

SEALED BID SALE



Spruce Street Property – 3.28+/- Acres

Hillsborough County Surplus Property

4114 W. Spruce Street

Tampa, FL 33607



PROPERTY HIGHLIGHTS

MIN. BID PRICE: \$2,755,200

BID DUE DATE: MAY 25, 2018 (12:00 PM)

CITY: Tampa

COUNTY: Hillsborough

TAX DISTRICT: City of Tampa

PARCEL FOLIO: 110985-0010

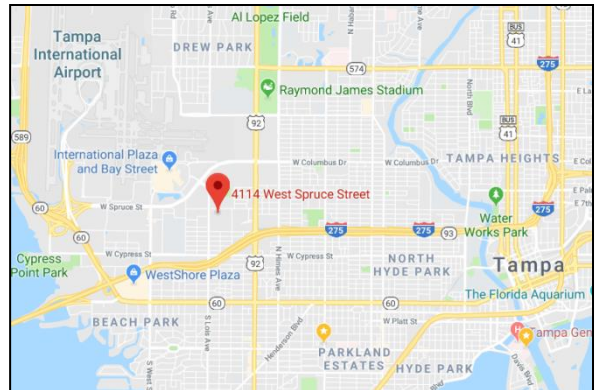
SIZE: 3.28+/- Acres (142,876+/- Square Feet)

ZONING: PD (57 Affordable Housing Townhomes)

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

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

UTILITIES: Water, Sewer, & Electric to the site



**FOR MORE INFORMATION
PLEASE CONTACT:**

Randall C. Mills

Savills Studley Occupier Services

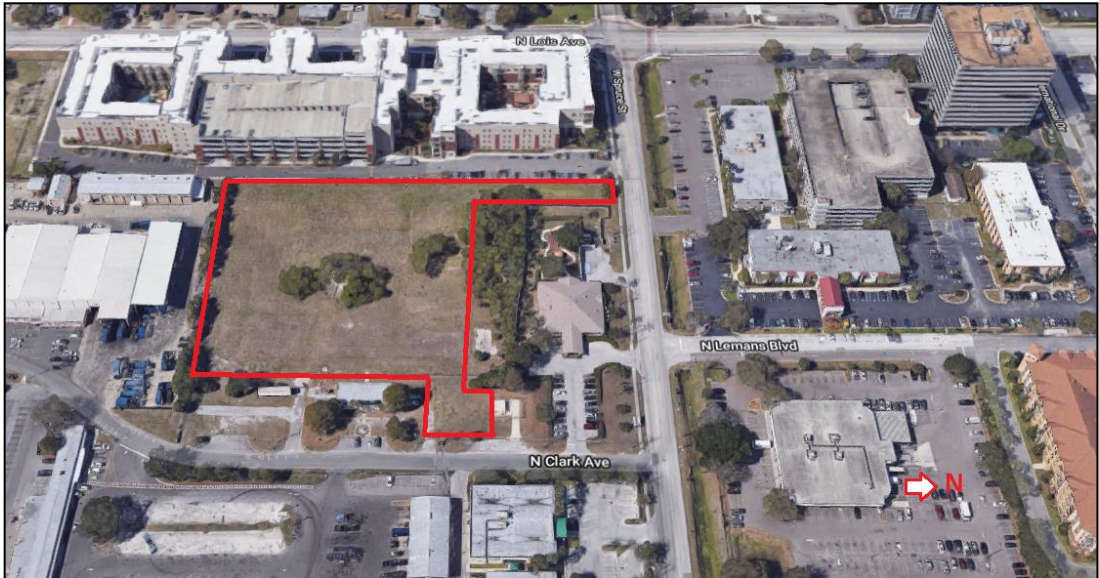
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www.myfloridalands.com

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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 **\$2,755,200**. 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.

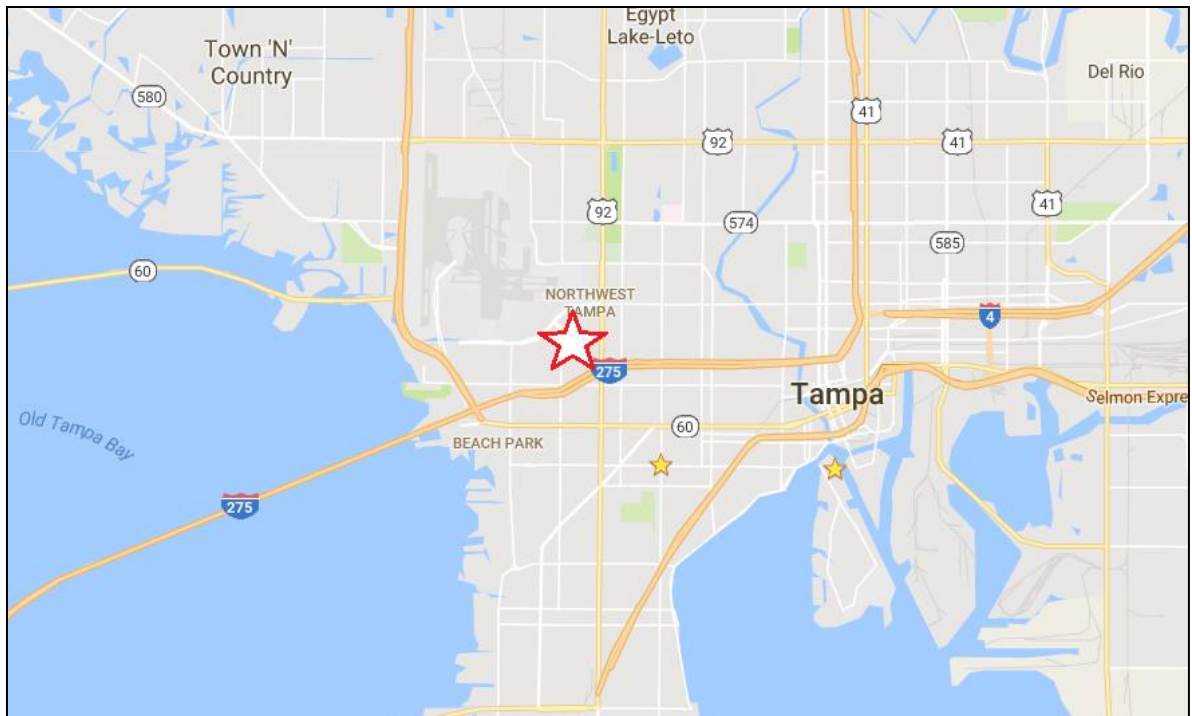
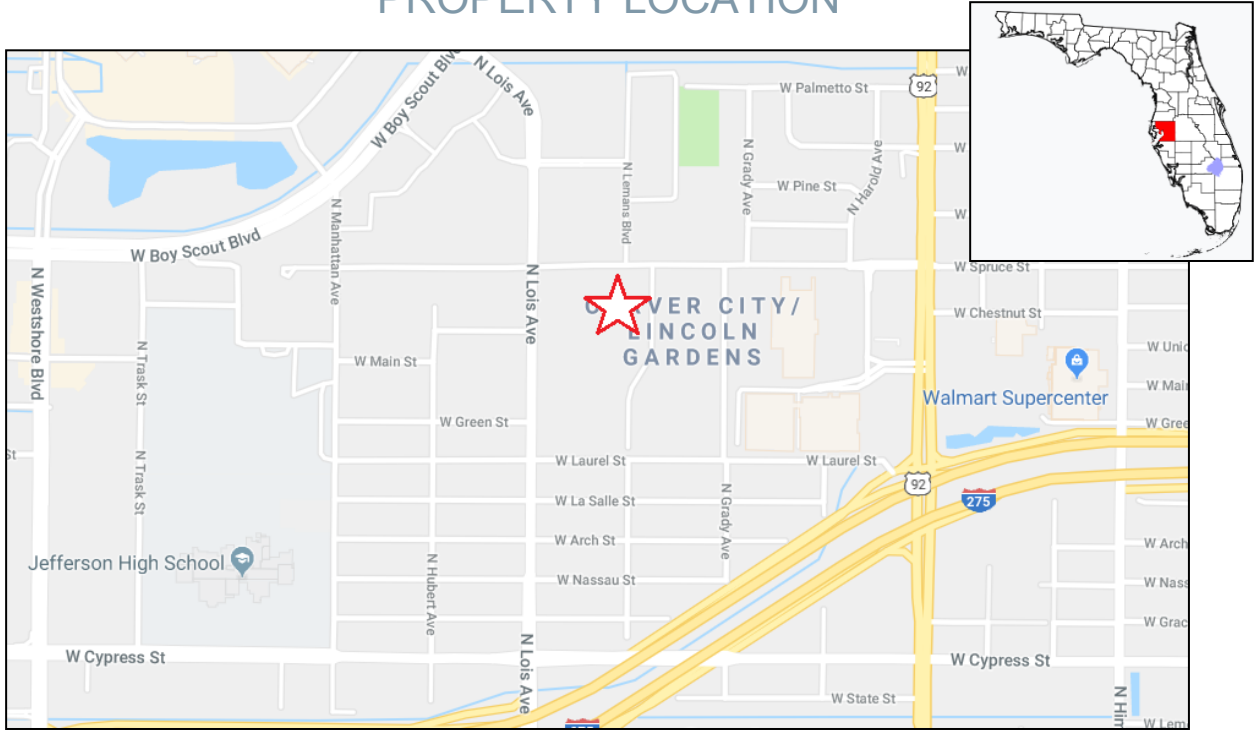
The subject property is being sold "as is", "where is". Bids will be accepted until **12:00 NOON, EST, FRIDAY, MAY 25, 2018**. Neither Hillsborough County or Savills Studley Occupier Services are not responsible for bids mailed but not received by **12:00 NOON, EST, FRIDAY, MAY 25, 2018**. All bids received by the bid submission deadline will be publicly opened at **1:00 PM EST, FRIDAY, MAY 25, 2018**.

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PROPERTY LOCATION

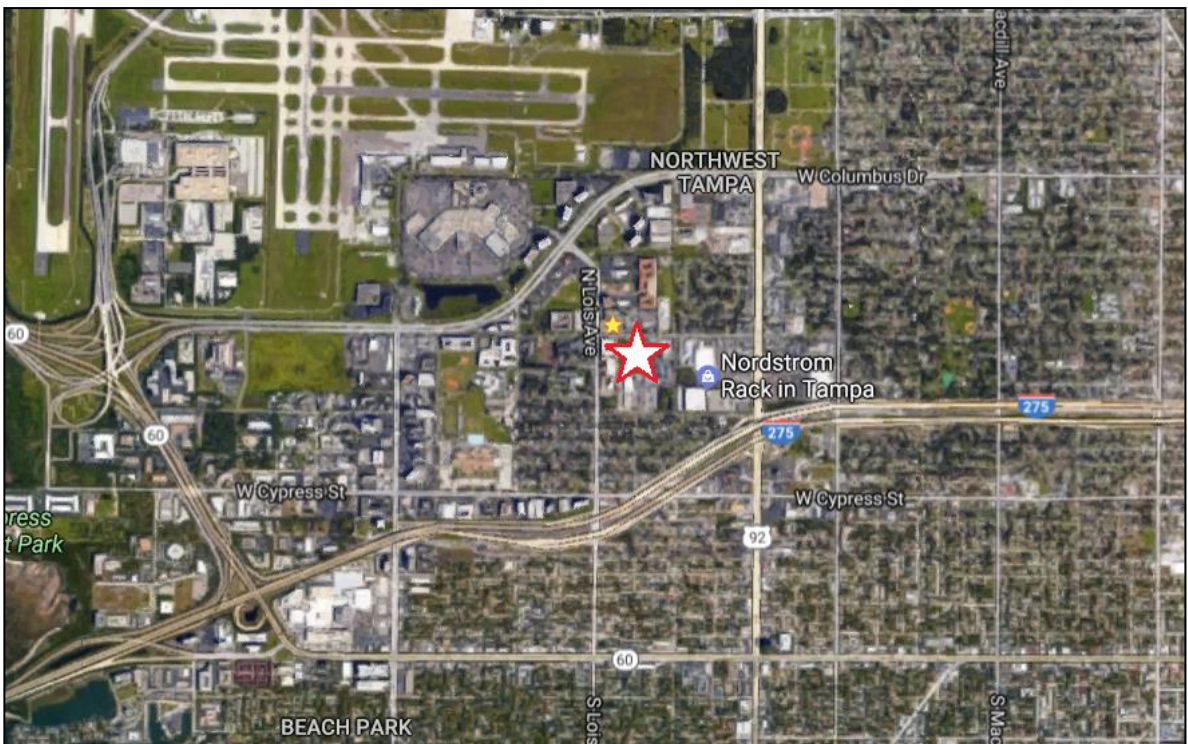


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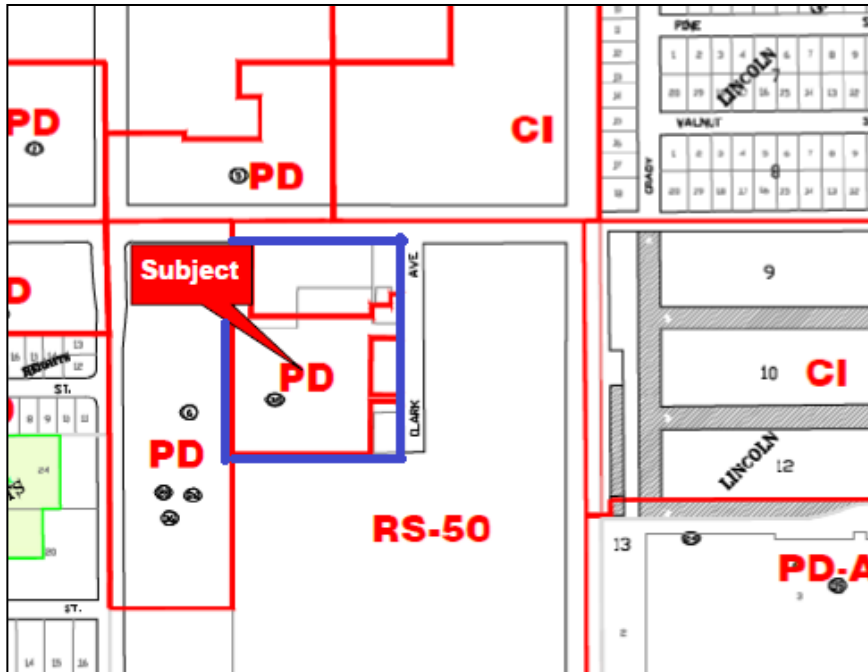
PROPERTY AERIALS



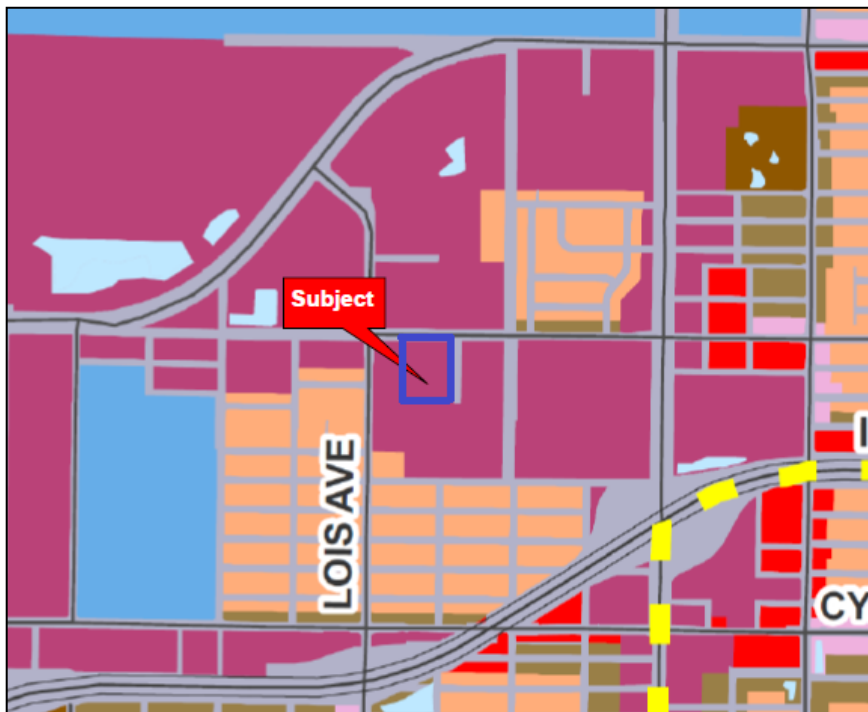
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ZONING MAP



FUTURE LAND USE MAP



Spruce Street Property

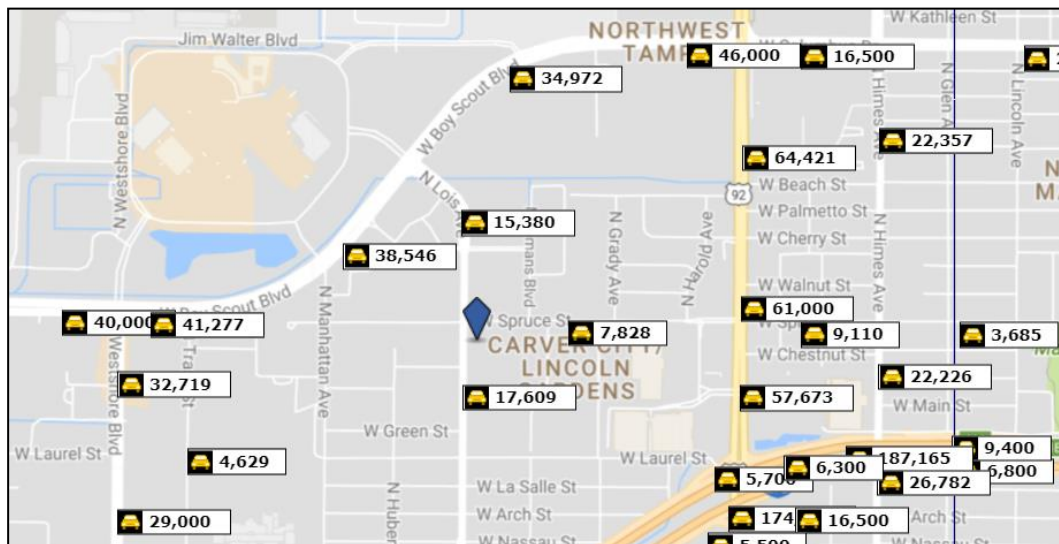
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DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	8,845	88,516	249,207
2022 Population:	9,756	95,083	268,071
Pop Growth 2017-2022:	10.30%	7.42%	7.57%
Average Age:	39.70	38.70	38.50
Households			
2017 Total Households:	4,062	37,956	105,482
HH Growth 2017-2022:	10.12%	7.31%	7.62%
Median Household Inc:	\$49,197	\$53,360	\$50,539
Avg Household Size:	2.10	2.30	2.30
2017 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$133,505	\$243,833	\$194,252
Median Year Built:	1976	1965	1970

TRAFFIC COUNTS



Source: CoStar 2017

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PROPERTY PHOTOS



View looking south off W Spruce St



View looking southwest off N Clark Ave



View looking east off N Clark Ave

FOR MORE INFORMATION PLEASE CONTACT:

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

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