

LAND FOR SALE

Multifamily Land

12398 Bull Frog Creek Rd
Gibson, FL 33534

Floodplain
Compensation
(4.49 Acres)

EXISTING SURFACE WATER
RESERVATION WATER BODY
(Existing Pond)

Dock

Edge of Water
(Conservation Area)

Trail

PROPOSED SIDEWALK PER
TS-7 STANDARD

PROPOSED STOP BAR,
STOP SIGN AND
CROSSWALK

EMERGENCY EXIT

BLDG 1
(40)

Club

Pool

Gate

BLDG 2
(40)

Fence line

Stormwater Pond
(1.95 Acres)

Phase 1
Phase 2

Fence line

BLDG 3
(40)

Pool

Club

Gate

BLDG 7
(28)

BLDG 5
(40)

BLDG 7
(40)

BLDG 4
(40)

BLDG 6
(40)

BLDG 9
(38)

BLDG 10
(38)

BLDG 11
(38)

BLDG 12
(38)

Pickleball
Court

Dog
Run

5' LANDSCAPING BUFFER
AND TYPE A SCREENING

CONCEPTUAL VEHICULAR AND
PEDESTRIAN CIRCULATION

Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

Victoria King
863.687.6111
VictoriaKingFL@gmail.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Multifamily Land | Gibsonton, FL



FULLY SITE PLAN APPROVED APARTMENT SITE

A rare find in a rapidly growing area within Hillsborough county, Gibsonton. This property sits inside an MPUD with approved entitlements for 536 Units. Site Plan Approval in place.

Phase 1: 280 Multifamily Units

Phase 2: 256 Multifamily Units

The property is in close vicinity to the 90 bed St. Joseph's hospital as well as Southshore Commons Mall on Big Bend Road. It has high visibility from I-75, but is set far enough back from the interstate to avoid the noise from traffic. The property has attractive trees throughout, a creek, and a 60 acre lake which together create a lush landscape for a class A+ apartment development.

PROPERTY HIGHLIGHTS

- All Utilities Available.
- Site Plan Approval Permits in Hand. Shovel Ready Site
- <https://nyecommercialadvisors.sharefile.com/public/share/web-s70945f99353c424794aee92dec7cd8e9>

OFFERING SUMMARY

Sale Price:	\$31,716 PER DOOR OR \$17,000,000
Lot Size:	122.64 Acres

DEMOGRAPHICS	1 MILE	3 MILES	10 MILES
Total Households	2,645	22,396	161,700
Total Population	7,470	64,212	438,021
Average HH Income	\$90,875	\$104,840	\$107,660

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Property Details

12398 Bull Frog Creek Rd, Gibsonton, FL 33534

Sale Price	\$31,716 PER DOOR OR \$17,000,000
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LOCATION INFORMATION	
Building Name	Multifamily Land Gibsonton, FL
Street Address	12398 Bull Frog Creek Rd
City, State, Zip	Gibsonton, FL 33534
County	Hillsborough
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75
Nearest Airport	Tampa International Airport

PROPERTY INFORMATION	
Property Type	Land
Property Subtype	Multifamily
Zoning	PD-MU
Lot Size	122.64 Acres
APN #	077457-0100
Traffic Count	134000
Traffic Count Street	I-75

DRIVE TIMES	
I-75	1 mile, 2 minutes
Downtown Tampa	18 miles, 22 minutes
Tampa International Airport	25 miles, 32 minutes
Sarasota-Bradenton International Airport	42 miles, 46 minutes

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PLANNED DEVELOPMENT PLANS
FOR:
EDEN CREEKSIDE - GIBSONTON
12398 BULLFROG CREEK RD,
GIBSONTON, FL 33534

PARCEL ID NUMBER U-06-31-20-ZZZ-000003-11310.0 | FOLIO NUMBER: 77457-0100

SECTION 6, TOWNSHIP 31 SOUTH, RANGE 20 EAST

SITE DATA TABLE

APPLIC NUMBER	00-00-00000-000000-000000
POLIO NUMBER	7700 0000
STREET ADDRESS	10000 BULLFROG CREEK RD GRANDTOWN, CT 06033 SCHOOL MILLS DRIVE GRANDTOWN, CT 06033
DEVELOPER	ROBINSON CONSULTING
ARCHITECT	ROBINSON CONSULTING
ENGINEER	ROBINSON CONSULTING
PLANNER	ROBINSON CONSULTING
TOWN	ROBINSON CONSULTING
PLANNING DISTRICT	ROBINSON CONSULTING
EXISTING LAND USE	VACANT/AGRICULTURAL LAND
PROPOSED LAND USE	VACANT/AGRICULTURAL LAND
TOTAL PAVED AREA	0.00 AC
COMMUNITY PLANNING AREA	ROBINSON CONSULTING
OPEN SPACE/RECREATION AREA	0.00 AC
TOTAL BUILDING UNITS	0
WATER & SEWER UTILITY PROVIDER	WILSONVILLE/CLATSOP COUNTY
BUILDING HEIGHT	10 FT
CLIMATE ZONE	WET
LOT PLANNING AREA	2.00 AC
FRONT YARD	10 FT
SEMI YARD	10 FT
BACK YARD	10 FT
MINIMUM IMPERVIOUS SURFACE	0.00 AC
FLOOR AREA	0.00 AC
IMPERVIOUS SURFACE	0.00 AC
OVERLAY	NA
CORNER/HAZARDOUS AREA	NA
WILDLIFE/HABITAT PROTECTION AREA	NA
WATER RESOURCES PROTECTION AREA	NA
POTENTIAL WATER POLLUTION PROTECTION AREA	NA
SCenic LANDSCAPE	NA
HISTORIC LANDMARKS	NO HISTORIC LANDMARKS WITHIN 1/4 MILE

NATURAL WATER BODIES

WETLAND CONSERVATION AREA "A"	0.03 AC ±
WETLAND CONSERVATION AREA "B"	0.02 AC ±
WETLAND CONSERVATION AREA "C"	0.04 AC ±
WETLAND CONSERVATION AREA "D"	0.10 AC ±
WETLAND CONSERVATION AREA "E"	0.36 AC ±
WETLAND CONSERVATION AREA "F"	0.38 AC ±
WETLAND CONSERVATION AREA "G"	0.16 AC ±
WETLAND CONSERVATION AREA "H"	0.01 AC ±
WETLAND CONSERVATION AREA "I"	0.11 AC ±
BULLFROG CREEK	1.08 AC ± ON-SITE AREA

ENVIRONMENTALLY SENSITIVE AREAS

EXISTING SURFACE WATER CONSERVATION WATER BODY	88.43 AC *
PROPOSED STORMWATER POND	1.86 AC

SHEET TITLE	SHEET NUMBER	REV	DATE
CORRIG SHEET	POL1	5	11/26/2011
OTE PLANS	POL2A	5	11/26/2011
OTE PLANS	POL2B	5	11/26/2011

LEGAL DESCRIPTION:

CORN AT SE COR OF NW 14 OF SW 14 OF SEC 6 THN S IN NW DEGR 39
 MIN 46 SEC 1275.61 FT ALONG E BDRY OF NW 14 OF SW 14 OF
 SEC 6 TO POB THN N 01 DEG 01 MIN 15 SEC 1602.75 FT THN N
 02 DEG 10 MIN 21 SEC 469.98 FT THN S 15 DEG 49 MIN 39 SEC SW
 1239.05 FT TO POINT ON CURVE TO LEFT RAD OF 115680.30 FT C/B S 01 DEG 21
 MIN 19 SEC W 369.14 FT THN S 00 DEG 21 MIN 56 SEC W 1463.99 FT
 TO POINT ON CURVE TO LEFT RAD OF 115680.30 FT C/B S 01 DEG 21
 MIN 19 SEC W 14 THN S 89 DEG 39 MIN 46 SEC 1131.98 FT TO SE
 COR OF NW 14 OF SW 14 OF SAID SEC 6 THN S 89 DEG 39 MIN 46
 SEC 60.89 FT ALONG S BDRY OF NW 14 OF SW 14 OF SAID SEC 6
 TO SE COR OF NW 14 OF SW 14 OF SAID SEC 6

DESIGN AND DEVELOPMENT CONTACTS:

DEVELOPER: EDEN MULTIFAMILY
2801 SW 31ST AVE, SUITE 2B
COCONUT GROVE, FL 33133
CONTACT: JACKY SASSON
TEL: 305.798.1548
EMAIL: JACKY@EDENMULTIFAMILY.COM

CIVIL ENGINEER: BOWMAN CONSULTING GROUP, LTD.
5404 CYPRESS CENTER DRIVE, STE. 140
TAMPA, FL 33609
CONTACT: ERIK D. JULIANO, P.E.

TRANSPORTATION
ENGINEER:

LINCKS & ASSOCIATES, INC
5023 W LAUREL ST.
TAMPA, FL 33607
CONTACT: STEVE HENRY
TEL: 813.289.0039
EMAIL: SHENRY@LINCKS.COM

LAND USE ATTORNEY: JOHNSON POPE LLP
400 N. ASHLEY DRIVE, SUITE 3100
TAMPA, FL 33602
CONTACT: ASHLEY PHILLIPS
TEL: 813.225.2500
EMAIL: ASHLEY@JPFFIRM.COM

ENVIRONMENTAL
ENGINEER

BIO-TECH CONSULTING
6011 BENJAMIN RD., SUITE 101
TAMPA, FL 33634
CONTACT: DILLON REEVES
TEL: 877.804.5969
EMAIL: DILLON@BIO-TECHCONSULTING.COM

ARCHITECT: GROUP 4 DESIGN INC.
1939 HENDRICKS AVE.
JACKSONVILLE, FL 32207
CONTACT: GEORGE MCNABB
TEL: 904.353.5900

SURVEYOR: GATEWAY LAND SURVEYING, LLC
1081 EAST BRANDON BLVD,
BRANDON, FL 33511
CONTACT: RYAN J. KING
TEL: 813.643.2292

SITE LOCATION MAP

SCALE: 1" = 10,000'

POSTED SPEED LIMIT
BULLFROG CREEK = 45 MPH

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Bowman

**BOWMAN CONSULTING
GROUP, LTD.
404 CYPRESS CENTER DR
SUITE 140
TAMPA, FL 33609
PHONE: (813) 736-2114**

COVER PLAN (1 OF 3)
EDEN CREEKSIDE
2398 BULLFROG CREEK RD
GIBSONTOWN, IL 33534



ENTER WHAT'S HOT
ALWAYS CALL
BEFORE YOU
Digging, Digging, Digging

PLAN STATUS

REV	DATE	COMMENT
1	07/06/23	COMMENT:
2	08/26/23	COMMENT:
3	10/23/23	COMMENT:
4	12/27/23	COMMENT:
5	01/26/24	COMMENT:
6	03/14/24	COMMENT:

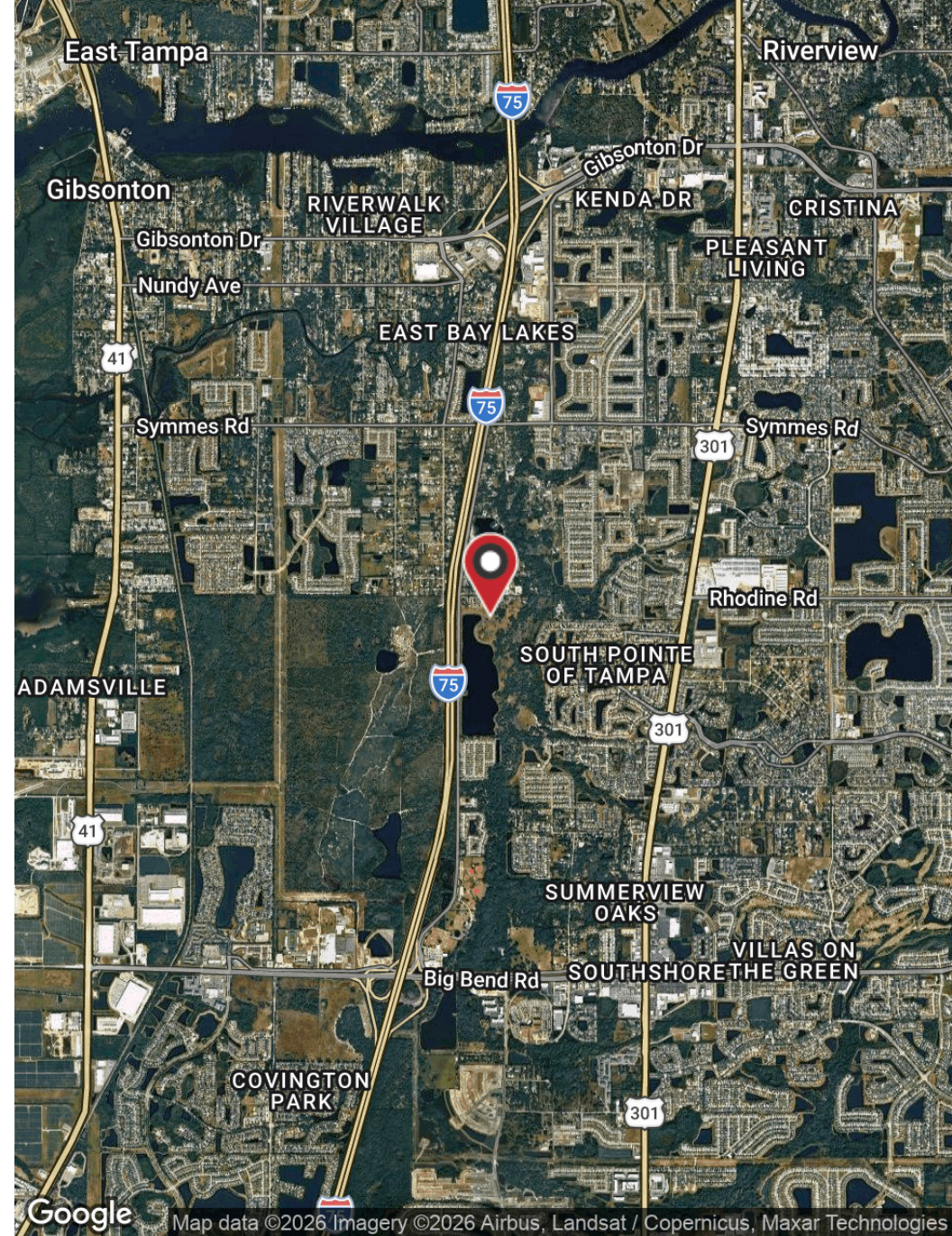
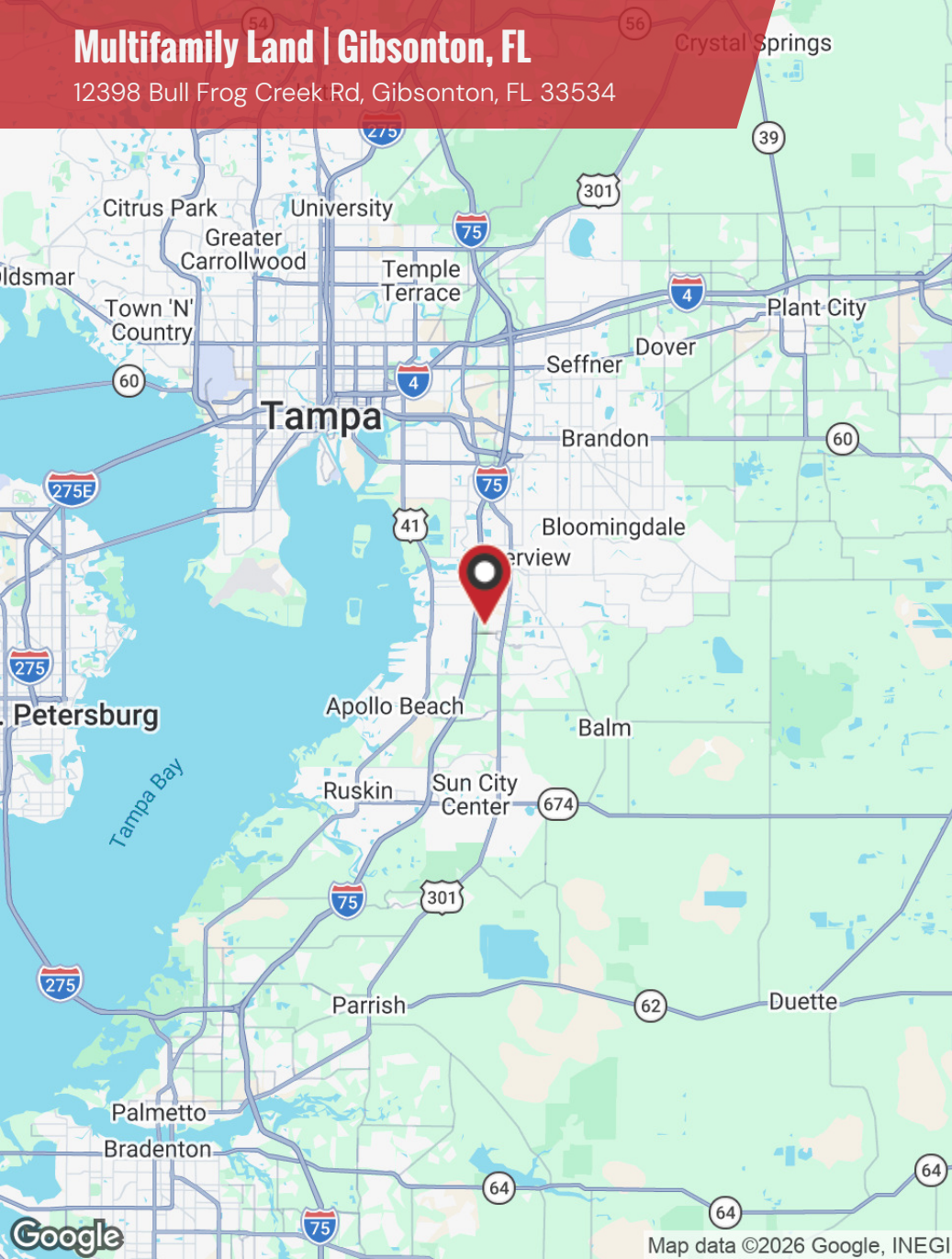
FDB DESIGN	FDB DRAWN	E CH
SCALE	SCALE	
JOB No.	011293-01-001	
DATE	01/26/2024	

SHEET PD.1



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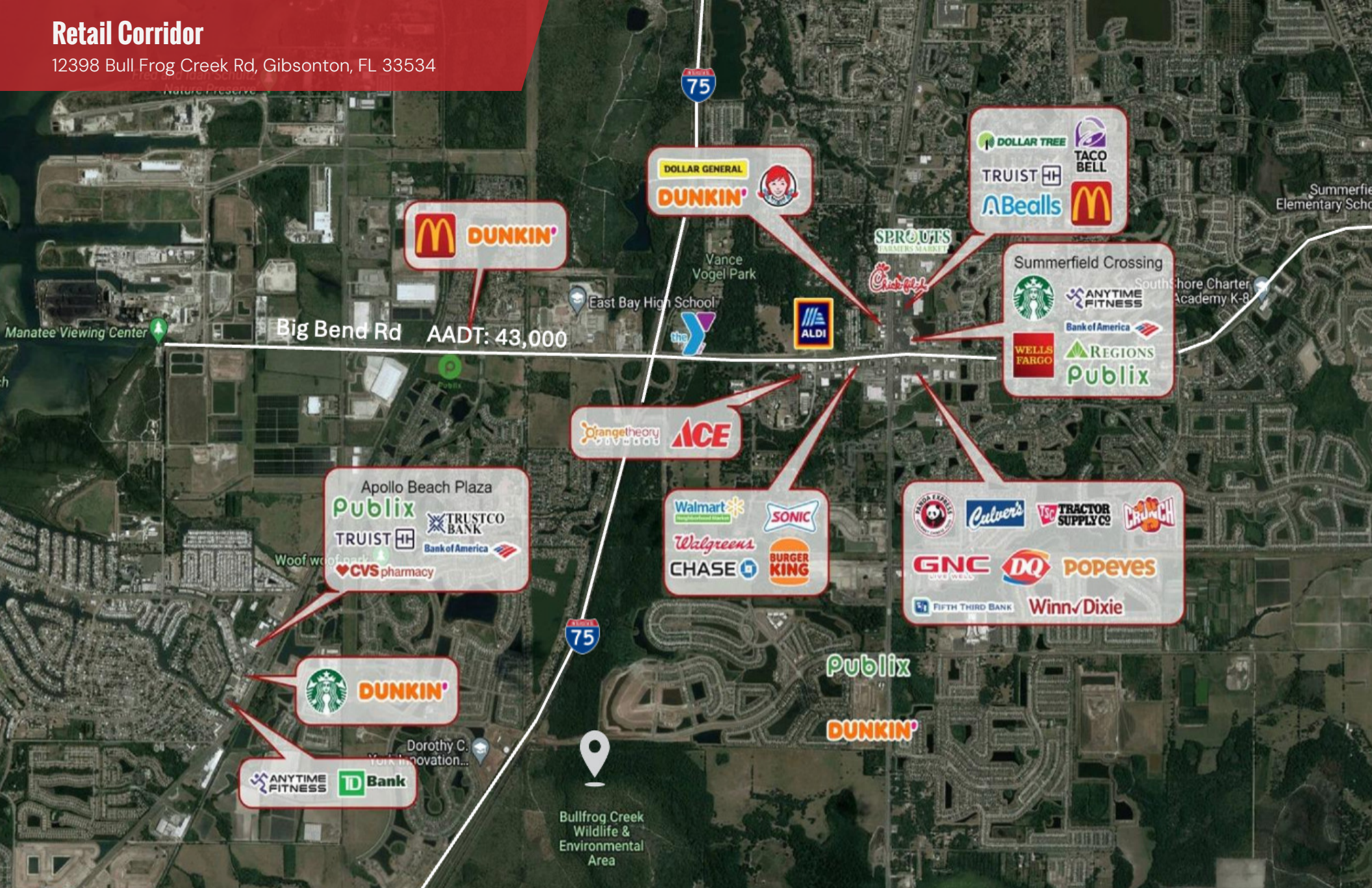
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Retail Corridor

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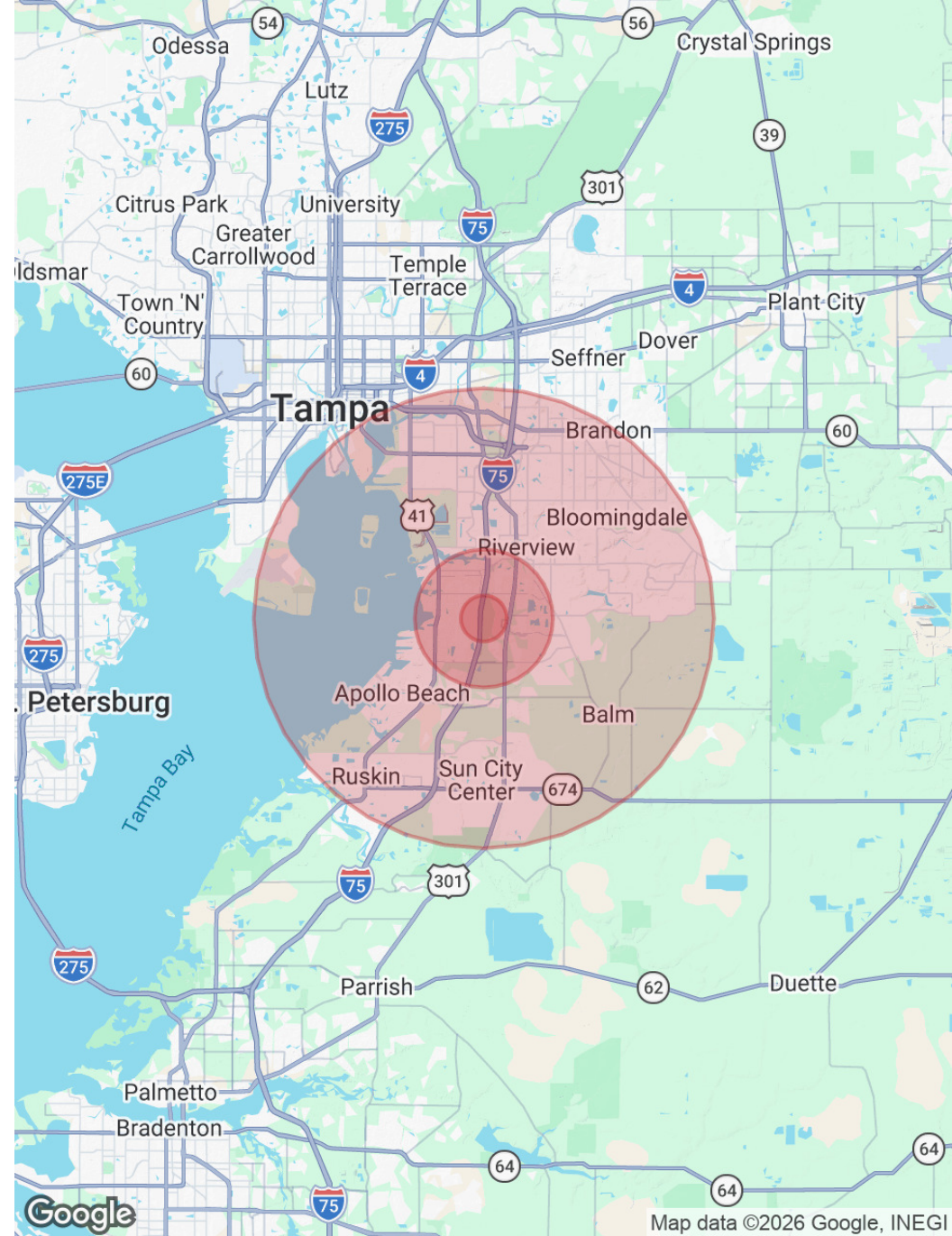


Demographics

12398 Bull Frog Creek Rd, Gibsonton, FL 33534

POPULATION	1 MILE	3 MILES	10 MILES
Total Population	7,470	64,212	438,021
Average Age	33.1	36.4	39.4
Average Age (Male)	32.2	35.2	38.3
Average Age (Female)	34.9	37.4	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	2,645	22,396	161,700
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$90,875	\$104,840	\$107,660
Average House Value	\$294,129	\$318,485	\$376,732
TRAFFIC COUNTS	1 MILE	3 MILES	10 MILES
	134,000/day		

2023 American Community Survey (ACS)



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Meet Your Team

12398 Bull Frog Creek Rd, Gibsonton, FL 33534



CODY BRIGHTWELL

Managing Director

Direct: 813.973.0214 **Cell:** 440.376.1006
cody@nyecommercial.com



VICTORIA KING

Direct: 863.687.6111
VictoriaKingFL@gmail.com



AUSTIN DEANE REALTY INC
925 S FLORIDA AVE , Lakeland, FL 33803
863.687.6111

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C: 440.376.1006
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