

LAND FOR SALE

9.74 ACRES GROSS
INCLUDES:

4.52 UPLAND ACRES

5.22 WETLANDS ACRES

LOT 1, WOODSTORK RD,
TEMPLE TERRACE

Asking Price: \$2,200,000



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CORNERSTONE[™]
Commercial Realty LLC

**SALES | LEASING | SITE SELECTION
REAL ESTATE INVESTMENTS**

Unparalleled Service.....and then some!

PROPERTY DETAILS



- SWFMD Permit in place for proposed 55k SF Multi Story Office with approx. 200 parking stalls
- Verizon Smart Park
- Area Neighbors include: Adjacent to Surgical Rehab Hospital, Moffitt Cancer Ctr, Advent Health, Verizon, Fla. Orthopedic, Morgan Stanley, T.I.A.A. Cref, Residence Inn
- Excellent Accessibility Via I-75, I-275, US 301 for employees throughout entire Tampa Bay Area
- 840k Labor Force & 1.5mm population within 30 minutes
- Benefit of Well-Educated Labor force with proximity to Univ. of So. Fla. Over 80% of local population possesses high school diploma or higher.

PROPERTY HIGHLIGHTS

- Near USF Campus
- Mature Business Park
- Adjacent lot recently rezoned for Surgical Rehad Hospital

BUSINESS PARK TENANTS INCLUDE

- Moffitt Cancer Center
- Morgan Stanley
- Verizon
- Florida Orthopaedic
- Leslie Controls

LOCATION MAP



DEMOGRAPHICS



207,042
Population



31.7
Average Age



\$74,119
Average Income

3.175 Million
Tampa Bay
MSA Population

1.536 Million
Hillsborough County
Population

961,596
Pinellas County
Population

632,996
Pasco County
Population