



PROPERTY FOR SALE

HARNEY RD COMMERCIAL LAND (SWFWMD TBC-14)

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EXECUTIVE SUMMARY

HARNEY RD THONOTOSASSA, FL 33592

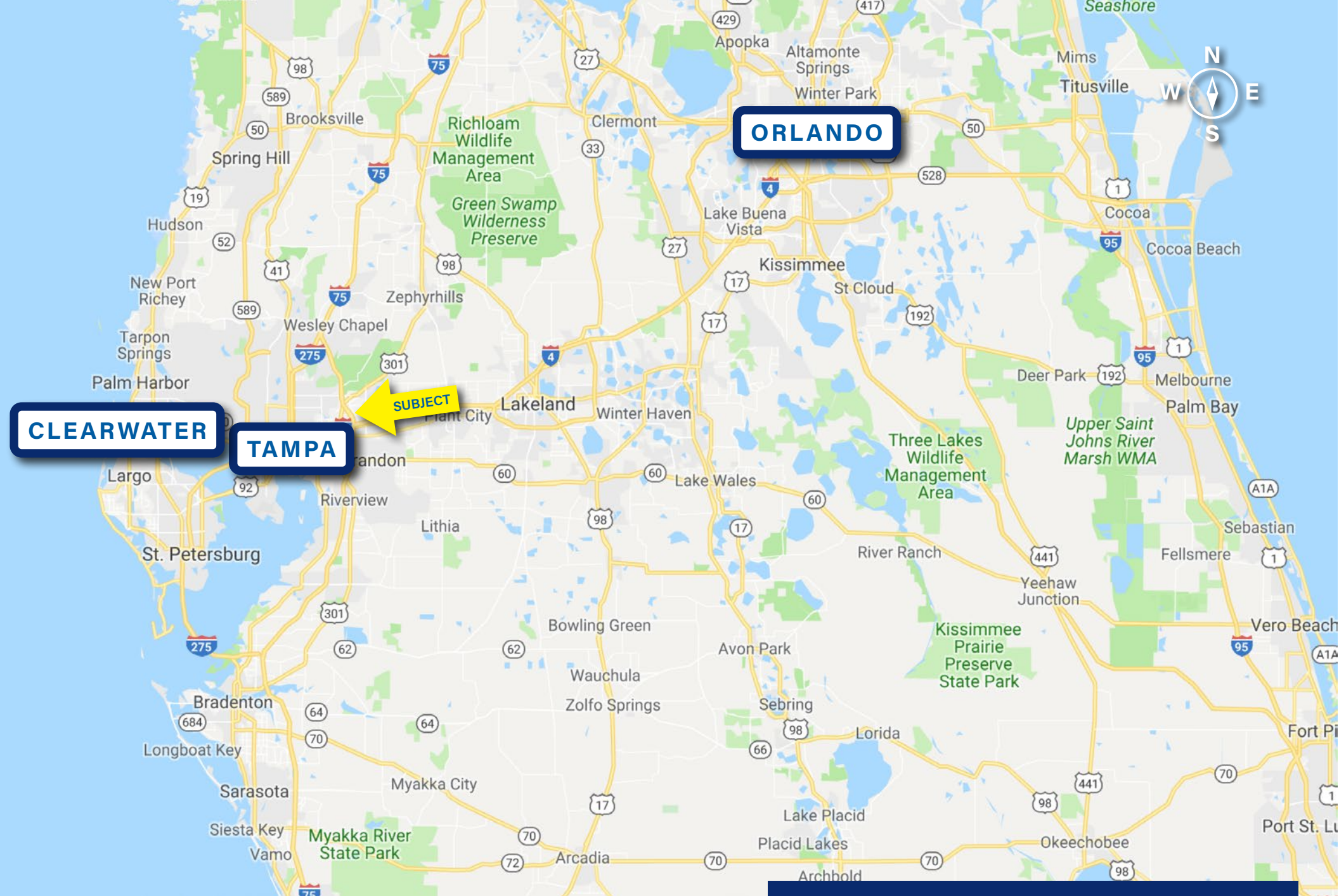
The subject property is located in Thonotosassa, FL approximately 2 miles away from exit 265 on I-75. The surrounding area has good population density with almost 15,000 people within a 2 mile radius and a younger population with a median age of 36.4. The age and growing demographics are partially due to the property being located in close proximity to the University of South Florida which is located less than 5 miles northwest of the subject property. Highest and best use for this property would be to re-zone for residential or commercial use.

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

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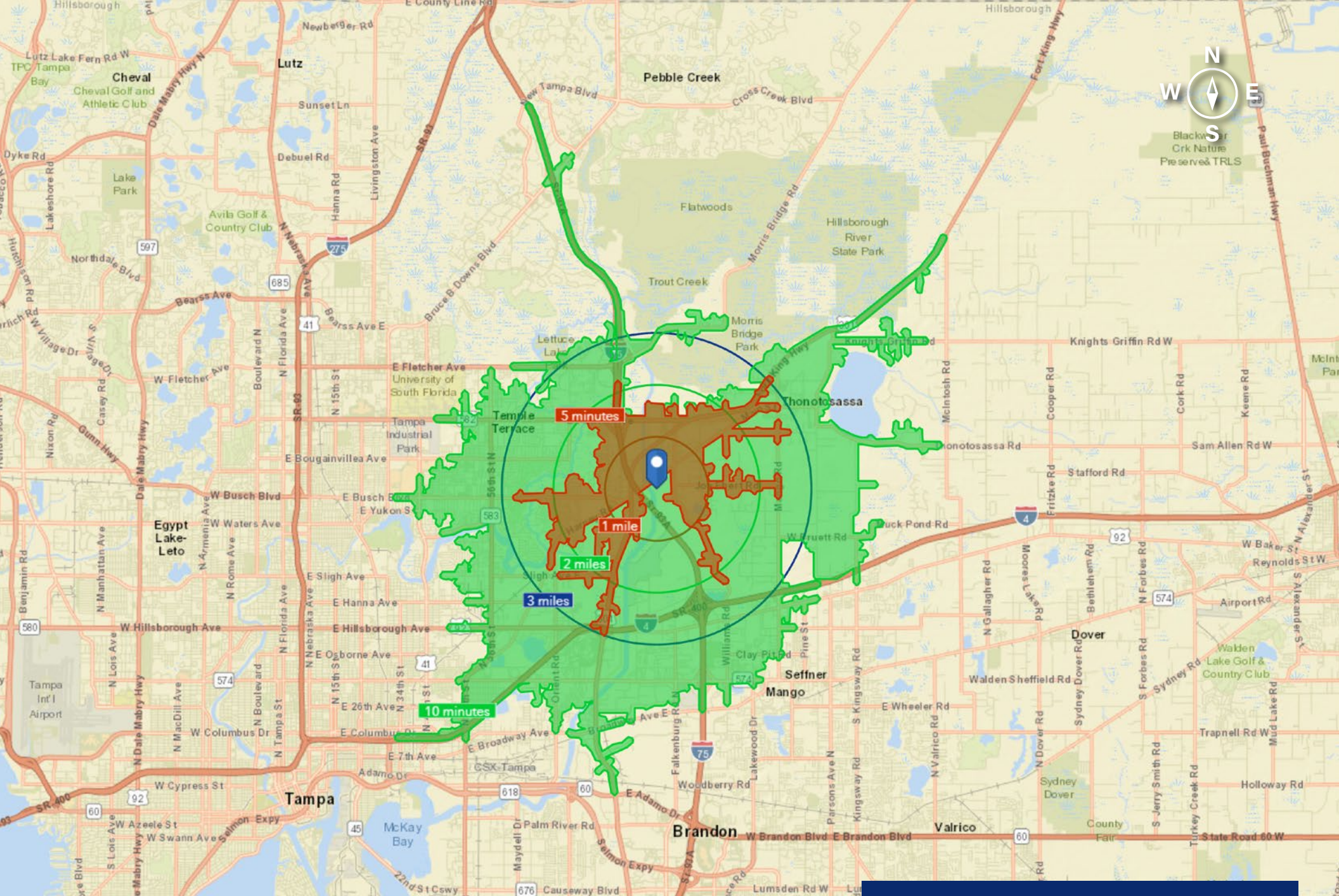


Located in the Tampa-St. Petersburg-Clearwater MSA.

REGIONAL LOCATION MAP



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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

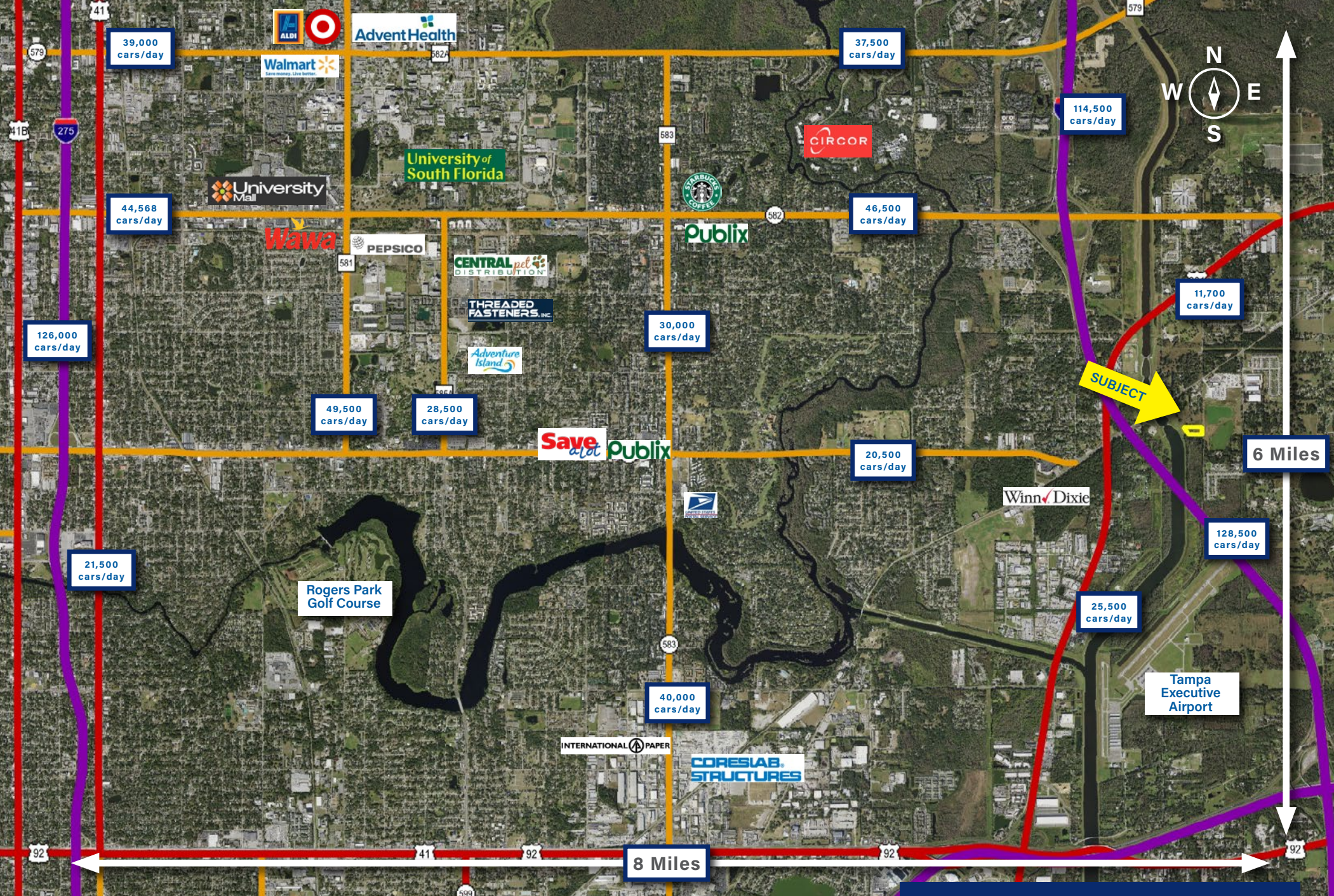
<\$15,000	13.40%	11.80%	11.60%	12.50%	15.20%	11.10%	11.50%	11.70%	11.20%
\$15,000 - \$24,999	10.50%	10.90%	11.00%	11.40%	12.80%	9.80%	11.00%	10.60%	9.40%
\$25,000 - \$34,999	11.80%	10.00%	10.90%	11.20%	12.40%	10.10%	10.80%	10.70%	9.30%
\$35,000 - \$49,999	21.50%	18.80%	16.70%	21.20%	17.80%	14.10%	14.90%	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

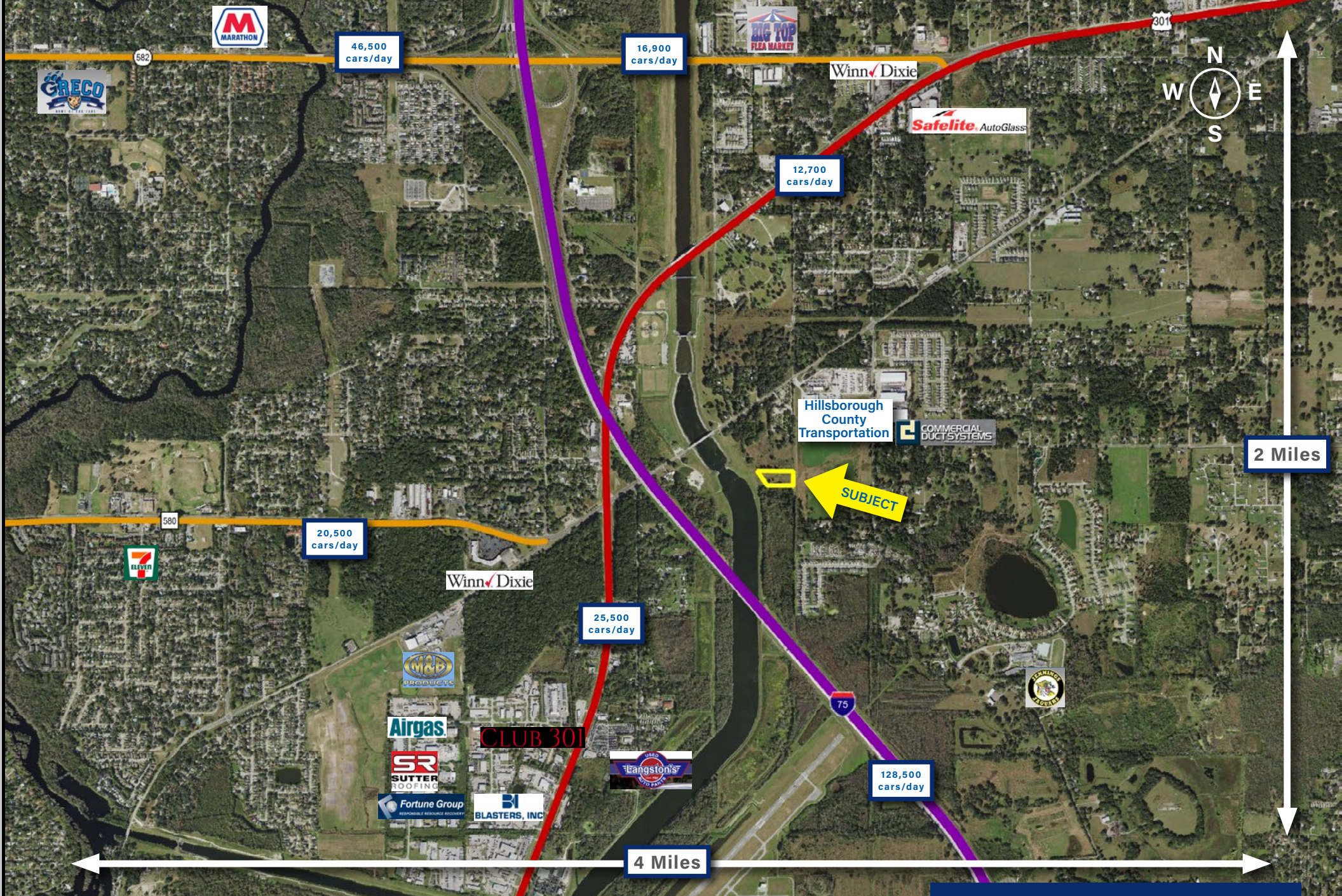
0 - 4	6.90%	6.10%	6.10%	6.30%	6.80%	6.10%	5.20%	5.30%	6.00%
5 - 9	6.60%	6.00%	5.70%	6.10%	6.30%	6.10%	5.40%	5.40%	6.20%
10 - 14	5.90%	5.60%	5.40%	5.70%	5.90%	6.20%	5.60%	5.60%	6.30%
15 - 19	5.50%	5.70%	6.00%	5.70%	6.30%	6.40%	5.60%	5.70%	6.40%
20 - 24	7.10%	7.00%	8.90%	7.30%	9.30%	7.40%	6.20%	6.30%	6.90%
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%

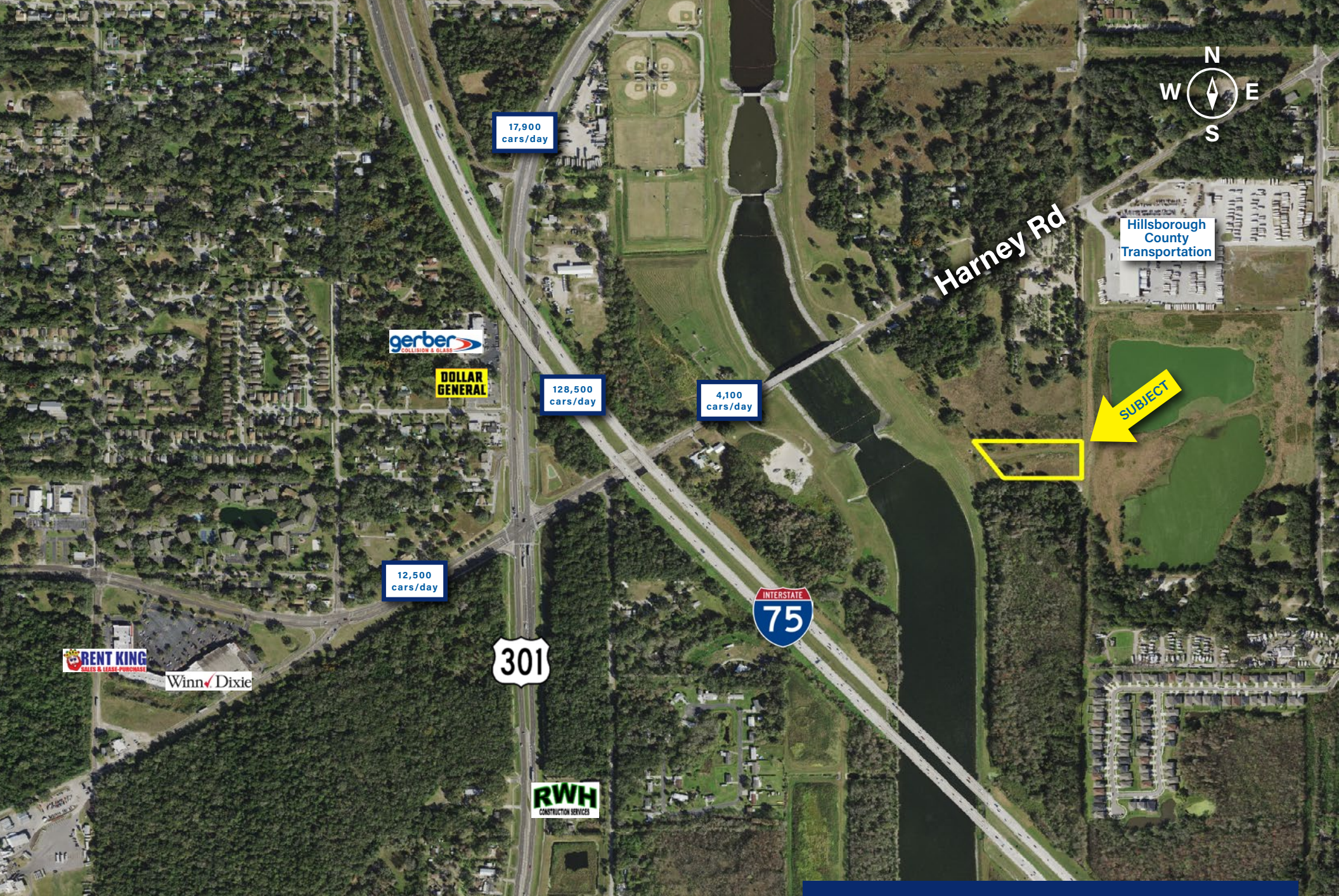


The market area encompasses portions of Temple Terrace and Tampa, FL. The market area also includes the University of South Florida.



TRADE AREA MAP

The trade area consists mostly of industrial and residential uses.



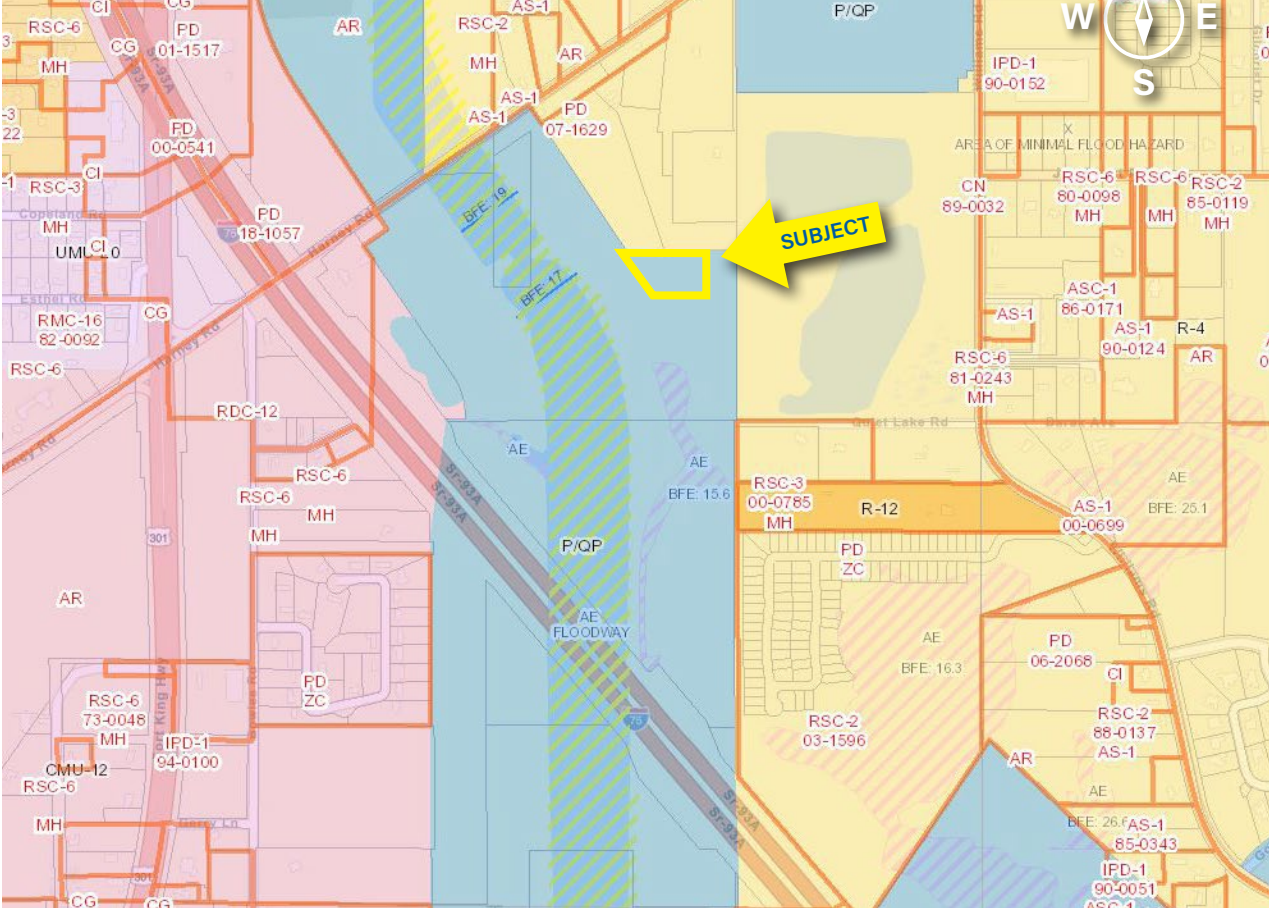
NEIGHBORHOOD AERIAL



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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