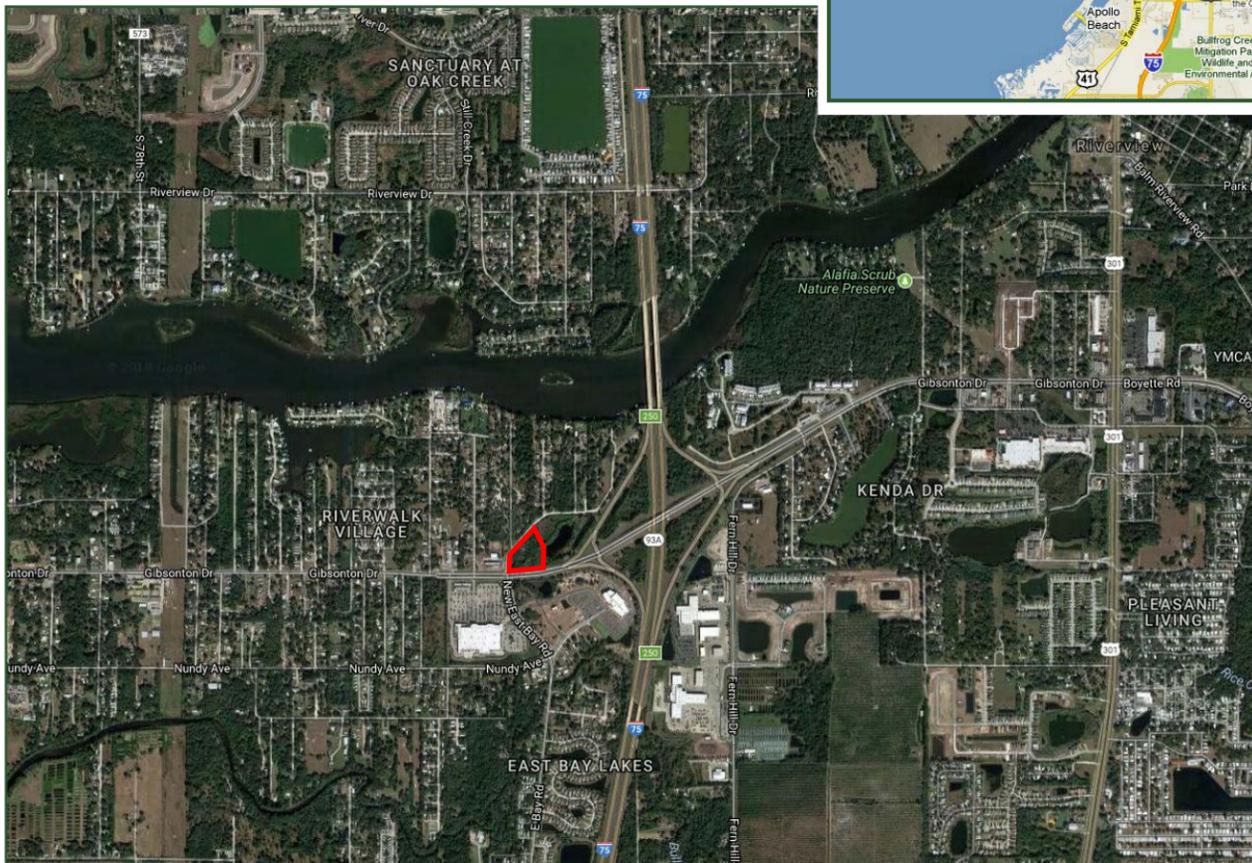


Hillsborough County



3.75 Acre (MOL) Development Site High Growth Area at I-75 Exit



Gibsonton Dr. / I-75, Gibsonton FL 33534

- 3.75 Acre (MOL) Development opportunity at signalized corner
- 463 Feet (MOL) of frontage on Gibsonton Dr. just of I-75 Exit
- Located in the fast growing area of Gibsonton Dr. and I-75
- Offsite Retention
- Zoned PD - Approved site plan allows for retail, hotel and office
- Across Gibsonton Dr from new development of 14-Screen GTX Theatre
- Traffic Counts: 147,500 AADT on I-75 / 21,200 AADT on Gibsonton Dr.
- Strong demographics with over 275,000 residents within a 15 minute drive and household incomes higher than state and national averages

Sale Price: \$3,000,000

Local Retail

Demographics

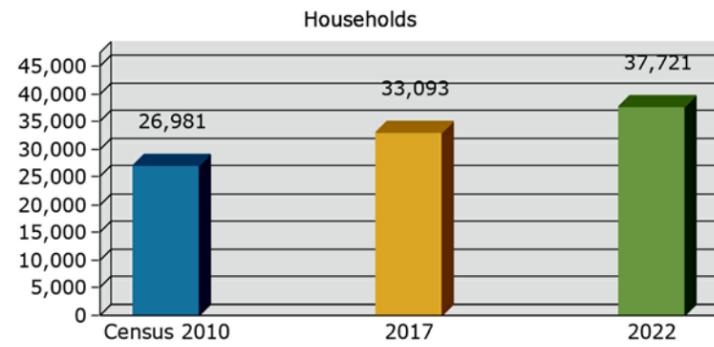
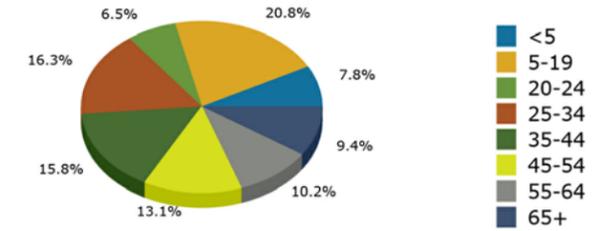


Graphic Profile

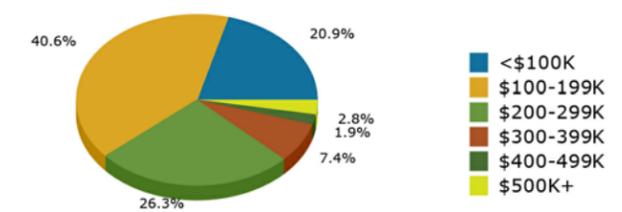
10 MINUTE DRIVETIME

Summary	5 Minute	10 Minute	15 Minute
Population	8,251	90,325	265,122
Households	2,858	33,093	95,663
% Owner Occupied	47%	55%	54%
Ave. Household Income	\$60,150	\$70,718	\$72,005

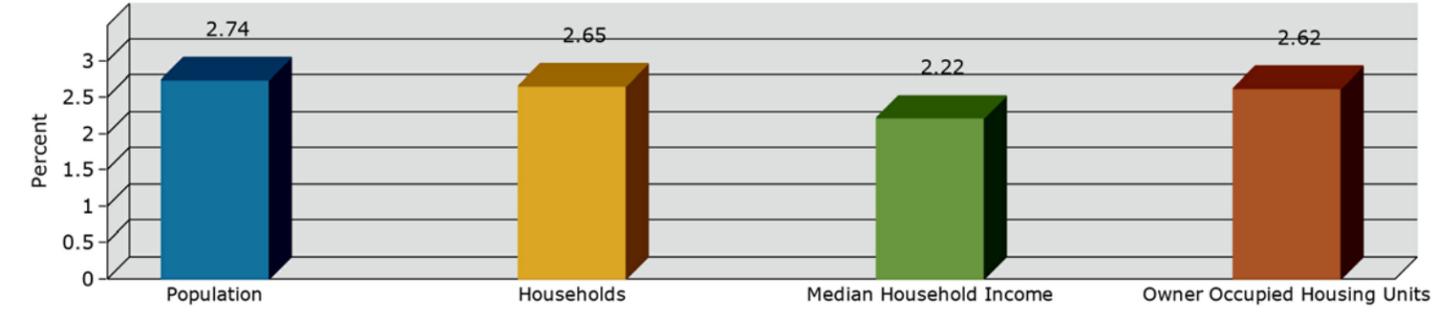
2017 Population by Age



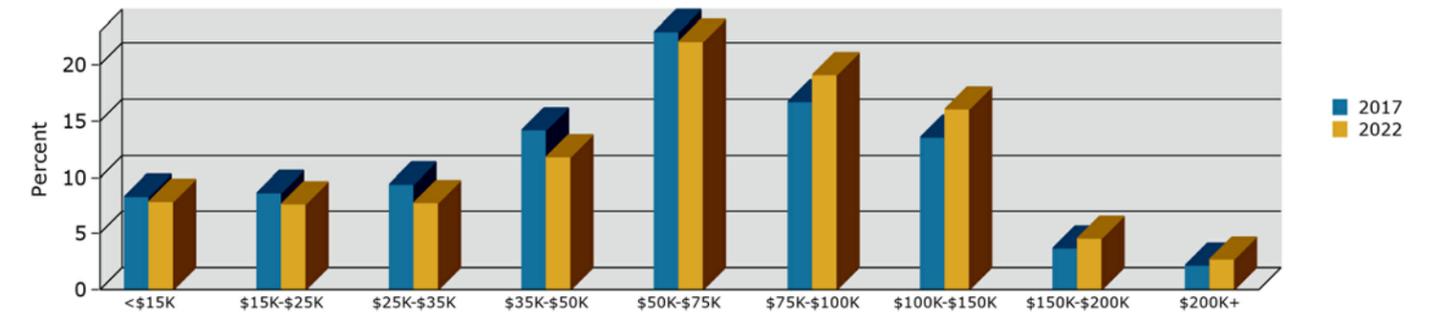
2017 Home Value



2017-2022 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.