

US Highway 92 | Improved CG Lot | Contractor Yard |

11409 US-92, Seffner, FL 33584 - FOR SALE & LEASE - FLEXIBLE SELLER FINANCING



E US Highway 92 - 15,100 VPD

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An aerial photograph of a suburban and commercial area, featuring houses, trees, and a large industrial or construction site. A dark blue semi-transparent overlay covers the center of the image, containing text.

EXCLUSIVELY LISTED BY

Gabriel Paterson

Associate Investments
Office: Tampa
Direct: 813.387.4823
Gabe.Paterson@marcusmillichap.com
License: FL #SL3591954

Devin Guilliams

Associate Director Investments
Office: Tampa
Direct: 813.387.4761
Devin.Guilliams@marcusmillichap.com
License: FL #SL3422521

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SECTION 1

Executive Summary

INVESTMENT HIGHLIGHTS

OFFERING SUMMARY

AERIAL

ADDITIONAL PHOTOS

REGIONAL MAP

LOCAL MAP

PARCEL MAP

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INVESTMENT OVERVIEW

Offering 1.19 acres of cleared, fenced, and improved commercial land located in the Tampa MSA. Zoned Commercial General (CG), the site is development-ready and ideal for a wide range of users, from owner-occupants to developers. The property boasts over 200 feet of frontage along US Highway 92, which sees 15,100 vehicles per day, plus an additional rear access point for added flexibility and logistical flow. Ample space for vehicle parking and outside storage further enhances the site's versatility. Seller financing available with flexible terms.

INVESTMENT HIGHLIGHTS

- 1.19 acres improved, CG zoned property located in Tampa MSA
- Flexible zoning. Ideal for contractor yard, equipment sales, auto repair, truck parking
- Cleared & fenced w/ multiple access points - 200+ feet of frontage to US Highway 92 - 15,100 VPD

OFFERING SUMMARY



Listing Price
\$1,000,000



Lot Size
1.19 Acres



Zoning
CG

PROPERTY DETAILS

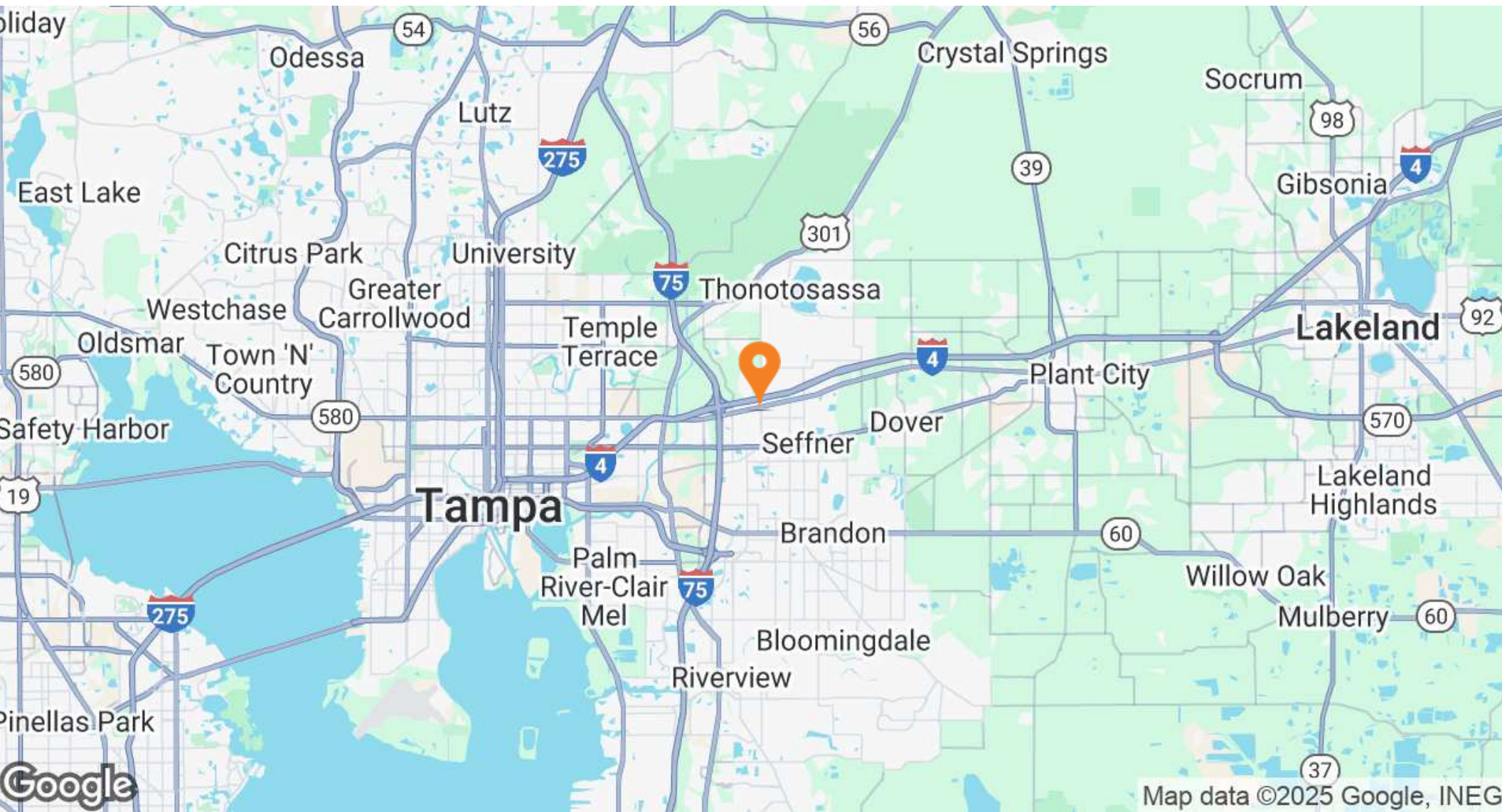
Listing Price	\$1,000,000
Price/Acre	\$840,336/Acre
Lot Size	1.19 Acres
FAR (Floor Area Ratio)	0.27
Maximum Building Height	50 feet
Maximum Building Coverage	27%
Maximum Impervious Surface Coverage	70%
Utilities	TECO Electric, Well, Septic
Parcel	U-33-28-20-264-000000-10900.0
Zoning	Commercial General/CG
Seller Financing	Flexible Terms Available







US Highway 92 | Improved CG Lot | Contractor Yard // REGIONAL MAP



LOCAL MAP // US Highway 92 | Improved CG Lot | Contractor Yard |





SECTION 2

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

BROKER OF RECORD

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TAMPA-ST. PETERSBURG

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro contains over 3.2 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Tampa, the county seat of Hillsborough County, is the most populous city, with nearly 390,000 people, and is situated northeast of the bay. St. Petersburg follows, with over 258,000 residents, and it is located on the peninsula near the mouth of the bay. Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.

METRO HIGHLIGHTS



FAVORABLE BUSINESS CLIMATE

A relatively low cost-of-living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



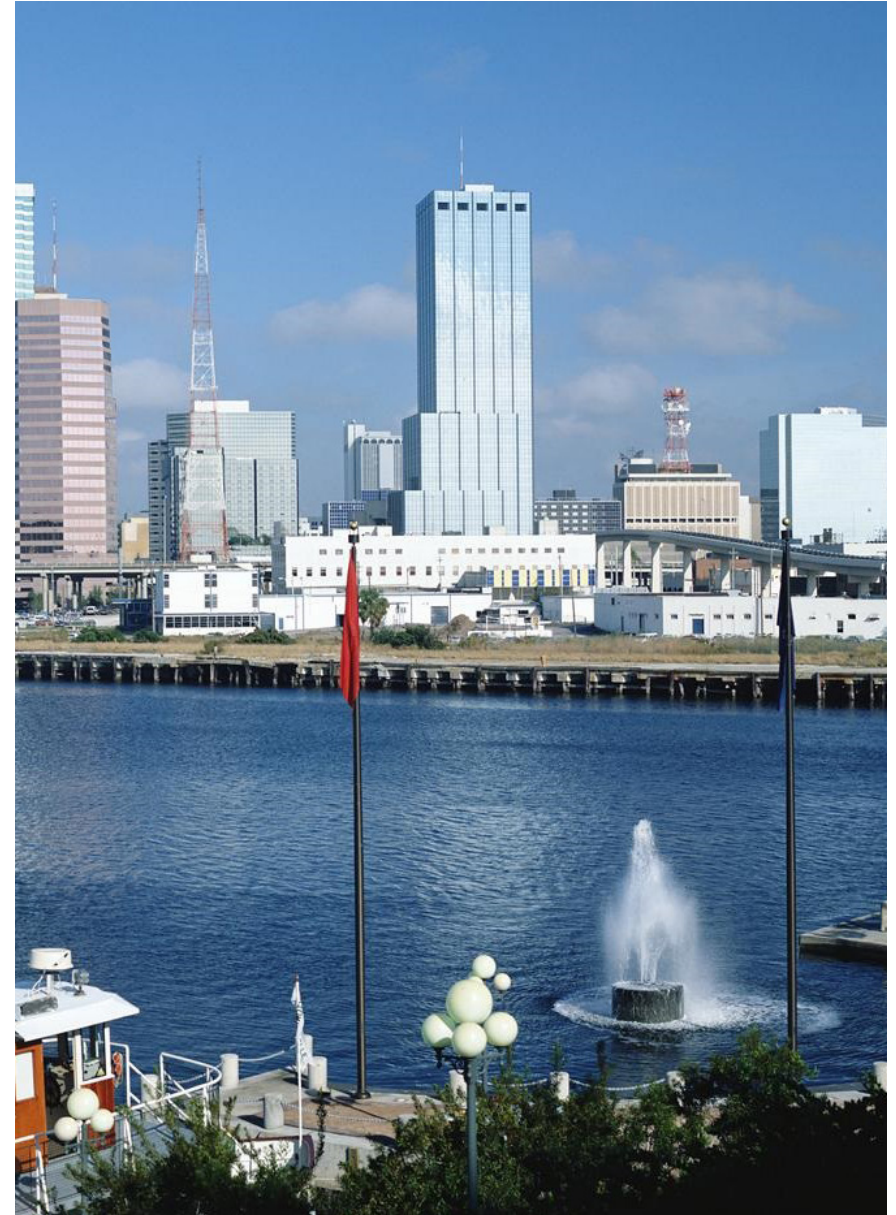
PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa, services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



DIVERSE ECONOMY

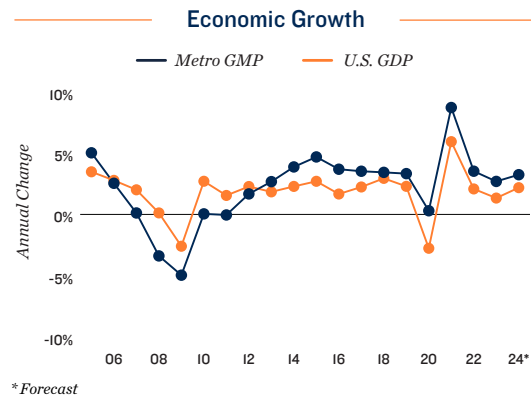
High-tech industries, as well as the tourism, military, finance and sea-borne commerce segments, drive the region's economy.



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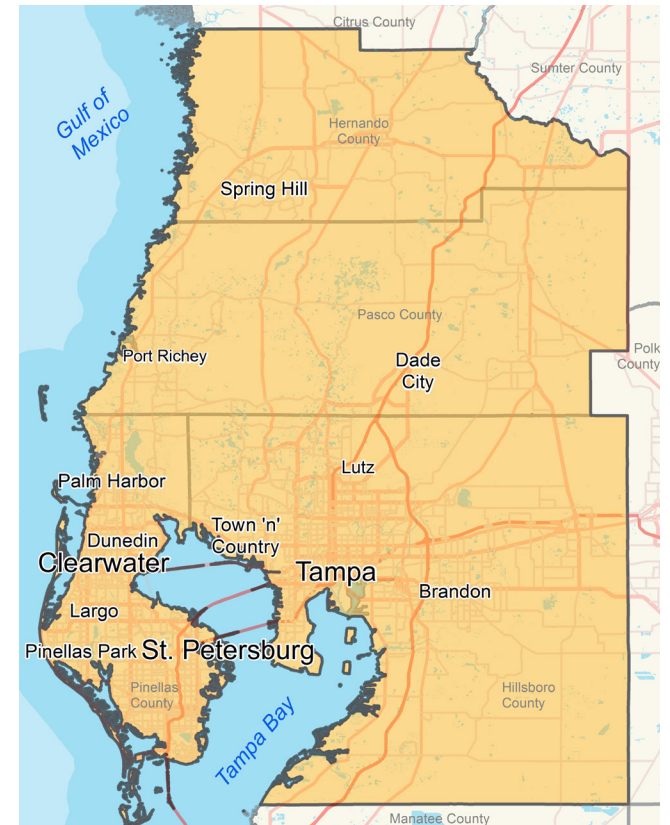
ECONOMY

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, with visitors drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.

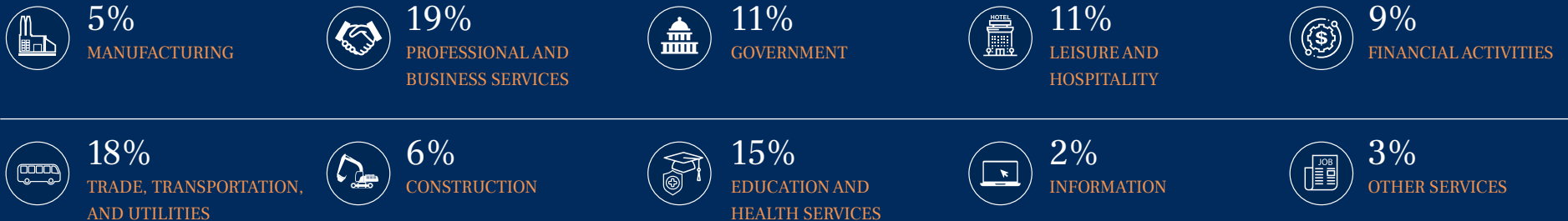


MAJOR AREA EMPLOYERS

- BayCare Health System
- Publix Super Markets, Inc.
- WellCare Health Plans
- Tech Data
- Verizon Communications, Inc.
- Power Design
- University of South Florida
- Sykes
- Raymond James
- TECO Energy, Inc.

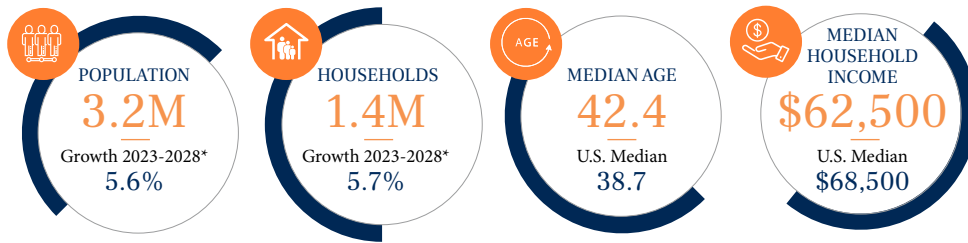


SHARE OF 2023 TOTAL EMPLOYMENT



DEMOGRAPHICS

- The local population will expand to roughly 3.4 million residents by 2028. During the next five years, the number of households will increase by nearly 80,000.
- Homeownership of 66 percent is slightly above the national rate; the median home price, at \$411,000, is more than 3 percent above the U.S median.
- Roughly 20 percent of residents hold bachelor’s degrees, with more than 10 percent having also attained a graduate or professional degree.



2020 POPULATION BY AGE



QUALITY OF LIFE

The metro boasts a mild climate and a beautiful waterfront, which attract new residents and visitors. The area has hundreds of golf courses and abundant water-related activities, with Tampa Bay and the Gulf Coast nearby. There are more than 11,000 acres of parkland and 100 trail acres within a 60-mile radius. Numerous state parks, historical sites, museums, theaters and retail centers also dot the landscape. The world-famous Busch Gardens theme park also draws visitors, as do professional football, hockey and baseball teams. Educational advancement is available at numerous institutions of higher learning located in the Tampa Bay area. The University of South Florida in Tampa is one of the largest universities in the state.

SPORTS

- Baseball | **MLB** | TAMPA BAY RAYS
- Football | **NFL** | TAMPA BAY BUCCANEERS
- Hockey | **NHL** | TAMPA BAY LIGHTNING
- Soccer | **USL** | TAMPA BAY ROWDIES

EDUCATION

- ECKERD COLLEGE
- ST. PETERSBURG COLLEGE
- THE UNIVERSITY OF TAMPA
- UNIVERSITY OF SOUTH FLORIDA

ARTS & ENTERTAINMENT

- BUSCH GARDENS
- THE SALVADOR DALÍ MUSEUM
- THE FLORIDA AQUARIUM
- STRAZ CENTER FOR THE PERFORMING ARTS
- MUSEUM OF SCIENCE AND INDUSTRY
- MUSEUM OF FINE ARTS, ST. PETERSBURG

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	7,554	52,954	133,735
2024 Estimate			
Total Population	7,062	50,441	128,843
2020 Census			
Total Population	6,438	47,487	123,593
2010 Census			
Total Population	5,571	41,334	110,136
Daytime Population			
2024 Estimate	6,740	64,103	197,232
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	2,842	19,549	49,293
2024 Estimate			
Total Households	2,642	18,555	47,343
Average (Mean) Household Size	2.7	2.7	2.6
2020 Census			
Total Households	2,366	17,189	44,672
2010 Census			
Total Households	2,055	15,028	39,740

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$250,000 or More	0.4%	3.9%	3.6%
\$200,000-\$249,999	0.3%	2.1%	2.0%
\$150,000-\$199,999	3.7%	7.5%	7.4%
\$125,000-\$149,999	3.8%	5.9%	5.9%
\$100,000-\$124,999	9.0%	10.9%	10.4%
\$75,000-\$99,999	10.6%	17.1%	15.7%
\$50,000-\$74,999	22.8%	16.4%	17.9%
\$35,000-\$49,999	17.6%	12.8%	13.4%
\$25,000-\$34,999	11.1%	8.3%	9.0%
\$15,000-\$24,999	6.5%	7.2%	6.5%
Under \$15,000	14.2%	8.0%	8.2%
Average Household Income	\$59,828	\$88,184	\$85,736
Median Household Income	\$51,760	\$72,221	\$70,851
Per Capita Income	\$22,092	\$32,682	\$32,085

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POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate	7,062	50,441	128,843
0 to 4 Years	6.6%	6.2%	6.1%
5 to 14 Years	13.6%	12.8%	12.6%
15 to 17 Years	4.4%	3.9%	3.9%
18 to 19 Years	2.5%	2.4%	2.4%
20 to 24 Years	6.5%	6.1%	6.4%
25 to 29 Years	7.9%	7.3%	7.6%
30 to 34 Years	8.4%	7.9%	8.0%
35 to 39 Years	7.5%	7.3%	7.4%
40 to 49 Years	13.1%	13.4%	13.1%
50 to 59 Years	12.0%	13.2%	13.0%
60 to 64 Years	5.6%	6.1%	5.9%
65 to 69 Years	4.5%	4.8%	4.8%
70 to 74 Years	3.3%	3.6%	3.6%
75 to 79 Years	2.2%	2.5%	2.5%
80 to 84 Years	1.0%	1.4%	1.5%
Age 85+	0.9%	1.1%	1.3%
Median Age	35.0	37.0	37.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2024 Estimate Population Age 25+	4,695	34,638	88,359
Elementary (0-8)	4.7%	4.5%	4.3%
Some High School (9-11)	18.0%	10.9%	9.8%
High School Graduate (12)	29.1%	29.9%	30.1%
Some College (13-15)	31.4%	23.0%	20.6%
Associate Degree Only	5.4%	8.2%	9.0%
Bachelor's Degree Only	7.1%	15.2%	17.7%
Graduate Degree	4.4%	8.3%	8.4%
HOUSING UNITS			
Occupied Units			
2029 Projection	3,016	20,734	52,675
2024 Estimate	2,803	19,674	50,570
Owner Occupied	1,379	11,765	27,997
Renter Occupied	1,234	6,901	19,437
Vacant	161	1,119	3,227
Persons in Units			
2024 Estimate Total Occupied Units	2,642	18,555	47,343
1 Person Units	22.0%	22.5%	24.6%
2 Person Units	33.5%	32.5%	32.1%
3 Person Units	19.3%	20.0%	19.5%
4 Person Units	12.6%	14.4%	13.3%
5 Person Units	8.1%	6.9%	6.6%
6+ Person Units	4.4%	3.8%	3.9%



POPULATION

In 2024, the population in your selected geography is 128,843. The population has changed by 16.99 percent since 2010. It is estimated that the population in your area will be 133,735 five years from now, which represents a change of 3.8 percent from the current year. The current population is 50.1 percent male and 49.9 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 39.0. The population density in your area is 1,642 people per square mile.



HOUSEHOLDS

There are currently 47,343 households in your selected geography. The number of households has changed by 19.13 percent since 2010. It is estimated that the number of households in your area will be 49,293 five years from now, which represents a change of 4.1 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2024, the median household income for your selected geography is \$70,851, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 50.14 percent since 2010. It is estimated that the median household income in your area will be \$79,777 five years from now, which represents a change of 12.6 percent from the current year.

The current year per capita income in your area is \$32,085, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$85,736, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 66,440 people in your selected area were employed. The 2010 Census revealed that 62.7 percent of employees are in white-collar occupations in this geography, and 20 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



HOUSING

The median housing value in your area was \$264,976 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 24,858.00 owner-occupied housing units and 14,881.00 renter-occupied housing units in your area.



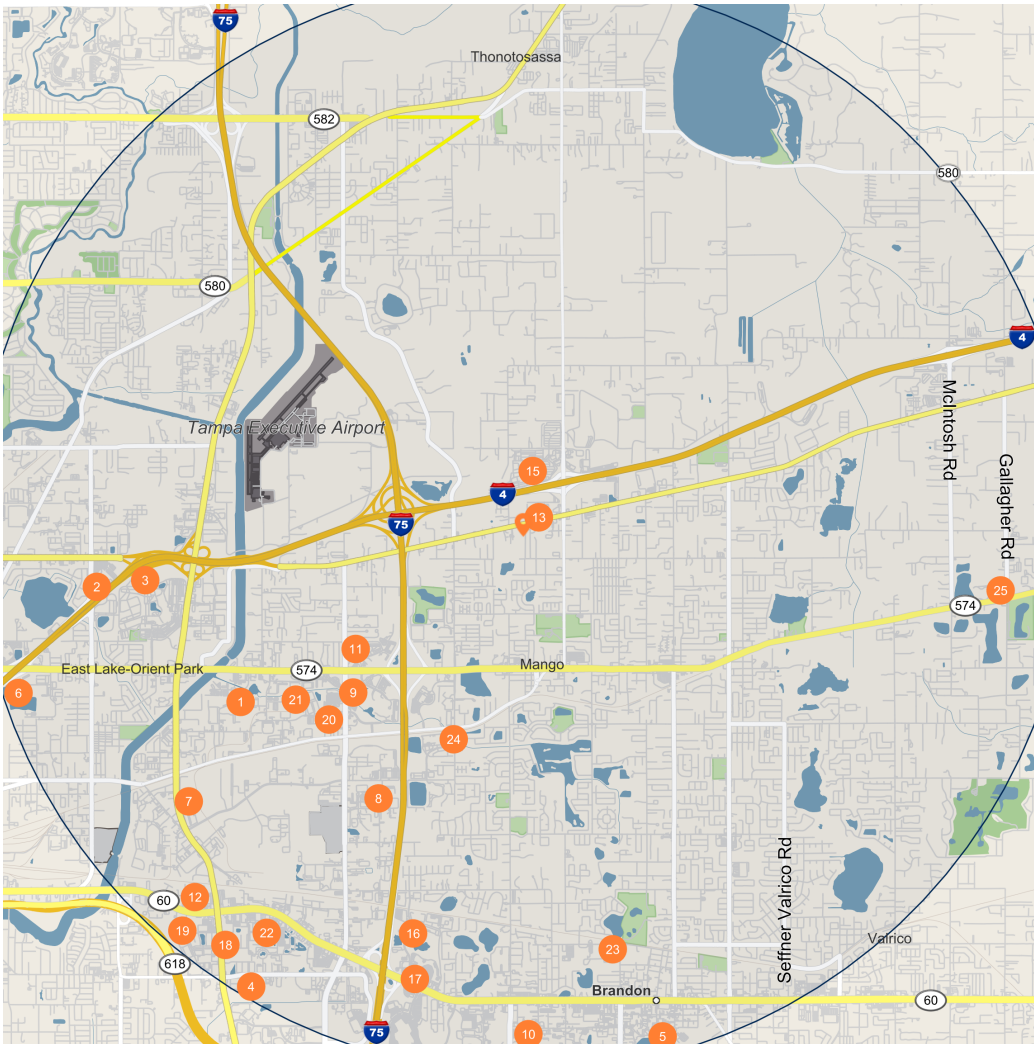
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 25.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 9.0 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 13.9 percent vs. 8.8 percent, respectively.

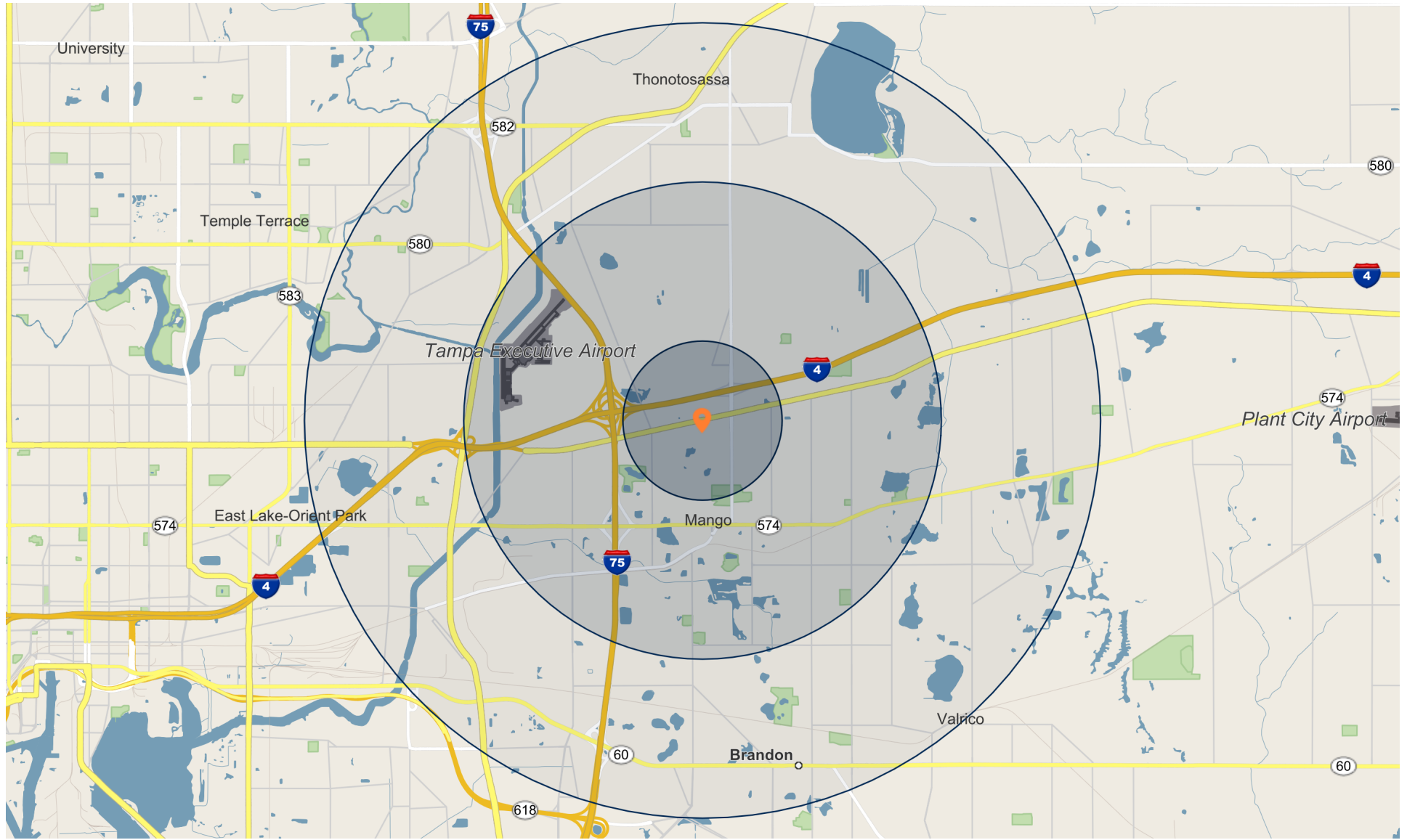
The area had fewer high-school graduates, 2.5 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 36.8 percent in the selected area compared with the 19.7 percent in the U.S.

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Major Employers		Employees
1	Kash N Karry Food Stores Inc-Sweetbay Supermarket	9,046
2	Seminole Tribe of Florida Inc-Seminole Casino	4,000
3	Legends Hospitality Holdg LLC	3,328
4	Compass Group Usa Inc-Canteen Vending	1,606
5	Galencare Inc-Brandon Regional Hospital	1,200
6	Healthplan Services Inc	1,051
7	Truecore Bhvoral Solutions LLC-Hastings Youth Academy	1,049
8	Ripa & Associates LLC-Ripa & Associates	950
9	Florida Coca-Cola Bottling Co-Coca-Cola	684
10	Brandon Health Care Assoc LLC-Brandon Hlth Rehabilitation Ctr	552
11	Debbies Staffing Services Inc	527
12	Frontier Florida LLC-Verizon	509
13	RTG Furniture Corp-Rooms To Go	500
14	Rtg Furniture Corp Georgia-Rooms To Go	500
15	Ldrv Holdings Corp-Lazydays	500
16	Cyprex Services LLC	475
17	Gmri Inc-Olive Garden	467
18	Nesco Inc	459
19	Pmsi LLC-Optum Wkrs Cmpnsation Svcs Fla	450
20	Pharmerica Long-Term Care LLC	450
21	Electrostim Medical Svcs Inc-Emsi	442
22	Cag Logistics MGT Svcs LLC-Parc Centre	420
23	Consulate Management Co LLC	396
24	Ashley Furniture Inds LLC-Ashley Furniture	368
25	Tampa Bay Fisheries Inc-Kitchens Seafood	367

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An aerial photograph of a residential and industrial area, overlaid with a dark blue semi-transparent rectangle. The background shows houses, trees, a road, and a large industrial yard with various equipment and buildings.

BROKER OF RECORD

Ryan Nee

Florida
(954) 245-3400
License: FL BK3154667

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