

# SEALED BID SALE

## HILLSBOROUGH COUNTY SURPLUS PROPERTY

### GREY PINES

East side of Old Morris Bridge Road in the SEQ of I-75 & Fletcher Ave  
Tampa, FL 33637



## PROPERTY HIGHLIGHTS

**MIN. BID PRICE:** \$2,825,000

**BID DUE DATE:** July 13, 2018 (12:00 PM)

**SIZE:** 56.49+/- Acres (2,460,704+/- Square Feet)

**CITY:** Tampa

**COUNTY:** Hillsborough

**TAX DISTRICT:** Unincorporated Hillsborough

**PARCEL FOLIO S:** 060009-0000; 060010-0000

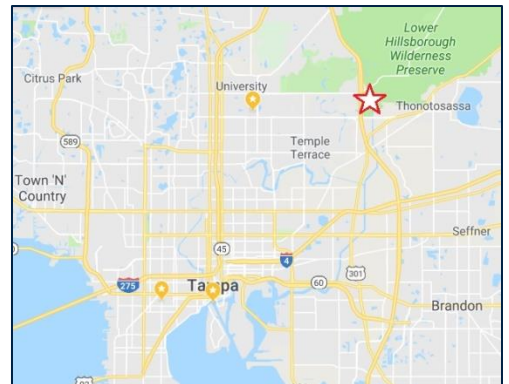
060010-0025; 060010-0100; 060010-0200; 060010-0300

**ZONING:** PD (192 lot single family residential subdivision)

**FUTURE LAND USE:** SMU-6 (Suburban Mixed-Use 6)

**FLOODZONE:** X (min hazard outside 100-yr floodplain)  
AE (1% annual chance flood)

**UTILITIES:** Not Available (site needs to be annexed into the  
City of Temple Terrace)



**FOR MORE INFORMATION  
PLEASE CONTACT:**

**Randall C. Mills**

Savills Studley Occupier Services

T: 727.421.8789

RCMills@Savills-Studley.com

www.myfloridalands.com

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## PROPERTY OVERVIEW

The subject property is located at the east side of Old Morris Bridge Road, approximately 300 feet north of 127<sup>th</sup> Avenue in the southeast quadrant of I-75 & Fletcher Avenue in Tampa, Hillsborough County, Florida. This irregular-shaped property is comprised of 6 parcels totaling approximately 56.49 acres. The site has approximately 14.59 acres of wetlands which are located along the SEQ and along the entire eastern border of the property. The remaining 41.9+/- upland acres are at grade level and are mostly cleared. The property is currently zoned PD (Planned Development) by Hillsborough County for a 192 lot single family subdivision, and has a future land use SMU-6 (Suburban Mixed Use). The subject property does not have water and sewer lines so it would need to be annexed into the City of Temple Terrace and the extension of the existing water and sewer lines at 127<sup>th</sup> Avenue right-of-way that terminates at Morris Bridge Road on the west side of I-75, southwest of the subject property. Access to the subject property is available from Old Morris Bridge Road via 127<sup>th</sup> Avenue, which is an underpass of I-75 connecting Old Morris Road on the west side of the interstate.

## AREA OVERVIEW

The subject property is positioned in north-central Hillsborough County, just east of the city limits of Temple Terrace. Temple Terrace is one of 3 incorporated cities in Hillsborough County. Interstate 75 is the main highway system along the west coast of Florida and Fletcher Avenue is a major east-west artery traversing portions of the City of Tampa and the City of Temple Terrace. Fletcher Avenue turns into Morris Bridge Road east of I-75 and eventual connects to SR54 in south Pasco County. To the north and east of the site is the Lower Hillsborough Wilderness Preserve, which contains one of the largest premier contiguous recreation areas in Hillsborough County.

## SEALED BID SALE

The minimum acceptable bid is **\$2,825,000**. Any bids less than the minimum bid amount will be considered counterproposals and will be deemed non-responsive and rejected. The bid shall be accompanied by an earnest money deposit in the amount of 10% of the bidder's bid amount. For more information including the Bid Conditions and Sales Contract please visit [www.myfloridalands.com](http://www.myfloridalands.com).

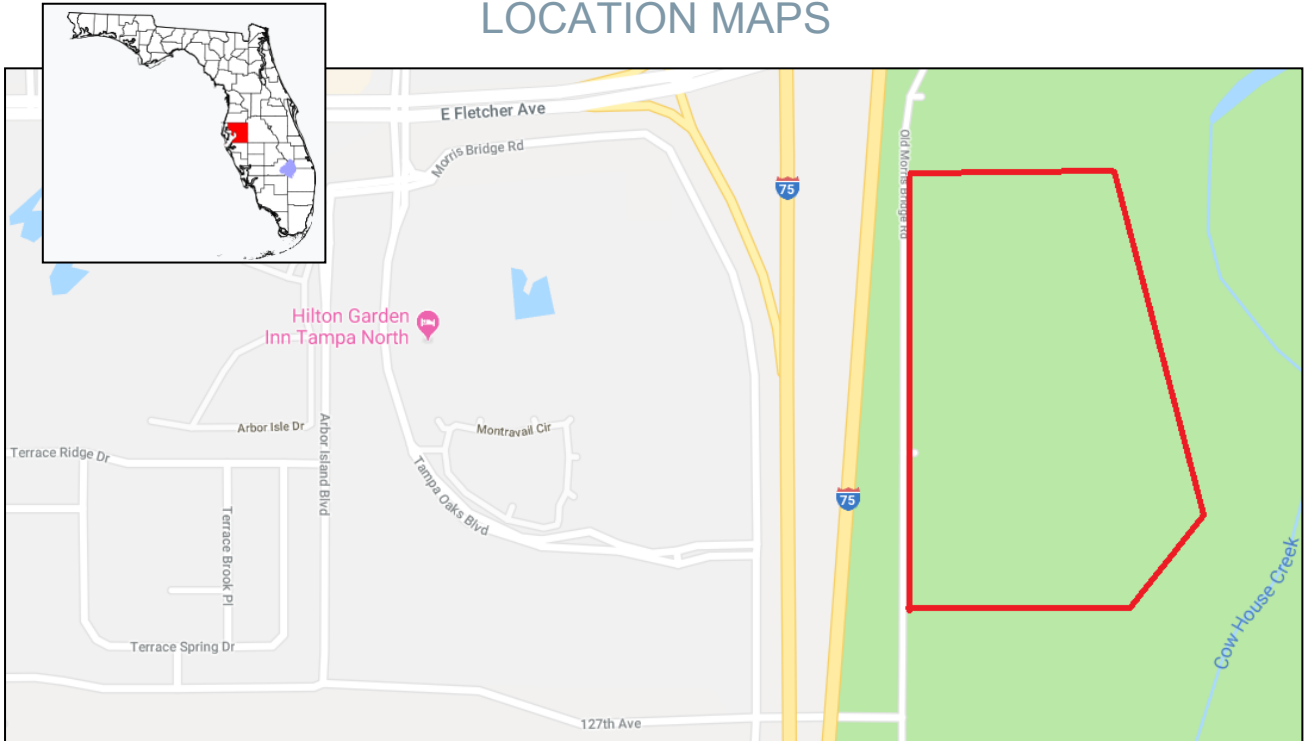
The subject property is being sold "as is", "where is". Bids will be accepted until **12:00 NOON, EST, FRIDAY, July 13, 2018**. Neither Hillsborough County or Savills Studley Occupier Services are not responsible for bids mailed but not received by **12:00 NOON, EST, FRIDAY, July 13, 2018**. All bids received by the bid submission deadline will be publicly opened at **1:00 PM EST, FRIDAY, July 13, 2018**.

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## LOCATION MAPS

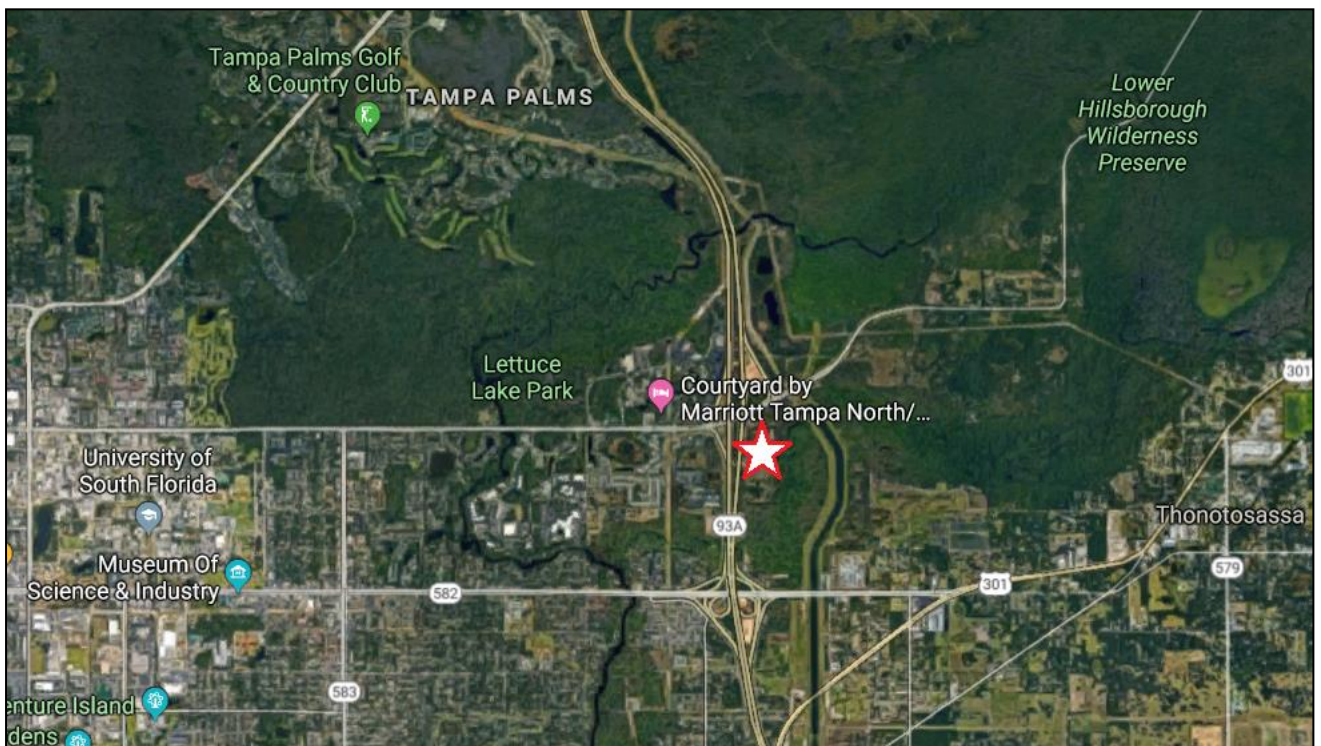


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## AERIALS

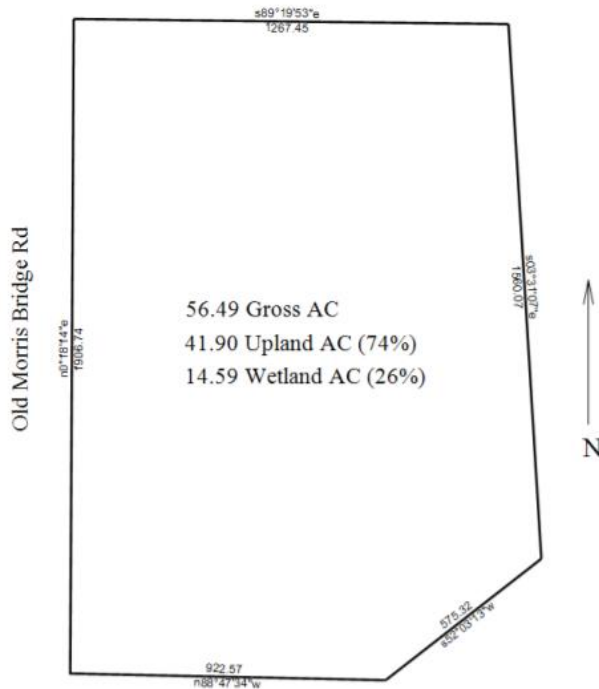


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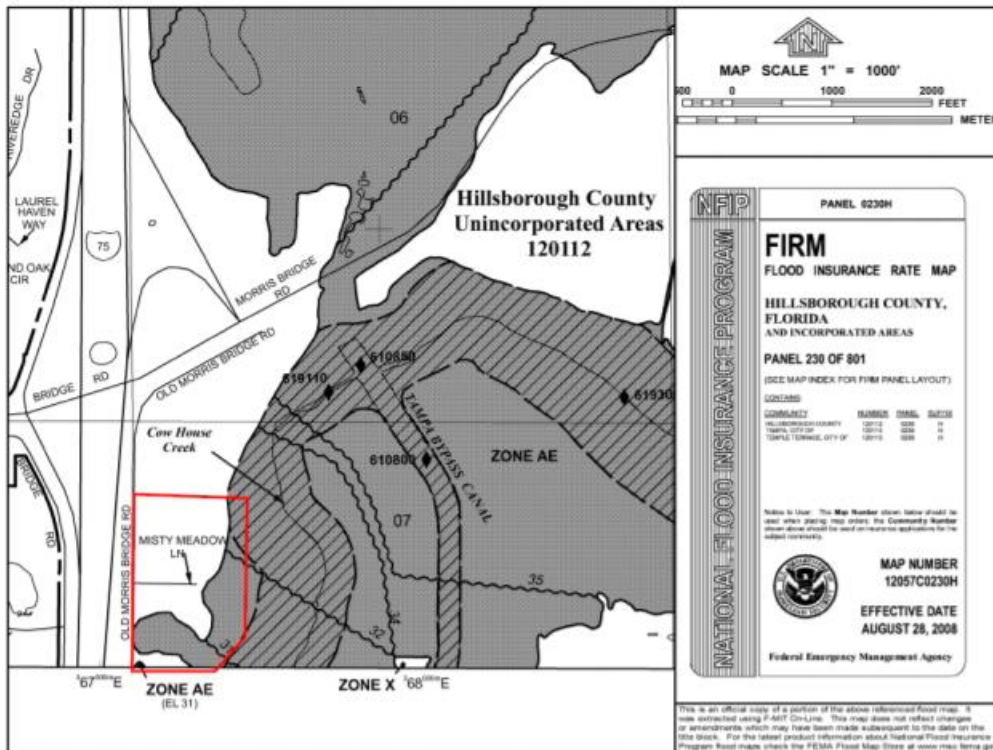
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## SURVEY



## FLOODPLAIN



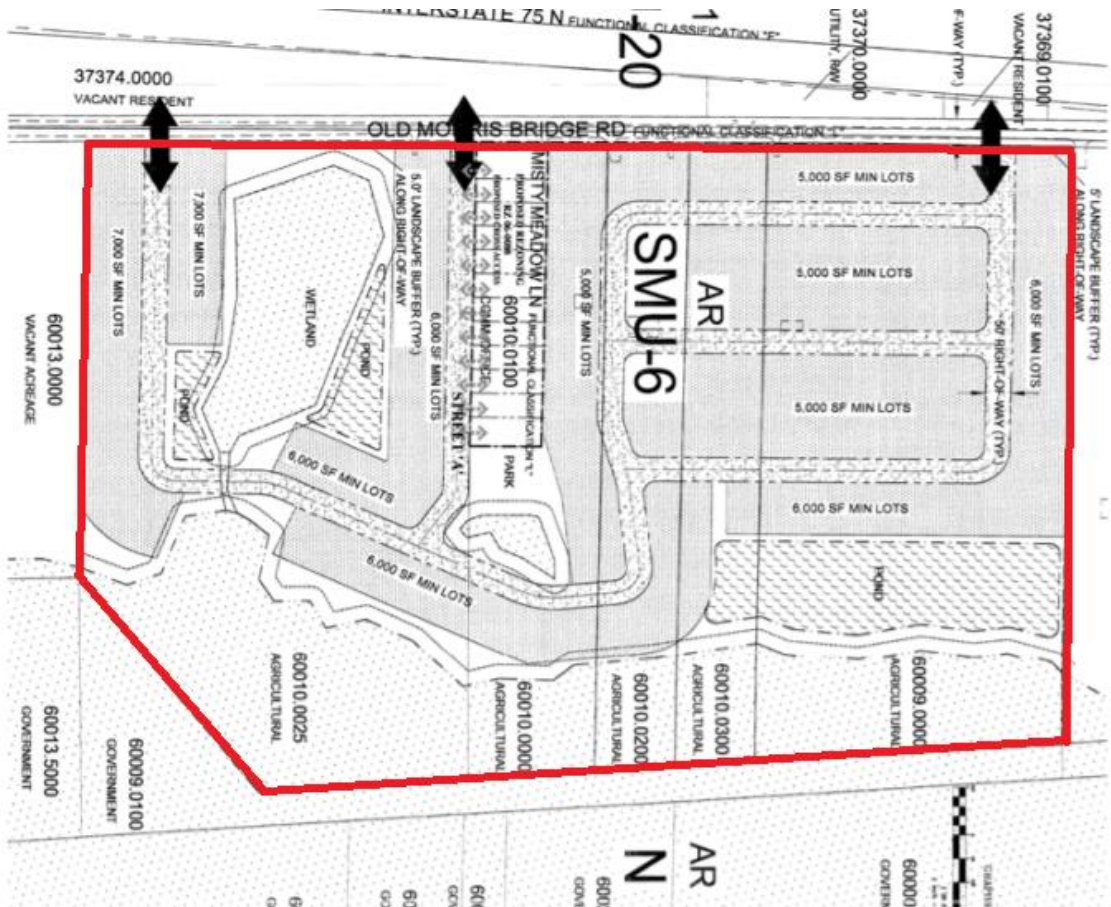
This is an official copy of a portion of the above referenced Flood Map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date of this title block. For the latest product information about National Flood Insurance Program Flood maps check the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov)

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## PROPOSED SITE PLAN



### LEGEND

PROPERTY LINE	
EXISTING LOT LINE	
EXISTING EASEMENT	
EXISTING RIGHT-OF-WAY	
EXISTING CURB	
EXISTING DRIVE	
EXISTING SIDEWALK	
EXISTING CONCRET	
EXISTING ASPHALT	
EXISTING GRAVEL	
EXISTING SAND	
EXISTING DIRT	
EXISTING WETLAND	
EXISTING POND	
EXISTING TREE	
EXISTING FENCE	
EXISTING SIGN	
EXISTING UTILITY	
EXISTING STRUCTURE	
EXISTING CONCRETE	
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EXISTING WETLAND	
EXISTING POND	
EXISTING TREE	
EXISTING FENCE	
EXISTING SIGN	
EXISTING UTILITY	
EXISTING STRUCTURE	

### LEGAL DESCRIPTION

SECTION 17.31  
 FGD. 00000.0000 ACRES 17.31  
 SECTION 17.32  
 FGD. 00000.0000 ACRES 17.32  
 SECTION 17.33  
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 SECTION 17.49  
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 SECTION 17.50  
 FGD. 00000.0000 ACRES 17.50

### NOTES

1. Lot Line Designation: SMU-6
2. Property Zoned: AR
3. Minimum Building Footprint: 50' x 70'
4. Minimum Lot Area: 5,000 sq. ft.
5. Minimum Lot Width: 25' (for 5,000 sq. ft. lot)
6. Minimum Lot Depth: 150'
7. Minimum Lot Area: 5,000 sq. ft.
8. Minimum Lot Width: 25' (for 5,000 sq. ft. lot)
9. Minimum Lot Depth: 150'
10. Minimum Lot Area: 5,000 sq. ft.
11. Minimum Lot Width: 25' (for 5,000 sq. ft. lot)
12. Minimum Lot Depth: 150'
13. Minimum Lot Area: 5,000 sq. ft.
14. Minimum Lot Width: 25' (for 5,000 sq. ft. lot)
15. Minimum Lot Depth: 150'
16. Minimum Lot Area: 5,000 sq. ft.
17. Minimum Lot Width: 25' (for 5,000 sq. ft. lot)
18. Minimum Lot Depth: 150'
19. Minimum Lot Area: 5,000 sq. ft.
20. Minimum Lot Width: 25' (for 5,000 sq. ft. lot)
21. Minimum Lot Depth: 150'
22. Minimum Lot Area: 5,000 sq. ft.
23. Minimum Lot Width: 25' (for 5,000 sq. ft. lot)
24. Minimum Lot Depth: 150'
25. Minimum Lot Area: 5,000 sq. ft.
26. Minimum Lot Width: 25' (for 5,000 sq. ft. lot)
27. Minimum Lot Depth: 150'
28. Minimum Lot Area: 5,000 sq. ft.
29. Minimum Lot Width: 25' (for 5,000 sq. ft. lot)
30. Minimum Lot Depth: 150'



**MINOR MODIFICATION PLAN**  
FOR CROSS ACCESS FROM STREET 'A'

PROJECT NAME: **GREY PINES SITE**  
**HILLSBOROUGH COUNTY, FLORIDA**

RECEIVED  
AUG 13 2006  
PLANNING DEPARTMENT

**GENESIS GROUP**  
Prepared by Landscape Architects & Planners

PREPARED FOR: **KB Home Tampa LLC**  
3450 Buschwood Park Dr. Suite 250  
Tampa, FL 33618-8652

GOL LLC dba GENESIS GROUP  
3910 NORTH LINDSEY AVE 301, SUITE 140  
TAMPA, FLORIDA 33613  
(813) 420-4500 (813) 420-4900 FAX  
FL CA 00000000 FL LB 00000010 FL LC 20000210

NO.	DATE	DESCRIPTION	REVISIONS	PROJECT NUMBER
1	8/1/06	ISSUED BY: B.K.	DESIGNED BY:	8672-012
2	8/1/06	REVISION BY: R.W.O.	SCALE: AS SHOWN	8-1-2006

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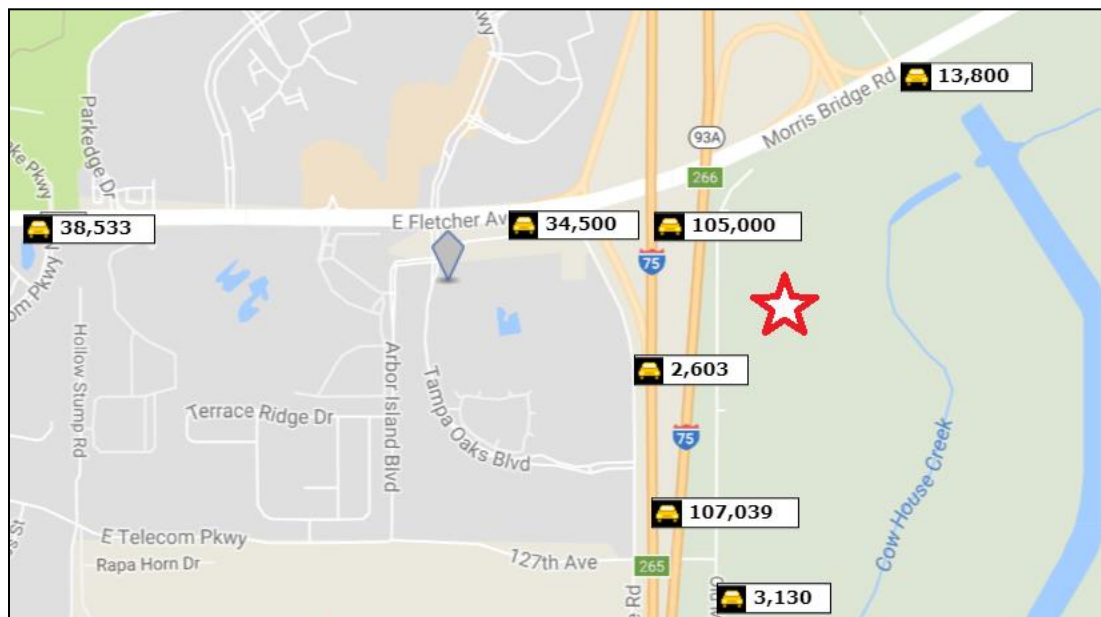
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## DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	4,500	44,760	153,611
2023 Population:	4,927	48,564	166,855
Pop Growth 2018-2023:	9.49%	8.50%	8.62%
Average Age:	33.30	35.80	34.60
Households			
2018 Total Households:	2,111	18,545	61,948
HH Growth 2018-2023:	9.24%	8.40%	8.63%
Median Household Inc:	\$54,767	\$52,127	\$40,334
Avg Household Size:	2.10	2.40	2.40
2018 Avg HH Vehicles:	1.00	2.00	1.00
Housing			
Median Home Value:	\$221,978	\$212,940	\$181,699
Median Year Built:	1996	1985	1985

## TRAFFIC COUNTS



Source: CoStar 2018

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View looking north off Old Morris Bridge Rd on 127<sup>th</sup> Ave south of the subject



View looking west off 127<sup>th</sup> Ave underpass towards Morris Bridge Road



View looking along Old Morris Bridge Rd from southern property line



View looking at subject from east near southern property line



View looking at subject from center



View looking along Old Morris Bridge Rd, Subject Site on left

## FOR MORE INFORMATION PLEASE CONTACT:

**RANDALL C. MILLS** / 727.421.8789 / [rcmills@savills-studley.com](mailto:rcmills@savills-studley.com) / [www.myfloridalands.com](http://www.myfloridalands.com)

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