



Commercial

1605 MAIN STREET
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



ADDRESS

**10114 Gibsonton Drive
Riverview, FL, FL 33578**

PROPERTY FEATURES

- Zoned for Office Development
- Located on the i-75 Gibsonton Road Interchange
- Surrounded by residential developments
- Retail; multi-family, potential hotel development adjacent

	1 Mile	3 Miles	5 Miles
Total Households:	1,602	18,405	48,463
Total Population:	4,301	49,612	129,573
Average HH Income:	\$62,993	\$63,959	\$66,870

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

GAIL BOWDEN

941.957.3730
gailbowden@michaelsaunders.com



Commercial

OFFICE DEVELOPMENT OPPORTUNITY I-75 & GIBSONTON INTERCHANGE LAND

10114 GIBSONTON DRIVE, RIVERVIEW, FL, FL



OFFERING SUMMARY

Sale Price: \$525,000

Price / Acre: \$477,273

Lot Size: 1.1 Acres

Zoning: OPI

Market: Southern Hillsborough

Submarket: Tampa/St. Petersburg
MSA

Traffic Count: 38,476

PROPERTY OVERVIEW

Ideally located on the I-75 Gibsonton Road Interchange in the Riverview Section of Southern Hillsborough County. Prime location for Office Development, surrounded by newly developed residential areas, and accessible to many markets. Potential retail, multi-family and Hotel Development adjacent.

LOCATION OVERVIEW

Property is located directly east side of I-75 and Gibsonton Drive. Ideally situated between Brandon/Riverview to the North and Apollo Beach to the South.

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Gail Bowden

941.957.3730

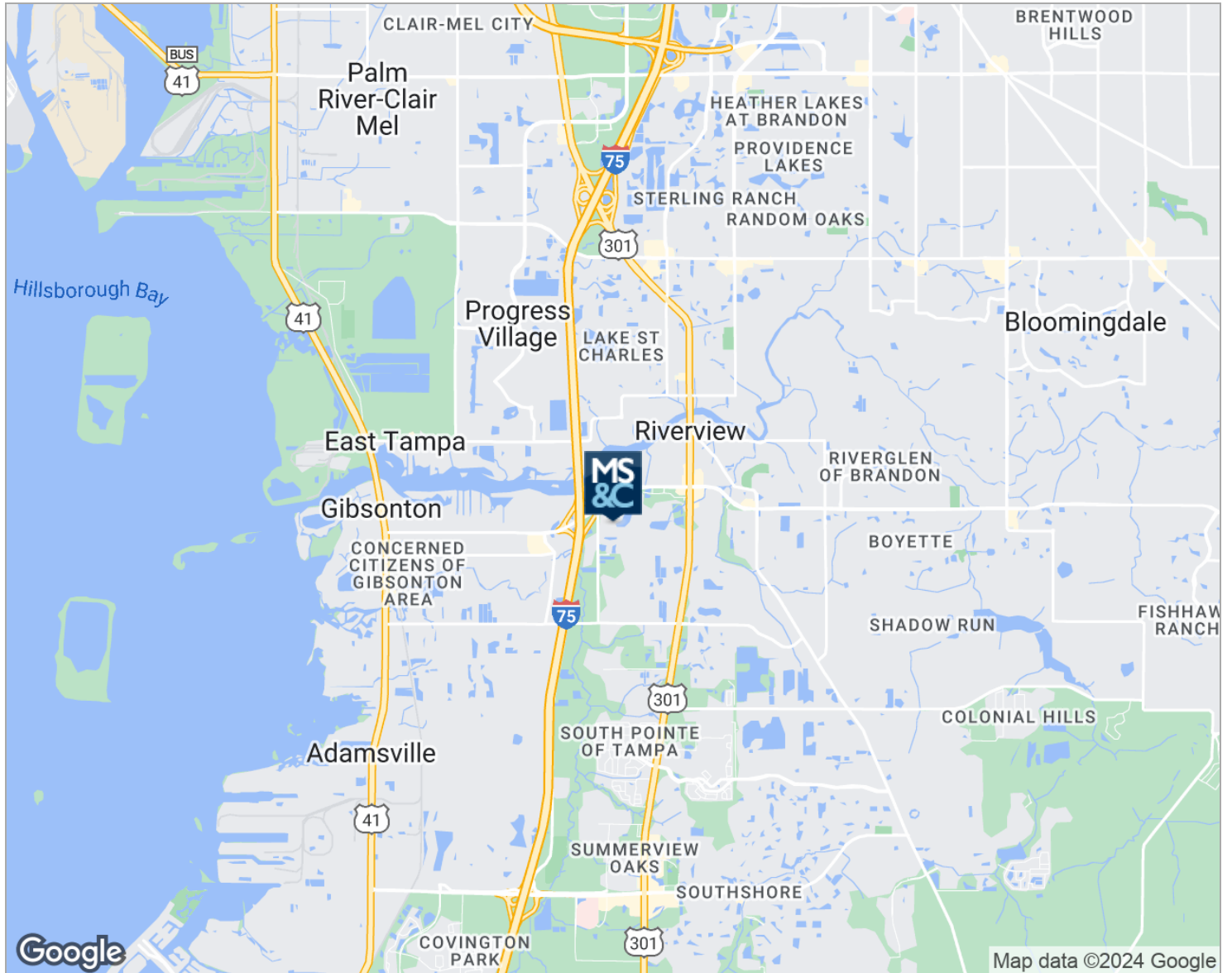
gailbowden@michaelsaunders.com



Commercial

OFFICE DEVELOPMENT OPPORTUNITY I-75 & GIBSONTON INTERCHANGE LAND

10114 GIBSONTON DRIVE, RIVERVIEW, FL, FL



LOCATION DESCRIPTION

Property is located directly east side of I-75 and Gibsonton Drive. Ideally situated between Brandon/Riverview to the North and Apollo Beach to the South.

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Gail Bowden

941.957.3730

gailbowden@michaelsaunders.com



Commercial

**OFFICE DEVELOPMENT OPPORTUNITY I-75 & GIBSONTON INTERCHANGE
LAND**

10114 GIBSONTON DRIVE, RIVERVIEW, FL, FL



Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Gail Bowden

941.957.3730

gailbowden@michaelsaunders.com



Commercial

OFFICE DEVELOPMENT OPPORTUNITY I-75 & GIBSONTON INTERCHANGE
LAND

10114 GIBSONTON DRIVE, RIVERVIEW, FL, FL



Michael Saunders & Company[®]



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

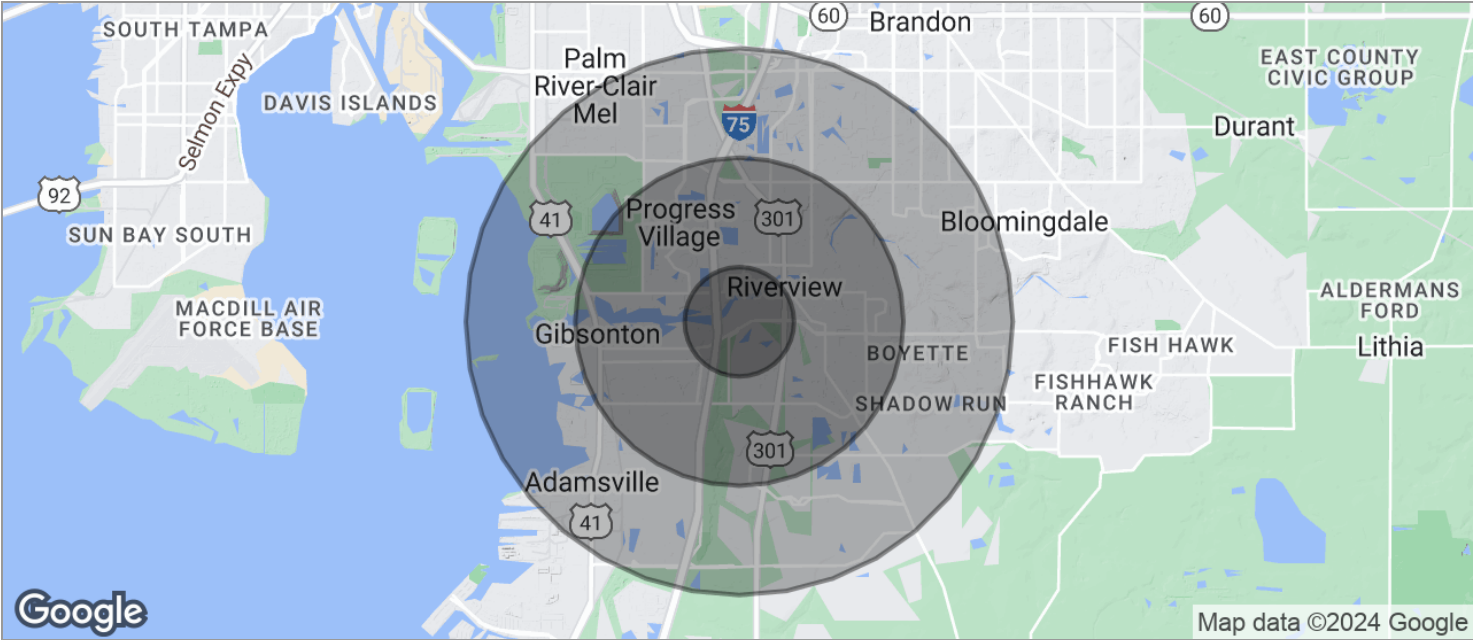
PRESENTED BY:

Gail Bowden

941.957.3730

gailbowden@michaelsaunders.com





POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,301	49,612	129,573
MEDIAN AGE	36.0	34.3	34.3
MEDIAN AGE (MALE)	35.2	34.2	34.0
MEDIAN AGE (FEMALE)	37.0	34.4	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,602	18,405	48,463
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$62,993	\$63,959	\$66,870
AVERAGE HOUSE VALUE	\$220,017	\$227,310	\$235,217

* Demographic data derived from 2020 ACS - US Census



OFFICE DEVELOPMENT OPPORTUNITY I-75 & GIBSONTON INTERCHANGE LAND

10114 GIBSONTON DRIVE, RIVERVIEW, FL, FL

GAIL BOWDEN

1605 Main Street
Sarasota, FL 34236

T 941.957.3730
gailbowden@michaelsaunders.com

Professional Background

Gail Bowden brings a unique blend of strategic creativity and expertise to the Michael Saunders & Company team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive as well as her list of accomplishments as an expert and industry leader.

Bowden was named one of Real Estate Forum's 2016 Women of Influence and was included in Michael Saunders & Company's 2018 & 2017 Presidents Circle, MSC Commercial Top Team and Outstanding Performance-sales units for 2018. Prior to joining the MS&C Commercial Division, she was SVN's Top Producer in 2016, following a worldwide ranking as #3 (#1 statewide) in 2015. Bowden also achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014, several of SVN's most esteemed honors, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$200 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.



PRESENTED BY:

Gail Bowden

941.957.3730

gailbowden@michaelsaunders.com
