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**+35 Acres Near I-4 Exit 14
US Highway 92 East
Between Tampa & Plant City**



www.Hauger-Bunch.com

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+35 Acres Near I-4 Exit 14

Property Overview

Identification: US Highway 92 - 35 Acres

Folio Nos.: 082741-0000, 082741-0100,
082748-0000, 082744-0000

Location: 13256 E US Highway 92
Dover, FL 33527
(Hillsborough County)

Land Area: 35.54 Acres
Estimated 31.4 +/- Upland acres



Taxes: \$3,226.97 (2010)

**Land Use/
Zoning:**

Current Land Use: SMU-6 (Suburban Mixed Use-6 Hillsborough County)
-Uses allowed through a re-zoning to a planned development include light industrial, research park, offices and neighborhood commercial.
County has considered the area for an "I-4 Green Tech Corridor Expansion Area"

Access:

- ◆ Frontage on US Highway 92
- ◆ Between I-4 Exits 14 and 17

Features:

- ◆ Site is visible from I-4
- ◆ Income producing nursery
- ◆ Agricultural wells: Two 8" wells; One 6" well; Several 4" wells

Comments: This property lies between **Tampa and Plant City's I-4 Green Tech Corridors**. The corridors are established to encourage development of high tech businesses along I-4, including **light industrial, research, and office development**. Development of the site for other than agricultural uses will require re-zoning. The site is adjacent to the new **Strawberry Crest High School**, which has sewer to the site. There are agricultural wells on the property.

Price: \$3,198,600 (\$90,000 per acre/\$2.07 psf)



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Close up Aerial

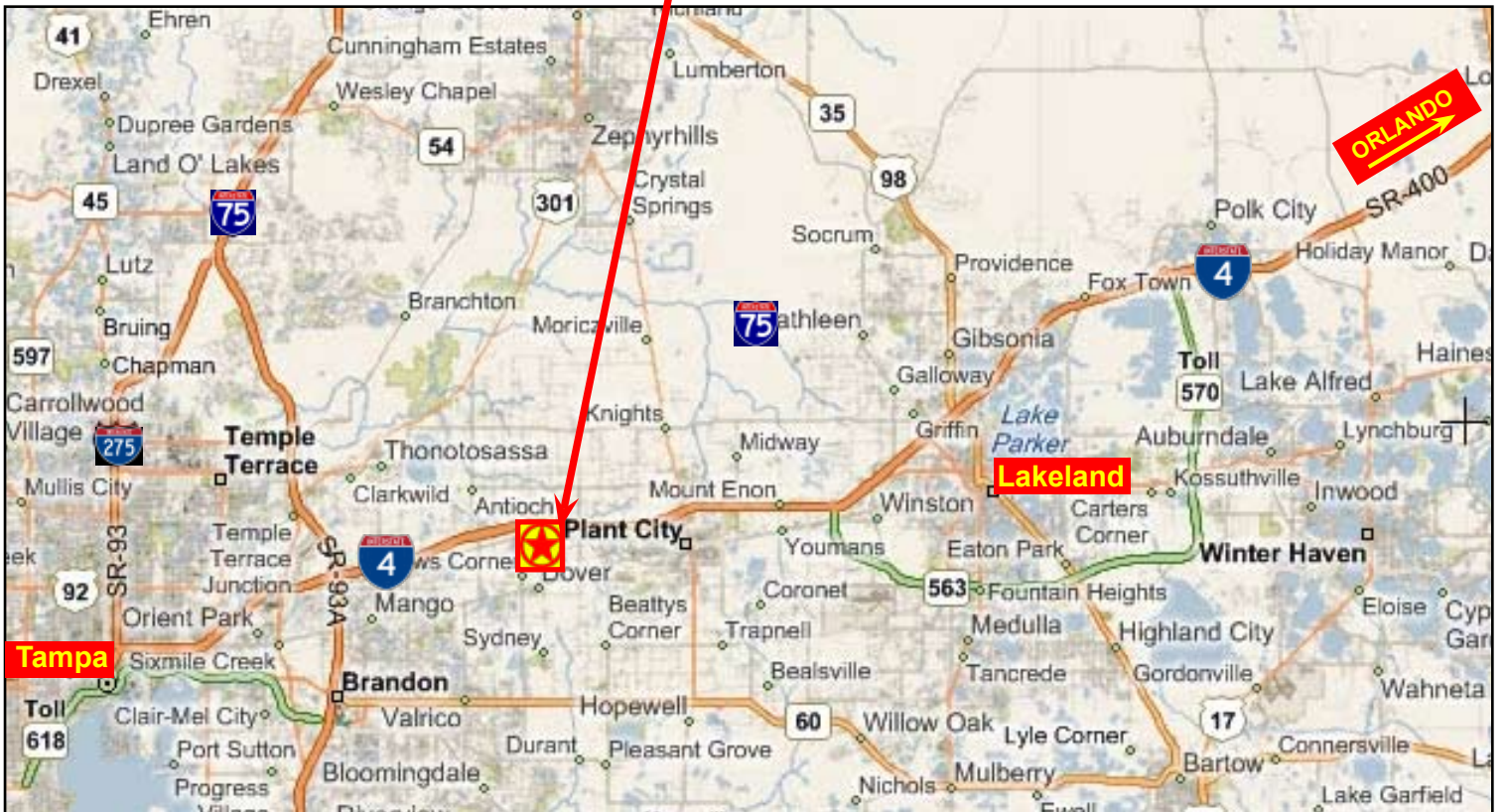
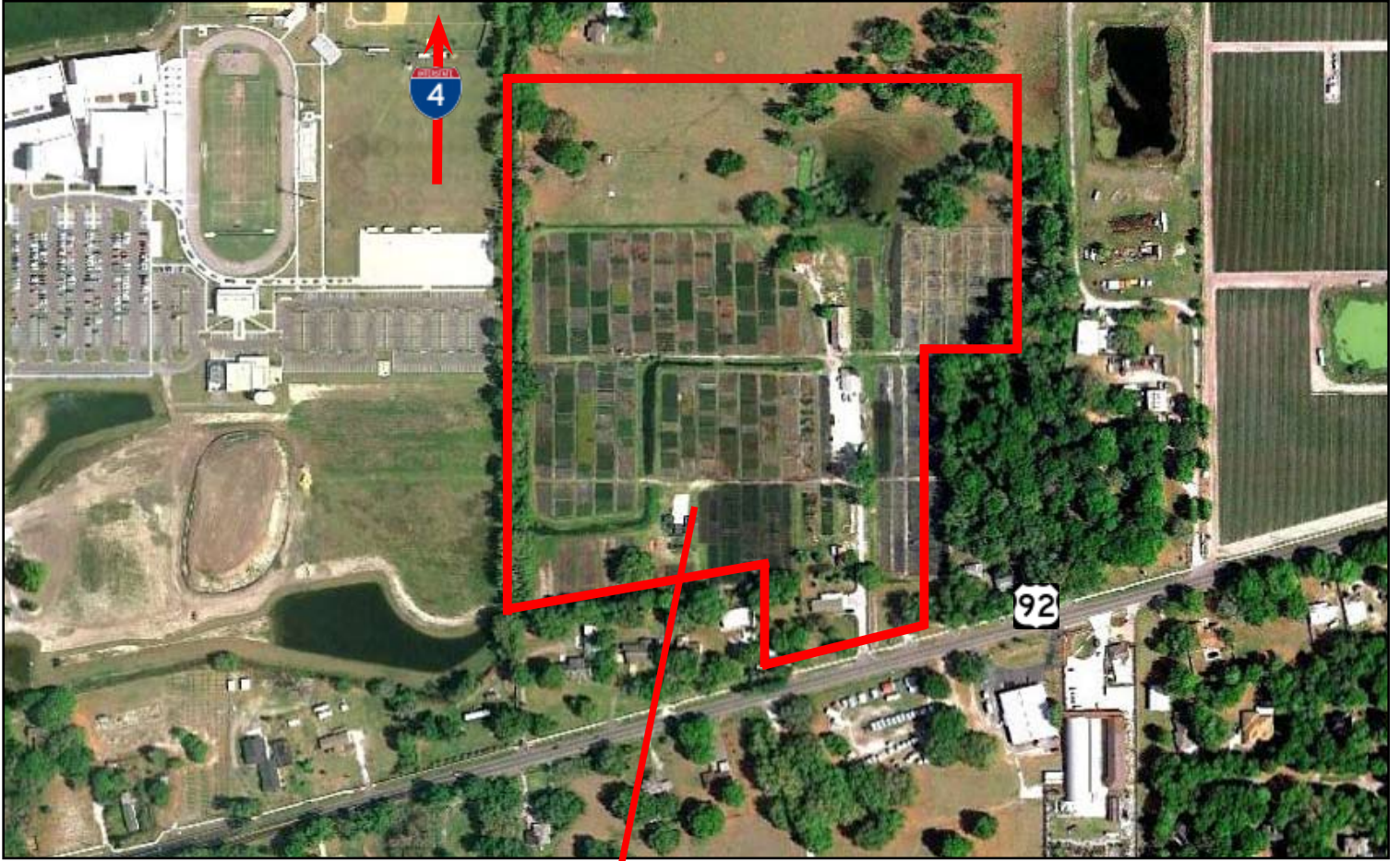




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Situational Map





+35 Acres Near I-4 Exit 14

Demographics - Executive Summary

	5 miles radius	15 miles radius	25 miles radius
2010 Population			
Total Population	64,011	791,867	1,674,390
Male Population	50.1%	49.2%	48.9%
Female Population	49.9%	50.8%	51.1%
Median Age	36.3	35.0	37.5
2010 Income			
Median HH Income	\$54,086	\$50,231	\$51,638
Per Capita Income	\$21,401	\$24,060	\$25,578
Average HH Income	\$61,379	\$62,661	\$64,909
2010 Households			
Total Households	22,169	299,913	653,074
Average Household Size	2.87	2.59	2.52
2010 Housing			
Owner Occupied Housing Units	69.0%	54.9%	58.2%
Renter Occupied Housing Units	21.3%	31.4%	28.8%
Vacant Housing Units	9.8%	13.7%	13.0%
Population			
1990 Population	48,887	518,877	1,107,209
2000 Population	53,822	633,917	1,337,459
2010 Population	64,011	791,867	1,674,390
2015 Population	66,704	833,864	1,772,865
1990-2000 Annual Rate	0.97%	2.02%	1.91%
2000-2010 Annual Rate	1.71%	2.19%	2.22%
2010-2015 Annual Rate	0.83%	1.04%	1.15%

In the identified market area, the current year population is 1,674,390. In 2000, the Census count in the market area was 1,337,459. The rate of change since 2000 was 2.22 percent annually. The five-year projection for the population in the market area is 1,772,865, representing a change of 1.15 percent annually from 2010 to 2015. Currently, the population is 48.9 percent male and 51.1 percent female.

Households			
1990 Households	16,680	195,472	430,927
2000 Households	18,610	239,813	524,582
2010 Households	22,169	299,913	653,074
2015 Households	23,164	316,798	691,433
1990-2000 Annual Rate	1.1%	2.07%	1.99%
2000-2010 Annual Rate	1.72%	2.21%	2.16%
2010-2015 Annual Rate	0.88%	1.1%	1.15%

The household count in this market area has changed from 524,582 in 2000 to 653,074 in the current year, a change of 2.16 percent annually. The five-year projection of households is 691,433, a change of 1.15 percent annually from the current year total. Average household size is currently 2.52, compared to 2.50 in the year 2000. The number of families in the current year is 427,917 in the market area.

Housing

Currently, 58.2 percent of the 750,545 housing units in the market area are owner occupied; 28.8 percent, renter occupied; and 13.0 percent are vacant. In 2000, there were 579,923 housing units - 60.6 percent owner occupied, 29.8 percent renter occupied and 9.5 percent vacant. The rate of change in housing units since 2000 is 2.55 percent. Median home value in the market area is \$120,036, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.04 percent annually to \$139,441. From 2000 to the current year, median home value changed by 3.12 percent annually.



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Demographics - Executive Summary

	5 miles radius	15 miles radius	25 miles radius
Median Household Income			
1990 Median HH Income	\$31,448	\$25,742	\$27,486
2000 Median HH Income	\$44,632	\$37,780	\$40,097
2010 Median HH Income	\$54,086	\$50,231	\$51,638
2015 Median HH Income	\$59,279	\$56,900	\$57,599
1990-2000 Annual Rate	3.56%	3.91%	3.85%
2000-2010 Annual Rate	1.89%	2.82%	2.5%
2010-2015 Annual Rate	1.85%	2.52%	2.21%
Per Capita Income			
1990 Per Capita Income	\$12,089	\$12,269	\$13,775
2000 Per Capita Income	\$17,937	\$18,983	\$21,185
2010 Per Capita Income	\$21,401	\$24,060	\$25,578
2015 Per Capita Income	\$23,240	\$26,556	\$27,990
1990-2000 Annual Rate	4.02%	4.46%	4.4%
2000-2010 Annual Rate	1.74%	2.34%	1.86%
2010-2015 Annual Rate	1.66%	1.99%	1.82%
Average Household Income			
1990 Average Household Income	\$35,335	\$32,078	\$34,951
2000 Average Household Income	\$51,253	\$49,369	\$53,271
2010 Average HH Income	\$61,379	\$62,661	\$64,909
2015 Average HH Income	\$66,435	\$68,969	\$71,049
1990-2000 Annual Rate	3.79%	4.41%	4.3%
2000-2010 Annual Rate	1.77%	2.35%	1.95%
2010-2015 Annual Rate	1.6%	1.94%	1.82%

Households by Income

Current median household income is \$51,638 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$57,599 in five years. In 2000, median household income was \$40,097, compared to \$27,486 in 1990.

Current average household income is \$64,909 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$71,049 in five years. In 2000, average household income was \$53,271, compared to \$34,951 in 1990.

Current per capita income is \$25,578 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$27,990 in five years. In 2000, the per capita income was \$21,185, compared to \$13,775 in 1990.

Population by Employment

Total Businesses	1,367	26,914	60,114
Total Employees	15,872	342,472	694,231

Currently, 87.2 percent of the civilian labor force in the identified market area is employed and 12.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 89.9 percent of the civilian labor force, and unemployment will be 10.1 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 64.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.5 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 64.0 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.9 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 19.1 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 79.9 percent of the market area population drove alone to work, and 2.8 percent worked at home. The average travel time to work in 2000 was 26.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

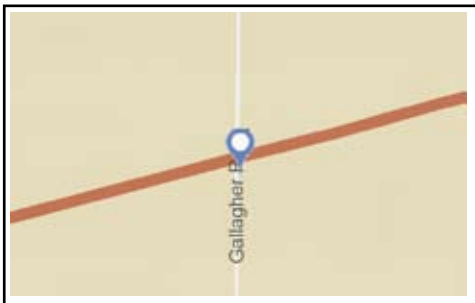
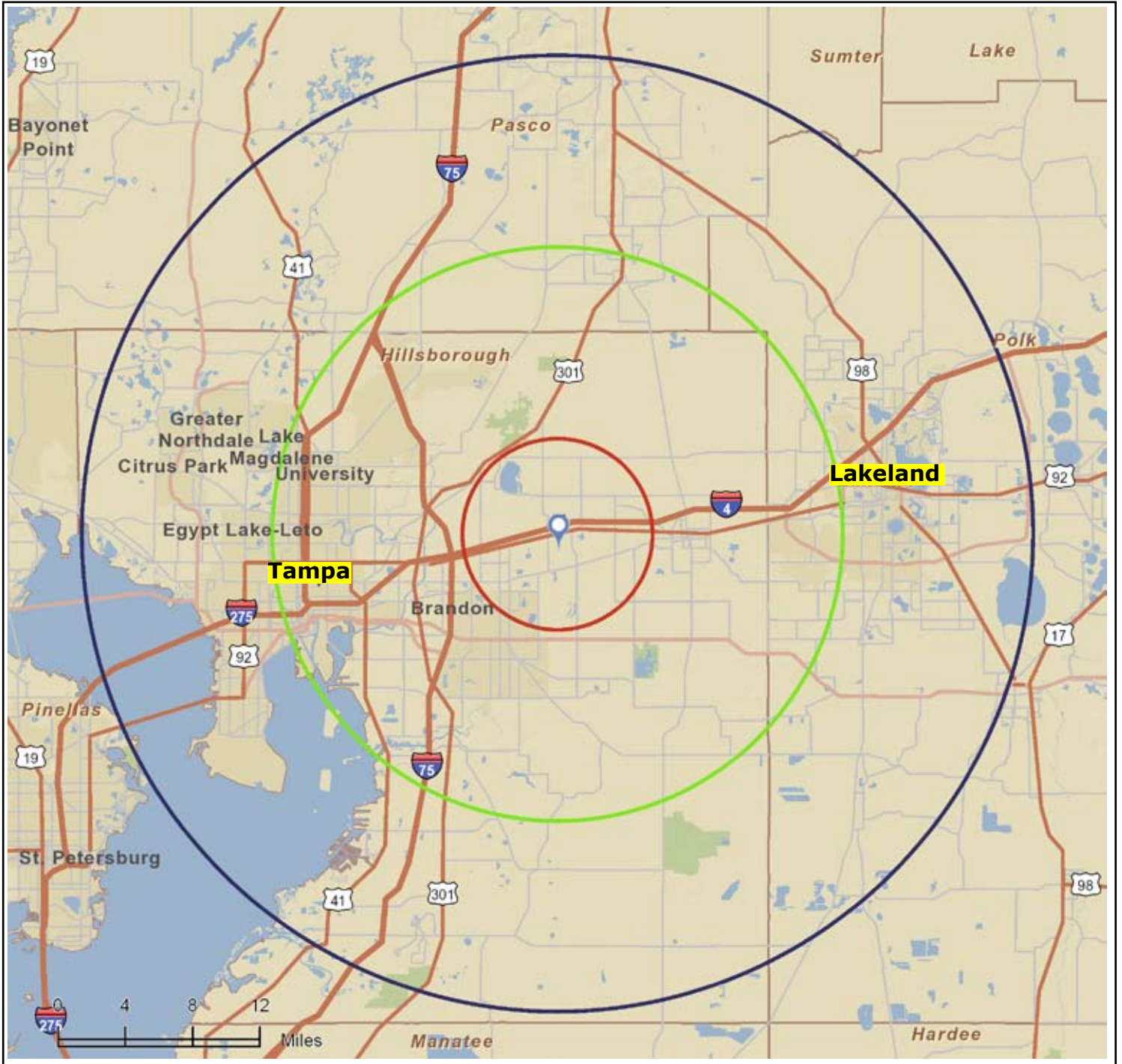
- 13.9 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 30.4 percent were high school graduates only (29.6 percent in the U.S.)
- 9.6 percent had completed an Associate degree (7.7 percent in the U.S.)
- 18.3 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 9.0 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



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Demographics - Standard Site Map



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