



Tampa Bypass Canal

TAMPA BYPASS CANAL FRONTAGE LAND

US-41
TAMPA, FL 33619

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Tampa Bypass Canal

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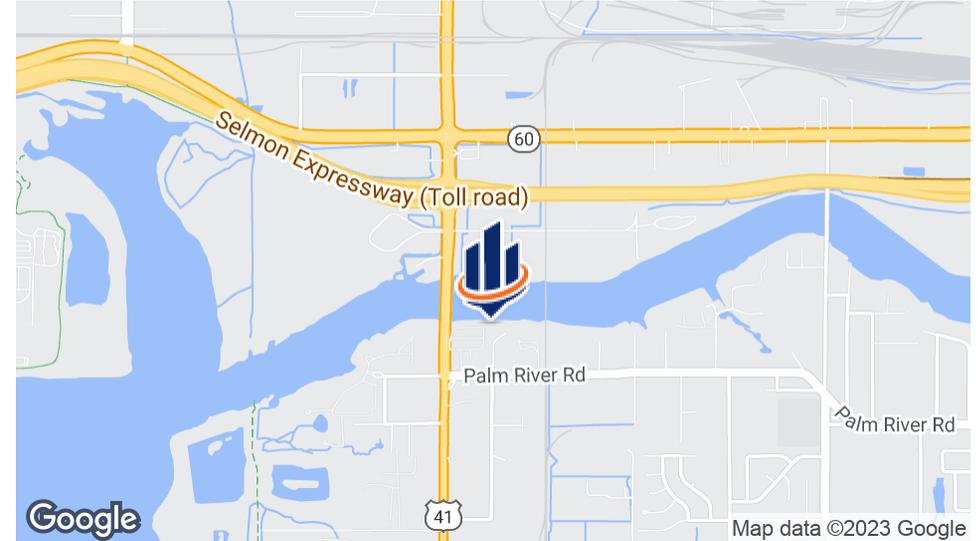
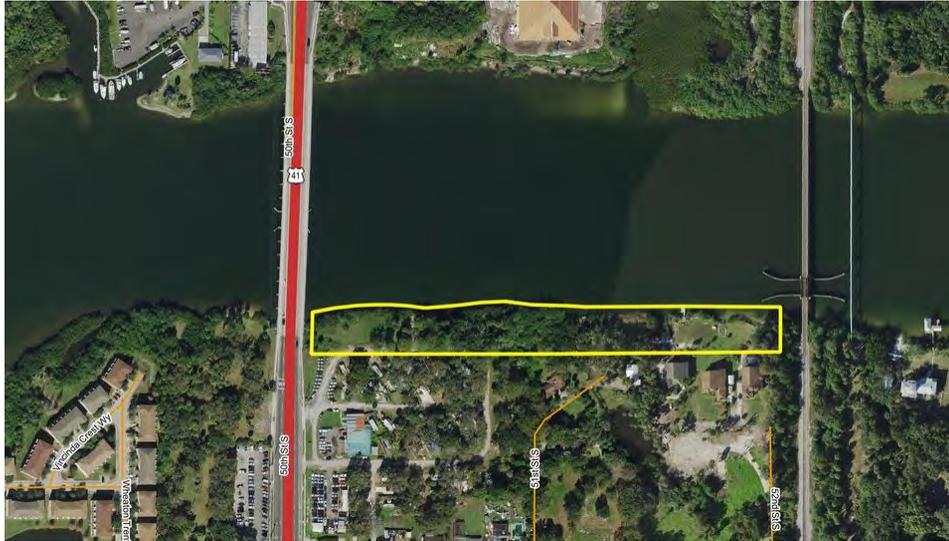
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1 PROPERTY INFORMATION

US-41
Tampa, FL 33619



Property Summary



OFFERING SUMMARY

Sale Price:	\$333,600
Lot Size:	3.18 ± Acres
Price / Acre:	\$104,905
Zoning:	Commercial General [15%] & Residential, Duplex Conventional [85%]
Utilities:	Electric, telephone, municipal water, and sewer all available
Traffic Count:	39,000 Cars/Day via US- 41
APN:	U-22-29-19-ZZZ-000001- 49460.0 & A-21-29-19- PRV-000000-00005.0 [Part of]

PROPERTY OVERVIEW

Beautiful waterfront property facing the Tampa Bypass Canal. This property is ideally located less than 10 minutes away from Downtown Tampa, and is visible from US-41, which boasts a traffic of 39,000 cars per day. The acreage totals 3.18 ± acres and is ideally zoned both General Commercial and Residential, Duplex Conventional.

PROPERTY HIGHLIGHTS

- Waterfront property 10 minutes away from Downtown
- At the moment, there are no signs of legal access to the property

Additional Photos



**DOWNTOWN
TAMPA**

W | workscapes

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M Manheim



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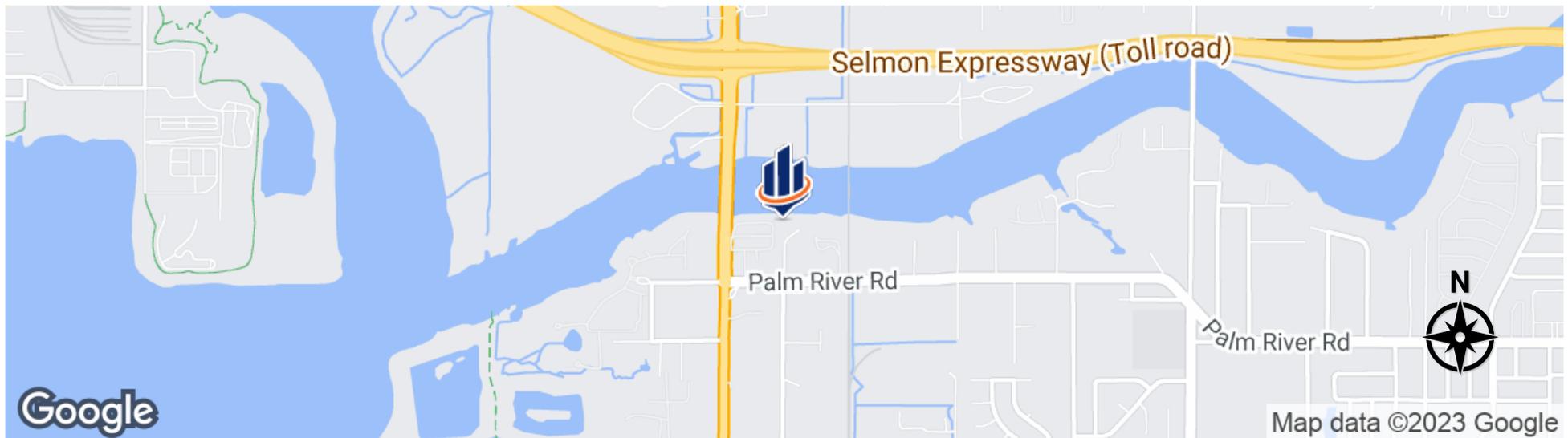
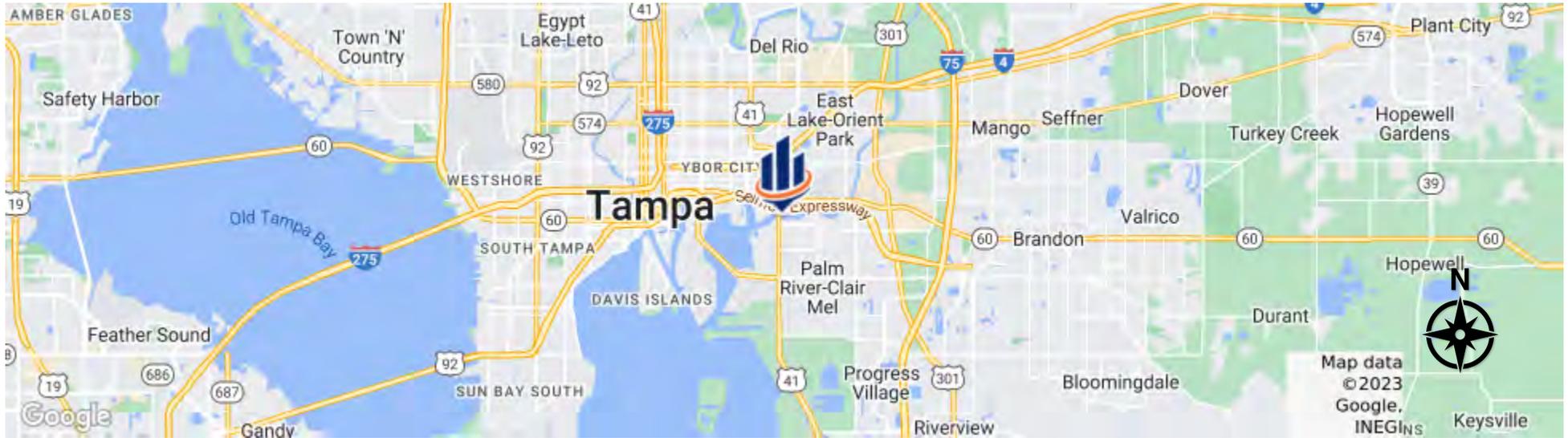


2 LOCATION INFORMATION

US-41
Tampa, FL 33619



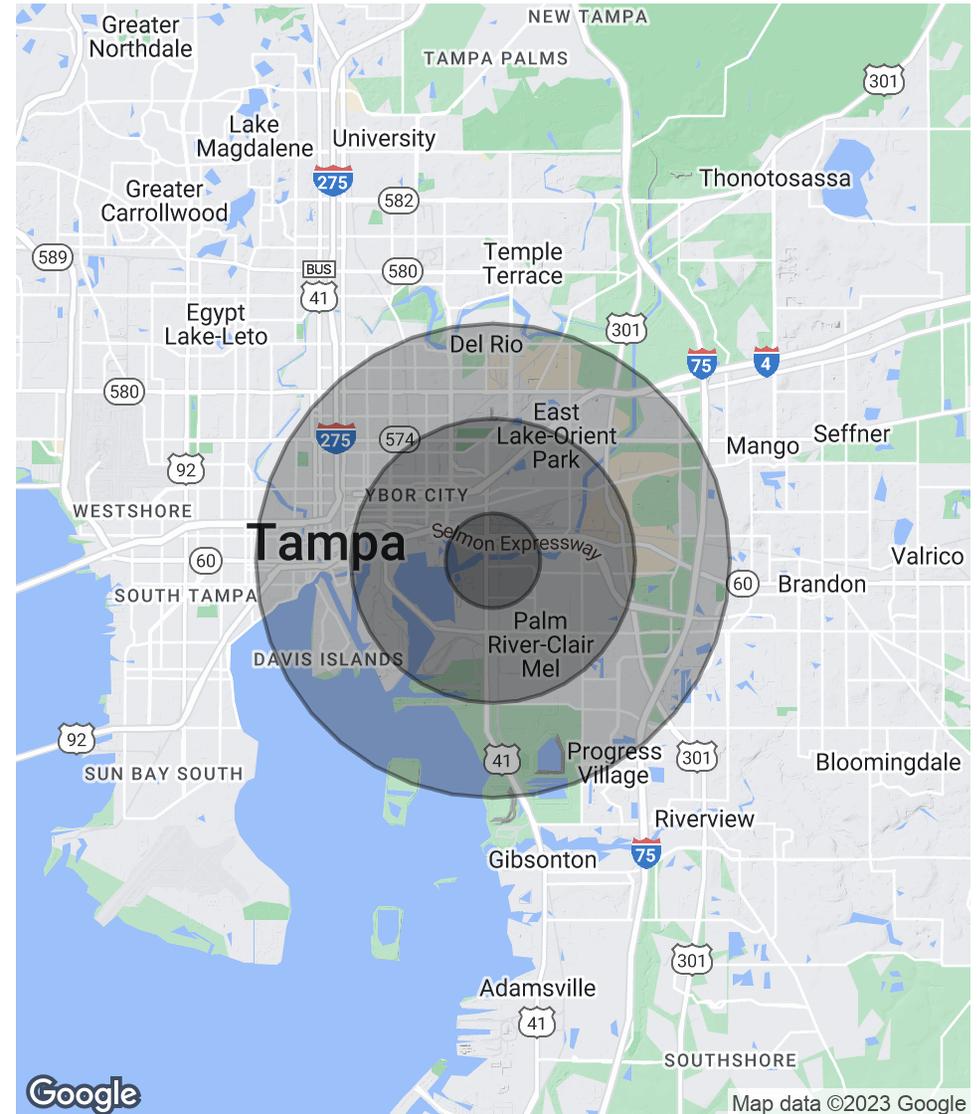
Location Maps



Demographics Map & Report

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	2,953	42,928	181,165
Average Age	33.0	35.5	34.1
Average Age (Male)	26.3	33.8	33.3
Average Age (Female)	43.9	37.6	35.4
HOUSEHOLDS & INCOME			
Total Households	1,058	17,577	79,071
# of Persons per HH	2.8	2.4	2.3
Average HH Income	\$50,611	\$50,965	\$63,251
Average House Value	\$127,564	\$164,784	\$209,646

* Demographic data derived from 2020 ACS - US Census





HILLSBOROUGH COUNTY

FLORIDA

Founded	1834	Density	1,206.26
County Seat	Tampa	Population	1,267,775 (2012)
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

Hillsborough County is a county located in the west-central portion of the U.S. state of Florida. In the 2010 census, the population was 1,229,226, making it the fourth-most populous county in Florida and the most populous county outside the Miami metropolitan area. A 2019 estimate has the population of Hillsborough County at 1,471,968 people, 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 is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



TAMPA
HILLSBOROUGH COUNTY

Founded	1855
Population	392,890 [2018]
Area	170.6 sq mi
Website	tampagov.net
Major Employers	Bloomin' Brands Sykes Enterprises Hillsborough County Public Schools University of South Florida

Tampa's population is approximately 392,800, making it the 3rd largest city in Florida and the 53rd largest city in the United States. Tampa is part of the metropolitan area most commonly referred to as the "Tampa Bay Area." It is located on the west coast of Florida, with an average annual temperature of 73.1 degrees. Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, health care, government, technology, and the Port of Tampa. The bay's port is the largest in the state, near downtown's Channel District. Bayshore Boulevard runs along the bay, and is east of the historic Hyde Park neighborhood.

For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents,[4] making it the second-largest metropolitan statistical area (MSA) in the state, and the fourth largest in the Southeastern United States, behind Washington, D.C.; Miami; and Atlanta.[12] The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.

Market Area Map



Neighborhood Aerial Map



Site Aerial

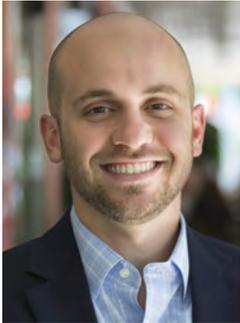


Tampa Distribution Center
950,000+ SF



3 AGENT AND COMPANY INFO

US-41
Tampa, FL 33619



DAVID HUNGERFORD, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$170 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM [Certified Commercial Investment Member] designee and serves on the executive board for the CCIM Florida West Coast District. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers [ICSC]. David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Commercial Properties
- Site Selection
- Real Estate Analytics



ZEB GRIFFIN, ALC

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PROFESSIONAL BACKGROUND

Zeb Griffin is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Zeb believes that to best serve our clients, we must first comprehensively understand the land and all operations that take place on it.

Growing up, Zeb was actively involved in his family's cow/calf operation on leased and family land in both Lake and Sumter Counties. He holds a Bachelor of Science degree in Diversified Agriculture with a minor in Ag Business from Abraham Baldwin Agricultural College (ABAC). During his years at college, Zeb worked at a hay and cattle operation and a chemical and fertilizer company in South Georgia. At ABAC, he was very active and held leadership positions in Alpha Gamma Rho professional agricultural fraternity and regularly attended the Collegiate Cattleman's Association. Zeb also did summer internships on commercial and purebred cattle operations back home in Florida during his summers in college.

In his time at SVN | Saunders Ralston Dantzler Real Estate, Zeb has successfully transacted thousands of acres. The bulk of that acreage has been hunting, agricultural, and ranch land with roughly half of which being encumbered by various types of conservation easements. Many of these transactions also included cattle, equipment, etc. Zeb understands that each parcel is unique and enjoys working through challenges to ultimately accomplish his clients' goals. Zeb has advised and walked private landowners through access issues, outstanding mineral rights, discrepancies with adjoining landowners, and conservation easements in order to accomplish their objectives.

On the contrary, Zeb has also represented governmental entities on land dealings as well. Zeb has done numerous deals for SWFWMD (Southwest Florida Water Management District) All of the transactions involved placing surplus district held parcels back in the hands of private individuals. All of these transactions had conservation easements recorded simultaneously with the closing of the property. These transactions have many moving parts and unique timelines. Zeb has successfully been able to bridge the gap between the private and public sector to be able to get these deals done.

In 2022, Zeb received his "ALC" or Accredited Land Consultant designation. This designation requires individuals to have a land portfolio of \$10 million or more in sales volume. The designation holders are also required to take 56 hours of land related courses. He looks forward to using this education to further assist his clients in their land needs.

Zeb is a native Floridian who has a passion for the wildlife, agriculture, and native landscapes of old Florida. At a young age, he had a deep reverence for land and land ownership instilled in him. He feels this has carried over to his professional career. Zeb's family has had a history of land ownership and other real estate investments. He understands the generational sweat equity that is often put into these farms, ranches, and investments. He also understands the emotional and sentimental value that owners can have for their land. When representing a landowner, Zeb strives to treat the property and the deal as if it was his own.

Zeb currently lives on and manages several hundred acres of native and ranch land in Lake County. He also assists with land management efforts as a part of Saunders Property Management, LLC, a sister company. Saunders Property Management currently manages roughly 27,000 acres of citrus, cattle, sod, native, and timber land.

When he is not working on land deals, you can find Zeb in the woods. He is an avid deer, duck, and turkey hunter and loves to hunt in the state of Florida. As Zeb has grown older, he has found enjoyment in managing land for wildlife just as much as hunting itself.

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

Disclaimer



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This Offering Brochure 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 Brochure 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.

**DOWNTOWN
TAMPA**

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M Manheim



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STORAGE**

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RALSTON DANTZLER**



Tampa Bypass Canal

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