

Property Details:

- Zoning Going Commercial Now
- Lot Size 27,534 total sf/ .63 Acres
- Other Adjacent Property for Sale
- Special 3 St Frontage; Pine & Midway
- F. L. U. Retail (FLU)Res – 6
- E. L. U. Vacant Land
- Taxes \$ 2762.18 (2008) 3 parcels
- Frontage 175-200'+ Fronting Gibsonton
- Terms Sale/ Lease/ Option/ Terms?



Gibsonton/ I-75 Super Wal-Mart 2/3 Acre Lot Ideal 4 Banks, Gas...

\$450,000
Land Lease \$3/SF NNN

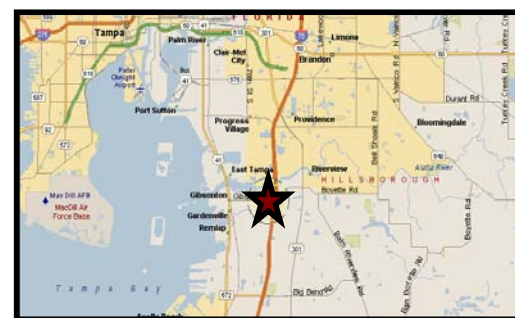
Prime Gibsonton Retail/ Office Site adjacent to New Super Wal-Mart site at Gibsonton Dr and just W. of new Wal-Mart Supers center/ I-75 interchange almost directly across the street from JB Gibson Park. Existing zoning is RSC-6 (Residential single family conventional – 6 units/ acre) w/ a rezoning in final stages of approval to Commercial. Future land use is R-6 (allowing for 6 dwelling units/ acre). This 2/3 acre site is mostly cleared, appears hi/dry, and sits only one property (and one street) from the Wal-Mart parking lot – NICE location for a mini neighborhood strip center, a bank, carwash, fast food or other retailers and/or professional offices. Sitting walking distance from soo much new growth, this is ideal for new or experienced developers/ investors/ users. The site boasts very hard to find 3- street frontage w/ access granted from either Pine St or Midway St and possibly also via Gibsonton Dr; no curb cuts currently on Gibsonton Dr., four lanes of bustling Gibsonton traffic, ½ mile from I-75 ramps, only 2 miles from US-41, 15 miles from Downtown Tampa... Call w/ ?'s or for details or visit us online.

www.CommercialMLS.net

BRACCIA & NOLL
Commercial Property Specialists

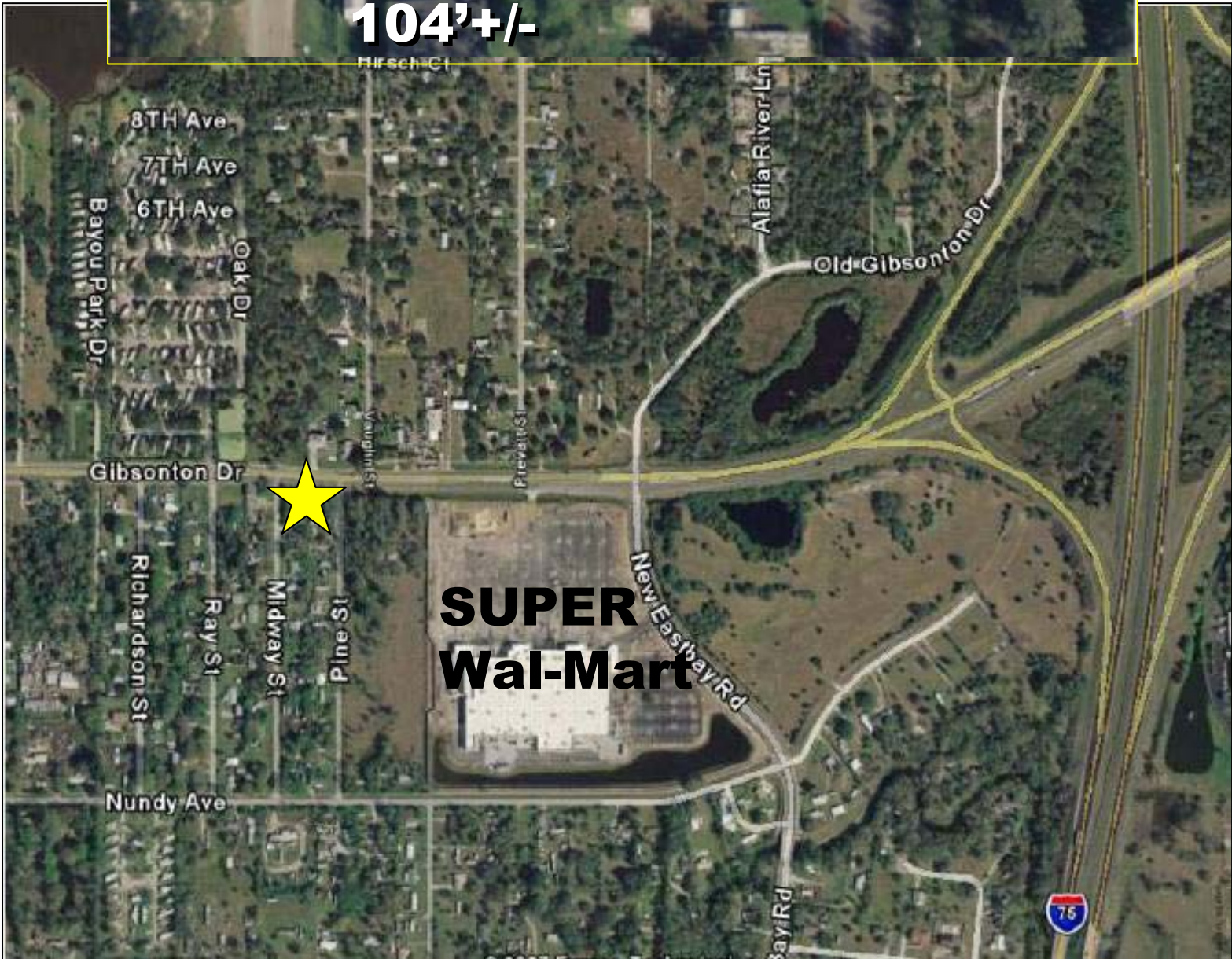
BULLDOZER SERVICES INC.

Office: 813-600-5592 Fax: 813-315-7775



For ALL of YOUR Commercial Real Estate Needs!
Be Sure to Visit us Online at: <http://www.CommercialMLS.Net>

Information has been secured from sources we believe reliable, but no representations or warranties, expressed or implied, as to it's accuracy. All references to age, sq. ft., income and expenses are approximate. Customers should conduct their own investigations and rely on those results.



** Lots 1 & 2 Have Been Zoned Commercial – Lot 3 Was Added to Assemblage on 12-19-07 & is Residential

Lot 1

PROPERTY INFORMATION

1) Property: , FL
APN: **050296-0000** Strap #: **U-25-30-19-1RO-000003-000010**
Card #: Mill Code: Use: **RESIDENTIAL LOT**
County: **HILLSBOROUGH, FL** Prop Tax: **\$878.91** Total Value: **\$39,936**
Census: Tax Yr: **2006** Delinq: Land Value: **\$39,936**
Map Pg: **198A** Tax Appraisal: **A** Imprv Value:
A/M Vol/Pg 1: **E / 0198 A** Neigh Code: **222001.** Taxable Val: **\$39,936**
A/M Vol/Pg 2: / Exemptions: Building Val:
T/R/S: **30-19-25** Agricult Val:
Municipality: Assd Yr: **2006**
Subdivision: **VARN RESUB** % Improve:
Owner: **RED CEDAR INC** Owner Vest: / / **CO**
Phone:
Mail: **718 W DR MARTIN LUTHER KING JR BLVD; TAMPA FL 33603-3135 C030**
Owner Transfer = Rec Dt: Price: Doc#: Type:
Sale Dt:

SITE INFORMATION

Zoning: **RSC-6** Garage Cap#: Acres: **0.27**
County Use: **0000** Carport Area: Lot Area: **11,856**
State Use: **00** Garage 2 Sqft: Lot Width: **104.00**
Bldg Class: Parking Sqft: Lot Depth: **114.00**

Lot 2

PROPERTY INFORMATION

2) Property: , FL
APN: **050313-0000** Strap #: **U-25-30-19-1RO-000003-000260**
Card #: Mill Code: Use: **RESIDENTIAL LOT**
County: **HILLSBOROUGH, FL** Prop Tax: **\$845.10** Total Value: **\$38,400**
Census: Tax Yr: **2006** Delinq: **2005** Land Value: **\$38,400**
Map Pg: **198A** Tax Appraisal: **A** Imprv Value:
A/M Vol/Pg 1: **E / 0198 A** Neigh Code: **222001.** Taxable Val: **\$38,400**

SITE INFORMATION

Zoning: **RSC-6**

Lot 3

PROPERTY INFORMATION

1)
 Property: **10106 MIDWAY ST, GIBSONTON FL 33534-5001 R002**
 APN: **050299-0000** Strap #: **U-25-30-19-1RO-000003-000040**
 Card #: Mill Code: Use: **SFR**
 County: **HILLSBOROUGH, FL** Prop Tax: **\$1,351.63** Total Value: **\$53,118**
 Census: **138.03** Tax Yr: **2006** Delinq: **2006** Land Value: **\$18,400**
 Map Pg: **198A** Tax Appraisal: **A** Imprv Value: **\$34,718**
 A/M Vol/Pg 1: **E /0198 A** Neigh Code: **222001.** Taxable Val: **\$53,118**
 A/M Vol/Pg 2: **/** Exemptions: Building Val:
 T/R/S: **30-19-25** Agricult Val:
 Municipality: Assd Yr: **2006**
 Subdivision: **VARN RESUB** % Improve: **065%**

SITE INFORMATION

Zoning: **RSC-6** Garage Cap#: Acres: **0.12**
 County Use: **0100** Carport Area: Lot Area: **5,200**
 State Use: **01** Garage 2 Sqft: Lot Width: **50.00**
 Bldg Class: Parking Sqft: Lot Depth: **104.00**
 Location Type: Parking Type: Usable Lot Area:
 Site Influence:
 Topography: Flood Panel: **1201120501C**
 Plumbing: Panel Date: **04/16/1984**
 Flood Zone: **C**

IMPROVEMENT INFORMATION

County: **HILLSBOROUGH, FL**
 APN: **050299-0000**

Gross Bldg Area: **730** Total Rooms: Construction:
 Bldg/Living Area: **640** Bedrms: **1** Foundation:
 Total Adj Area: **657** Baths (Full/Half): **1** Ext Wall: **ALUMINUM/VINYL**
 Base/Main Area: **544** Ttl Baths/Fixt: **1.00 3** Int Wall: **PLYWOOD PANEL**
 Ground Flr Area: Yr Built/Eff: **1957** Roof Type:
 Basement Area: # Stories: **1.00** Roof Matl:
 \$/SF: Fireplace/#: Roof Frame: **METAL**
 Pool Area: Pool: Roof Shape: **GABLE/HIP**
 Porch 1 Area: **96** Porch Type: **ENCLOSED PORCH** Heat Fuel:
 Porch 2 Area: Patio Type: Heat Type:
 Patio/Deck 1: Improve Type: Parcel Fuel:
 Patio/Deck 2: Style: Floor Type:
 Perimeter Area: Condition: Floor Cover: **VINYL**
 Heated Area: **640** Quality: **BELOW AVERAGE** Air Cond:

			<u>Bldg Desc</u>	<u>Size</u>
# Bldgs:	1	Bldg #:	1	
# Res. Units:		Section #:		
# Comm Units:		Level #:		
			BASE AREA,UNFIN UTILITY,FIN	544,90,9

1 Mile Radius from Gibsonton Dr. Gibsonton, FL 33534 Adjacent to Walmart; Outparcel Site

