



UNIVERSITY ENERGY PARK

4145 E STATE ROAD 60 | TAMPA, FL 33527



PROPERTY HIGHLIGHTS

- SIZE:** 1000± Acres

Divisible Down to 150 Acres
- ZONING:** PD (Planned Development)
- ELECTRIC:** Confirmed Pathway to Power provided by TECO
- RAIL:** CSX Rail Adjoins Site

18 Miles to Port Tampa Bay
- TARGETED LAND USE:** Manufacturing & Assembly

Logistics & Distribution

Retail

Medical Office
- FEATURES:** 1 Mile of SR 60 Frontage

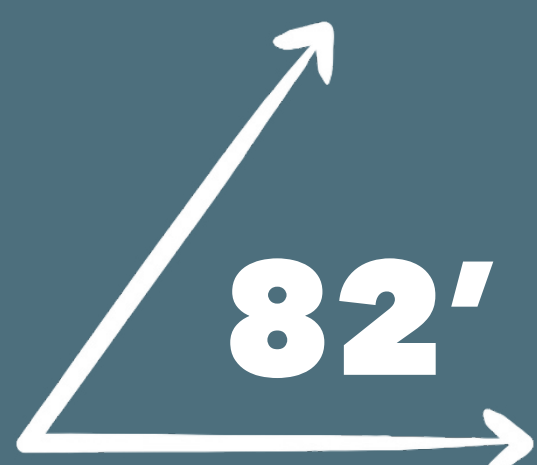
SR 60 Widening Project

Incoming Traffic Light

Approved for Alternative Energy



ELECTRIC
TECO



82'
AVERAGE
ELEVATION

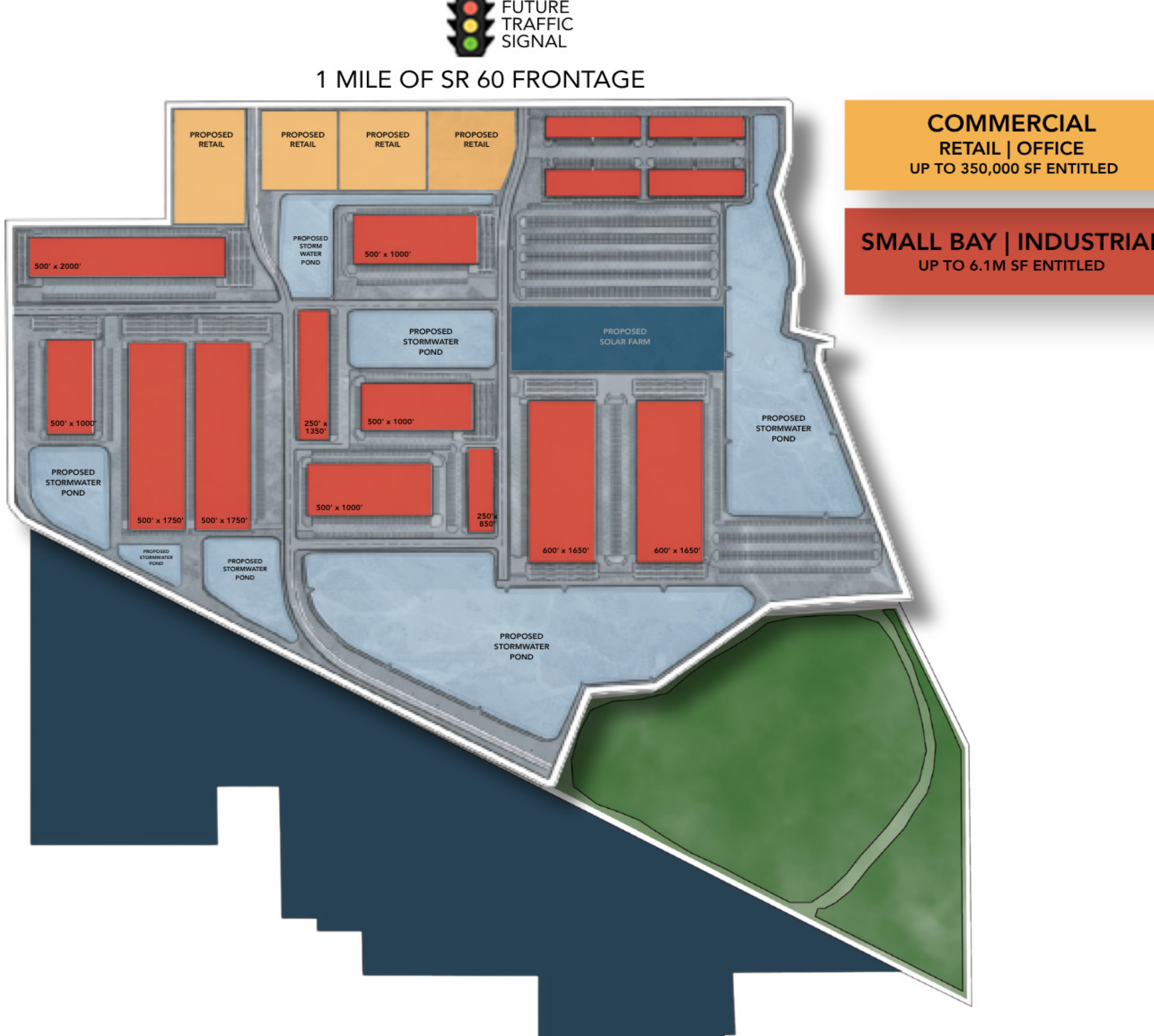


WATER
Hillsborough County
Water Resource
12" line



NATURAL GAS
TECO Peoples Gas
18" line accessible

CONCEPTUAL SITE PLAN



PROPERTY OVERVIEW

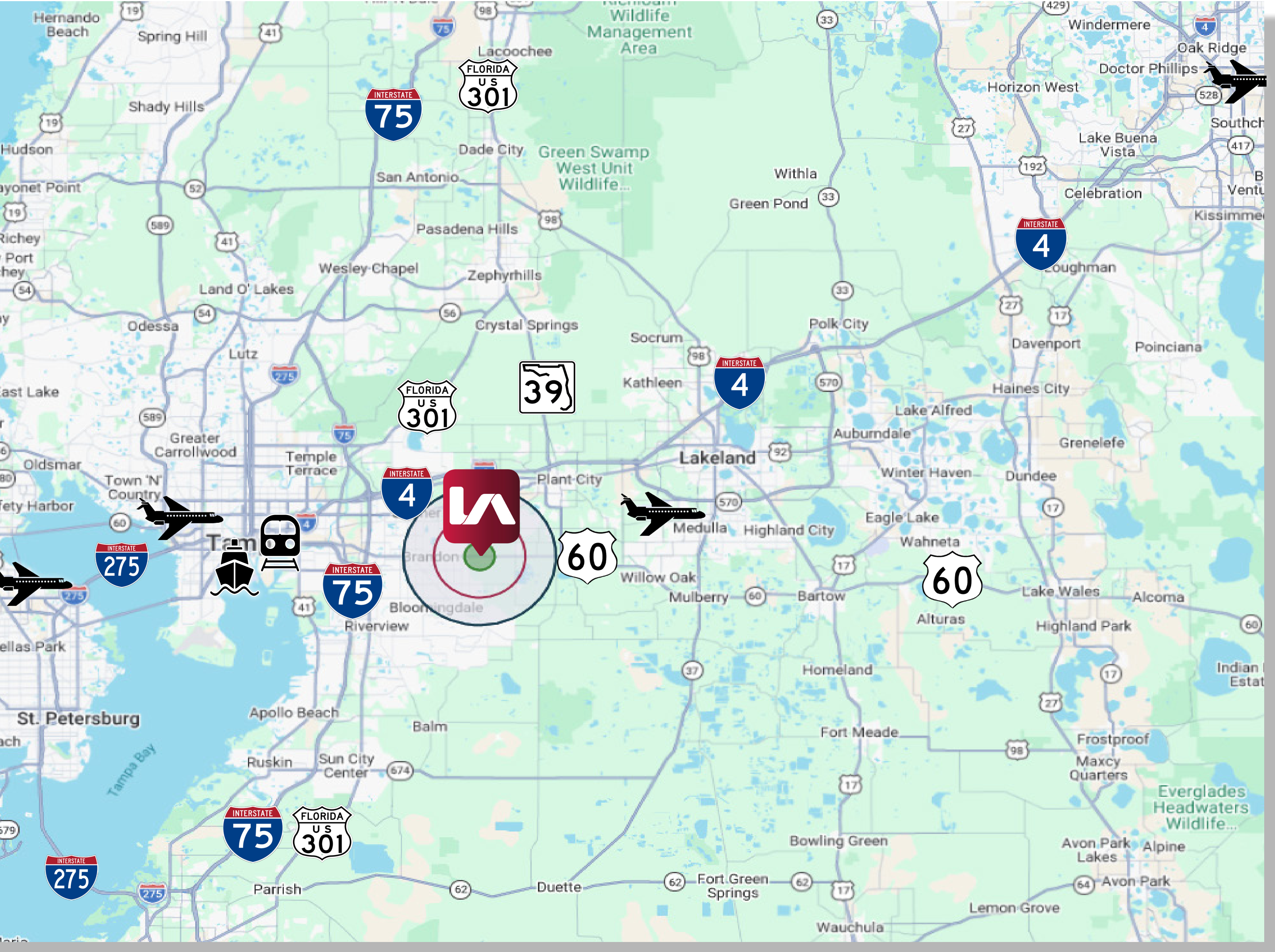
Up to 6.45 million square feet fully entitled being rezoned. 350,000 square feet will be for commercial uses (retail, hotels, medical, etc.) and 6.1 million square feet for industrial/office/distribution (M uses) including outdoor storage. Subdividing is an option for the owner, as a conceptual plan has been approved for the use of industrial, retail and medical development.

Located in Hillsborough County and perfectly positioned along E. State Road 60, University Energy Park provides exceptional connectivity to major transportation arteries, including access to Interstate 4, Interstate 75, and proximity to the Port of Tampa and Tampa International Airport. Ongoing infrastructure enhancements such as approval of alternative energy uses, the widening of State Road 60 and a new traffic light at the intersection of State Road 60 and Sydney Dover Trail further enhance accessibility and improve traffic flow, ensuring seamless logistical operations, rapid distribution capabilities, and convenient commuting.

TRAVEL & DEMOGRAPHICS

TRADE AREA OVERVIEW

Serving a trade area of over 118,000 residents within five miles, the site benefits from strong household incomes and projected growth of approximately 7% through 2030. Combined with planned development within University Energy Park, the location is positioned to evolve into a primary retail and service destination in East Hillsborough County.



TRADE AREA DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population (2025)	2,950	44,624	118,684
Population (2030)	3,136	47,746	127,017
Population Growth (2025-2030)	6.31%	7.00%	7.02%
Households (2025)	1,199	16,048	41,655
Households (2030)	1,278	17,192	41,655
Household Growth (2025-2030)	6.59%	7.13%	7.14%
Median HH Income (2025)	\$80,458	\$98,896	\$96,654
Average HH Income (2025)	\$94,687	\$121,418	\$119,609

AIR TRANSIT AND MOBILITY

Lakeland Linder Intl Airport	18.6 Miles	30 Minutes
Tampa Intl Airport	30.6 Miles	45 Minutes
St. Pete-Clearwater Intl Airport	41.3 Miles	55 Minutes
Port Tampa Bay	18.7 Miles	37 Minutes
Tampa Union Station	17.6 Miles	35 Minutes
SR 39	6.7 Miles	10 Minutes
I-75	8.0 Miles	16 Minutes
I-4	11.1 Miles	20 Minutes
County Line Road	14.7 Miles	22 Minutes

