

paul.cross@expcommercial.com

FOR SALE | Table of Contents

Seffner, FL 33584

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
LOCATION INFORMATION	8	
DEMOGRAPHICS	13	
ADVISOR BIOS	15	

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

Paul Cross

813.937.9500

paul.cross@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

1

PROPERTY INFORMATION



eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

Paul Cross

813.937.9500

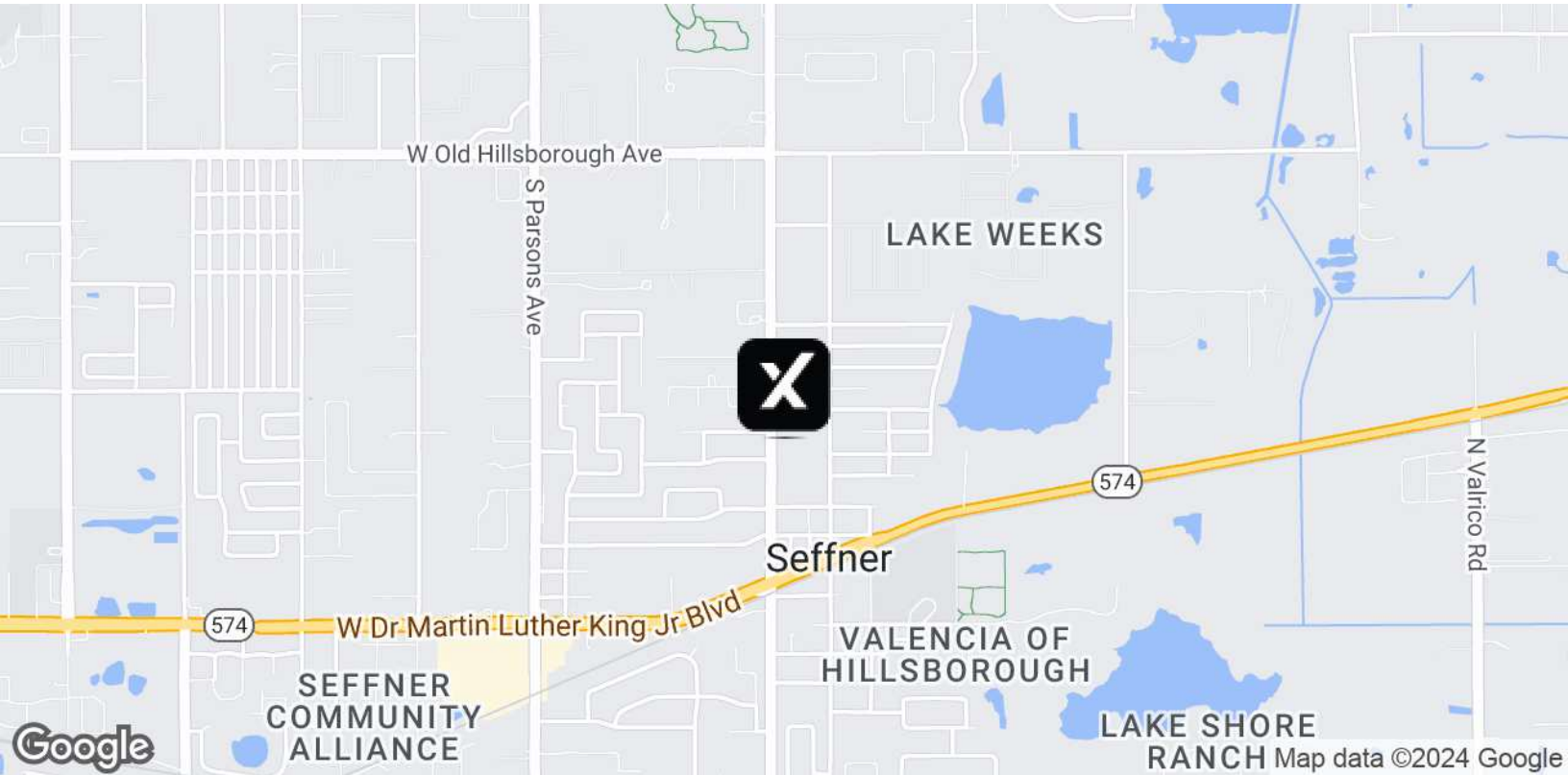
paul.cross@expcommercial.com

FOR SALE

|

Executive Summary

Seffner, FL 33584



Offering Summary

Sale Price:	\$1,500,000
Available SF:	
Lot Size:	10 Acres
Price / Acre:	\$150,000
Zoning:	PD

Property Overview

Introducing a prime investment opportunity in Seffner, FL, at 1008 S Kingsway Road. This property consists of an assemblage of 7 parcels extending to roughly 10 acres and stands out with its desirable PD zoning and strategic location near major roads, offering ease of access and visibility. The flat land and straightforward development potential make it an ideal choice for land and residential investors seeking a seamless investment opportunity. Don't miss the chance to own a valuable piece of property in a sought-after area.

Property Highlights

- Good location near major roads
- Flat land
- Simple to develop

Paul Cross
813.937.9500
paul.cross@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Property Description

Seffner, FL 33584

Property Description

Introducing a prime investment opportunity in Seffner, FL, at 1008 S Kingsway Road. This property consists of an assemblage of 7 parcels extending to roughly 10 acres and stands out with its desirable PD zoning and strategic location near major roads, offering ease of access and visibility. The flat land and straightforward development potential make it an ideal choice for land and residential investors seeking a seamless investment opportunity. Don't miss the chance to own a valuable piece of property in a sought-after area.

Location Description

Seffner, FL, is a charming community brimming with opportunities for residential investors. Surrounding the area are lush green spaces like Lake Weeks, offering tranquility and recreational activities. The location's proximity to major roadways, including I-4 and Hwy 92, provides easy access to Tampa and Orlando. Nearby, you'll find the popular Eureka Springs Park, a serene retreat perfect for nature enthusiasts. The area also boasts local shops, dining, and entertainment, creating a vibrant and desirable atmosphere for potential residents. With its convenient location and array of attractions, Seffner presents a compelling opportunity for investors seeking to capitalize on residential development and growth.



Paul Cross

813.937.9500

paul.cross@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Complete Highlights

Seffner, FL 33584

Property Highlights

- Good location near major roads
- Flat land
- Simple to develop



Paul Cross

813.937.9500

paul.cross@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Additional Photos

Seffner, FL 33584



Paul Cross

813.937.9500

paul.cross@expcommercial.com

expTM
COMMERCIAL

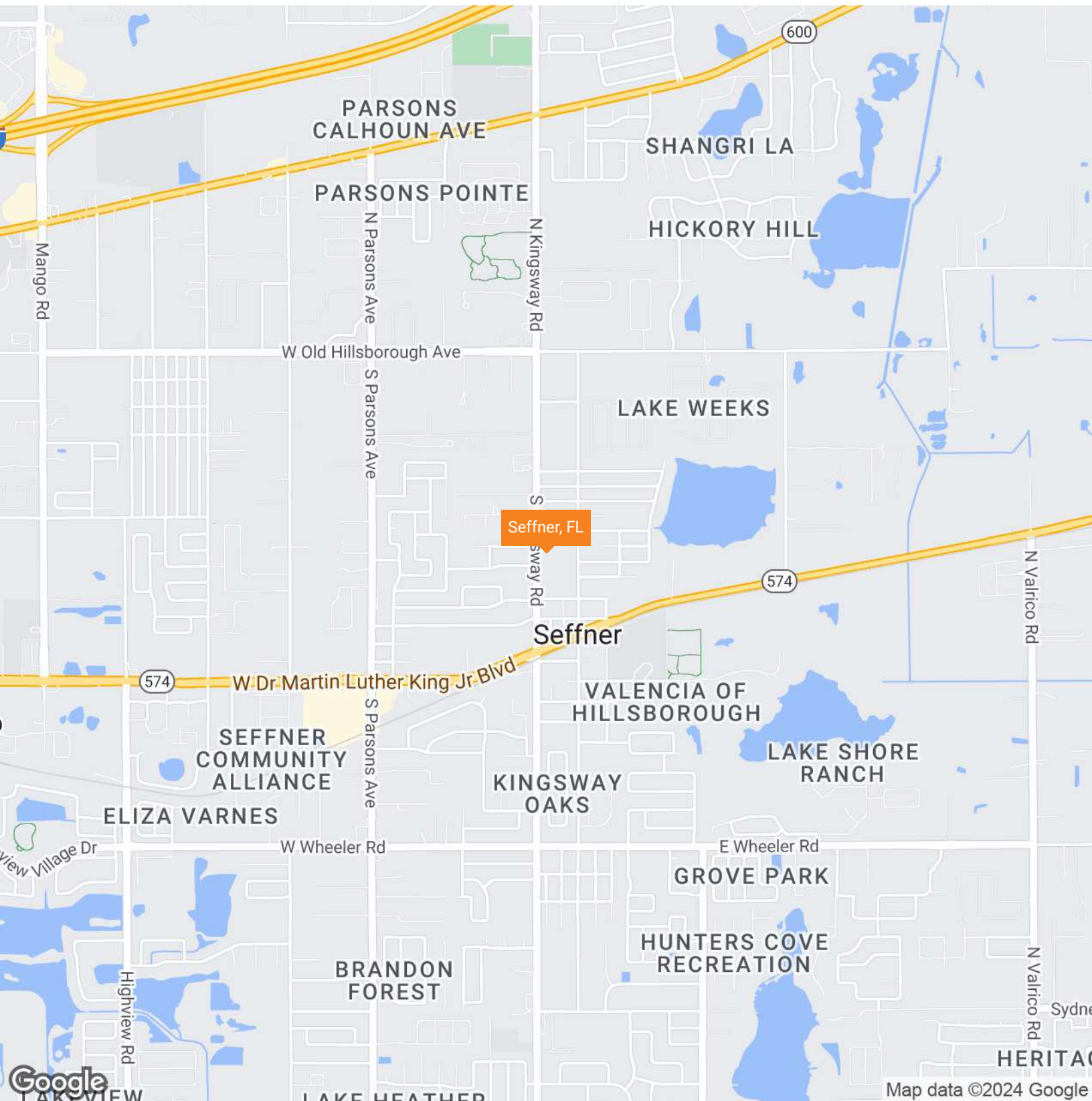
eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

LOCATION INFORMATION



FOR SALE | Regional Map

Seffner, FL 33584



Paul Cross

813.937.9500

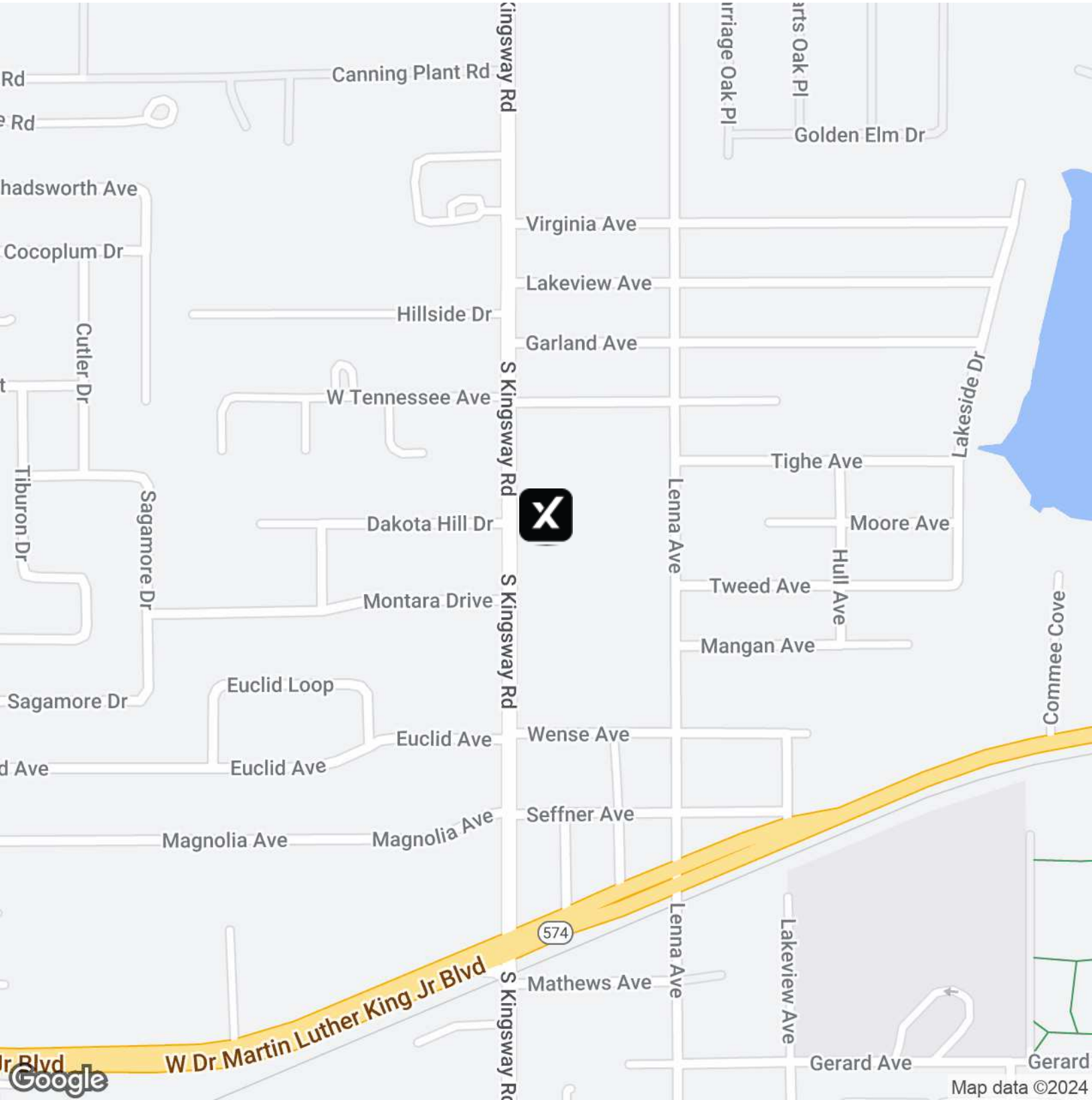
paul.cross@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Location Map

Seffner, FL 33584



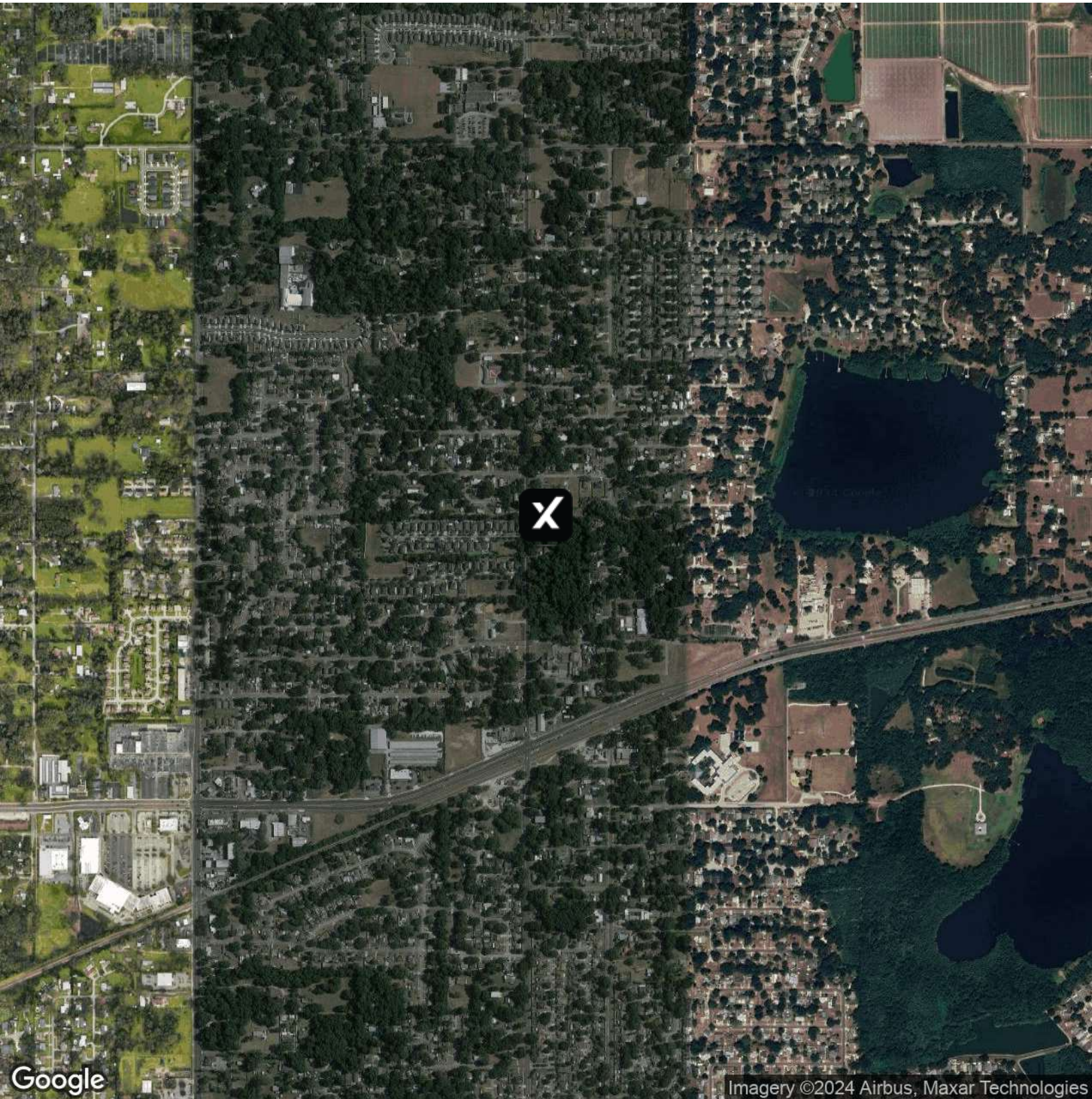
Paul Cross
813.937.9500
paul.cross@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Aerial Map

Seffner, FL 33584



Paul Cross

813.937.9500

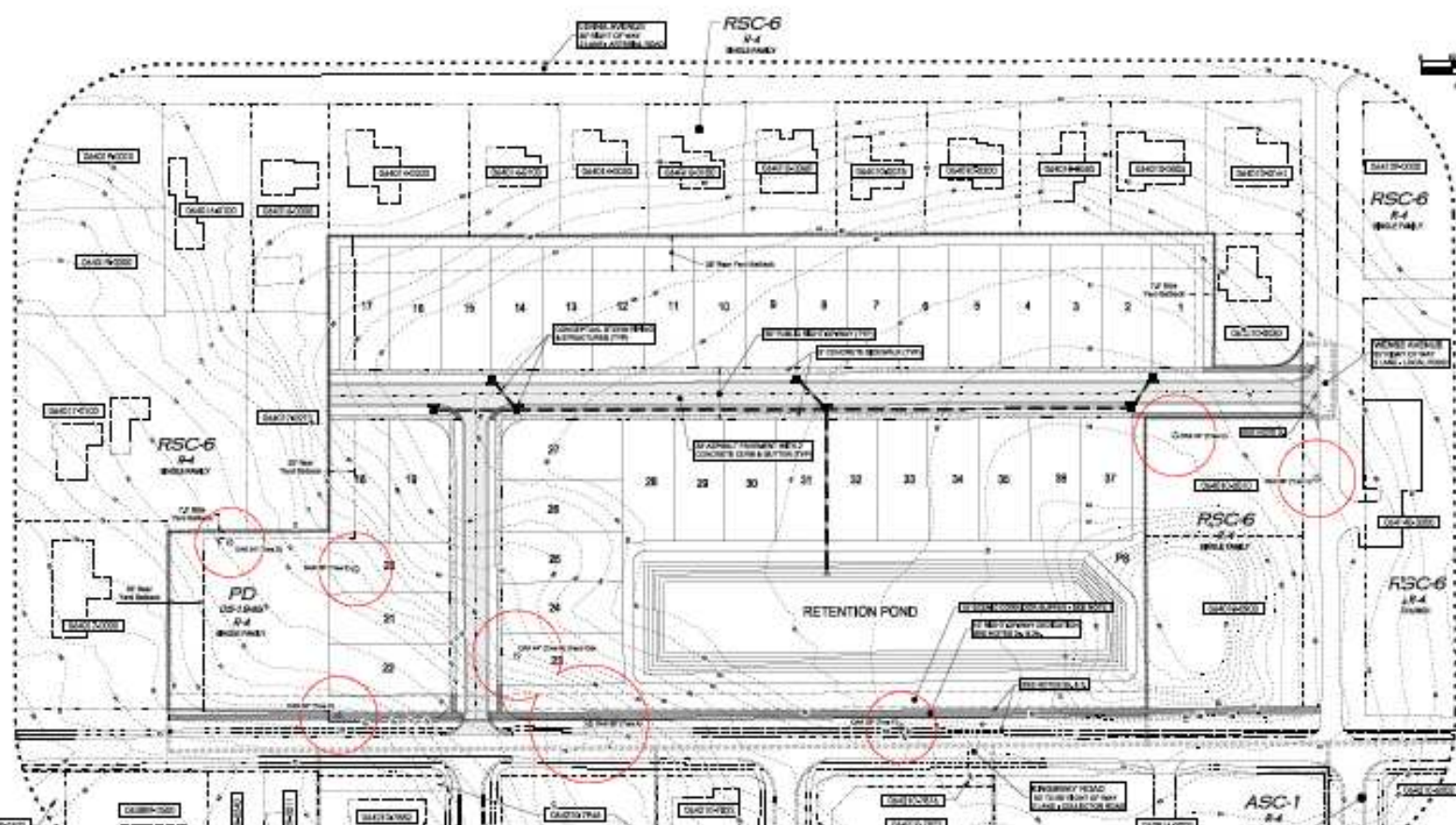
paul.cross@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Site Plans

Seffner, FL 33584



Paul Cross

813.937.9500

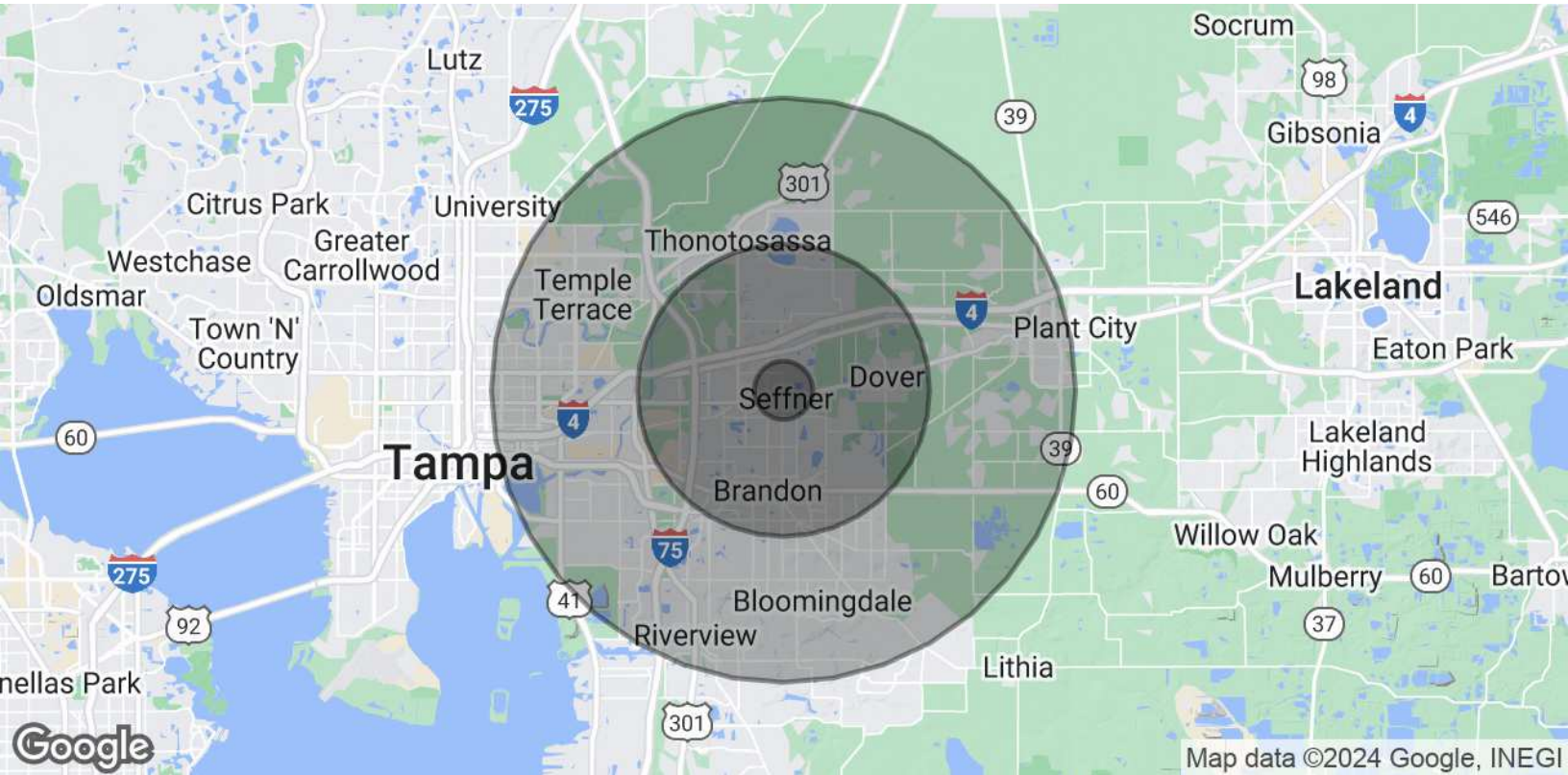
paul.cross@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Demographics Map & Report

Seffner, FL 33584



Population	1 Mile	5 Miles	10 Miles
Total Population	6,695	117,635	427,770
Average Age	37.1	35.8	35.2
Average Age (Male)	35.4	34.3	34.3
Average Age (Female)	37.3	36.9	36.1
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,435	43,339	156,668
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$63,583	\$64,065	\$64,785
Average House Value	\$192,633	\$204,977	\$225,674

2020 American Community Survey (ACS)

Paul Cross
813.937.9500
paul.cross@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

4

ADVISOR BIOS



FOR SALE | Advisor Bio 1

Seffner, FL 33584



Paul Cross

Broker Associate

paul.cross@expcommercial.com

Direct: 813.937.9500 | Cell: 813.785.7398

FL #BK3037084

Professional Background

As a Commercial Broker in Tampa, Florida since 2002, Mr. Cross has developed broad experience through work in projects that include land sales and development, apartment building sales, gas station sales and leasing, and in particular medical office, office, and retail selling, purchasing, and leasing. Special projects include a 47-acre Children's Holiday Center in Lake Wales Florida, land for a new Student Housing project near USF in Tampa, and retail and medical buildings in Wesley Chapel. With a main specialty of Medical, he has developed a team of people who can design and develop all kinds of medical buildings but can also provide further value to physicians through his membership with Synergy One, a team of professionals in a wide range of medical business specialties such as EMR/EHR, HIPAA, Billing and the like. Mr. Cross has worked extensively with Healthcare Providers and has cooperated in the setup of sale/leaseback programs. Through his investment syndication capability, he can also provide options to combine the sale/leaseback structure to include investment options for sellers.

Education

BSc Telecommunications

BSc Electronic Engineering Design and Production

Commercial Real Estate Training with Top Dog organization

eXp Commercial

10752 DEERWOOD PARK BOULEVARD SUITE 100

Jacksonville, FL 32256

855.452.0263

Paul Cross

813.937.9500

paul.cross@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.