

FOR SALE \$200,000

0.20 Acres

Zoned Commercial General (CG)

10007 US Hwy 41 S., Gibsonton, FL 33534



Shane Billings

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0.20 Acres Commercial Intensive

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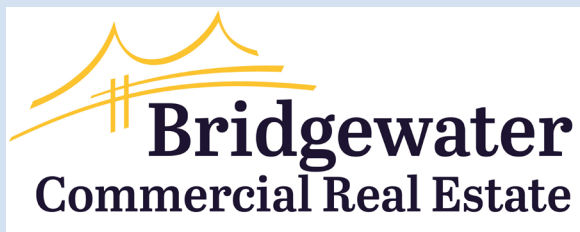
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SHANE BILLINGS, Broker Associate - Gibsonton

Specialties: Investment & Land Sales, Industrial & Office Sales & Leasing

Shane earned the title of Bridgewater's Top Producer in both 2021 and 2024. He holds a BS in Environmental Science from Indiana University and brings 30 years of experience in the environmental field—setting him apart from other brokers. His expertise includes conducting over 1,000 environmental due diligence studies, primarily on commercial and industrial real estate across Florida. Shane offers property owners critical environmental insights, helping them tackle potential “red flags” early to avoid delays in transactions. He explains complex environmental issues in simple, accessible language and serves as a trusted resource for interpreting environmental consultant reports. His career success stems from delivering thorough, responsive service to clients and approaching every property deal as if it were his own investment. In 2025, Shane celebrates his ninth year in the commercial real estate industry.



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Jack Wynne, Broker Associate – St. Petersburg

Specialties: Office, Industrial, Automotive

Jack holds a B.A. in Economics from SUNY Oneonta University in New York. He brings a distinctive skill set to the real estate market, having facilitated transactions totaling over 700,000 square feet in sales and leasing across diverse property types, including office spaces, industrial sites, auto care facilities, warehouses, and land. His outstanding expertise earned him the prestigious Commercial and Investment Real Estate Certification (CIREC) in 2017, an accolade achieved by fewer than 4% of real estate professionals. Prior to relocating to St. Petersburg, Jack co-founded a thriving boutique commercial real estate firm in Manhattan. Now residing in South Pasadena, he serves clients throughout Pinellas County, Pasco County, Hillsborough County, and the surrounding regions.



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OFFERING HIGHLIGHTS

Price for Real Estate	\$200,000
Total Acreage	0.20 acres
Utilities	Hillsborough County
Zoning	Commercial General (CG)
Current Use	Vacant Commercial
Parcel Folio Numbers	049517-0000 / 049519-0000
2025 Daily Traffic Count US 41	39,500
US HWY 41 Frontage	+/- 100 Ft.

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Bridgewater Commercial Real Estate is pleased to offer this ±0.20-acre corner parcel as a Prime Commercial Development Opportunity on US 41 in Gibsonton.

This cleared, high-visibility commercial site consists of two contiguous parcels under single ownership, offering an excellent opportunity for retail, service, or professional use in the heart of a bustling commercial corridor. The two parcels combined have ~100 feet of prime frontage on US Highway 41 (SR 45), with approximately 80 feet of depth. It is located at the southwest corner of US 41 and Estelle Avenue, in a well-established commercial corridor.

The property is less than 2.5 miles west of Interstate 75 via Gibsonton Drive and approximately 10 miles south of downtown Tampa, positioned perfectly between Gibsonton, Apollo Beach, and Riverview in one of the region's fastest-growing areas. With 39,500 vehicles per day (2025 FDOT count) along this heavily traveled section of US 41, it provides outstanding exposure for any business.

Zoned CG (Commercial General) in unincorporated Hillsborough County, the site supports a variety of retail, service, and commercial uses. After combining the parcels, the approximately 0.20-acre site may be able to accommodate a 1,500–2,000 sq ft building footprint (potentially up to 2,500+ sq ft of total floor area in a multi-story design), subject to setbacks, parking, stormwater, and other standard CG requirements. Ideal for a small retail store, convenience/service business, professional office, or similar commercial venture. Public utilities are available in the right of ways, and the site is ready for construction.

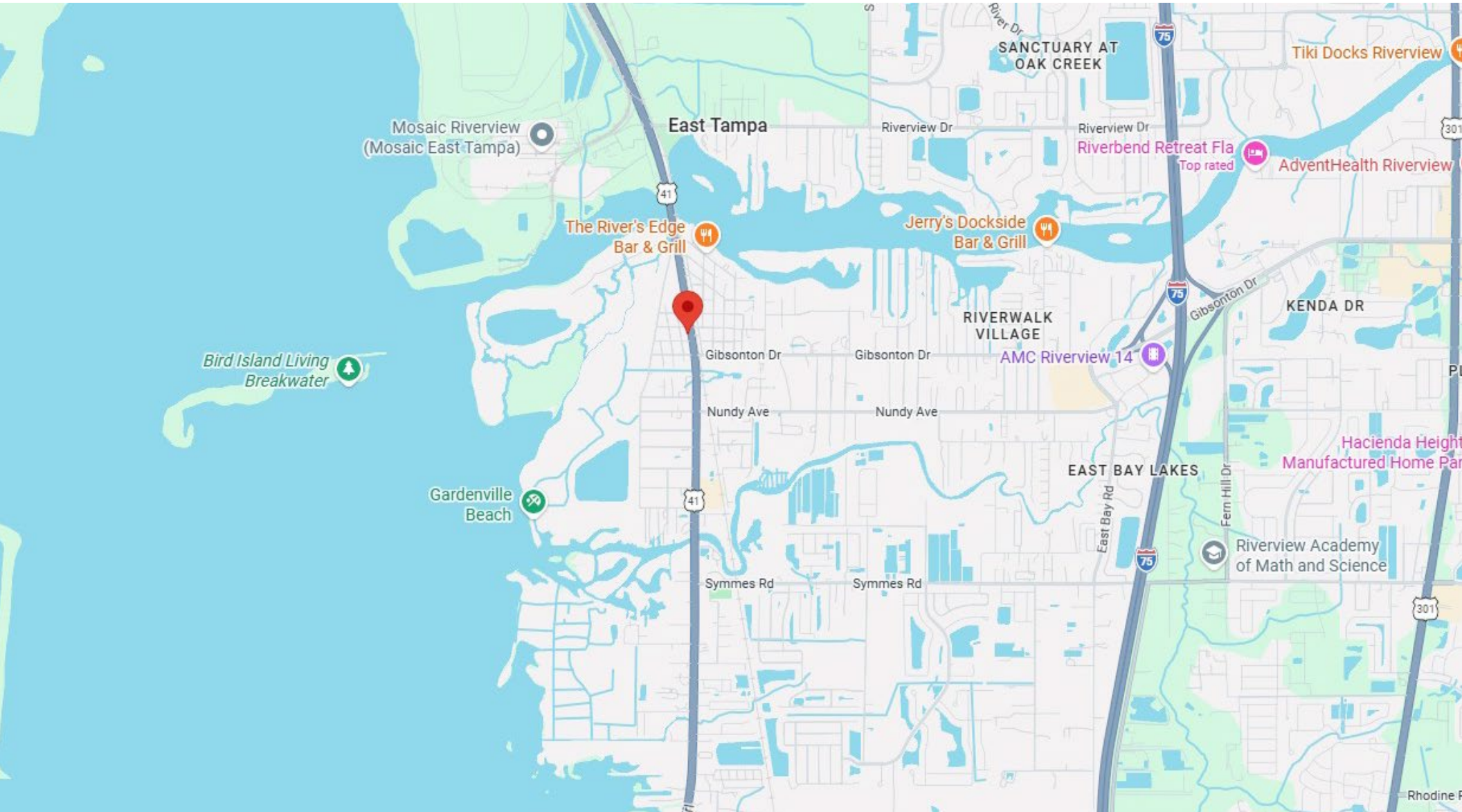


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LOCATION MAP (GOOGLE MAPS)

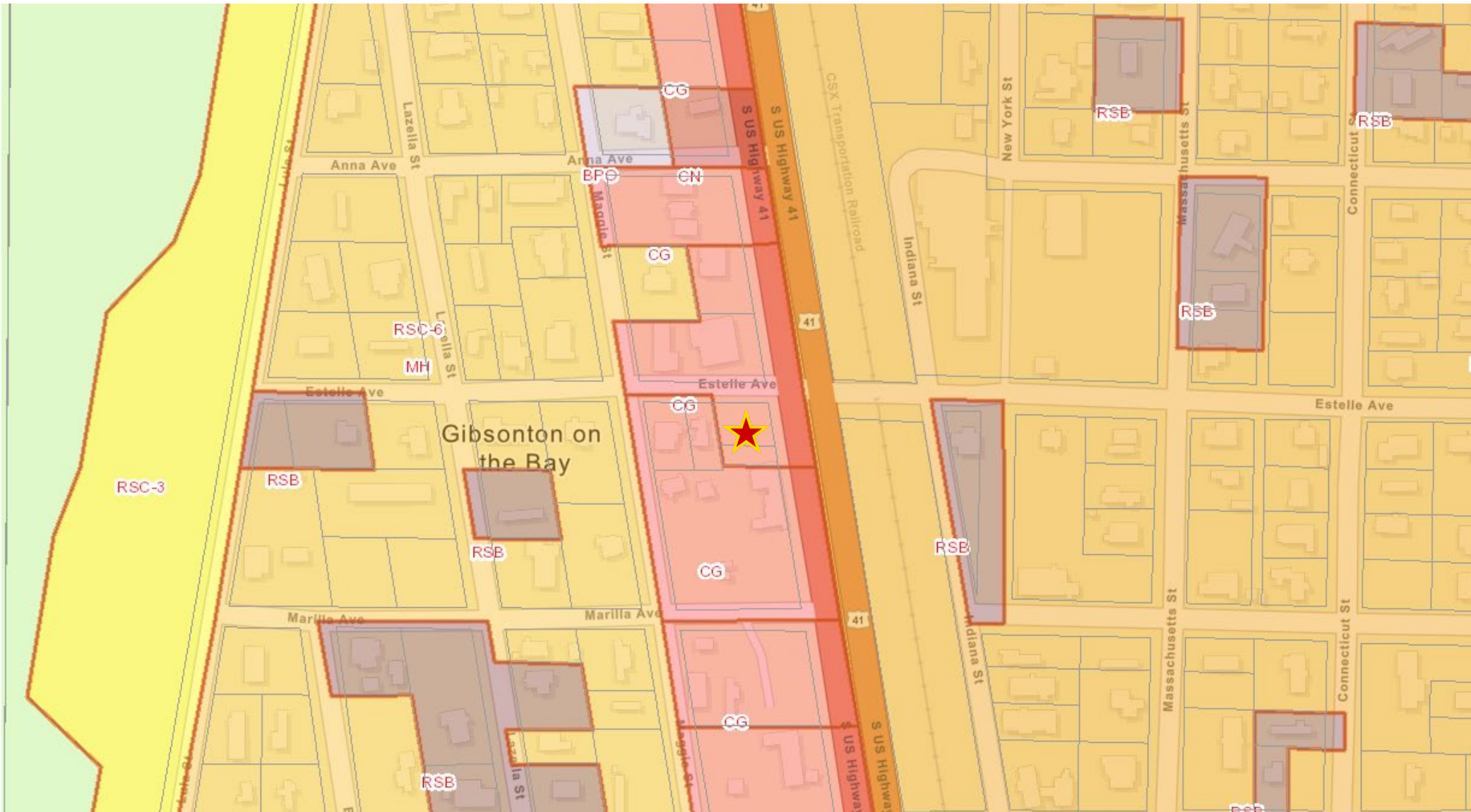


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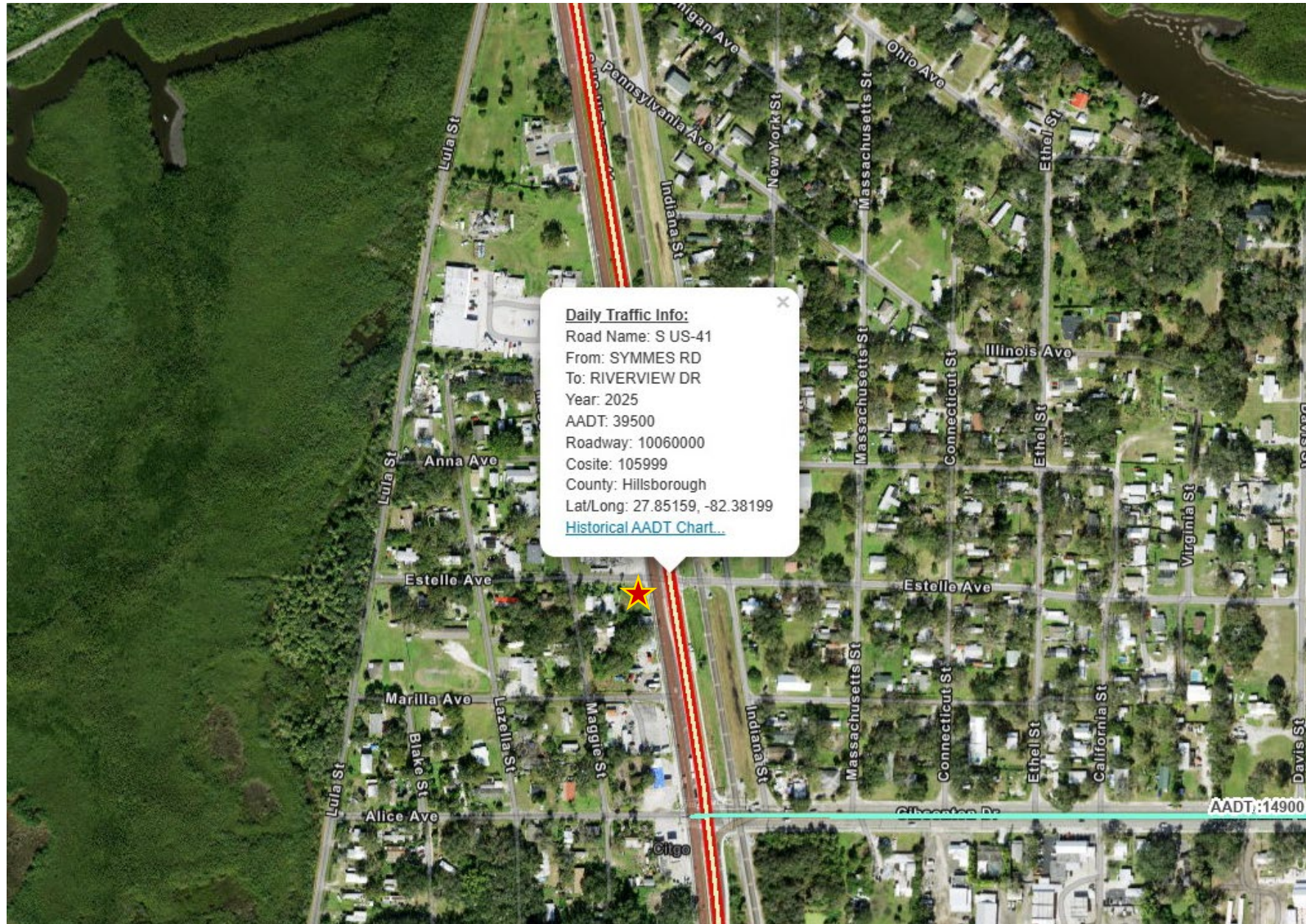
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CURRENT ZONING MAP



2025 FDOT TRAFFIC COUNTS



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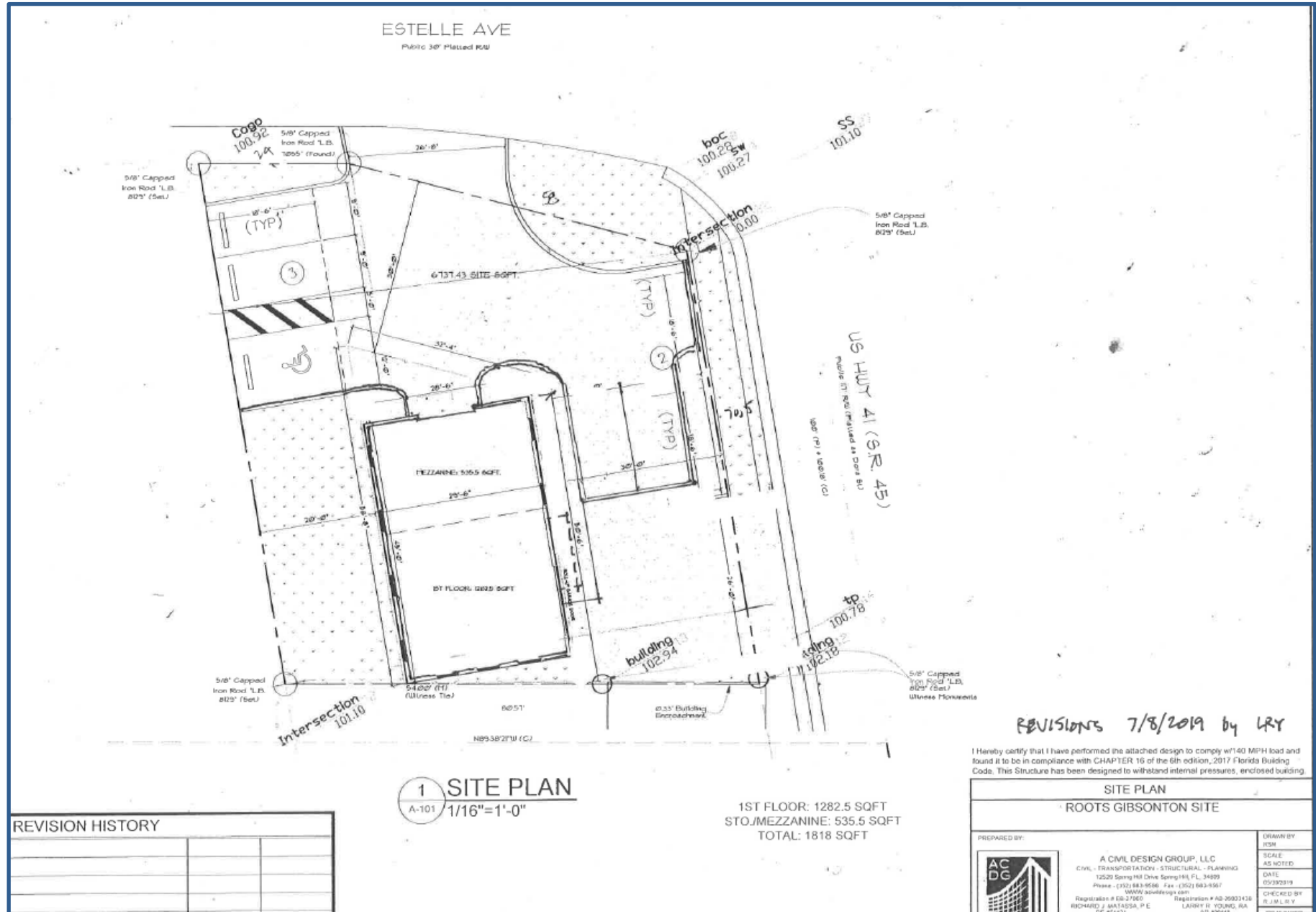
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CONCEPTUAL SITE PLAN



COMMERCIAL GENERAL PERMITTED USES

The following was summarized from the Hillsborough County Land Development Code Sec. 2.02.02 (Table of Allowable Uses in Zoning Districts).

Viewers of the following must conduct their own due diligence to confirm the uses by reviewing the LDC as uses may change:

https://library.municode.com/fl/hillsborough_county/codes/land_development_code

Hillsborough County uses a detailed use table in Sec. 2.02.02 of the Land Development Code to determine allowable uses. Common permitted or allowable uses in CG typically include:

- Retail and Sales: General retail stores, grocery stores, drug/pharmacy stores, apparel/shoe stores, hardware, furniture/home furnishings, florists, bookstores, gift shops, automotive parts/accessories (no junkyards), and similar.
- Services and Personal Care: Barber/beauty shops, dry cleaners/laundromats, shoe repair, tailors, business services, personal services, animal grooming/hospitals (in some cases).
- Food and Drink: Restaurants (various types), bars/taverns/nightclubs (with possible conditions), liquor/package stores, bakeries, delicatessens, convenience stores (sometimes with gas).
- Offices and Professional: General/professional offices, medical/dental offices and clinics, banks/financial institutions, business services.
- Conditional or Special Uses (often requiring additional review/permits) may include automotive repair/sales, certain larger-scale operations, outdoor display/storage, specific alcoholic beverage uses, contractor offices, and more intensive activities. Prohibited uses generally include heavy industrial, most residential (except limited accessory), and highly incompatible activities.
- Verification Recommended: Zoning details can change, and specific properties may have unique conditions or variances. Check the official zoning map and current LDC for a property, or contact Hillsborough County Development Services (e.g., via their zoning atlas or (813) 272-5920).

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