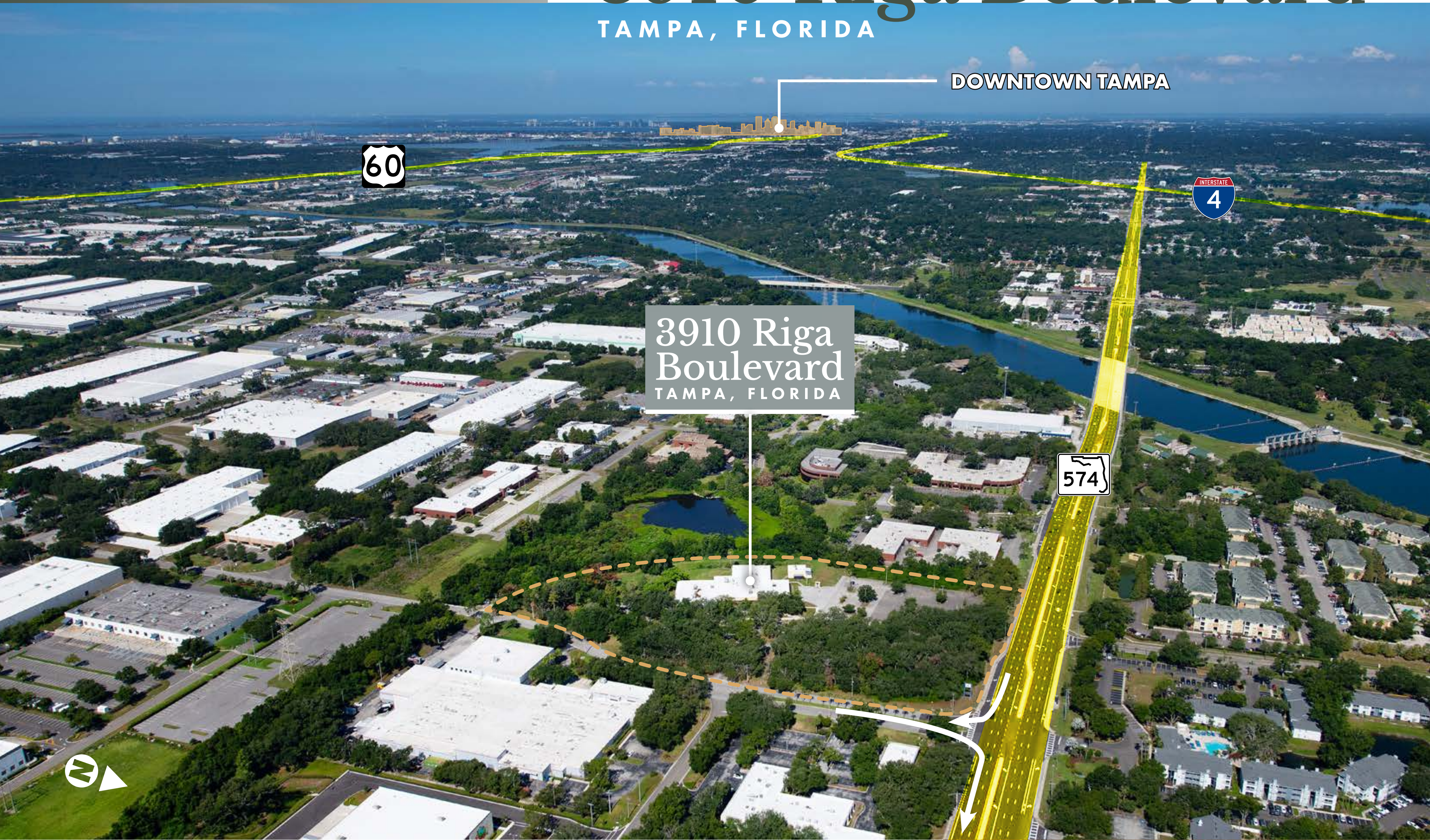
3910 Riga Boulevard

TAMPA, FLORIDA



A ± 10.6 Acre Corporate Campus Located Along Tampa's I-75 Corridor

FOUNDRY COMMERCIAL | INVESTMENT ADVISORY GROUP

THE OFFERING

Foundry Commercial's Investment Advisory Group ("IAG"), as exclusive advisor to Ownership, is pleased to offer for sale the 100% fee-simple interest in **3910 Riga Boulevard** (the "Property"), a 30,132-square-foot, single-story facility situated on ±10.60 acres in Tampa's Sabal Park. The Property has been fully occupied by Southern Technical College since 2009, with the tenant expected to vacate upon lease expiration in August 2027.

Prominently positioned at a northern entrance to Sabal Park from State Road 574, the Property benefits from exceptional regional connectivity. State Road 574, Interstate 75, U.S. Highway 301 and Interstate 4 are all accessible within three miles, placing nearly 3.0 million residents within a 45-minute drive. This connectivity, combined with proximity to a deep labor pool, established residential communities and a comprehensive retail amenity base, has attracted numerous major employers to Tampa's I-75 Corridor.

Southern Technical College's anticipated departure creates a compelling opportunity for a corporate owner-user seeking a strategically located Tampa facility or a developer pursuing industrial or mixed-use redevelopment within one of Florida's fastest-growing metropolitan areas.

The Property carries a Community Mixed-Use 12 ("CMU-12") future land-use designation, supporting residential density of up to 12 dwelling units per gross acre or nonresidential development up to 0.50 FAR. Permitted development may include residential, retail, office, business park, light industrial and mixed-use projects. With substantial upland acreage, flexible future land use and an infill location near four major transportation corridors, **3910 Riga Boulevard** represents a rare covered-land investment with significant long-term redevelopment optionality.

PROPERTY SUMMARY

Address	3910 Riga Boulevard, Tampa, Florida 33619
Total Rentable Area	30,132 SF
Land Area	± 10.6 acres
Year Built/Renovated	1982/2003 1992 (Ancillary Building)
Number of Stories	One (1)
Parking	8.52 per 1,000 SF (257 spaces)
County Assessor #	65512-0202
Zoning	Existing: PD (03-1607) Future Land Use: Community Mixed Use-12
Zoning Jurisdiction	Unincorporated Hillsborough County
Flood Zone	Flood Zone X
Ingress & Egress	Access to the property is provided by a main two-way entrance off Riga Boulevard.

OFFERING SUMMARY

Offering Price	Market to Establish Price
Terms	All Cash due at Closing
Structure	Investors shall base their offers on an "as-is" & "where-is" basis

INTERSTATE
75
N
3910 Riga Boulevard
TAMPA, FLORIDA
574
2.0 MILES TO I-75
4.0 MILES TO I-4
574

KEY INVESTMENT HIGHLIGHTS

ROBUST OVERALL MARKET FUNDAMENTALS

- Tampa Bay ranks as a top U.S. destination where people are moving to within the United States, with approximately 133 people moving to the region each day since 2020.
- Totaling just over 3.4 million residents, the Tampa MSA is the 3rd largest metro in the Southeastern U.S. behind only Atlanta and South Florida.
- The Tampa MSA boasts an unemployment rate of 4.5% as of May 2026.
- Average household income across Tampa MSA is approximately $102,960.
- Approximately 35% of Tampa's population base features an educational attainment level of bachelor's degree or higher, thus providing a skilled labor pool for current and future companies.

PRIME INFILL REDEVELOPMENT OPPORTUNITY

- ±10.6 acres with ±500' of linear frontage along S.R. 574.
- Planned Development ("PD") zoning designation with Commercial Mixed Use-12 ("CMU-12") future land use offers a myriad of uses for a redevelopment scenario.
- Infill sites are extremely rare along Tampa's I-75 corridor.

KEY INVESTMENT HIGHLIGHTS

ESTABLISHED MASTER PLANNED CORPORATE PARK

- The Property resides in Sabal Park (the "Park"), a 1,000-acre master-planned corporate park located at the southwest quadrant of Interstate 75 and State Road 574.
- The Park encompasses approximately 5.0 MSF of investor and owner-occupied industrial, service center and office properties.
- Corporate neighbors include Amazon, Citigroup, Johnson Controls, Coca-Cola, DR Horton, Chromalloy Castings, R.C. Moore, Core-Mark International, Amphenol Custom Cable, Cirkul, and Spectrum.
- Notable amenities within the Park include Starbucks Coffee, Subway, Brown Bag Deli, Sheraton Hotel, Stayridge Suites, and Residence Inn.

3 MILES FROM I-4 INTERCHANGE VIA I-75
INTERSTATE 4
INTERSTATE 75
CITIGROUP CAMPUS
HIGHLAND OAKS OFFICE PARK
STAYBRIDGE SUITES
RESIDENCE INN
STARBUCKS COFFEE
574
3910 Riga Boulevard
TAMPA, FLORIDA
4 MILES FROM I-4 INTERCHANGE VIA S.R. 574
INTERSTATE 4

KEY INVESTMENT HIGHLIGHTS

ACCESSIBLE EAST TAMPA / I-75 CORRIDOR LOCATION

» Access to nearly 4.3M people within a 60-minute commute to/from the Property.

» Proximate access to major Tampa Bay regional thoroughfares

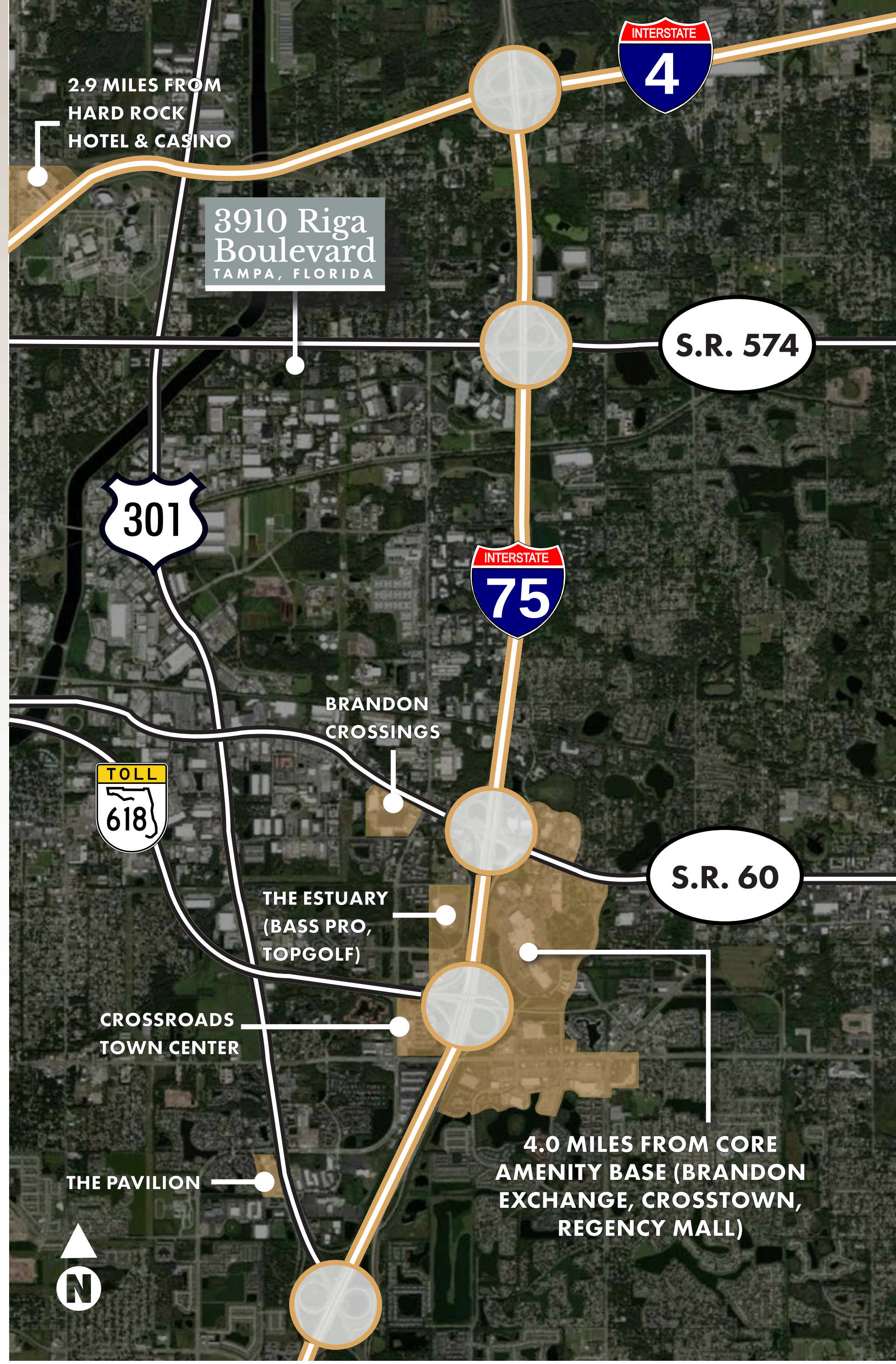
574 | 301 | INTERSTATE 4 | INTERSTATE 75 | TOLL 618

» Distinguished corporate roster located within the market, most notably:

- Citigroup
- USAA
- Coca Cola Florida
- JPMorgan Chase
- MetLife
- T-Mobile
- Verizon
- Johnson & Johnson
- Progressive Insurance
- Charter Communications (Spectrum)

» Proximate to Tampa's sought-after East Tampa neighborhoods, such as Brandon, Riverview, Fish Hawk, Temple Terrace, and New Tampa.

» Minutes away from East Tampa's plethora of retail amenities, most notably The Exchange, Brandon Town Center, Crosstown Center, and Regency Mall.



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TAMPA, FL 33619

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