

LAND FOR SALE

EXISTING SURFACE WATER
RESERVATION WATER BODY
(Existing Pond)

Multifamily Land

12398 Bull Frog Creek Rd
Gibsonton, FL 33534

Floodplain
Compensation
(4.49 Acres)



Cody Brightwell
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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

- <https://nyecommercialadvisors.sharefile.com/public/share/web-s70945f99353c424794aee92dec7cd8e9>
- All Utilities Available.
- Site Plan Approval Permits in Hand. Shovel Ready Site
- <https://nyecommercialadvisors.sharefile.com/public/share/web-122d1e6e-03440-4b-11-01122221221>

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OFFERING SUMMARY

Sale Price:	\$39,000/DOOR OR \$20,904,000
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



Property Details

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Sale Price

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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

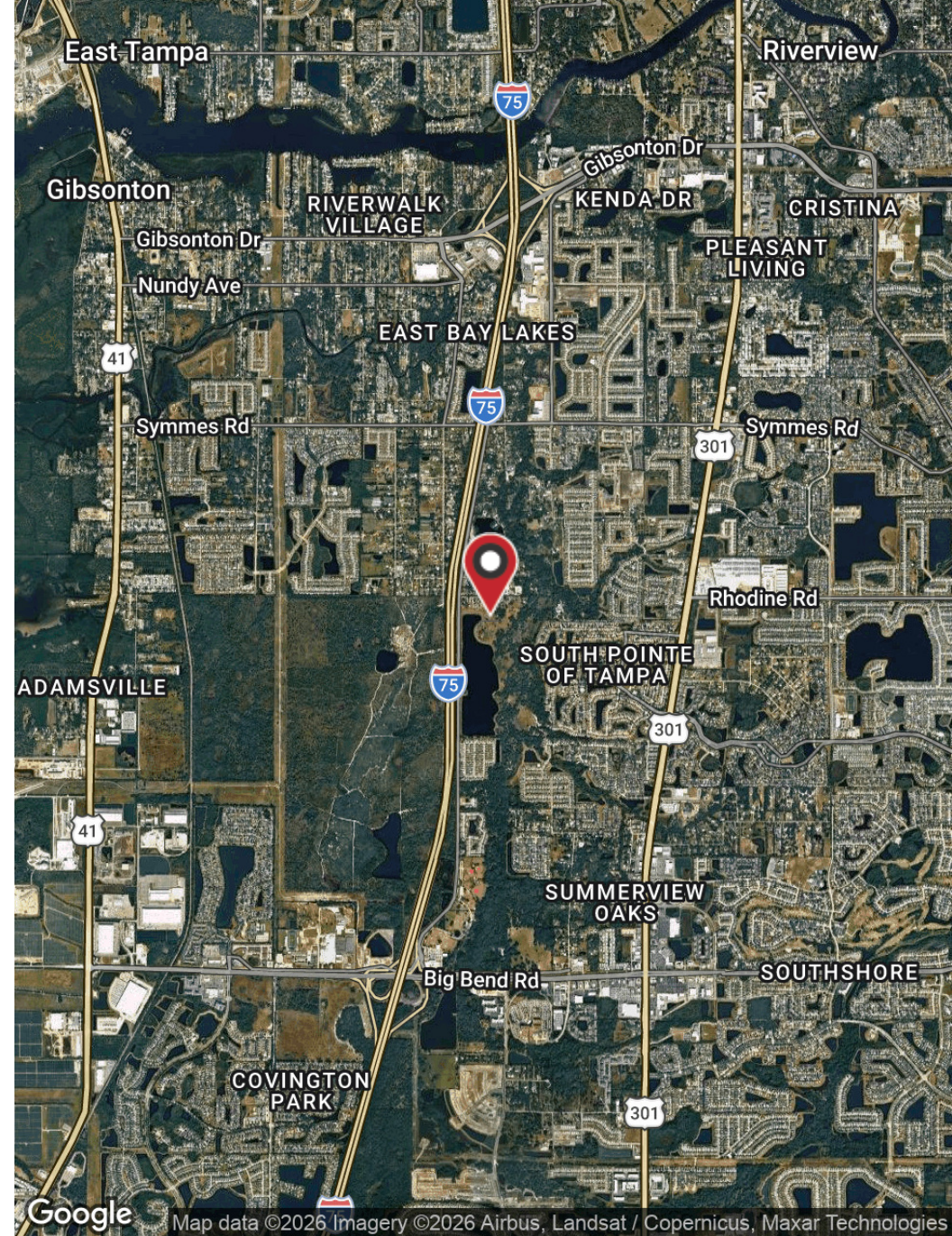
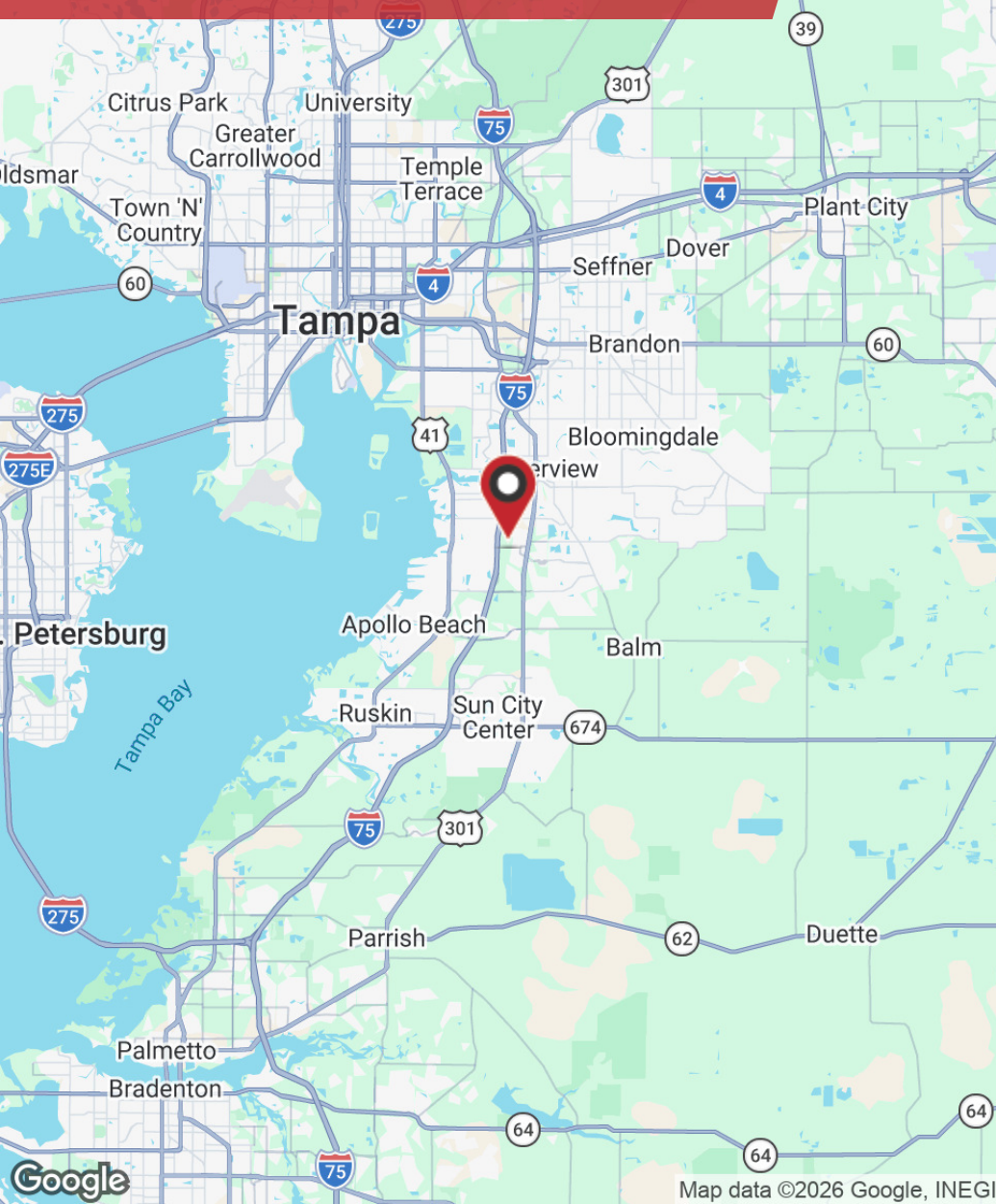
I-75	1 mile, 2 minutes
Downtown Tampa	18 miles, 22 minutes
Tampa International Airport	25 miles, 32 minutes
Sarasota-Bradenton International Airport	42 miles, 46 minutes

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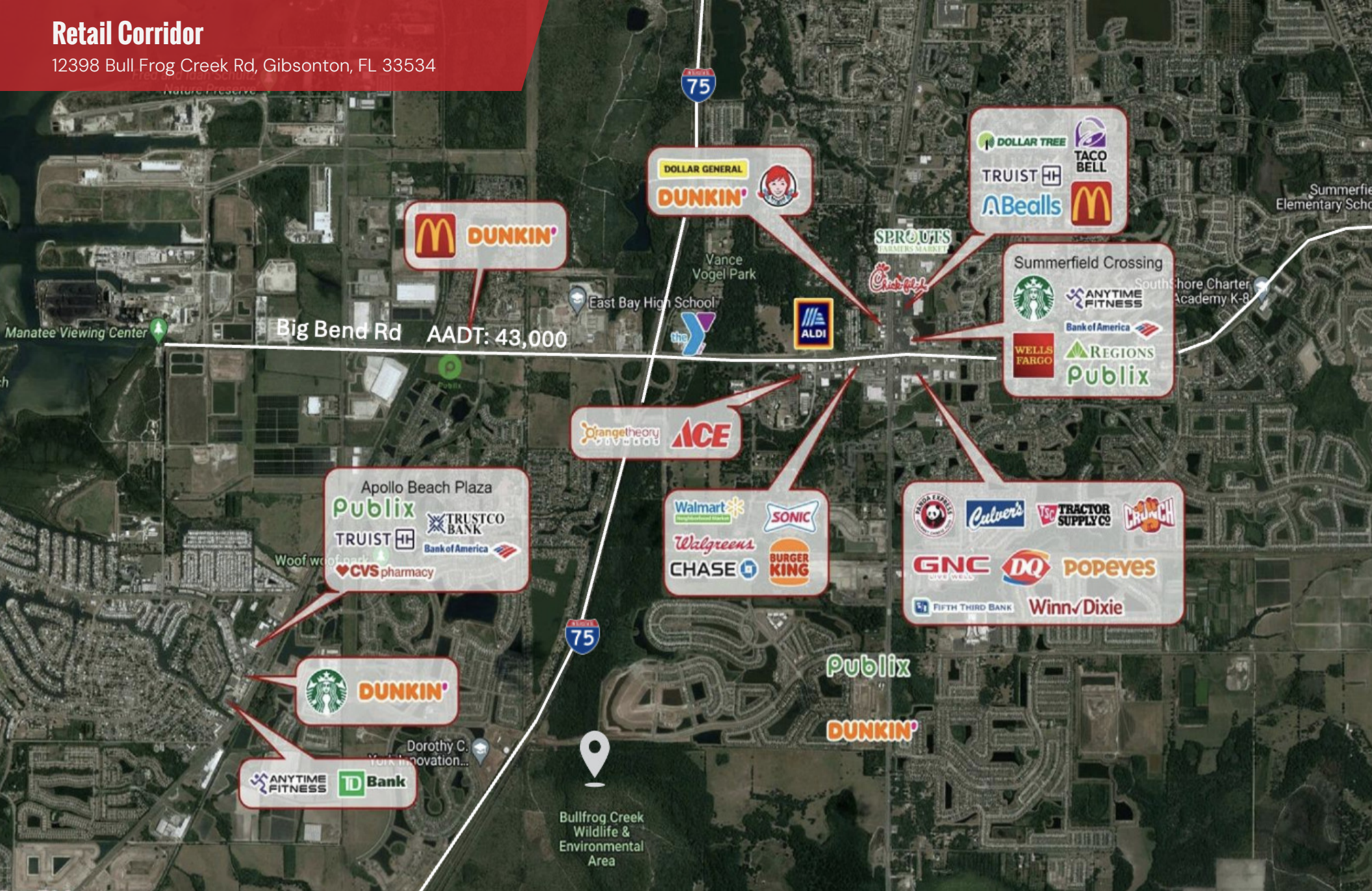
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Retail Corridor

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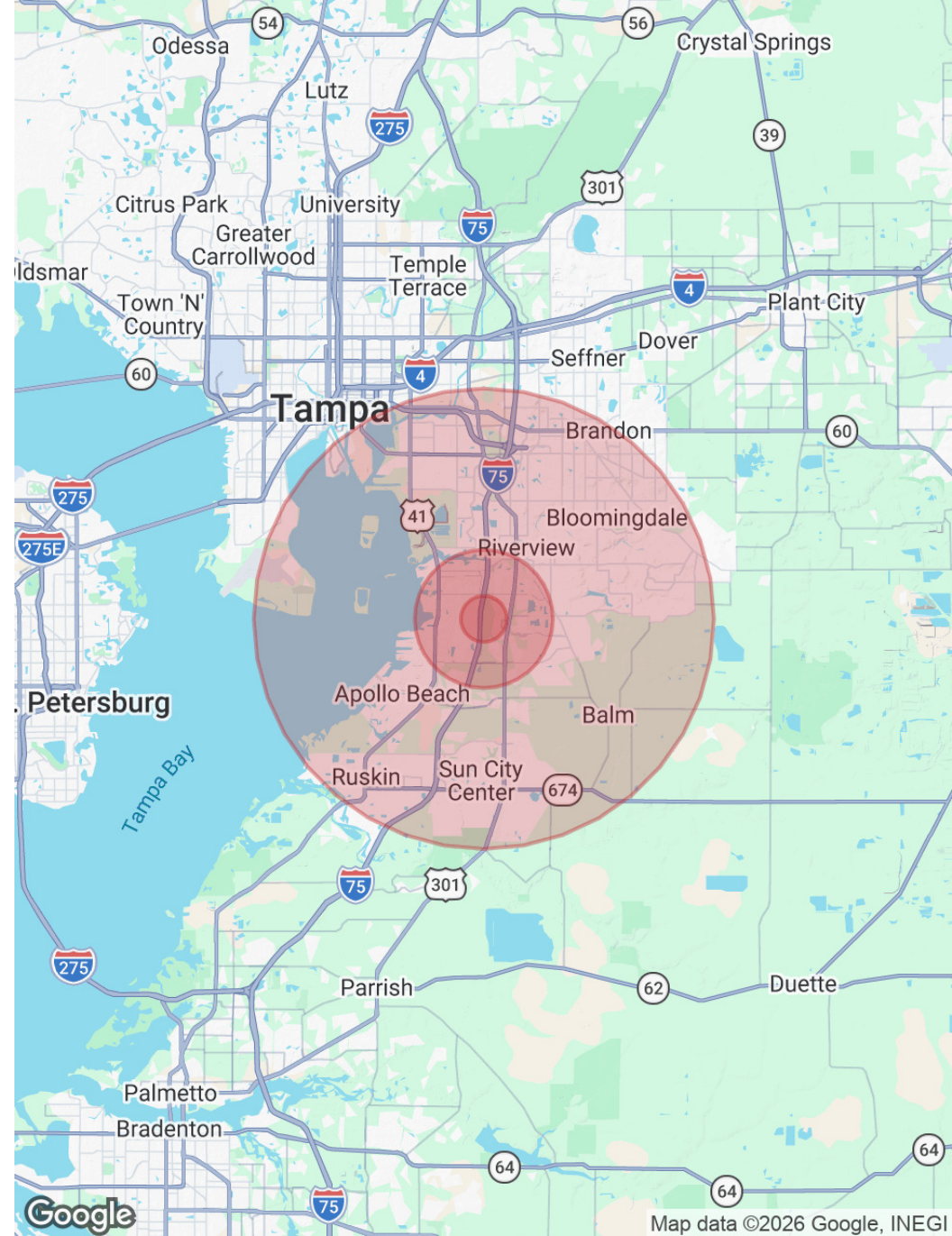


Demographics

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

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