



# HOTELMAX

R E A L T Y, I N C.™

**THIS IS A HIGHLY CONFIDENTIAL LISTING  
DO NOT GO ON THE PROPERTY WITHOUT AN APPOINTMENT**



**PRIME  
COMMERCIAL  
MARKET IN  
TAMPA, FL**

**VACANT LOT FOR SALE**



14844 N. Florida Avenue, Tampa, Florida 33613  
Phone: 813-949-0901 Fax: 813-200-3939 Email: [hotelmax@aol.com](mailto:hotelmax@aol.com)

## EXECUTIVE SUMMARY



406 E. Bearss Avenue Tampa, FL 33613	
County:	Hillsborough
Property Type:	Vacant Lot / Commercial
No. of Buildings:	N/A
No. of Stories:	N/A
No. of Units/Rooms:	N/A
Building Area Size:	N/A
Lot Size/Acres:	2.33 Acres (MOL)
Year Built:	N/A
Pool:	N/A
Zoned:	OTSC/TOURISTSVC
Price:	<b>\$2,500,000</b>

### CONFIDENTIAL LISTING – DO NOT CONTACT OWNER OR EMPLOYEES

- Must schedule appointment with listing agent to view property – Terry Hatfield, Agent 813-363-5771
- 58,000 vehicles per day
- Property is centrally located in the Tampa, FL Market

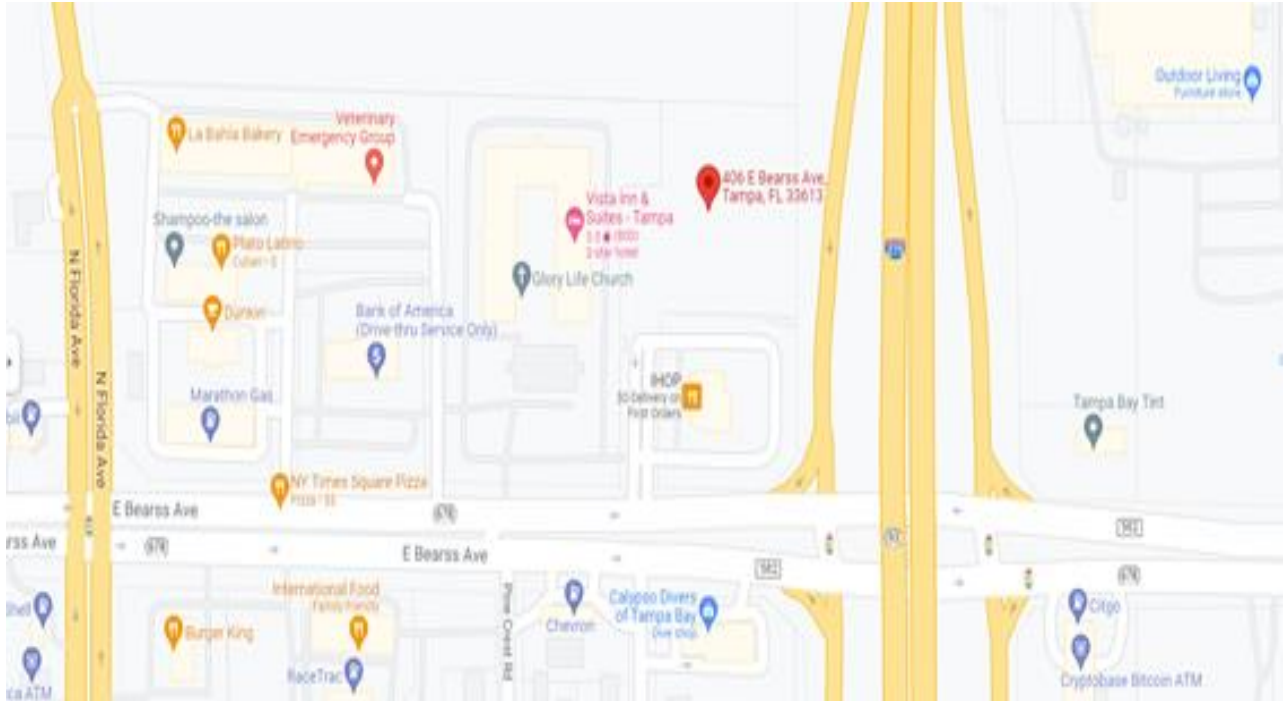
### Property Description

This is a vacant lot for sale off of Interstate 275 in the prime Tampa Bay Area Market. Perfectly located in the #1 tourist area in the United States. This is your chance to get into this fast growing Tourist Market located near Tampa's amazing Theme Parks and #1 Tourist Beaches in the country.

### Location Description

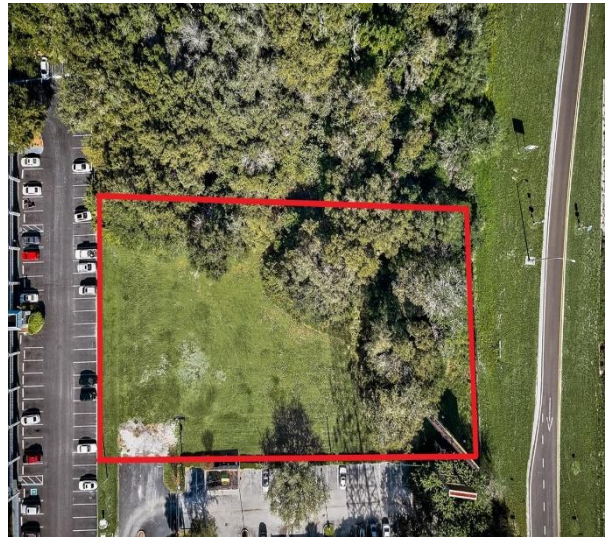
Directly off Interstate 275, this prime commercial property is 6 miles from the Busch Gardens Tampa Bay Theme Park, 7 miles from Adventure Island and 4 miles from the University of South Florida. The nearest airport is Tampa International located about 18 miles away. Interstate 275 exceeds on average 58,000 vehicles per day.

# PROPERTY MAPS



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## AERIAL VIEW



**\*Outline of Property is only an overview and does not represent actual square footage/acreage.**

## PROPERTY PHOTOS



**(PHOTOS ARE CURRENT JANUARY 2022)**

# TRAFFIC COUNTS



**5,757**  
2021 Est. daily traffic counts

Street: I-275  
Cross: E Bearss Ave  
Cross Dir: S  
Dist: 0.28 miles

Historical counts

Year	Count	Type
2019	6,500	AADT
2018	6,500	AADT
2016	5,800	AADT
2012	3,700	AADT
2011	3,700	AADT

**4,886**  
2021 Est. daily traffic counts

Street: I-275  
Cross: E Bearss Ave  
Cross Dir: S  
Dist: 0.06 miles

Historical counts

Year	Count	Type
2019	4,900	AADT
2018	5,500	AADT
2016	4,900	AADT
2012	3,500	AADT
2011	3,500	AADT

**23,161**  
2021 Est. daily traffic counts

Street: E Bearss Ave  
Cross: I-275  
Cross Dir: NE  
Dist: 2.83 miles

Historical counts

Year	Count	Type
2018	23,000	AADT
2012	21,500	AADT
2011	21,500	AADT

**58,752**  
2021 Est. daily traffic counts

Street: East Bearss Avenue  
Cross: Pine Crest Rd  
Cross Dir: E  
Dist: 0.01 miles

Historical counts

Year	Count	Type
2019	59,000	AADT
2018	58,000	AADT

**52,930**  
2021 Est. daily traffic counts

Street: E Bearss Ave  
Cross: Pinecrest Rd  
Cross Dir: E  
Dist: 0.04 miles

Historical counts

Year	Count	Type
2016	54,000	AADT
2015	53,500	AADT
2014	51,500	AADT
2012	50,500	AADT
2011	51,500	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



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**LISTING DISCLAIMER**

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