

SEALED BID SALE



Hillsborough County Surplus Property
Spruce Street Property – 3.28+/- Acres
4114 W. Spruce Street
Tampa, FL 33607



PROPERTY HIGHLIGHTS

MIN. BID PRICE: \$2,755,200 - \$1,860,000

BID DUE DATE: APRIL 12, 2019 (12:00 PM)

SUBMARKET: Westshore

COUNTY: Hillsborough

TAX DISTRICT: City of Tampa

PARCEL FOLIO: 110985-0010

SIZE: 3.28+/- Acres (142,688+/- Square Feet)

ZONING: PD (57 Affordable Housing Townhomes)

FUTURE LAND USE: RMU-100 (Regional Mixed Use 100)

FLOODZONE: X (min flood hazard outside 100-yr floodplain)

EVACUATION ZONE: 4

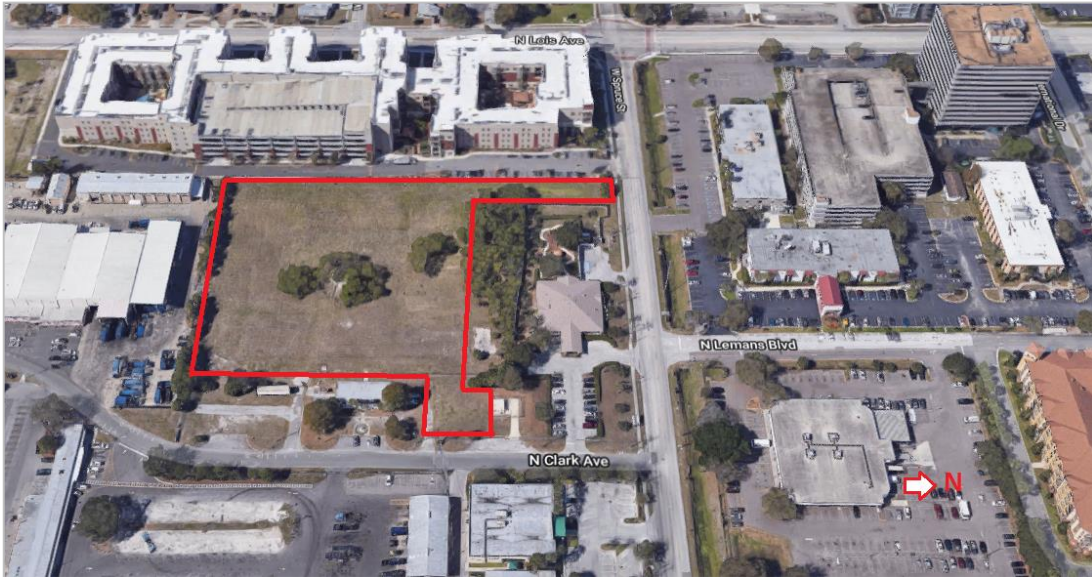
UTILITIES: City Water, Sewer, & Electric to the site



**FOR MORE INFORMATION
PLEASE CONTACT:**

Randall C. Mills
Savills Studley Occupier Services
T: 727.421.8789
RCMills@Savills-Studley.com
www.myhillsboroughlands.com

Spruce Street Property – 3.28+/- Acres



PROPERTY OVERVIEW

The subject property is located along the southwest quadrant of West Spruce Street and North Clark Avenue in Tampa, Hillsborough County, Florida. This irregular-shaped parcel totals approximately 3.28 acres and is flat, mostly cleared and appears to be slightly above road grade. The property is currently zoned PD (Planned Development) by the City of Tampa for 57 affordable housing townhome units and has a future land use RMU-100 (Regional Mixed Use-100). There are currently two access points, one off North Clark Avenue and one off West Spruce Street. Please note this property was formerly a landfill and has since been designated as the Westshore Landings One Brownfield (Site ID# BF290705001) under the Brownfields Redevelopment Act.

AREA OVERVIEW

The subject property is positioned in the heart of Tampa's Westshore District, which is comprised of over 11 million square feet of commercial and office space, two major malls (International Plaza and Westshore Plaza), 32 hotels, 200+ restaurants and bars, and over 4,000 businesses employing over 100,000 people. The Spruce Street property sits adjacent to Varela Westshore, a luxury 350-unit apartment community to the west, a 6,690 square foot Senior Center to the north, and the City of Tampa Fleet Maintenance Facility to the south and east. The property is less than a half mile to restaurants, shops, hotels and the International Plaza.

SEALED BID SALE

The minimum acceptable bid is **\$1,860,000**. 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.myhillsboroughands.com.

The subject property is being sold "as is", "where is". Bids will be accepted until **12:00 NOON, EST, FRIDAY, APRIL 12, 2019**. Neither Hillsborough County or Savills Studley Occupier Services are not responsible for bids mailed but not received by **12:00 NOON, EST, FRIDAY, APRIL 12, 2019**. All bids received by the bid submission deadline will be publicly opened at **1:00 PM EST, FRIDAY, APRIL 12, 2019**.

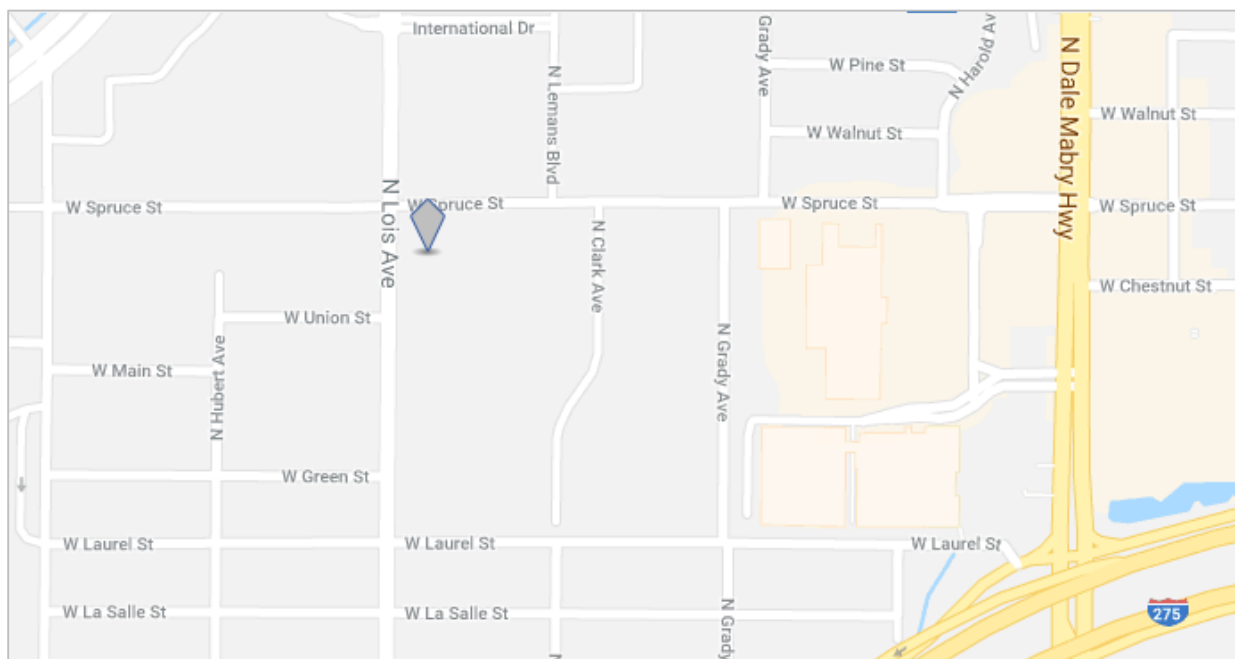
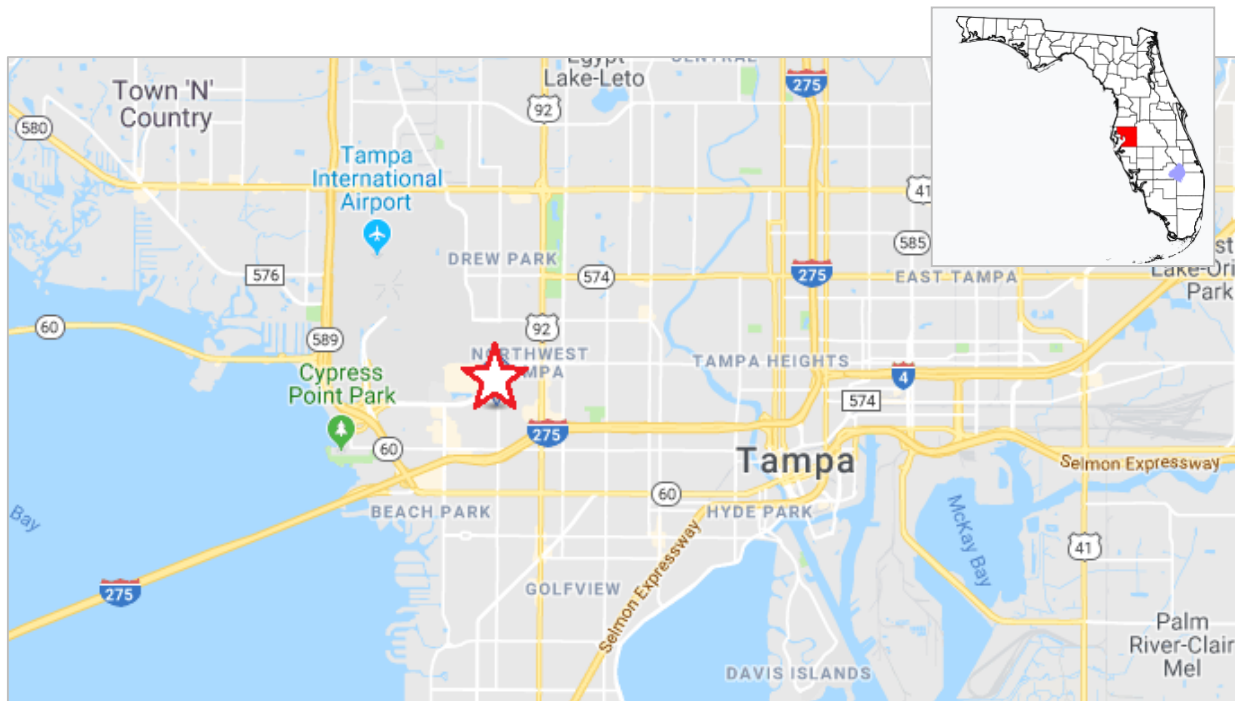
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LOCATION MAPS



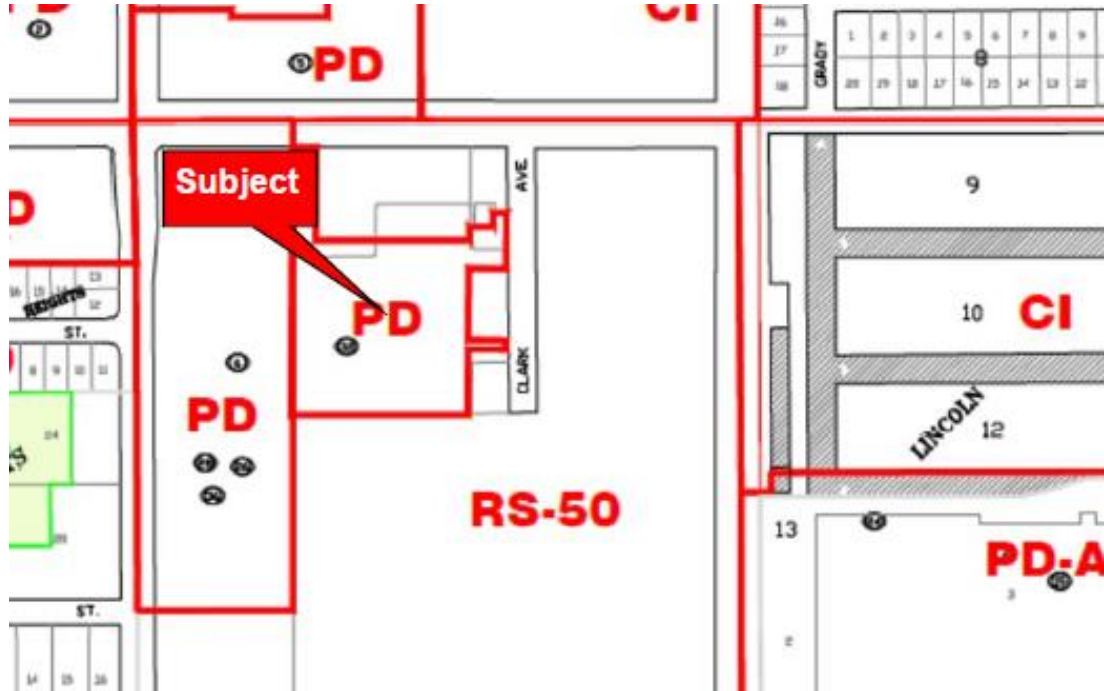
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AERIAL MAPS

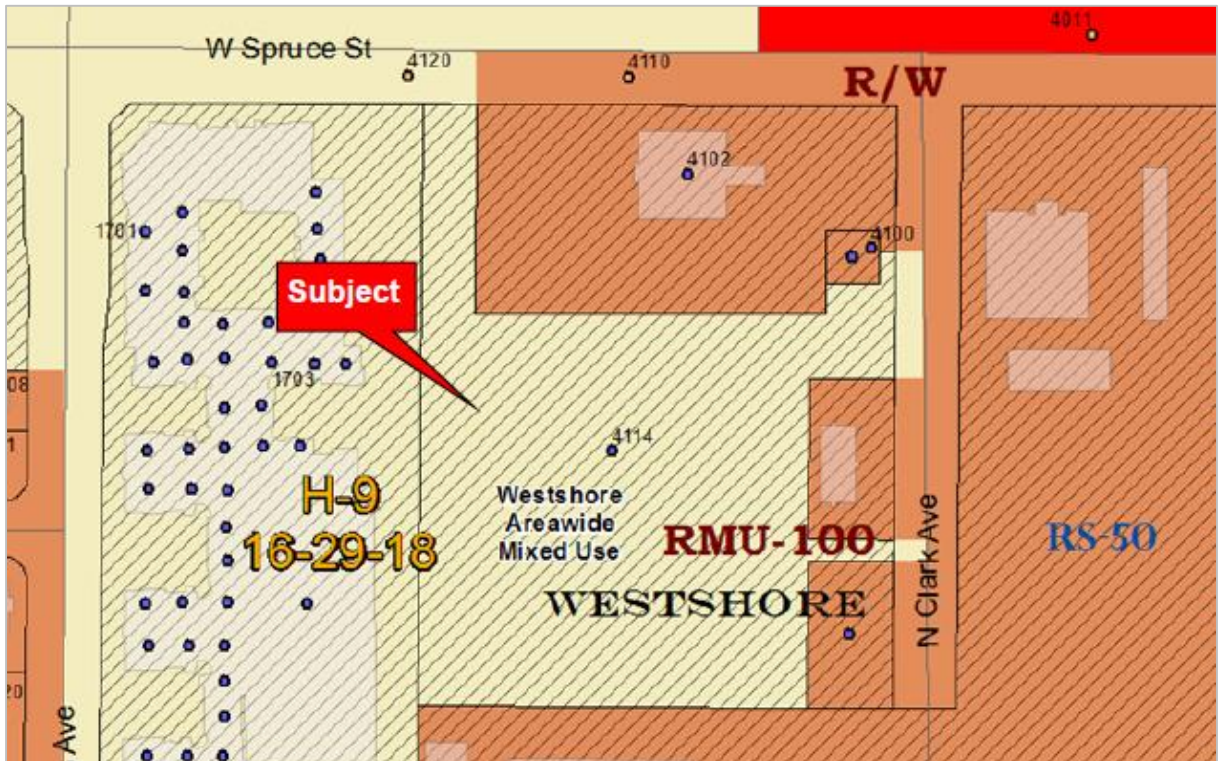


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ZONING MAP

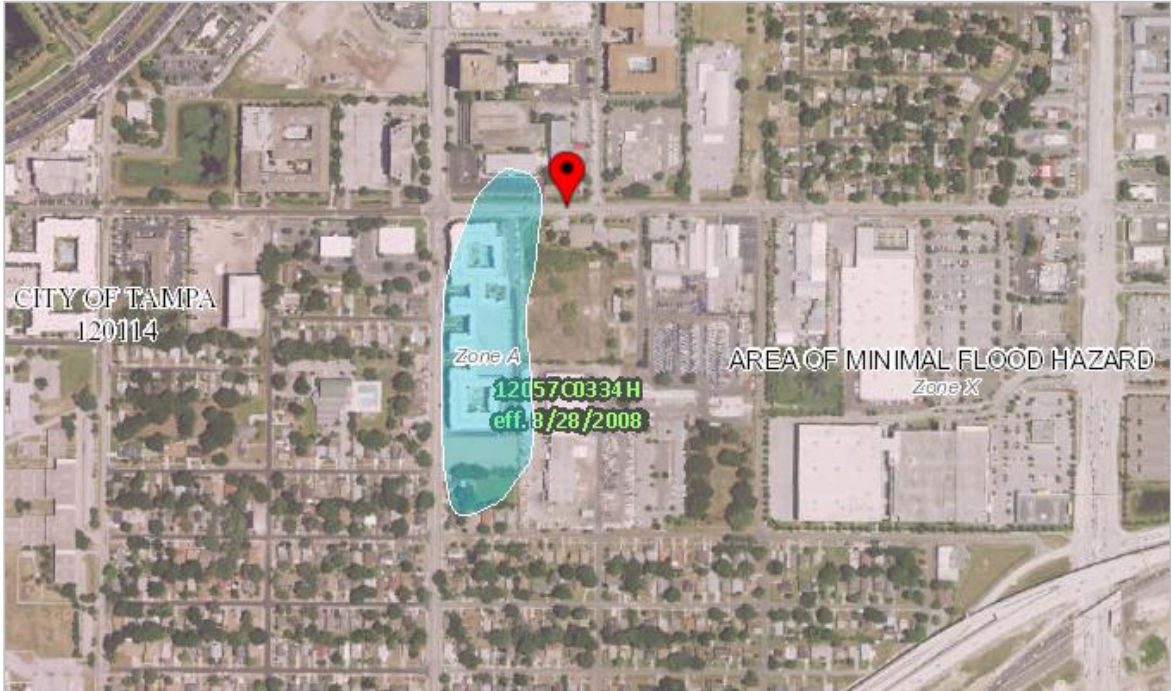


FUTURE LAND USE MAP

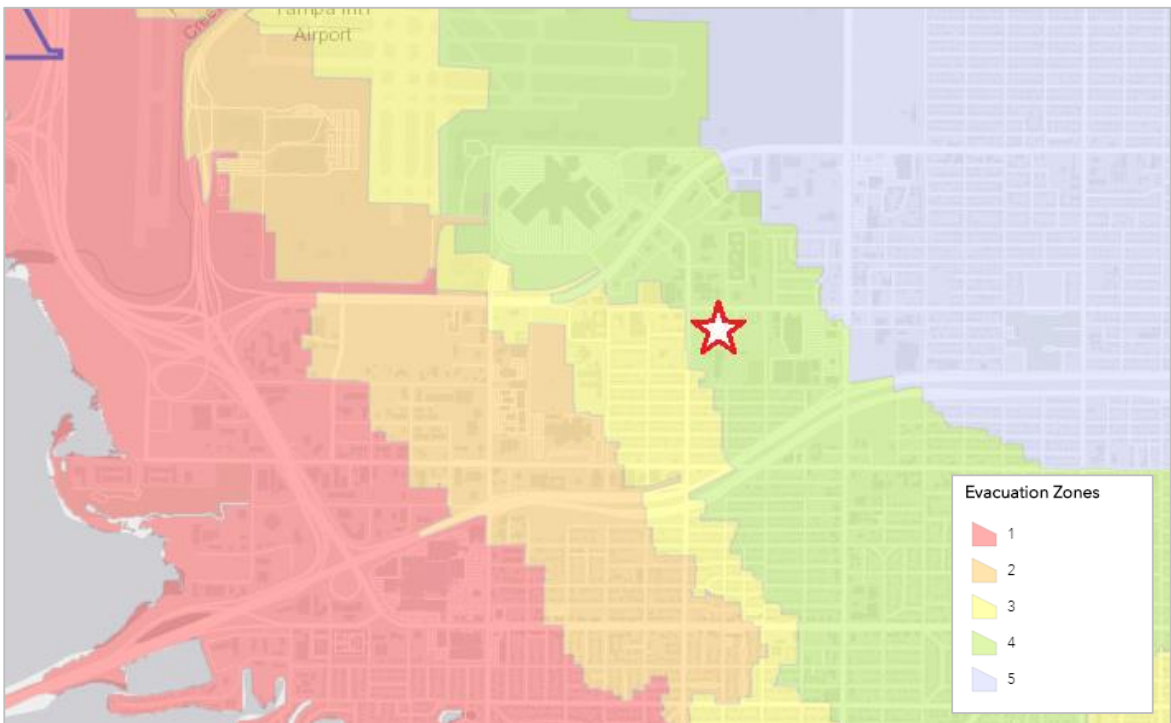


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FLOOD ZONE MAP



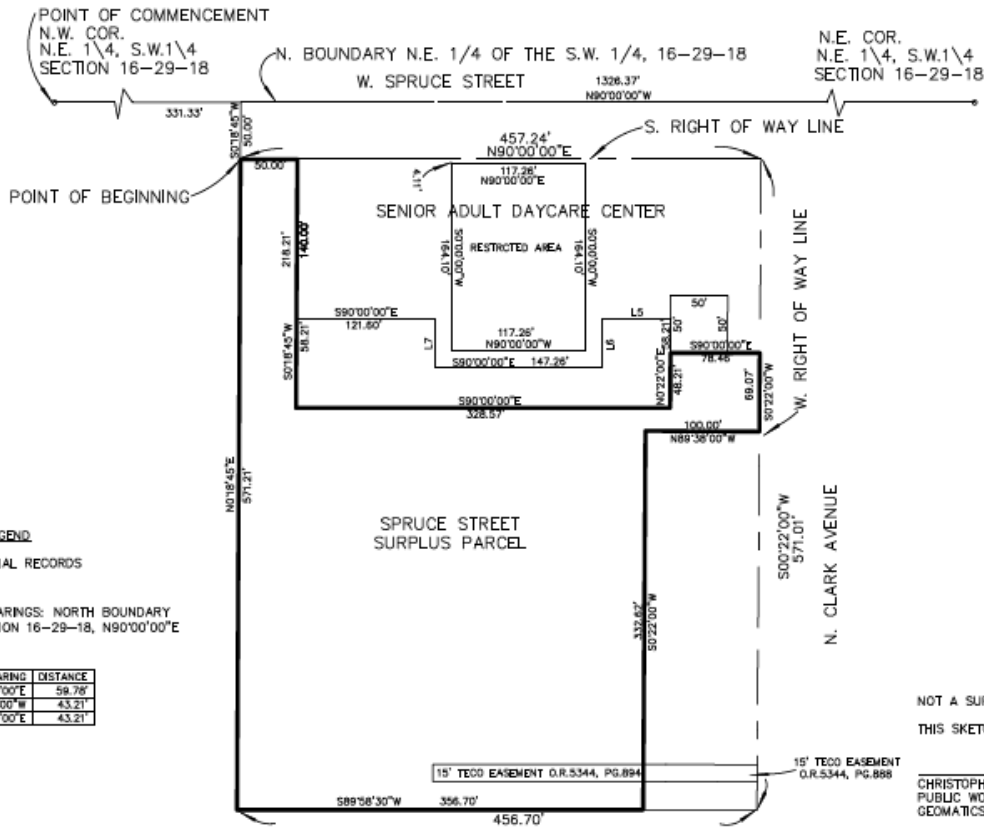
EVACUATION ZONE



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SURVEY



LEGEND

O.R. - OFFICIAL RECORDS
PG - PAGE

BASIS OF BEARINGS: NORTH BOUNDARY
SW 1/4 SECTION 16-29-18, N90°00'00"E
ASSUMED

NUM	BEARING	DISTANCE
L5	S90°00'00"E	58.78'
L6	N00°00'00"W	43.21'
L7	S00°00'00"E	43.21'

NOT A SURVEY

THIS SKETCH PREPARED BY:

CHRISTOPHER W SNYDER, P.S.M. # 5468
PUBLIC WORKS DEPT.
GEOMATICS DIVISION

Being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 29 South, Range 18 East, Hillsborough County, Florida; thence along the North boundary of said Northeast 1/4 of the Southwest 1/4 N.90°00'00"E., a distance of 331.33 feet; thence S.00°18'45"W., a distance of 50.00 feet to the POINT OF BEGINNING and the Southerly right of way line of West Spruce Street; thence N.90°00'00"E. along said line 50.00 feet South of and parallel to said North boundary of the Northeast 1/4 of the Southwest 1/4, a distance of 50.00 feet; thence S.00°18'45"W., a distance of 218.21 feet; thence S.90°00'00"E., a distance of 328.57 feet; thence N.00°22'00"E., a distance of 48.21 feet; thence S.90°00'00"E., a distance of 78.46 feet to the Westerly right of way line of North Clark Avenue; thence along said Westerly right of way line S.00°22'00"W., a distance of 69.07 feet; thence leaving said Westerly right of way line N.89°38'00"W., a distance of 100.00 feet; thence S.00°22'00"W., a distance of 332.62 feet; thence S.89°58'30"W., a distance of 356.70 feet; thence N.00°18'45"E., a distance of 571.21 feet to the POINT OF BEGINNING.

Containing 142,688 square feet or 3.28 acres more or less.

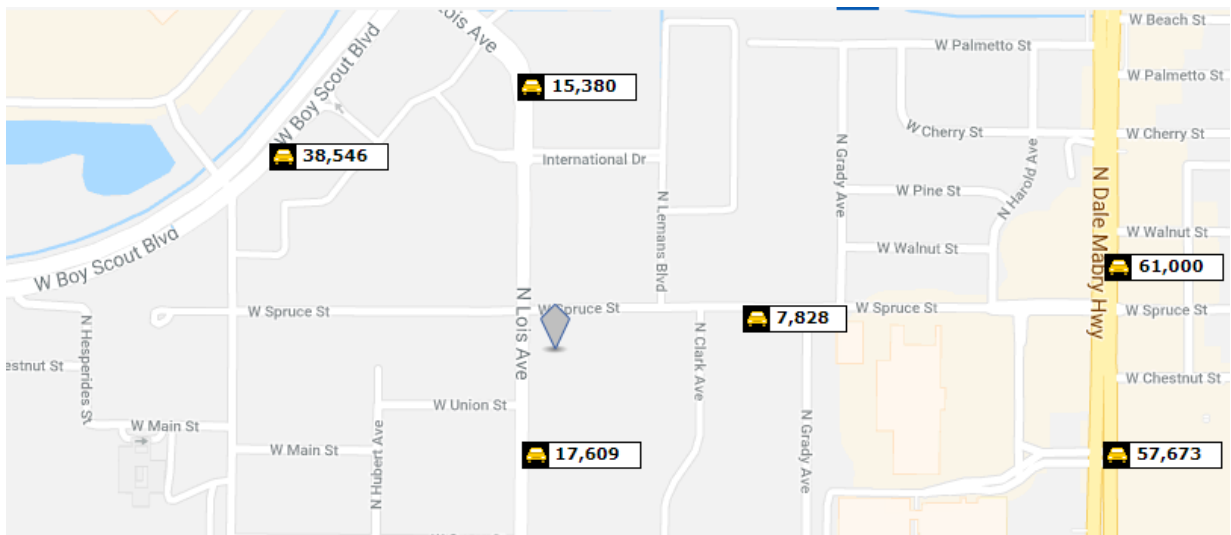
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DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	10,261	91,672	255,417
2023 Population:	11,595	99,886	278,473
Pop Growth 2018-2023:	13.00%	8.96%	9.03%
Average Age:	39.60	38.80	38.60
Households			
2018 Total Households:	4,772	39,191	108,009
HH Growth 2018-2023:	12.97%	8.81%	9.02%
Median Household Inc:	\$50,985	\$54,685	\$52,790
Avg Household Size:	2.10	2.30	2.30
2018 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$160,698	\$263,464	\$207,787
Median Year Built:	1987	1966	1970

TRAFFIC COUNTS



Source: CoStar 2018

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PROPERTY PHOTOS



FOR MORE INFORMATION PLEASE CONTACT:

RANDALL C. MILLS / 727.421.8789 / rcmills@savills-studley.com / www.myhillsboroughlands.com

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