

Development Site FOR SALE



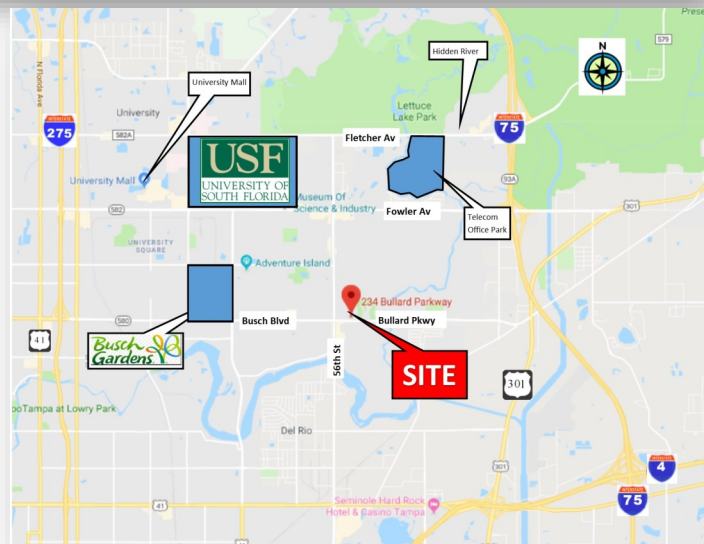
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234 Bullard Pkwy, Temple Terrace FL 33617

SITE



- **Price:** \$1,200,000—(2 lots)
- **Building:** 3,004 sf on corner lot
- **Acres:** 0.8815 (corner)+ 0.573 ac = 1.45 ac Total
- **Zoning:** CO Commercial Office (City will support rezone to Retail use within the guidelines of the Comprehensive Plan)
- **Folio:** 201200-0000 (corner) + 201198-0000
- **Frontage:** 261 ft on Bullard Pkwy
- Traffic Light Intersection
- **FAR:** 4.5. This area falls within the Comprehensive Plan for the City of Temple Terrace which specifies development criteria.
- In the midst of new commercial and residential development
- Close to University Of South Florida. Easy access to highways. New Amazon facility 5 min away
- Adjacent to Library & elementary school

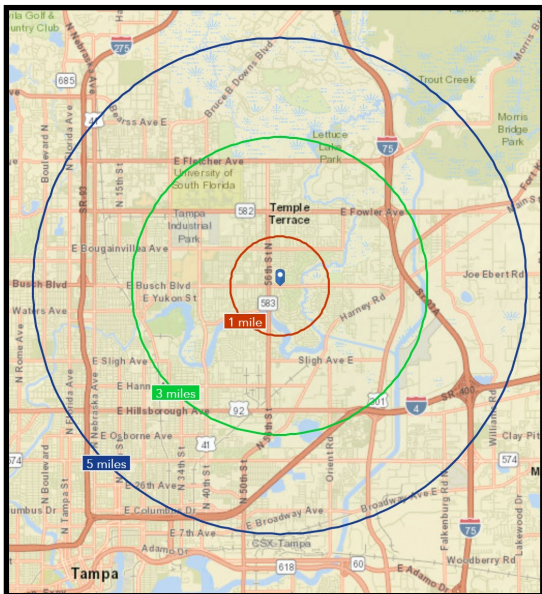


For more information please contact:
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Steven@TampaCommercialRealEstate.com

New Area Development 234 Bullard Pkwy



Demographics:



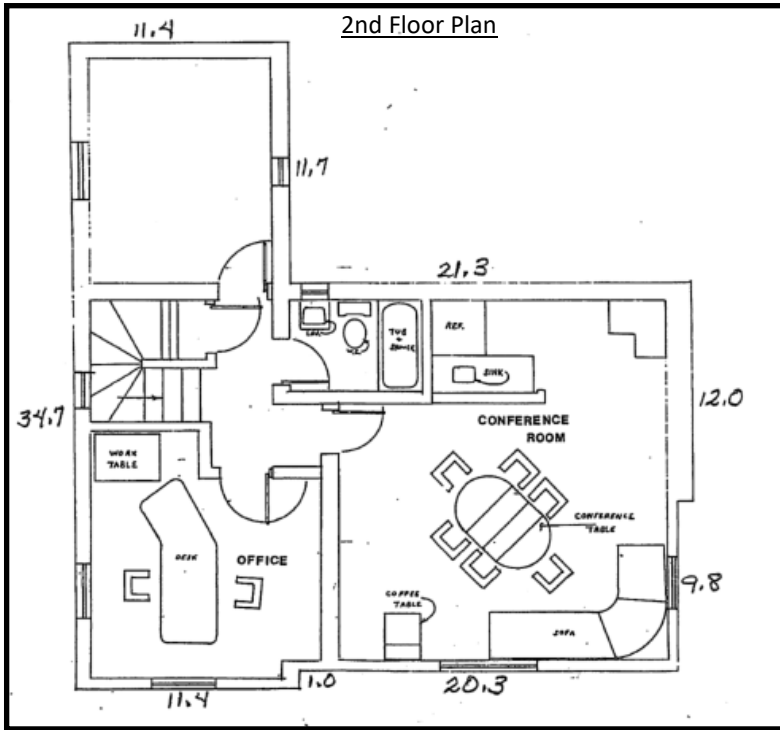
	2019	1 Mile	3 Mile	5 Mile
POPULATION		15,327	92,676	238,958
HOUSEHOLDS		6,643	34,940	92,207
MED AGE		33.5	30.8	31.9
MED HH INCOME		\$37,727	\$39,550	\$35,835
AV HH INCOME		\$54,119	\$54,841	\$51,176

The City of Temple Terrace is an incorporated City . Functionally, it melts seamlessly into Tampa but it offers the advantages of a small community and responsive city government that is development friendly. The City has recently sold off its land holdings opposite the subject property for development. The new development coming includes Restaurants, Retail, and Office. Richmond is building luxury apartments. Temple Terrace is a diverse mixed use community that is home to large office park developments such as Telecom and Hidden River, high end rsingle family homes, golf courses and student housing . USF with close to 50,000 students is located at the boundary of the City.

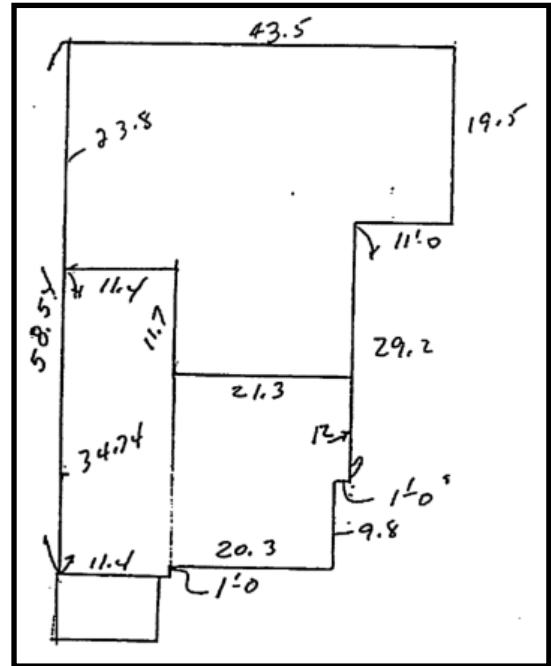
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Existing Building

234 Bullard Pkwy



Dimensions



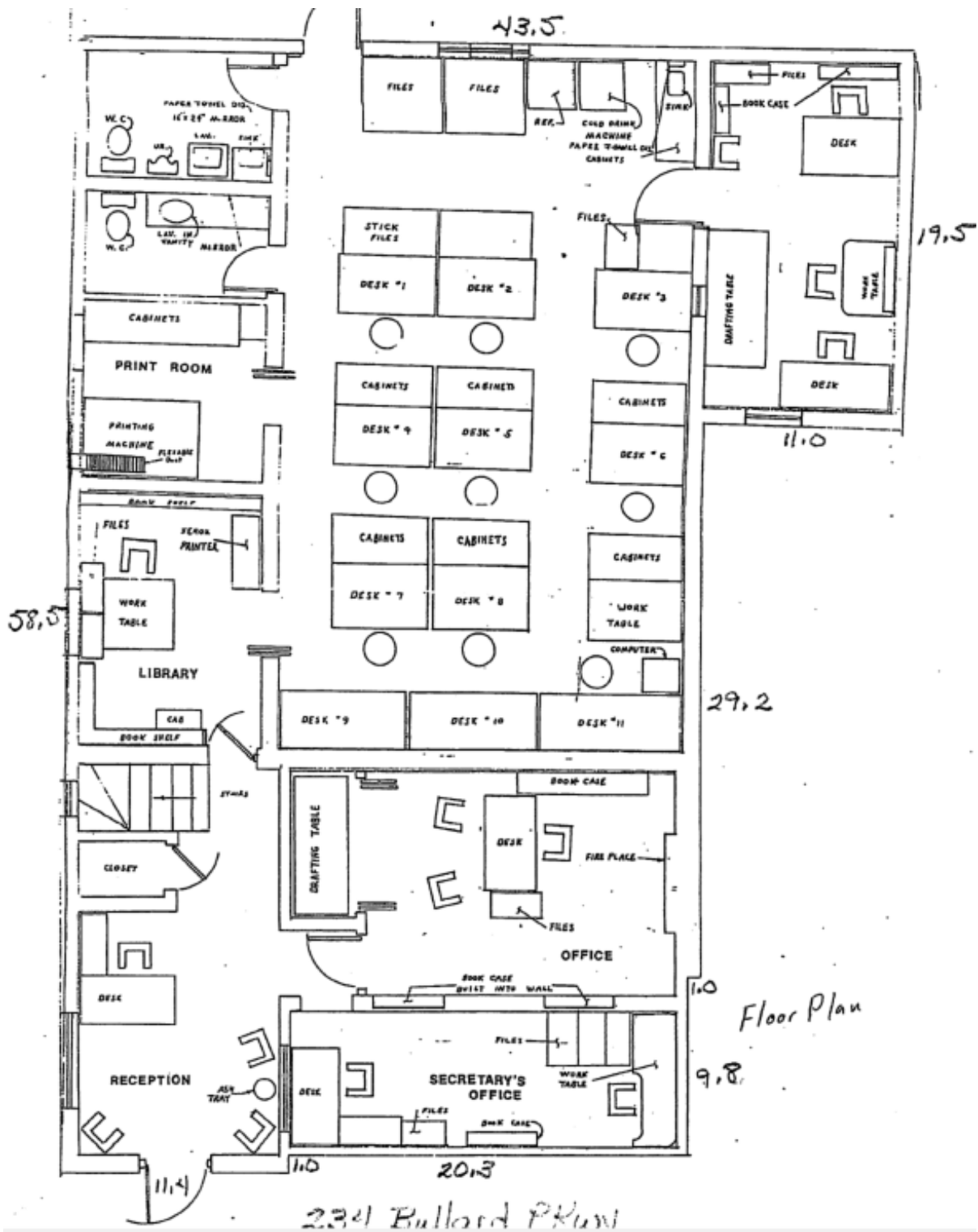
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Existing Building:

First Floor Plan

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Area New Development: (At Bullard Pkwy and 56 St—diagonally opposite Subject Property)

Multi-Family: Richmond Group—200 Luxury Apartments on 4.86 Ac. Two four-story Mediterranean style buildings, about 116,000 square feet each.



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Area New Development: (At Bullard Pkwy and 56 St—diagonally opposite Subject Property)

Retail: Paragon Development, 2.85 Acres. 22,000 sf -Retail, Office Restaurant. Tenants include Starbucks, Chase Bank,



Retail: Enigma. 26,000 sf
on 2.44 Acres. Eateries

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Area New Development: (At Bullard Pkwy and 56 St—diagonally opposite Subject Property)

Industrial: Amazon is constructing a 633,000 sf warehouse on an 82 acre land parcel in Temple Terrace, 3.4 miles to the South (7 mins drive) - at 6384 Harney Rd, Tampa, FL 33610

The center will increase the workday population by about 1,000 people



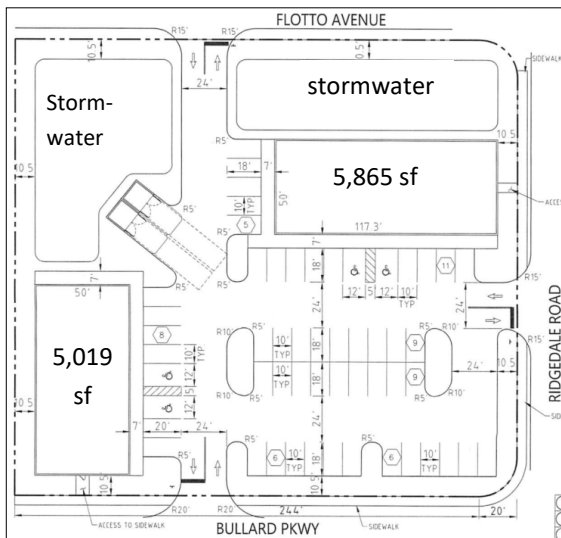
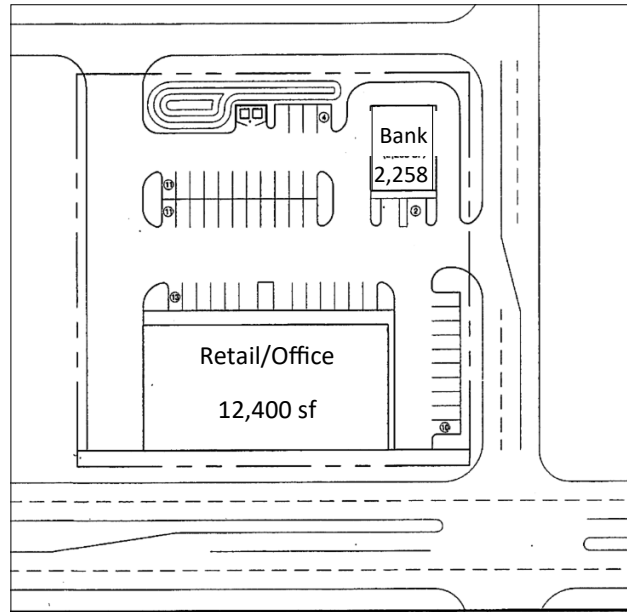
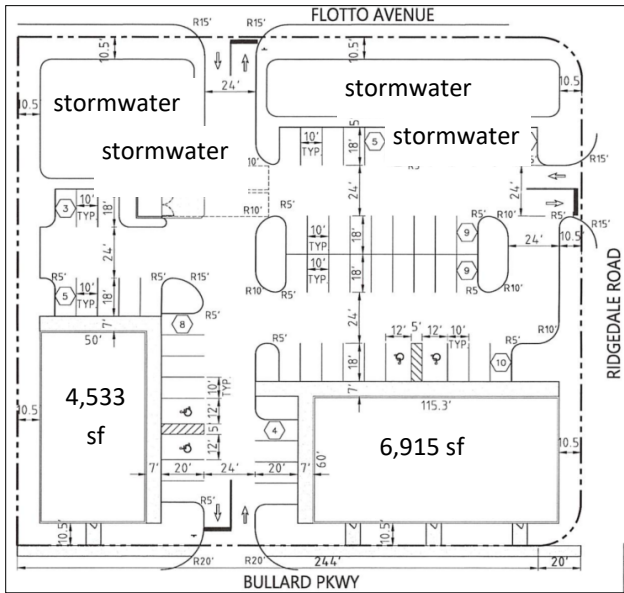
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Development Concepts:

234 Bullard Pkwy

Concepts: Bank Branch/ Office/Retail



Note: Site Plans presented herein are conceptual plans only that were created by the Seller and may not conform to the newest development guidelines.

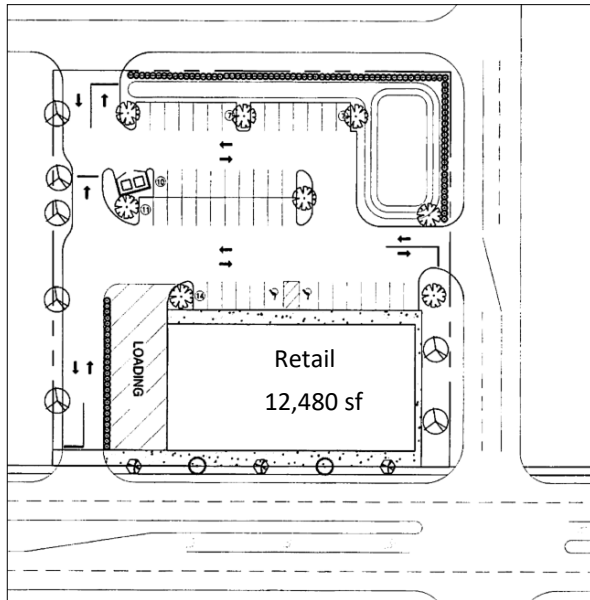
It is recommended that any purchaser should consult with the City of Temple Terrace for development guidelines as dictated by the Comprehensive Plan.

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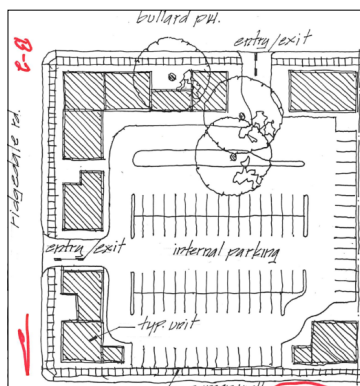
Development Concepts: 234 Bullard Pkwy

Concepts: Retail

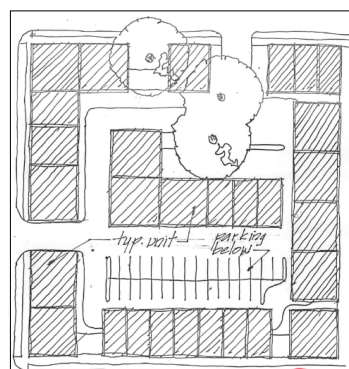


Concept: Live Work Community

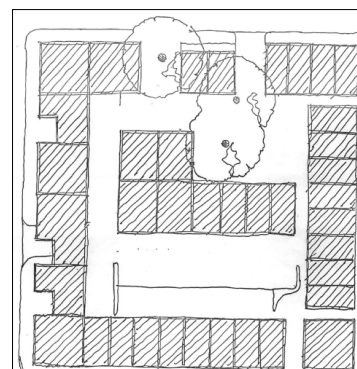
Three Story with Multi Family above Retail/Office



Level 1



Level 2



Level 3

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