

FOR SALE

Prime Development Site on I-4 Near Tampa

I-4 & McIntosh Road | Dover, FL



Overview

SALE PRICE \$5,495,000

LOT SIZE 94 Acres



Description

- 94 Acres undeveloped site
- Approximately 1000' linear visibility along I-4, access via Hillsborough Ave (Hwy 92) off McIntosh Road exit from I-4
- Zoning is AR
- Area of heavy growth along I-4 corridor of residential and commercial
- Minutes from I-75 and Hard Rock Casino, State Fair grounds, Tampa International Airport and downtown Tampa

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	1,837	24,045	90,655
2023 Growth	1.39%	1.32%	1.40%
Median Household Income	\$65,946	\$55,400	\$55,984
Daytime Population	1,371	18,328	68,045

Year: 2018 | Source: ESRI

Traffic Counts

I-4	141,500 VPD
SR 92	10,200 VPD

Year: 2018 | Source: FDOT

Contact

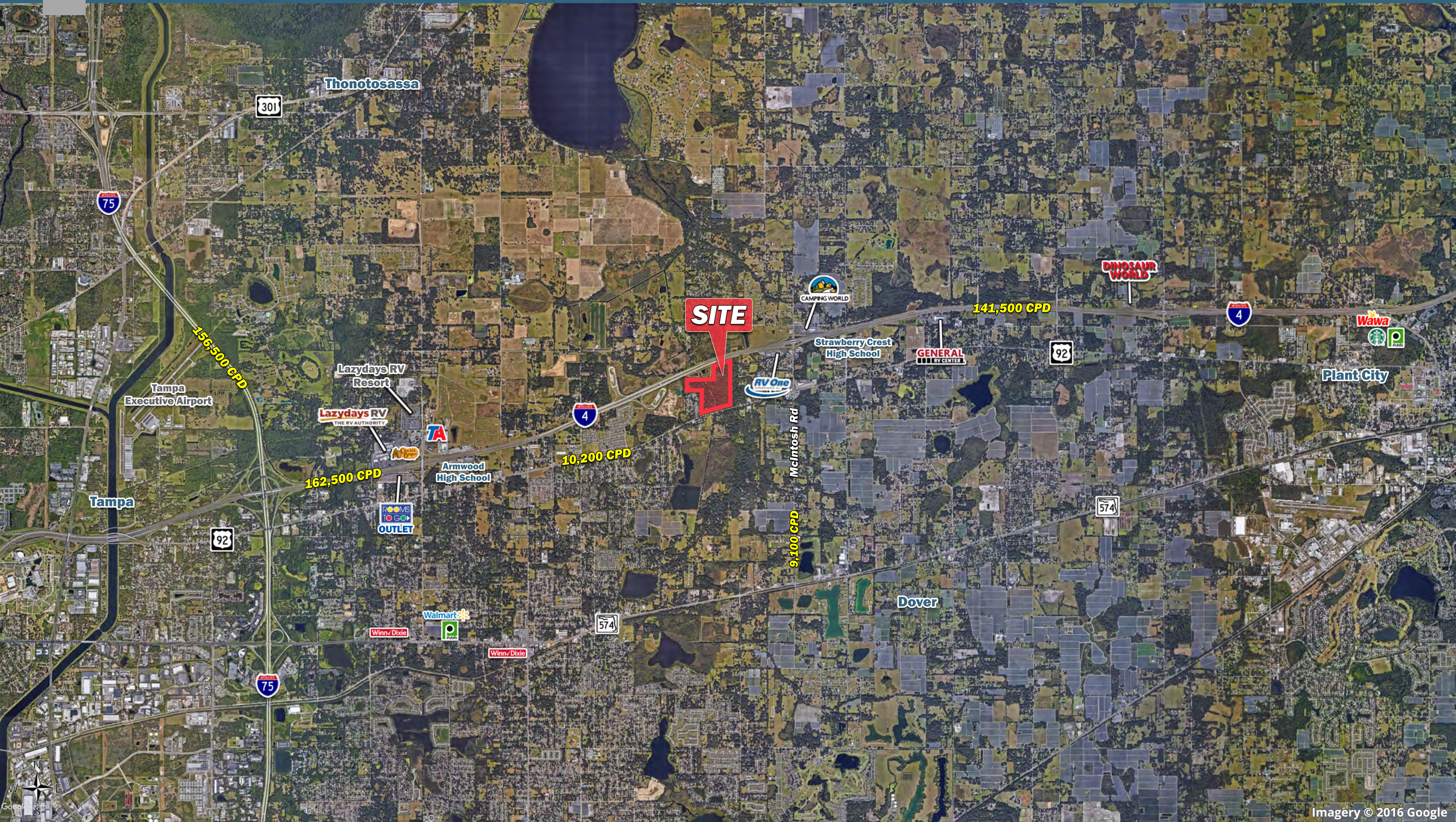
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SRSRE.COM



SITE

Thonotosassa

301

75

156,500 CPD

Tampa Executive Airport

Lazydays RV Resort

Lazydays RV THE RV AUTHORITY

162,500 CPD

OUTLET

TA

Armwood High School

10,200 CPD

4

Tampa

92

75

Walmart

Winn-Dixie

Winn-Dixie

574

McIntosh Rd

9,100 CPD

CAMPING WORLD

Strawberry Crest High School

RV One

GENERAL RV CENTER

141,500 CPD

92

DINOSAUR WORLD

4

Wawa

Plant City

Dover

574



Imagery © 2016 Google

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	1 mile	3 miles	5 miles
Population			
2018 Population	1,837	24,045	90,655
2000 Population	1,080	16,966	66,276
2010 Population	1,655	21,936	82,286
2023 Population	1,968	25,672	97,183
2000-2010 Annual Rate	4.36%	2.60%	2.19%
2010-2018 Population: Annual Growth Rate	1.27%	1.12%	1.18%
2018-2023 Population: Annual Growth Rate	1.39%	1.32%	1.40%
2018 Median Age	38.4	36.9	38.1
Households			
2000 Households	394	6,070	23,291
2010 Households	580	7,451	28,630
2018 Total Households	628	8,019	31,082
2023 Total Households	667	8,499	33,110
2000-2010 Annual Rate	3.94%	2.07%	2.09%
2010-2018 Households: Annual Growth Rate	0.97%	0.89%	1.00%
2018-2023 Households: Annual Growth Rate	1.21%	1.17%	1.27%
2018 Average Household Size	2.93	2.97	2.89
Housing Units			
2018 Total Housing Units	669	8,553	33,326
2018 Owner Occupied Housing Units	510	5,637	21,603
2018 Renter Occupied Housing Units	118	2,382	9,480
2018 Vacant Housing Units	41	534	2,244
Race and Ethnicity			
2018 White Alone	71.4%	74.0%	73.9%
2018 Black Alone	13.7%	10.3%	11.5%
2018 American Indian/Alaska Native Alone	0.2%	0.6%	0.5%
2018 Asian Alone	4.4%	3.1%	3.3%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	22.0%	28.8%	26.4%
Income			
2018 Median Household Income	\$62,946	\$55,400	\$55,984
2018 Average Household Income	\$75,890	\$72,161	\$73,318
Per Capita Income	\$25,589	\$24,301	\$25,591
2018 Population 25+ by Educational Attainment			
Total	1,275	16,039	61,801
High School Graduate	25.0%	28.0%	26.8%
GED/Alternative Credential	8.5%	4.5%	5.2%
Some College, No Degree	18.7%	18.6%	20.0%
Associate Degree	13.0%	10.9%	10.0%
Bachelor's Degree	15.8%	14.4%	15.4%
Graduate/Professional Degree	6.7%	5.8%	6.9%
Data for all businesses in area			
Total Businesses:	32	440	1,471
Total Employees:	290	4,531	15,434
Total Residential Population:	1,837	24,045	90,655
Employee/Residential Population Ratio:	0.16:1	0.19:1	0.17:1
2018 Total Daytime Population	1,371	18,328	68,045
Workers	380	5,392	18,561
Residents	991	12,936	49,484

Source: Esri, Esri and Infogroup, U.S. Census