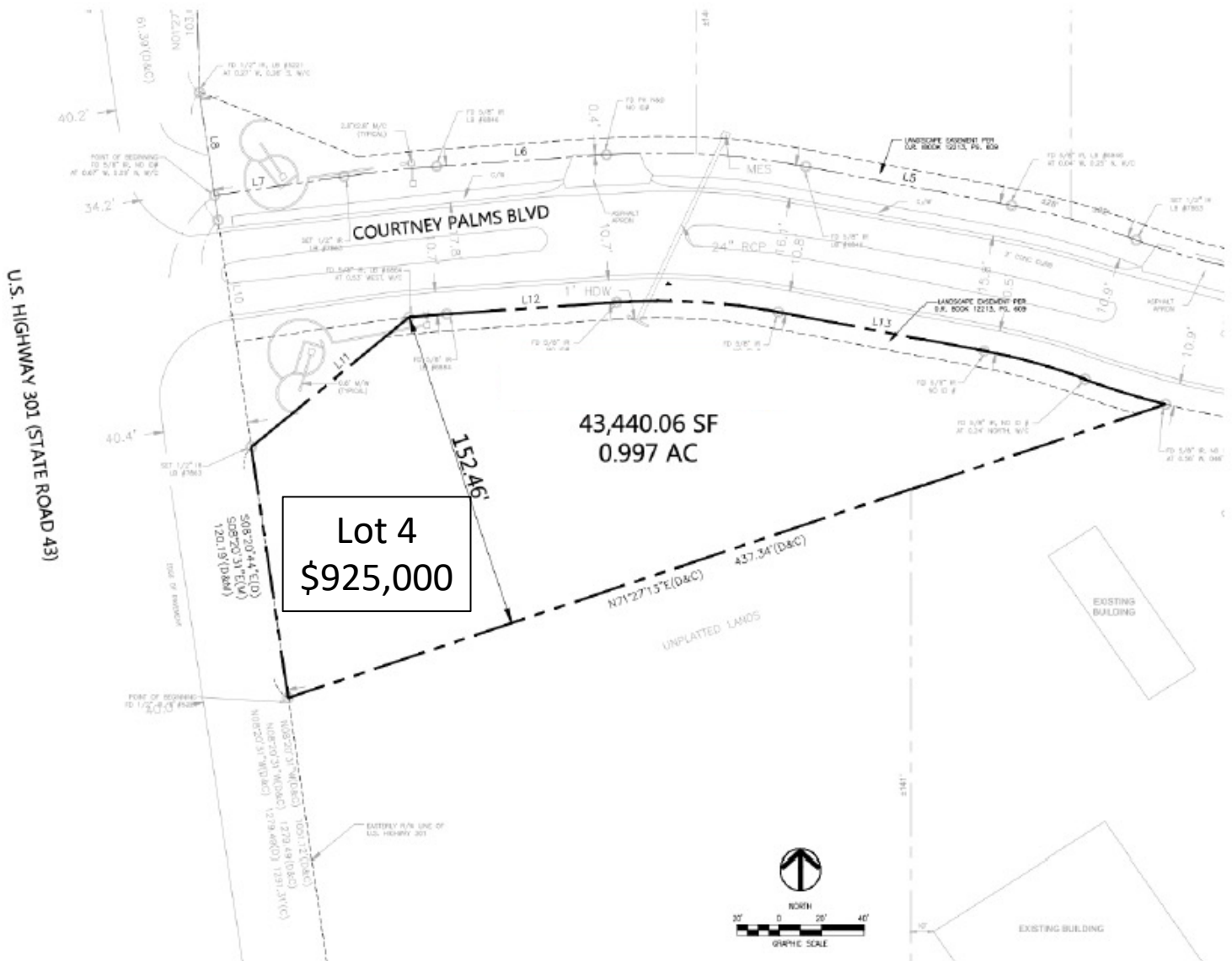


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South Side of Courtney Palms Boulevard:

Lot 4 Size = +/- 0.99 Acres

Price: \$925,000



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