FOR SALE

100 Acres Dover, Fl

THONOTOSASSA ROAD

Dover, FL 33527

PRESENTED BY:

ALI MUSHTAQ
O: 407.982.3976
ali.mushtaq@svn.com
FL #SL3039910

T.C CHEN
O: 386.310.7900
chent@svn.com

Table of Contents

4 **PROPERTY INFORMATION**

Property Summary 5
Property Description 6
Condition of Approval 7
Parcel Outline 9
Conceptual Layout 10
Additional Photos 11
Additional Photos 12
Additional Photos 13
Additional Photos 14

15 **LOCATION INFORMATION**

Regional Map 16
Location Map 17
Aerial Map 18
Additional Photos 19

20 **SALE COMPARABLES**

Comps Nearby
Stoney Creek Comps 2
Stonelake Ranch Comps 2
Stonelake_Ranch_Sold_Comps.pdf 2

25 **DEMOGRAPHICS**

Demographics Map & Report 26
Hillsborough County 27
Tampa Overview 28

29 **ADVISOR BIOS**

Advisor Bio 1 30
Advisor Bio 2 31

SVN ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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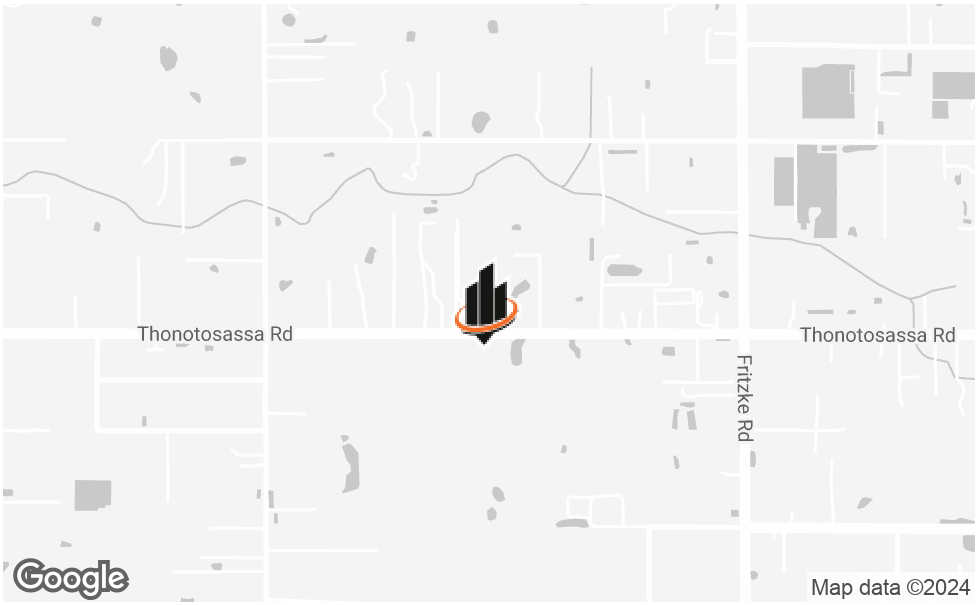
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
AVAILABLE SF:	
LOT SIZE:	100 Acres
PRICE / ACRE:	-
MARKET:	Tampa MSA
SUBMARKET:	Dover
TRAFFIC COUNT:	4,500
APN:	U-17-28-21-ZZZ-000003-61380.0

PROPERTY HIGHLIGHTS

- 100 Acres Raw land
- Surrounding area is starting to boom.
- Locate near I-4
- PD Zoning allows 1 ace home sites.
- Well Water & Individual Septic Tank per lot

PROPERTY DESCRIPTION

SVN Alliance is pleased to exclusively present another SFH Development located in Dover, Fl in Hillsborough County. This area has attracted Homebuilders / Developers for entitlements into 1 acres Lot development under PD zoning approvals. No other density is available presently. Located on Main Thonotassa Road which is few minutes away from I-4 Intersection ramps.
Nearby Subdivision home sales are from $500K- High $700k+ 1 Acre Homes = Sold Comps.

Based on PD Density, conceptual design should allow 103 Lots, subject to approvals.

LOCATION DESCRIPTION

Located Direct south of Milton West Road, Adjacent to City of Tampa Land

SITE DESCRIPTION

Shows 78.63 Acres usable with 22.34 GB Lowlands.

CONDITION OF APPROVAL

1. The project shall be permitted a maximum of 98 single-family conventional dwelling units.

2. Development standards for the project shall be as follows:

   Lots adjacent to Road:

Minimum lot size:	1 acre
Minimum lot width:	150 feet
Front Yard Setback:	50 feet
Side Yard Setback:	15 feet
Rear Yard Setback:	50 feet
Maximum Building Height:	35 feet, 2 stories

   All other lots:

Minimum lot size:	21,780 square feet
Minimum lot width:	100 feet
Front Yard Setback:	25 feet
Side Yard Setback:	10 feet
Rear Yard Setback:	25 feet
Maximum Building Height:	35 feet, 2 stories

3. Buffering and screening shall be in accordance with LDC Section 6.06.06. Community Gathering Places shall be in accordance with LDC Section. 6.02.18.

4. Notwithstanding anything herein or shown on the PD plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

5. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 “Design standards and Improvement Requirements”, interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements.

9. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

10. The construction and location of any proposed wetland impacts are not approved by this rezoning, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

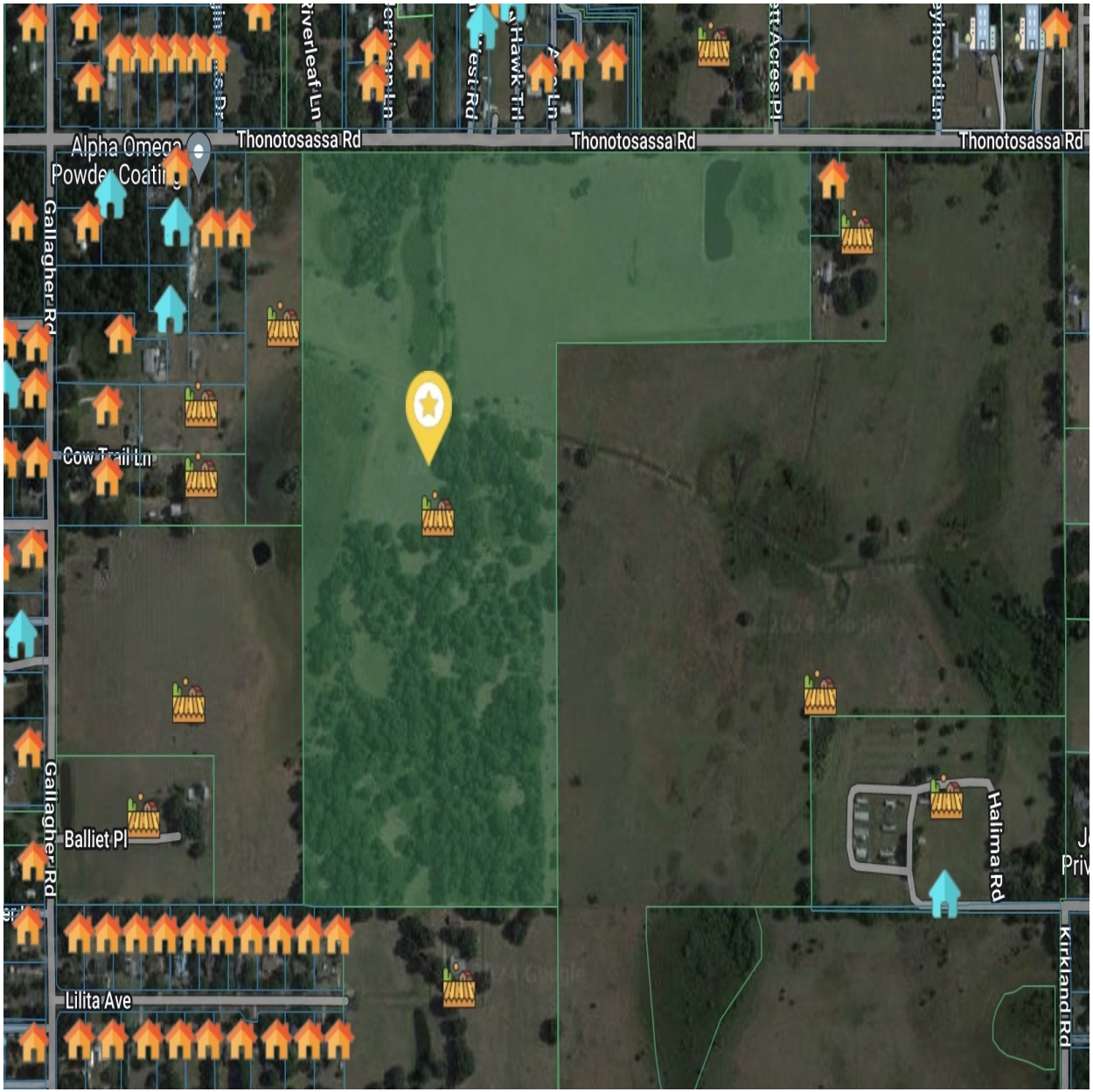
11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

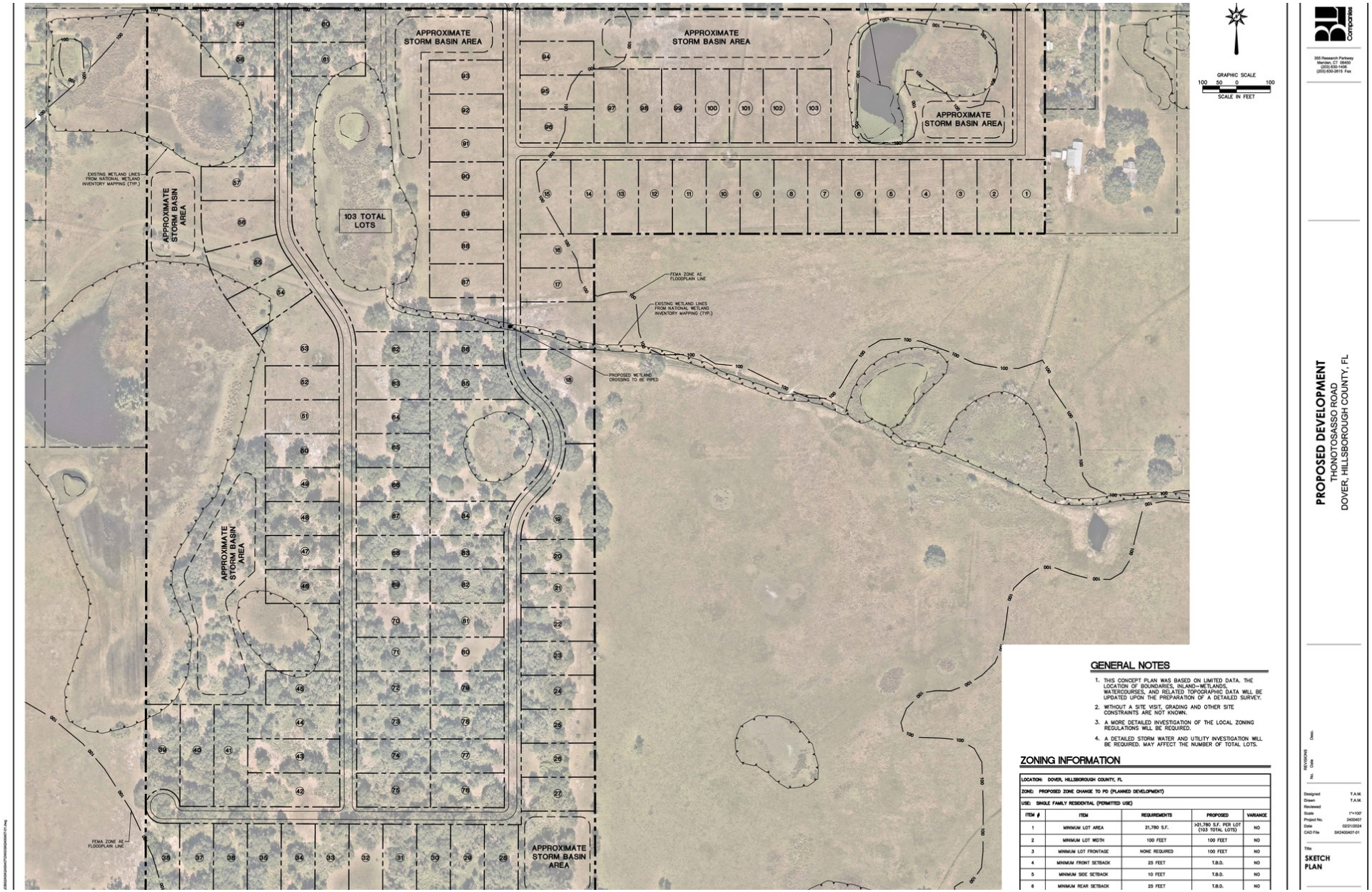
13. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.

14. The Development of the project shall proceed in accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

PARCEL OUTLINE



CONCEPTUAL LAYOUT



ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

SECTION 2

Location Information

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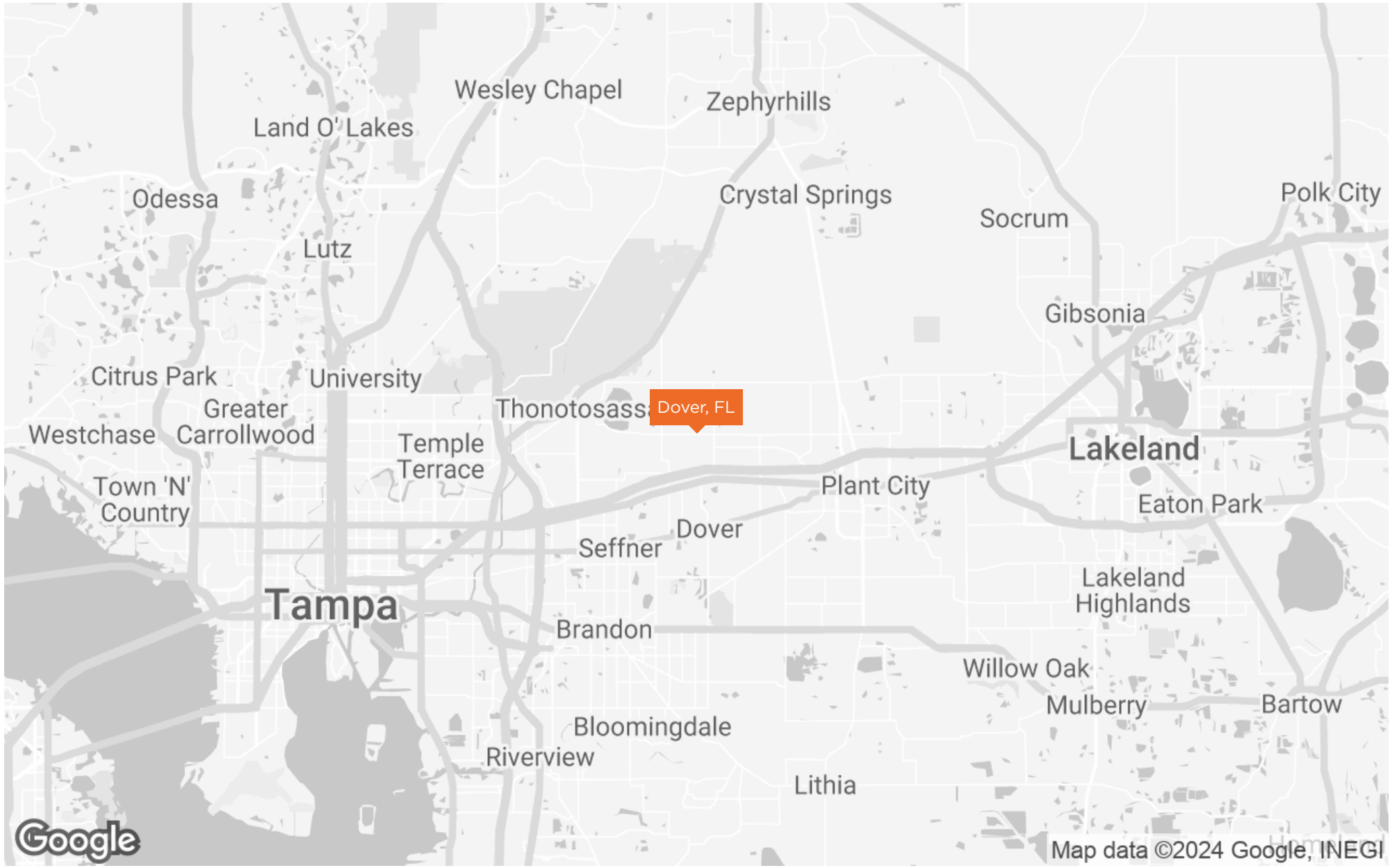
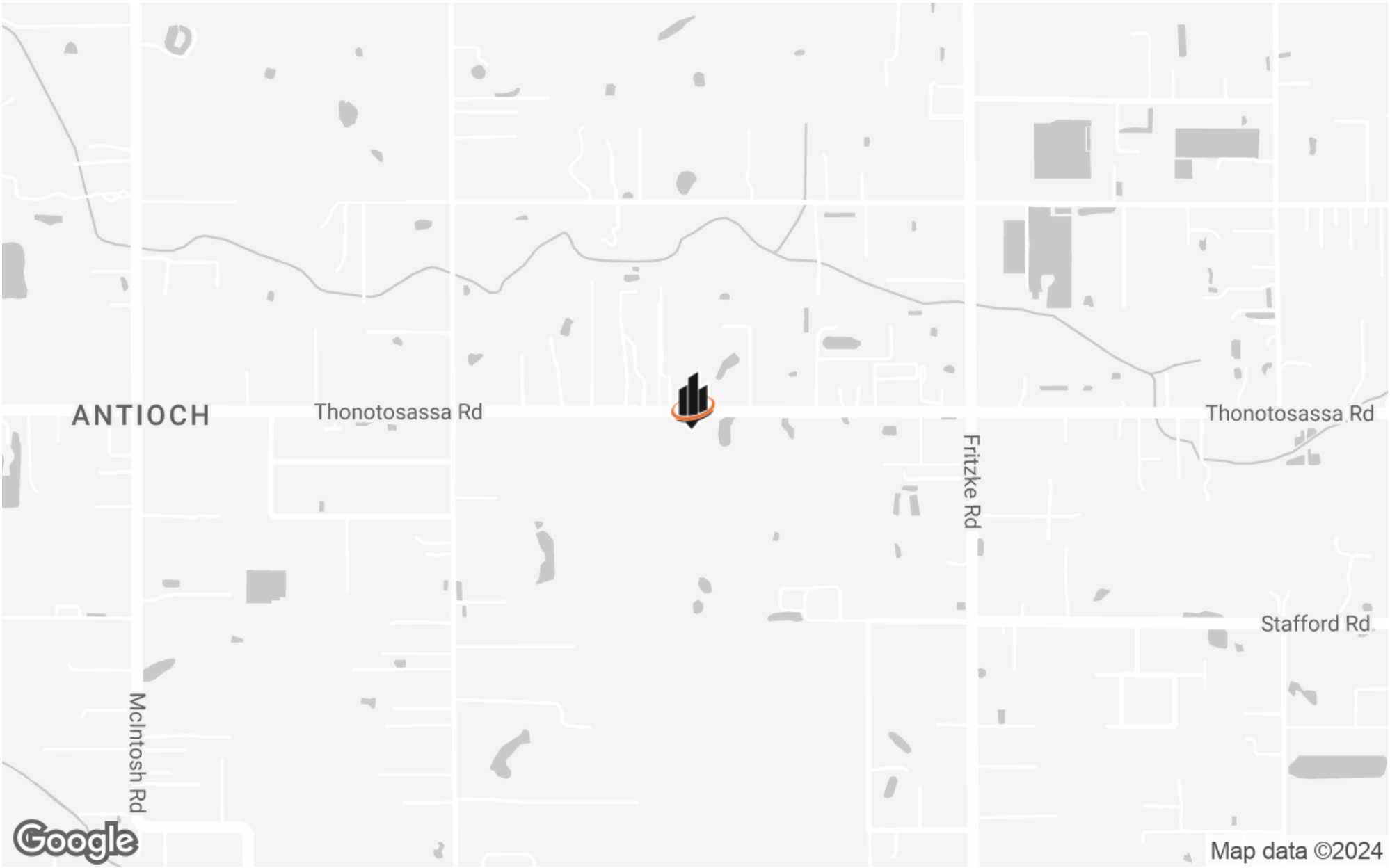
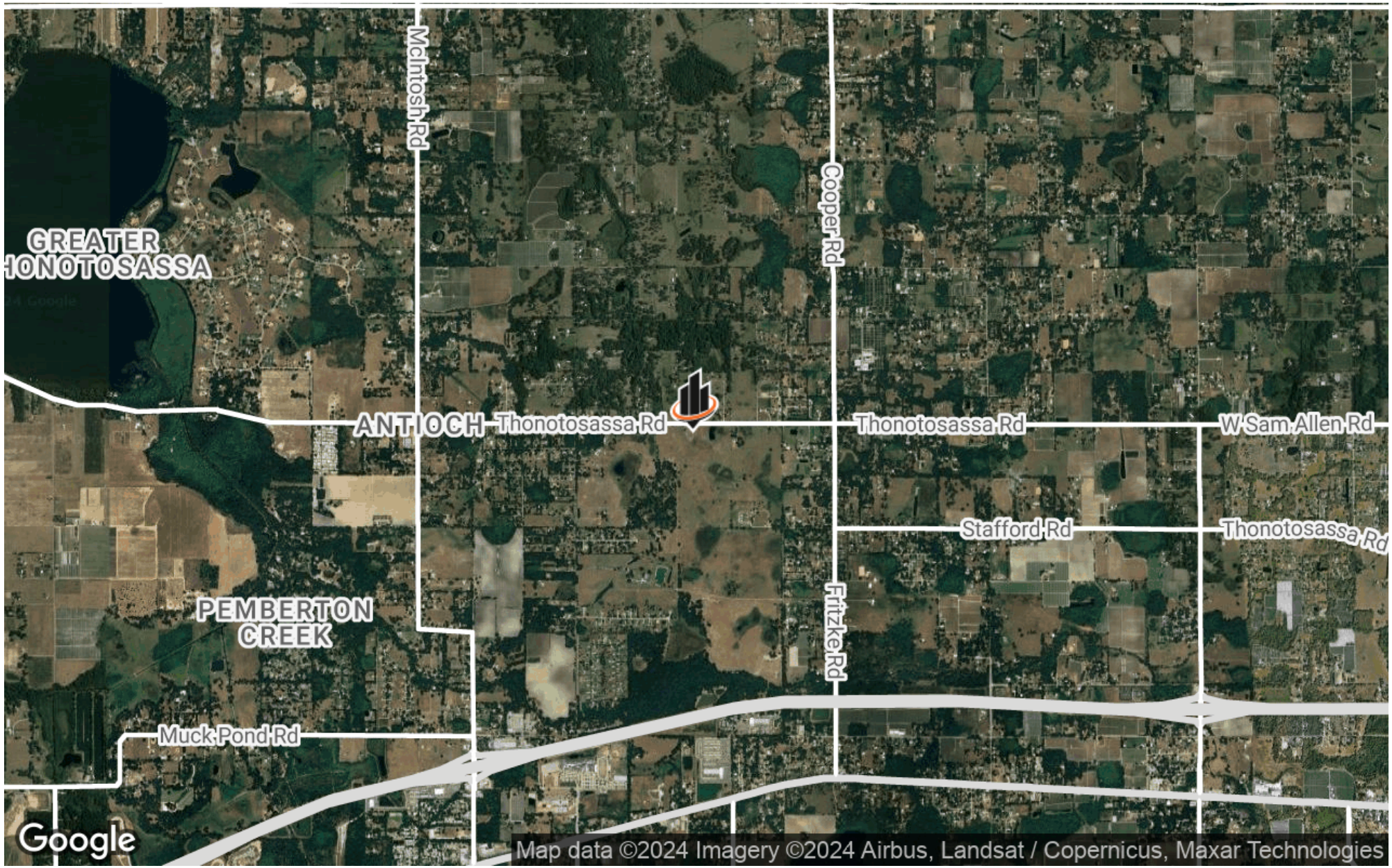
REGIONAL MAP



LOCATION MAP



AERIAL MAP

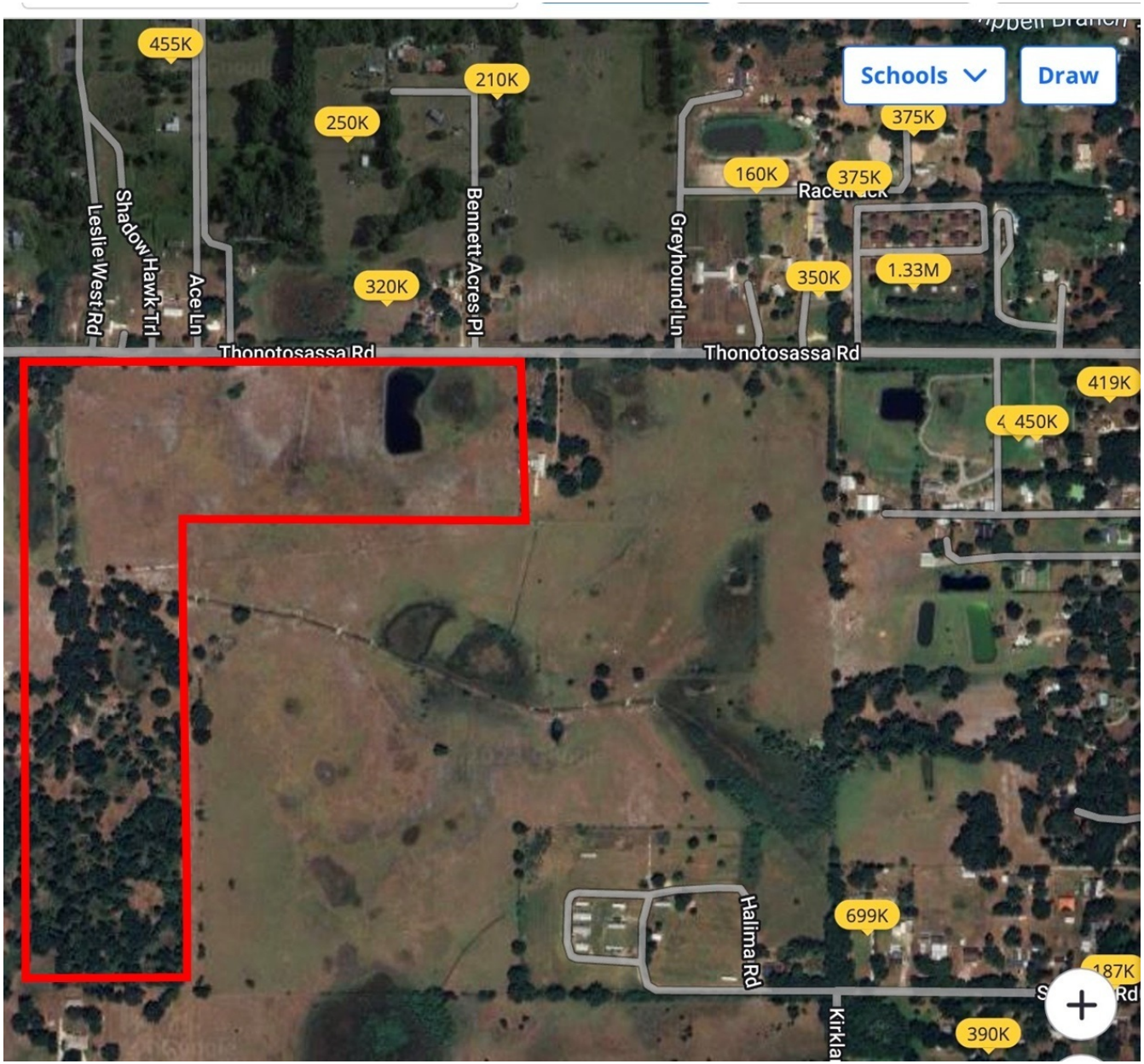

McIntosh Rd
Cooper Rd
GREATER
HONOTOSASSA
ANTIOCH
Thonotosassa Rd
Thonotosassa Rd
W Sam Allen Rd
Stafford Rd
Thonotosassa Rd
Fritzke Rd
PEMBERTON
CREEK
Muck Pond Rd
Google
Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

ADDITIONAL PHOTOS

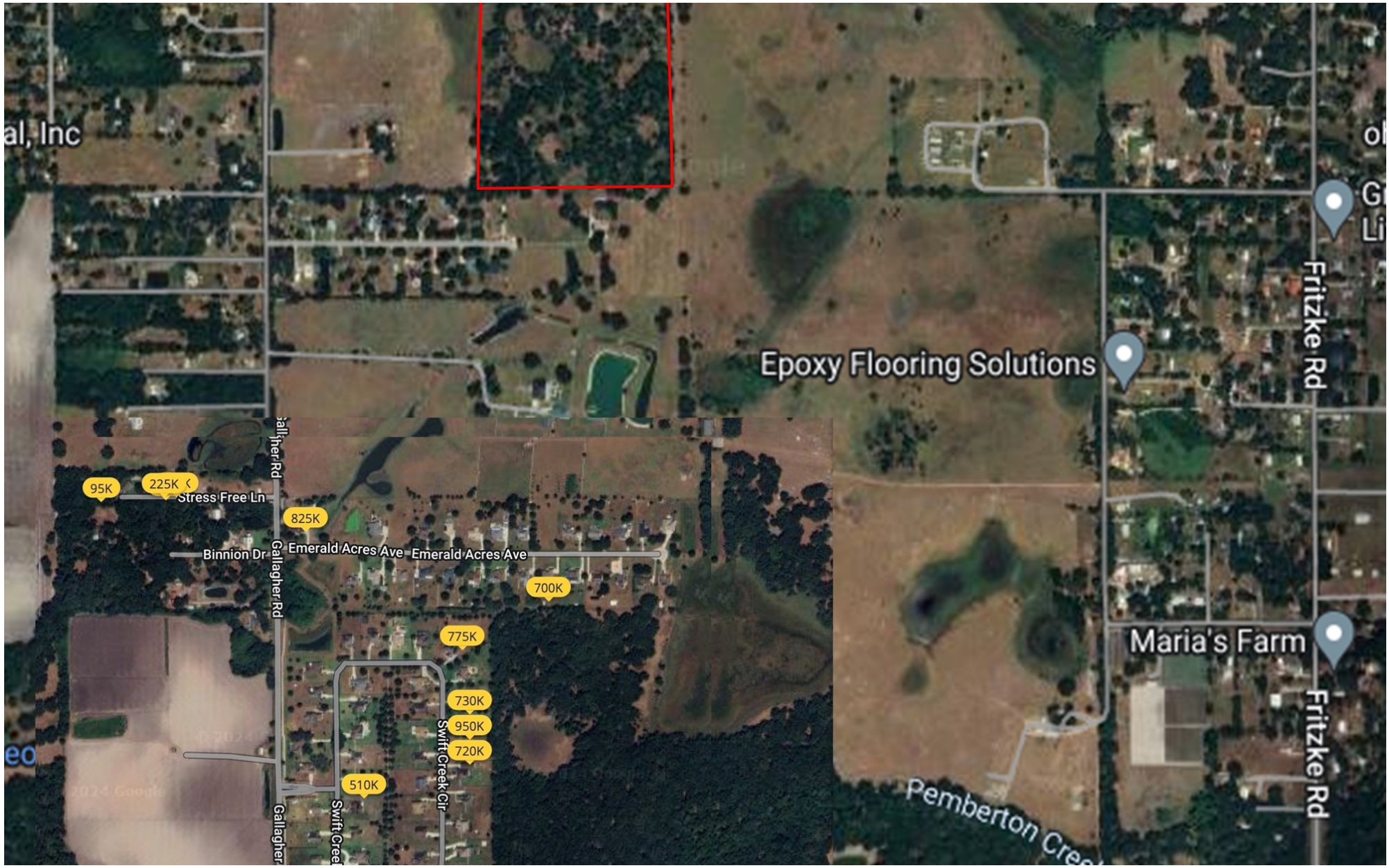
SECTION 3

Sale Comparables

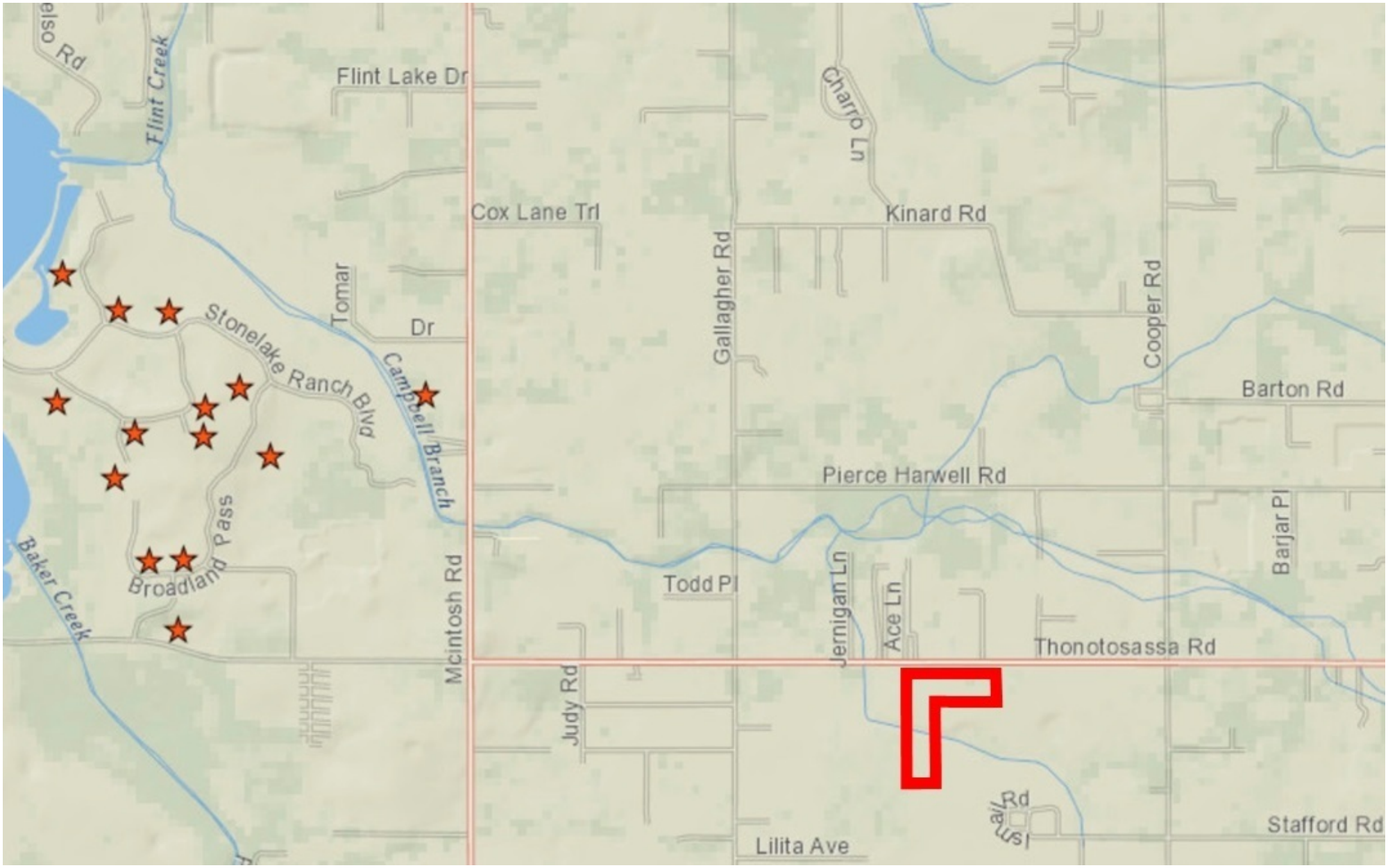
COMPS NEARBY



STONEY CREEK COMPS



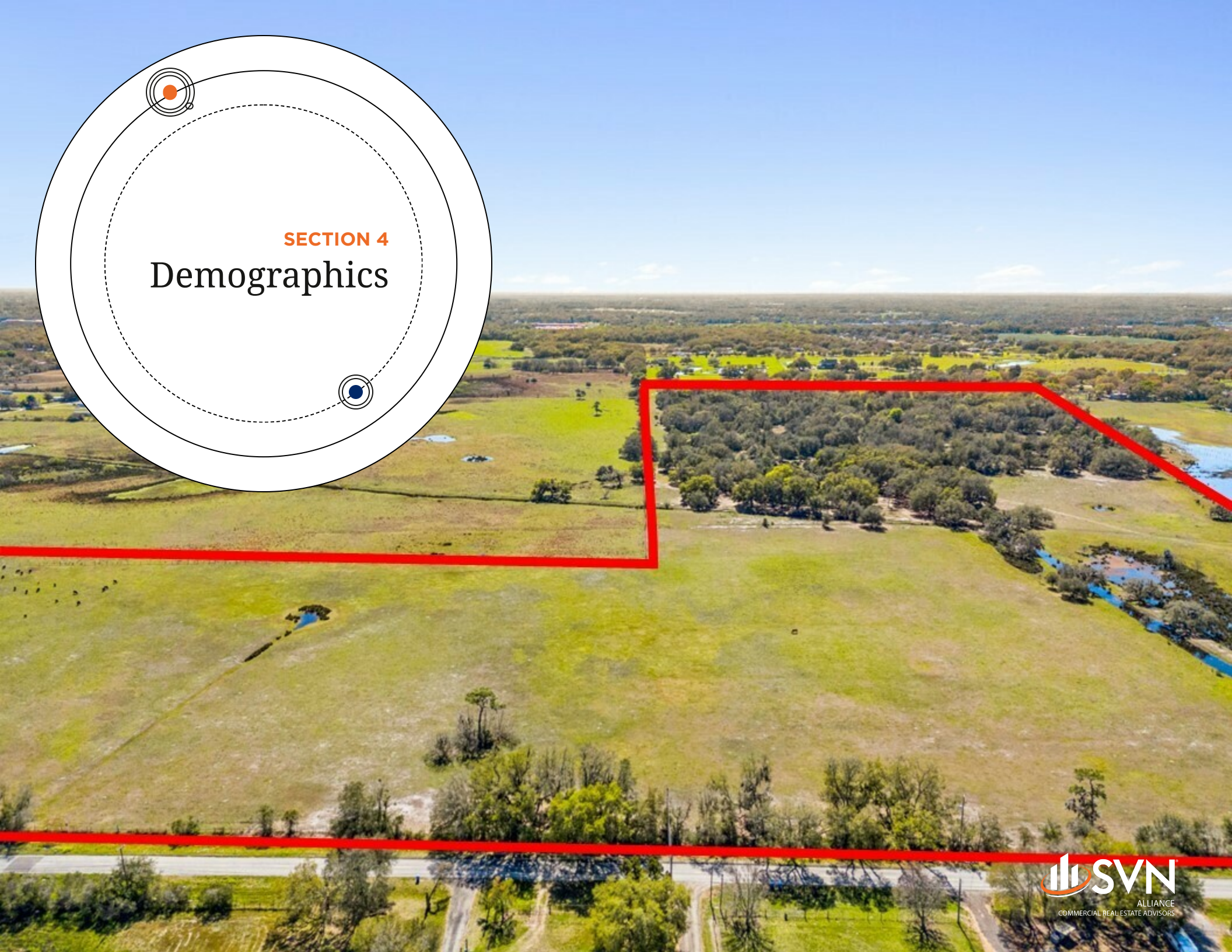
STONELAKE RANCH COMPS



↕ Folio	↕ Property Address	↕ Zip	↕ Zoning(*)	↓ Sales Date	↕ Sales Price	Bedrooms	Baths	Actual Yr Built	Heat SQFT
060632-0304	10604 BROADLAND PASS, THONOTOSASSA	33592	PD	2/8/2024	$1,425,000	4	4	2007	4638
060632-0238	10617 LOW OAK TER, THONOTOSASSA	33592	PD	12/7/2023	$1,300,000	4	5	2006	4343
060618-5228	11818 MCINTOSH RD, THONOTOSASSA	33592	PD	10/30/2023	$950,000	1	2	2018	1564
060632-0238	10617 LOW OAK TER, THONOTOSASSA	33592	PD	9/15/2023	$1,232,000	4	5	2006	4343
060632-1022	10602 LOW OAK TER, THONOTOSASSA	33592	PD	6/2/2023	$2,065,000	6	6	2017	5674
060632-0192	10641 BROADLAND PASS, THONOTOSASSA	33592	PD	4/14/2023	$3,400,000	5	5	2008	8334
060632-0266	12241 BROADWATER LOOP, THONOTOSASSA	33592	PD	2/23/2023	$1,700,000	5	6	2008	7449
060632-0262	10605 MIDVIEW TER, THONOTOSASSA	33592	PD	2/17/2023	$1,600,000	4	6	2019	4270
060632-0148	12205 BROADWATER LOOP, THONOTOSASSA	33592	PD	1/17/2023	$2,300,000	5	6	2008	6700
060631-0020	12410 CAMPBELL OAK DR, THONOTOSASSA	33592	PD	12/15/2022	$1,318,000	4	3	2014	3247
060632-0224	10548 BROADLAND PASS, THONOTOSASSA	33592	PD	10/12/2022	$1,250,000	5	4	2006	4221
060632-0282	10652 BROADLAND PASS, THONOTOSASSA	33592	PD	9/19/2022	$2,900,000	10	9	2007	9634
060618-5044	10722 OSPREY LANDING WAY, THONOTOSASSA	33592	PD	12/16/2021	$2,950,000	6	6	2014	7427
060618-5122	12220 STONELAKE RANCH BLVD, THONOTOSASSA	33592	PD	10/14/2021	$1,750,000	6	4	2009	5290
060632-1022	10602 LOW OAK TER, THONOTOSASSA	33592	PD	9/13/2021	$1,680,000	6	6	2017	5674
060618-5130	12302 STONELAKE RANCH BLVD, THONOTOSASSA	33592	PD	7/26/2021	$2,585,000	6	8	2010	11069
060632-0214	10423 OAK CANOPY JCT, THONOTOSASSA	33592	PD	6/24/2021	$2,475,000	5	6	2009	8077
060618-5226	12405 STONELAKE RANCH BLVD, THONOTOSASSA	33592	PD	3/31/2021	$1,840,700	8	6	2021	8190
060632-0252	12236 BROADWATER LOOP, THONOTOSASSA	33592	PD	2/5/2021	$1,300,000	5	5	2007	5480

SECTION 4

Demographics

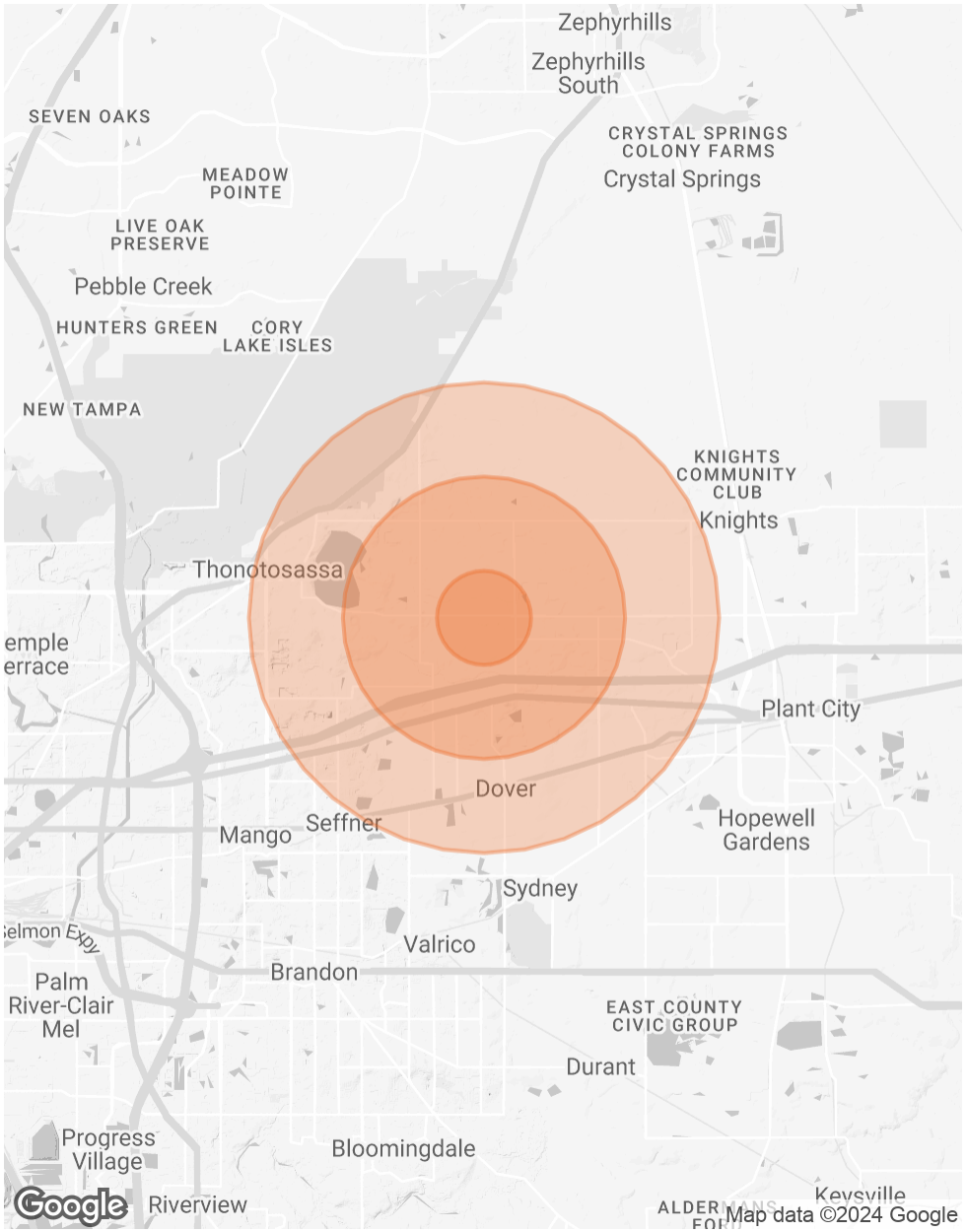


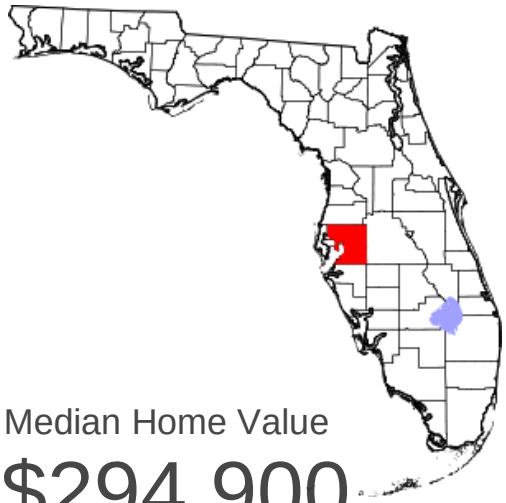
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,440	11,361	41,440
AVERAGE AGE	39.9	43.9	41.5
AVERAGE AGE (MALE)	40.5	43.7	40.2
AVERAGE AGE (FEMALE)	38.1	43.4	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	485	4,204	15,010
# OF PERSONS PER HH	3.0	2.7	2.8
AVERAGE HH INCOME	$75,565	$80,650	$72,414
AVERAGE HOUSE VALUE	$273,654	$244,192	$197,652

2020 American Community Survey (ACS)





Median Home Value

$294,900

$281,900
National

Median Rent

$1,413

National
$1,268

Best Counties for Families in Florida

3 of 67

Best Counties for Young Professionals in Florida

3 of 67

Hillsborough County comprises Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2020 census, the population was 1,459,762, making it the fourth-most populous county in Florida and the most populous county outside the Miami metropolitan area. A 2021 estimate has the population of Hillsborough County at 1,512,070 people with a yearly growth rate of 1.34%,which itself is greater than the populations of 12 states according to their 2019 population estimates Its county seat and largest city is Tampa.

Hillsborough County, Florida is the heart of Tampa Bay. The fourth largest county in Florida, Hillsborough is home to more than 1.3 million residents, with thousands more arriving each year. Its strength is drawn from its rich history, thriving economy, diverse culture, and unmatched quality of life. Hillsborough County offers a fertile business environment, abundant natural beauty, and a vibrant lifestyle that fosters unique experiences for both residents and visitors alike. Hillsborough County government focuses on creating opportunities for prosperity for all people throughout the area.

Hillsborough County is one of the best places to live in Florida. In Hillsborough County, most residents own their homes. In Hillsborough County there are a lot of bars, restaurants, coffee shops, and parks. Many families and young professionals live in Hillsborough County and residents tend to have moderate political views. The public schools in Hillsborough County are highly rated.

OVERVIEW

The Tampa Bay Area Is A Major Populated Area Surrounding Tampa Bay On The West Coast Of Florida. Tampa Bay is clearly a region on the rise and demand for space has accelerated prices for real estate, Regional Competitiveness Report reads. “Tampa Bay ranks first in existing home sales price growth rate with an increase of 26%. Nationally, this increase was 11%. Tampa Bay has an average wage of $57,427 and ranks 18th among comparison communities. Seattle, by comparison, has an average wage of $103,110, and saw home sales prices grow 10%.

HIGHLIGHTS

- Nearly one in four of the state's business and information services firms resides in Tampa Bay

The Tampa Bay area is highly noted for its attractions and beaches, with the warm, blue gulf waters and nearly 70 miles of barriers islands from North Pinellas south to Venice, attracting tourists from all over the world.

Nearly one in four of the state's business and information services firms resides in Tampa Bay. These firms range from financial services firms to information technology providers to professional services organizations such as law firms, accounting firms, engineering firms, consulting and more. As a gateway to the Florida High Tech Corridor, Tampa Bay is home to many information technology firms along with many business services providers.

The Tampa Bay area is home to a high concentration of quality art museums. Long established communities, particularly those near the bay such as Cuban influenced Ybor City, Old Northeast in St. Petersburg, and Palma Ceia and Hyde Park in Tampa contain historic architecture.

SECTION 5

Advisor Bios

SVN ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

ADVISOR BIO 1

ALI MUSHTAQ

Senior Advisor

ali.mushtaq@svn.com

Direct: **407.982.3976** | Cell: **407.325.1446**

FL #SL3039910

PROFESSIONAL BACKGROUND

Ali Mushtaq was awarded SVN Presidents Circle

Ali Mushtaq serves as a Top Producer Senior Advisor for SVN Alliance specializing in the Investment Sales & Development of Retail, Commercial, Residential, Mixed Use Land in (Orlando MSA) With 20+ years of experience.

Prior to joining SVN, Ali served as Commercial Associate for a national commercial real estate company, where he worked with several major Developers, Builders seeking Land for Acquisition & Development. Previously he served as 2013 Vice President of Finance for CFCAR and served as 2014 VP of Operations for CFCAR. Ali also served in CFCAR's Commercial Professional Committee.

His knowledge in business & commercial real estate combined with his performance in commercial finance allows his clients a one stop shop, in which why he has earned so much respect from numerous clients.

Recent Developments:
Aston Pointe, Davenport, Fl
KingsRidge Publix Outparcel, Clermont, Fl
Publix @ Champions Crossing, Davenport, Fl
Trinity Plaza, Davenport, Fl
Park Square Plaza, Orlando, Fl

SVN | Alliance Commercial Real Estate Advisors
1275 West Granada Blvd. Suite 5B
Ormond Beach, FL 32174
386.310.7900

T.C CHEN

Senior Advisor

chent@svn.com

Direct: **386.310.7900** | Cell: **407.948.2532**

SVN | Alliance Commercial Real Estate Advisors
1275 West Granada Blvd. Suite 5B
Ormond Beach, FL 32174
386.310.7900