



ADDRESS

11963 Browning Road
Lithia , FL 33547

PROPERTY FEATURES

- 87 acres
- One homesite per five acres
- Located in GROWING Lithia, Florida
- Surrounded by residential and master community development

	1 Mile	5 Miles	10 Miles
Total Households:	89	3,295	32,989
Total Population:	274	10,353	100,855
Average HH Income:	\$101,854	\$107,244	\$93,386

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

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Commercial

87 ACRES PRIME LITHIA RESIDENTIAL LAND LAND

11963 BROWNING ROAD, LITHIA, FL



OFFERING SUMMARY

Sale Price:	\$1,600,000
Price / Acre:	\$18,454
Available SF:	
Lease Rate:	Negotiable
Lot Size:	86.7 Acres
Zoning:	AR - Agricultural
Market:	Lithia
Submarket:	Tampa
Traffic Count:	0

PROPERTY OVERVIEW

87 acres of prime residential land, surrounded by estate properties, in a bustling development environment. Can be assembled with an adjacent 10-acre parcel. Request details.

Lithia is a medium-sized town located in the state of Florida. With a population of 21,844 people and five constituent neighborhoods, Lithia is the 129th largest community in Florida. Lithia has seen a significant amount of newer housing growth in recent years. Household income is \$96,322.00.

Housing costs in Lithia are among some of the highest in the nation

The per capita income in Lithia in 2010 was \$35,317, which is upper middle-income relative to Florida, and wealthy relative to the rest of the US. This equates to an annual income of \$141,268 for a family of four.

LOCATION OVERVIEW

In the blossoming area of Lithia, Florida. Surrounded by residential and master community development. 11 Miles to Brandon, 12 Miles to I-75 and 22 miles to Downtown Tampa.

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
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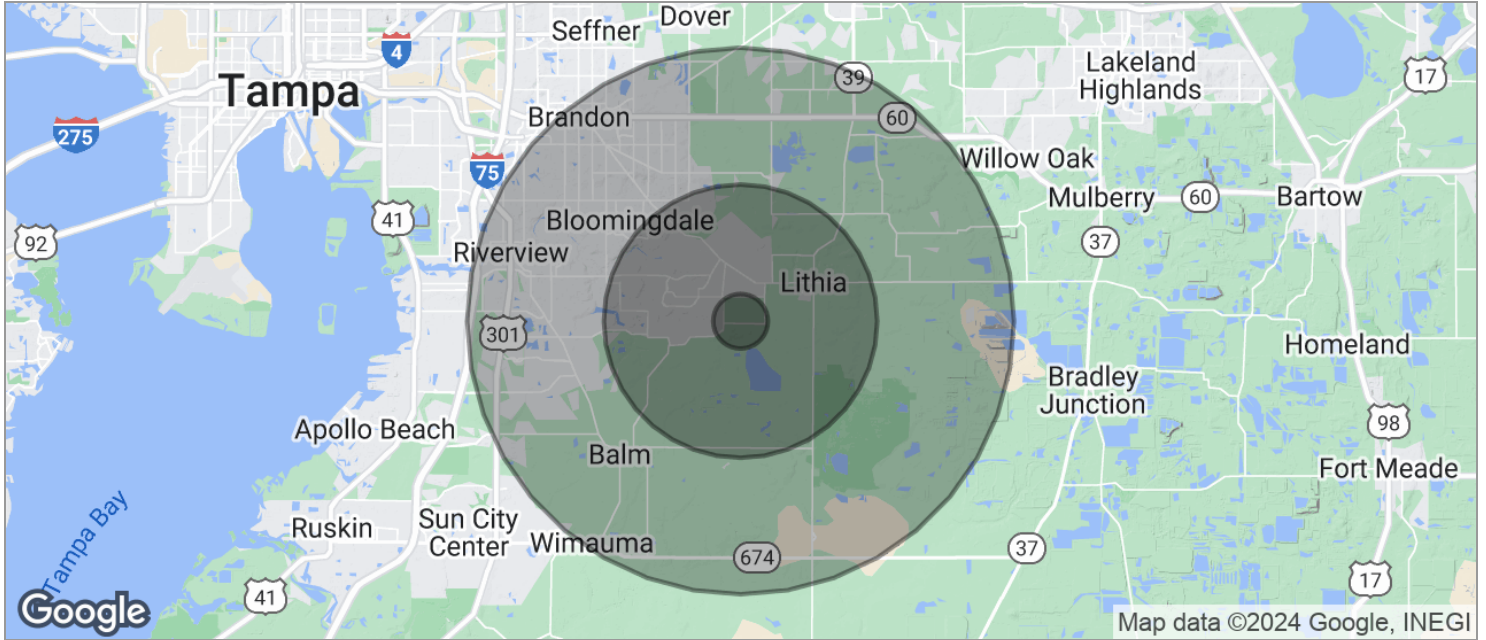
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	274	10,353	100,855
MEDIAN AGE	37.4	34.9	37.4
MEDIAN AGE (MALE)	35.1	32.8	36.9
MEDIAN AGE (FEMALE)	38.7	35.7	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	89	3,295	32,989
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$101,854	\$107,244	\$93,386
AVERAGE HOUSE VALUE	\$314,402	\$320,969	\$287,565

* Demographic data derived from 2020 ACS - US Census

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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.



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Memberships & Affiliations

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