

# FOR SALE

## 2+ AC COMMERCIAL LAND

US Hwy 92 | Seffner, FL 33584



### HIGHLIGHTS

- Ideal location on U.S. Highway 92 that provides quick access to Tampa MSA and other submarkets including Brandon, Plant City and Lakeland.
- Average daily traffic at this location is over 12,000.
- Close proximity to Interstate 4 and Interstate 75.
- General Commercial (CG) zoning supports a broad variety of potential uses. Underlying Future Land Use is SMU-6
- Folio #: 063216-0000
- Parcel #: U-33-28-20-264-000000-13400.0
- **ASKING PRICE: \$550,000**

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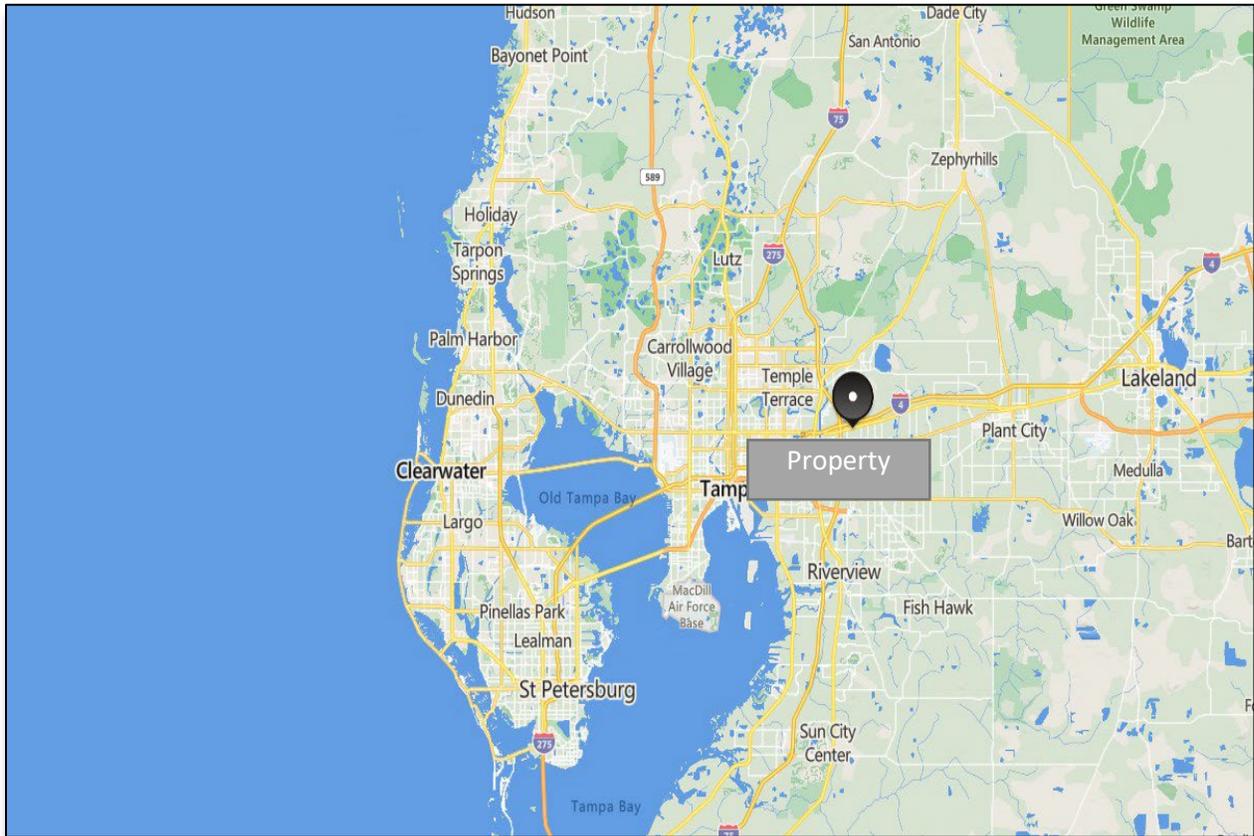
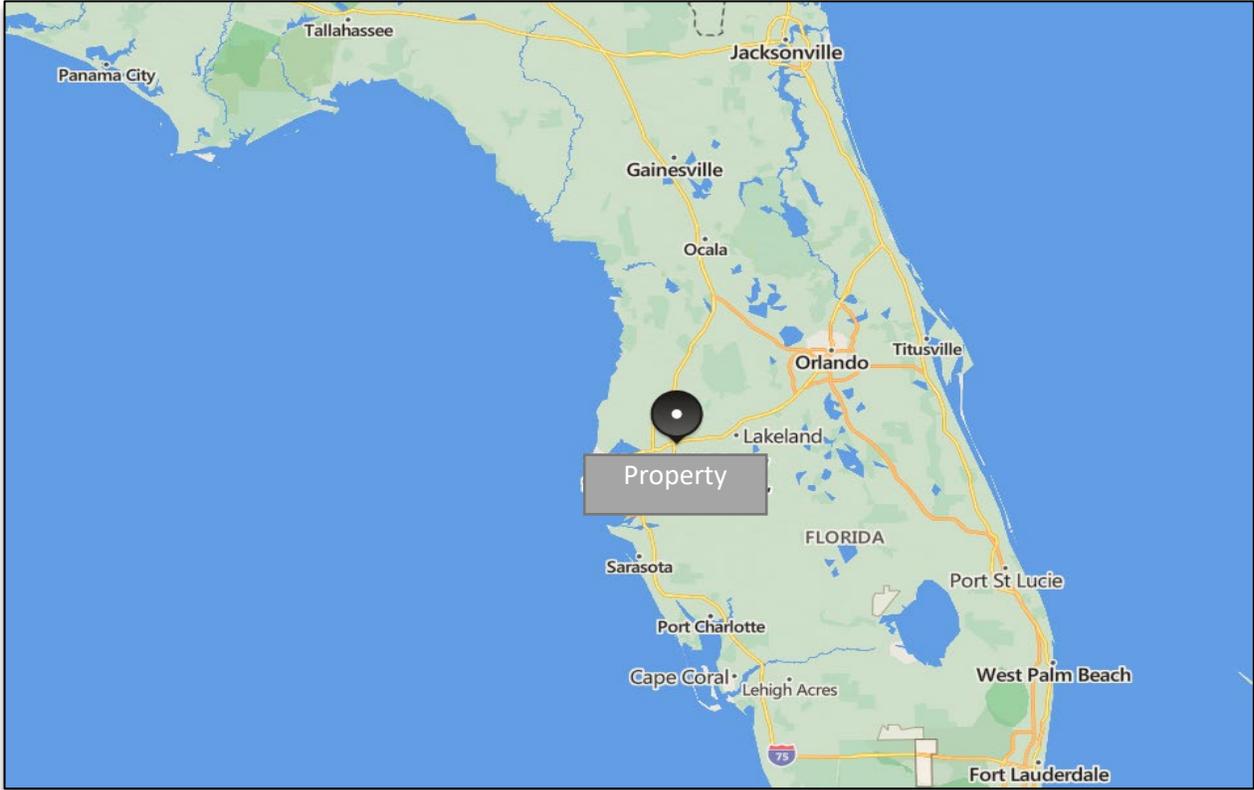
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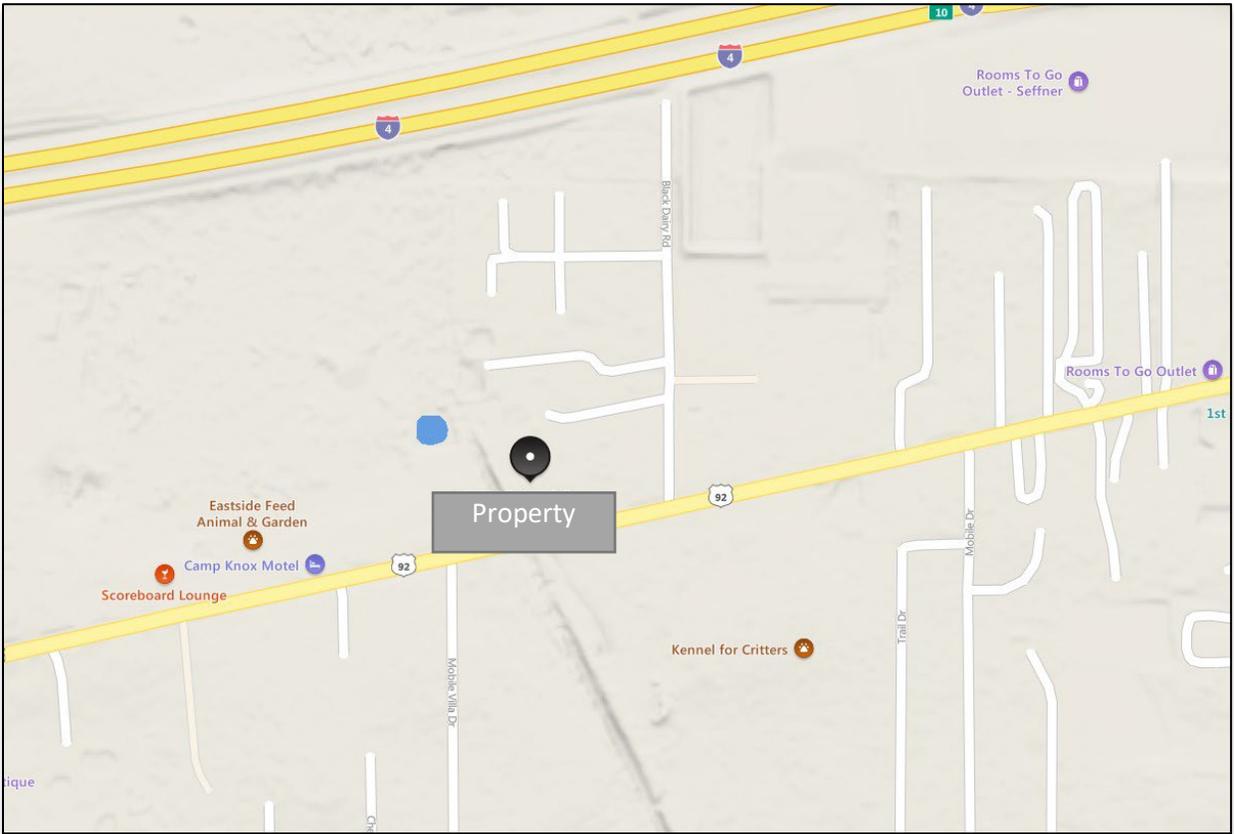
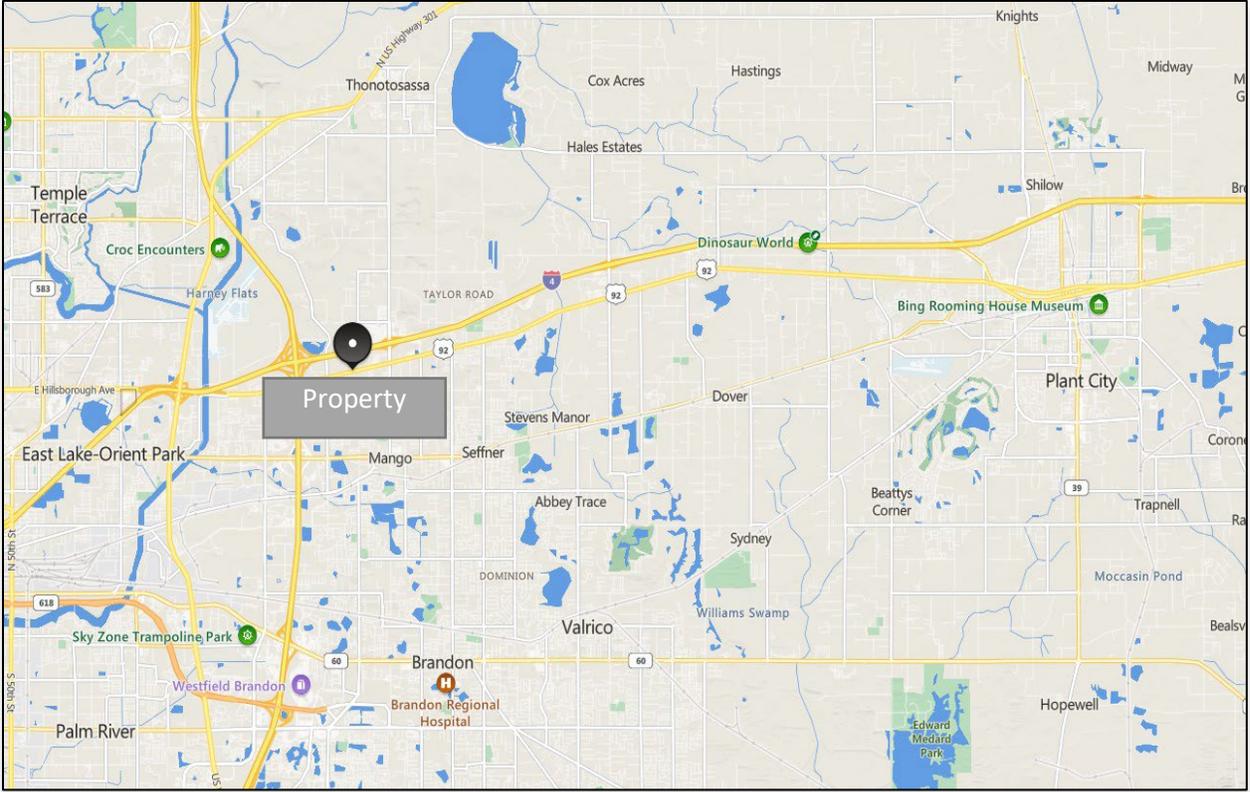


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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Mike Cliggitt - Cliggitt Realty is a licensed real estate broker.

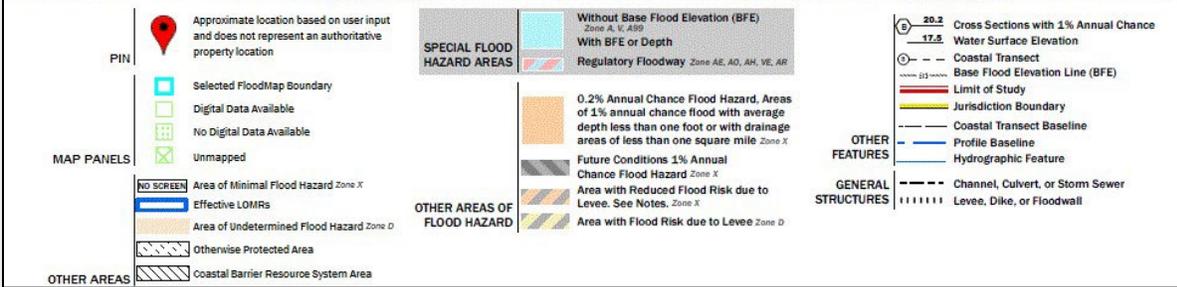




## Parcel Maps



# Flood Map





## Wetlands Map



## Soils Map

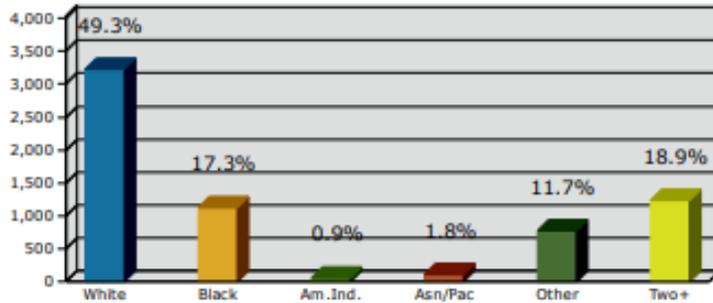


# Graphic Profile

11120-11224 US-92  
 11120-11224 US-92, Seffner, Florida, 33584  
 Ring: 1 mile radius

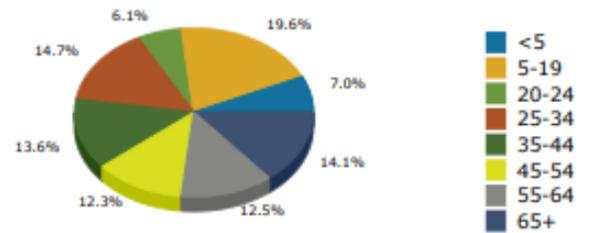
Prepared by Esri  
 Latitude: 28.00021  
 Longitude: -82.31226

2022 Population by Race

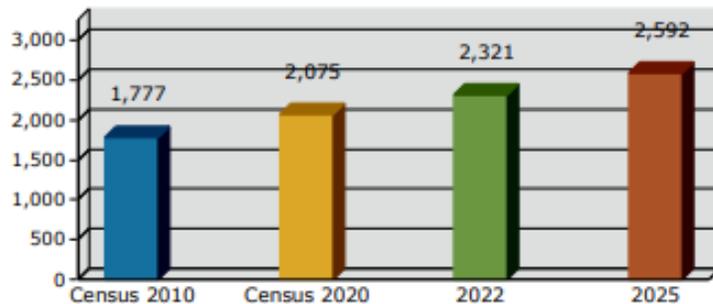


2022 Percent Hispanic Origin: 33.2%

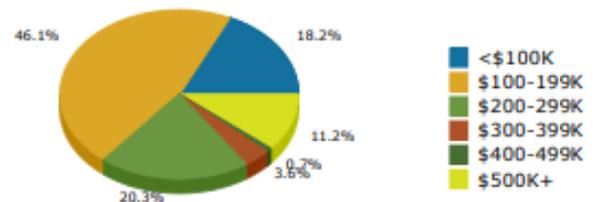
2022 Population by Age



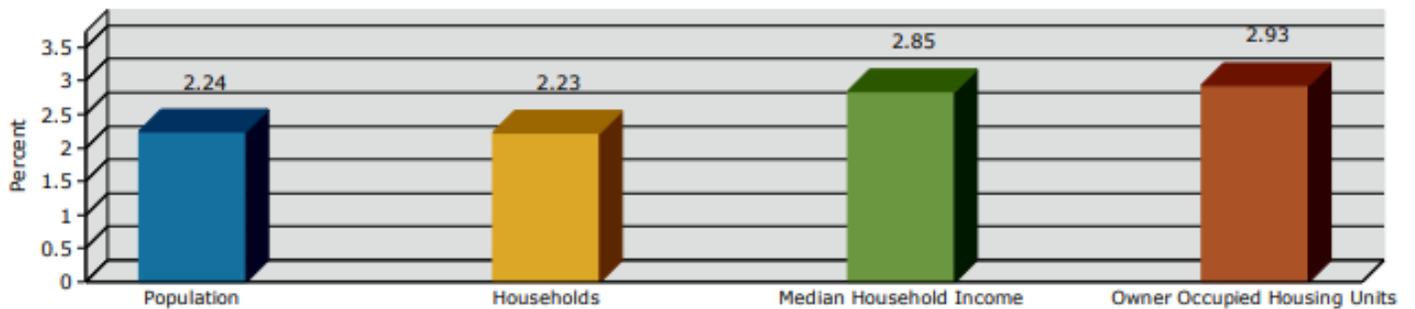
Households



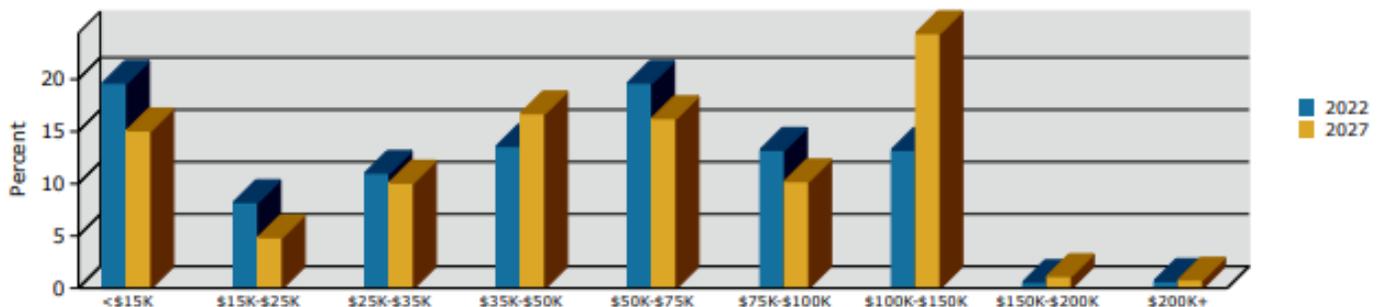
2022 Home Value



2022-2027 Annual Growth Rate



Household Income

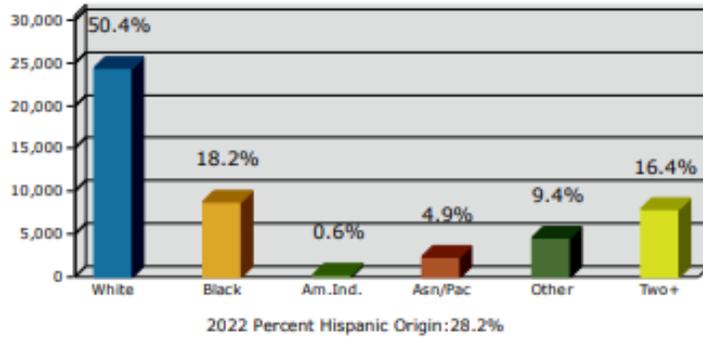


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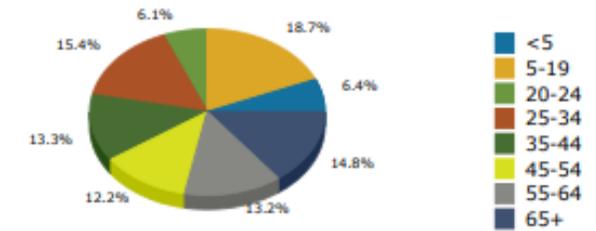
11120-11224 US-92  
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 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 28.00021  
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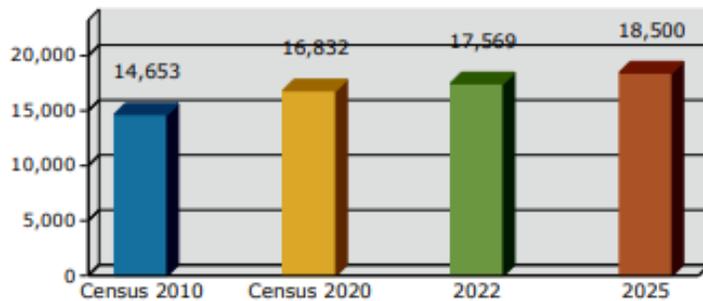
2022 Population by Race



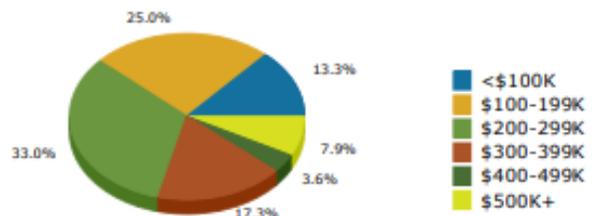
2022 Population by Age



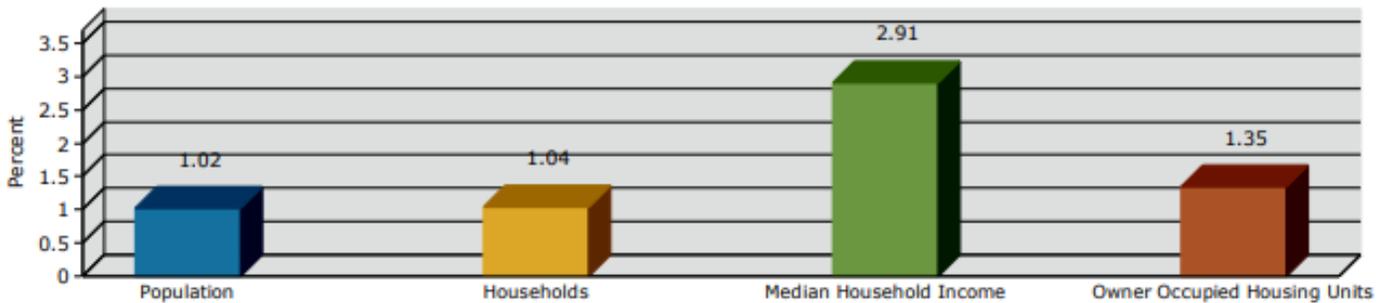
Households



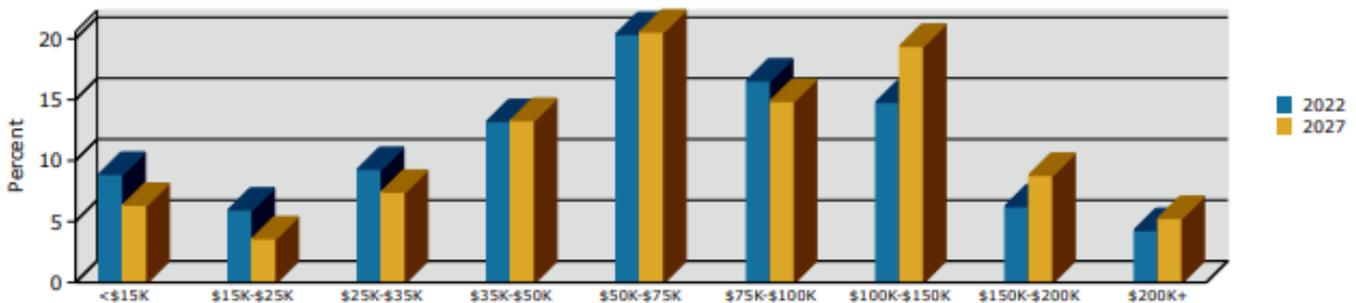
2022 Home Value



2022-2027 Annual Growth Rate



Household Income

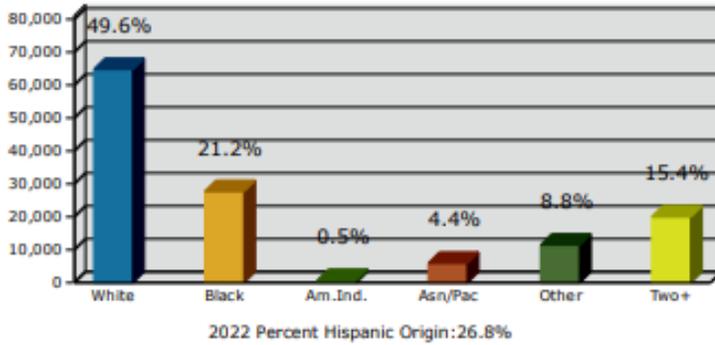


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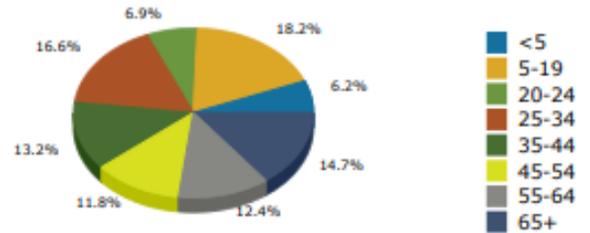
11120-11224 US-92  
 11120-11224 US-92, Seffner, Florida, 33584  
 Ring: 5 mile radius

Prepared by Esri  
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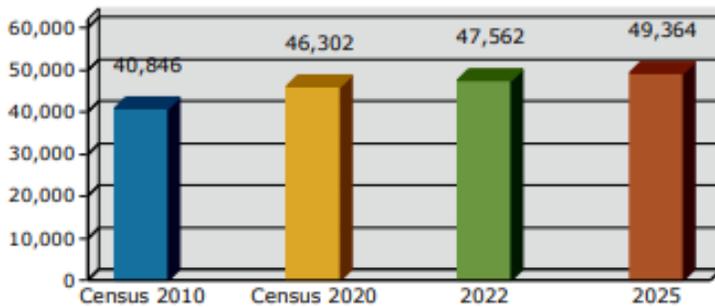
2022 Population by Race



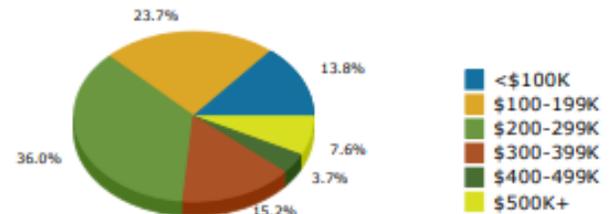
2022 Population by Age



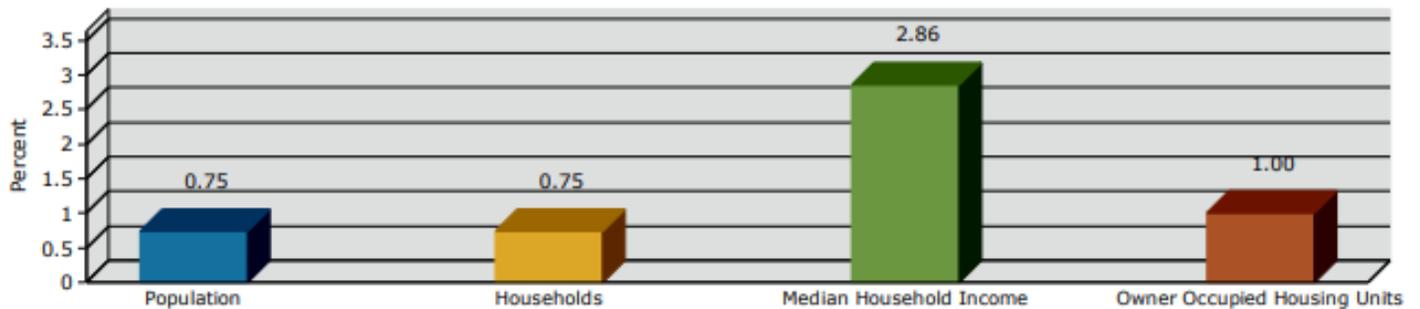
Households



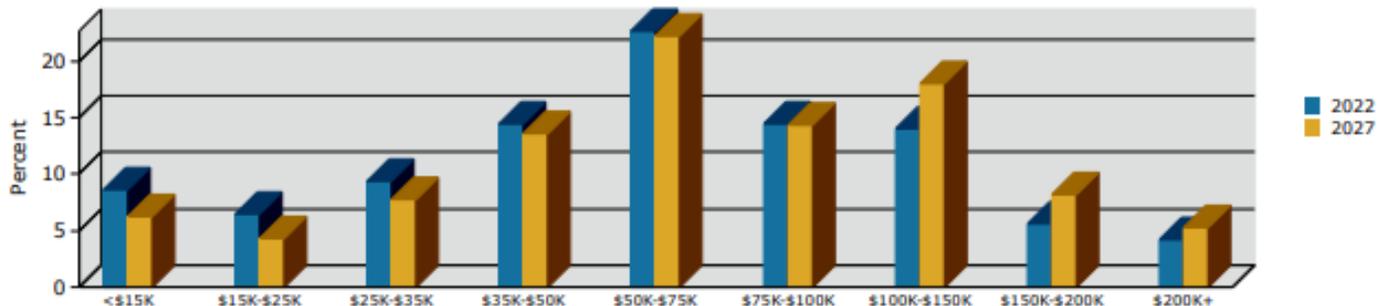
2022 Home Value



2022-2027 Annual Growth Rate



Household Income





## Executive Summary

11120-11224 US-92  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	4,938	40,206	112,737
2020 Population	5,847	46,344	126,839
2022 Population	6,547	48,403	130,365
2027 Population	7,313	50,924	135,317
2010-2020 Annual Rate	1.70%	1.43%	1.19%
2020-2022 Annual Rate	5.15%	1.95%	1.23%
2022-2027 Annual Rate	2.24%	1.02%	0.75%
2022 Male Population	49.1%	48.7%	49.5%
2022 Female Population	50.9%	51.3%	50.5%
2022 Median Age	36.9	37.5	36.5

In the identified area, the current year population is 130,365. In 2020, the Census count in the area was 126,839. The rate of change since 2020 was 1.23% annually. The five-year projection for the population in the area is 135,317 representing a change of 0.75% annually from 2022 to 2027. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 36.5, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	49.3%	50.4%	49.6%
2022 Black Alone	17.3%	18.2%	21.2%
2022 American Indian/Alaska Native Alone	0.9%	0.6%	0.5%
2022 Asian Alone	1.8%	4.8%	4.3%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	11.7%	9.4%	8.8%
2022 Two or More Races	18.9%	16.4%	15.4%
2022 Hispanic Origin (Any Race)	33.2%	28.2%	26.8%

Persons of Hispanic origin represent 26.8% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.3 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	36	67	66
2010 Households	1,777	14,653	40,846
2020 Households	2,075	16,832	46,302
2022 Households	2,321	17,569	47,562
2027 Households	2,592	18,500	49,364
2010-2020 Annual Rate	1.56%	1.40%	1.26%
2020-2022 Annual Rate	5.11%	1.92%	1.20%
2022-2027 Annual Rate	2.23%	1.04%	0.75%
2022 Average Household Size	2.82	2.74	2.67

The household count in this area has changed from 46,302 in 2020 to 47,562 in the current year, a change of 1.20% annually. The five-year projection of households is 49,364, a change of 0.75% annually from the current year total. Average household size is currently 2.67, compared to 2.67 in the year 2020. The number of families in the current year is 31,651 in the specified area.



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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	20.5%	20.0%	20.7%
<b>Median Household Income</b>			
2022 Median Household Income	\$46,330	\$62,787	\$59,525
2027 Median Household Income	\$53,316	\$72,466	\$68,524
2022-2027 Annual Rate	2.85%	2.91%	2.86%
<b>Average Household Income</b>			
2022 Average Household Income	\$57,408	\$83,739	\$81,421
2027 Average Household Income	\$70,262	\$98,281	\$95,946
2022-2027 Annual Rate	4.12%	3.25%	3.34%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$20,806	\$30,623	\$30,060
2027 Per Capita Income	\$25,465	\$35,967	\$35,402
2022-2027 Annual Rate	4.12%	3.27%	3.33%

### Households by Income

Current median household income is \$59,525 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$68,524 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$81,421 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$95,946 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$30,060 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$35,402 in five years, compared to \$47,064 for all U.S. households

### Housing

2022 Housing Affordability Index	119	121	116
2010 Total Housing Units	2,050	16,014	45,396
2010 Owner Occupied Housing Units	1,037	9,632	24,926
2010 Renter Occupied Housing Units	740	5,021	15,918
2010 Vacant Housing Units	273	1,361	4,550
2020 Total Housing Units	2,203	17,759	49,502
2020 Vacant Housing Units	128	927	3,200
2022 Total Housing Units	2,449	18,420	50,622
2022 Owner Occupied Housing Units	1,279	11,093	27,692
2022 Renter Occupied Housing Units	1,042	6,476	19,870
2022 Vacant Housing Units	128	851	3,060
2027 Total Housing Units	2,736	19,423	52,595
2027 Owner Occupied Housing Units	1,478	11,864	29,109
2027 Renter Occupied Housing Units	1,115	6,636	20,255
2027 Vacant Housing Units	144	923	3,231

Currently, 54.7% of the 50,622 housing units in the area are owner occupied; 39.3%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 49,502 housing units in the area and 6.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.00%. Median home value in the area is \$234,118, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.67% annually to \$280,314.

## Zoning Uses:

### CG (General Commercial)

#### Agricultural Uses

##### **Conditional Uses:**

1. Agricultural Stands—Temporary or permanent
2. Farm Worker Housing

##### **Permitted Uses:**

1. Beekeeping
2. Plant Farm

#### Residential Uses

##### **Conditional Uses:**

1. Accessory Structures
2. Apartments, Commercial
3. Bed and Breakfast Establishment
4. Dormitories
5. Parks Security Mobile Home
6. Temporary Manufactured Home Facilities

##### **Permitted Uses:**

1. Family Day Care Home
2. Hospital Guest House

#### Cultural/Institutional Uses

##### **Conditional Uses:**

1. Churches and Synagogues (300 seats or less)
2. Churches and Synagogues (301 seats or more)
3. Membership Organizations
4. Pre-K, Day Care, Child Care and Child Nurseries

##### **Permitted Uses:**

1. Research Activities
2. Libraries
3. Museums, Art Galleries
4. Schools, Private and Charter (K—12)
5. Schools, Public (K—12)

#### Neighborhood, General and High Intensity Business and Commercial

##### **Conditional Uses:**

1. Adult Care Centers
2. Alcoholic Beverage
3. Bus Terminal
4. Canopies and Gasoline Pump Islands as Accessory Uses
5. Convenience Store With or Without Gas Pumps
6. Firing Range, Small Arms, Indoor
7. Gasoline Sales and Service
8. Heliport
9. Helistop
10. Hotels and Motels
11. Kennels
12. Medical Marijuana Dispensing Facility
13. Microbrewery
14. Mini Warehouses
15. Restaurants with Drive-Up Facilities
16. Service Station
17. Vehicle Parts Sales

##### **Permitted Uses:**

1. Accessory Retail
2. Apparel and Shoe Store
3. Appliance Stores, Large
4. Appliance Stores, Small
5. Art Supply Store
6. Automotive Supply Store
7. Banquet and Reception Halls
8. Bicycle Sales
9. Blueprint
10. Book/Stationary Store, New and Used
11. Brew Pub
12. Camera/Photography Store
13. Car Wash Facilities
14. Catering
15. Commercial, Vocational and Business Schools
16. Contractor's Office, Without Open Storage
17. Department and Discount Stores
18. Drug Stores
19. Dry Cleaners, Small / General
20. Electric/Electronic Repair, Small / Large
21. Exterminator
22. Farm and Garden Supply Centers
23. Florist Shop
24. Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat Seafood and Produce
25. Free-Standing Taverns, Bars, Lounges, Nightclubs and Dance Halls (P')

26. Funeral Homes and Mortuaries, With or Without Accessory Crematoriums
27. Furniture/Home Furnishings
28. Furniture Refinishing, Repair and Upholstery
29. General Business, Such as Retail Goods and Stores
30. Grocery Stores
31. Gun Sales
32. Gunsmith
33. Hardware Store
34. Jewelry Store
35. Laundries (Self-Serve)
36. Lawn Care/Landscaping
37. Liquor Store (P')
38. Locksmith
39. Lumber/Other Building Materials (Without Open Storage)
40. Mail and Package Services
41. Mail Order Office
42. Mail Order Pickup Facilities
43. Motor Vehicle Repair, Minor
44. Motor Vehicle Repair, Major
45. Motor Vehicle Repair, Neighborhood
46. News Stand
47. Novelty and Souvenir Shop
48. Office Equipment Sales
49. Optician/Optical Supplies
50. Pawnshop
51. Pet Shop
52. Photography Studio
53. Printing Services
54. Radio-TV Broadcasting Studio
55. Radio and TV Sales
56. Recording Studios
57. Rental and Leasing, Light Equipment
58. Restaurants (Eating Establishment)
59. Sales, Rental and Service of New or Used Domestic Vehicles, Farm and Garden Equipment, Private Pleasure Crafts and Hobby Vehicles
60. Sales, Rental and Service of Recreational Vehicles
61. Sexually Oriented Businesses (P^9)
62. Shopping Centers
63. Sign Painting
64. Small Motor Repair
65. Specialty Food Store
66. Sporting Goods Store
67. Supermarket
68. Tobacco Shop
69. Travel Agencies
70. Used Merchandise
71. Vehicle Auction-Retail
72. Watch, Clock, Jewelry Repair
73. Wedding Chapel

##### **Accessory Uses:**

1. Automated Teller (ATM)
2. Bicycle Repair

**Industrial, Manufacturing and Distribution Uses**

**Conditional Uses:**

1. Animal Hospital/Veterinary Clinic, General and Small, With or Without Accessory Crematoriums
2. Temporary Labor Pool

**Permitted Uses:**

1. Wholesale Distribution (Trade)
2. Barber, Beauty Shop
3. Business Services
4. Diagnostic Centers, which Provide Radiology, Medical Screening and Testing Services
5. Blood/Plasma Banks and Donation Centers
6. Employment Services
7. Family Support Services
8. Freestanding Emergency Room
9. Government Office
10. Health Practitioner's office
11. Hospital
12. Medical and Dental Laboratory
13. Medical Offices or Clinics with Scheduled or Emergency Services by Physicians
14. Personal Services
15. Professional Office
16. Professional Services
17. Rehabilitation Center

**Special Uses:**

1. Land Excavation (Dry)
2. Land Excavation (Lake Creation, Lake Clearing and Stockpile Removal)

**Outdoor, Passive and Recreational Uses**

**Conditional Uses:**

1. Cemeteries (either Human or Pet) With or Without Mausoleums or Accessory Crematoriums
2. Drive-In Theaters
3. Golf Driving Range
4. Neighborhood Fair
5. Outdoor Paintball
6. Swimming Pools
7. Ultralight Flight Park

**Permitted Uses:**

1. Game Preserve
2. Golf Club /Country Club
3. Public Parks & Recreation Facilities
4. Recreational Uses, General Indoor/Outdoor
5. Recreational Uses, Private Community
6. Recreational Use, Passive

**Special Uses:**

1. Carnivals/Circuses

**Neighborhood and General Public Service and Emergency Service Uses, Regional Cultural and Entertainment Facilities, Solid Waste Facilities**

**Conditional Uses:**

1. Communication Facilities, Wireless (C^3)
2. Components of Wastewater Systems
3. Components of Water Systems
4. Electricity Substations
5. Fire Stations
6. Public Service Facilities
7. Public Use Facilities
8. Wind Energy Conversion Systems (WECS, Small Scale)
9. Wind Energy Conversion Systems (WECS), Medium Scale
10. Recyclable Household Goods Facilities, Permanent Structure
11. Recyclable Household Goods Facilities, Truck Trailer

**Permitted Uses:**

1. Airport Related Activities
2. Ambulance Services
3. Flow Equalization Tanks
4. Colleges and Universities
5. Trade Schools
6. Recyclable Material Recovery Facilities

**Special Uses:**

1. Communication Facilities, Wireless on Schools
2. Radio and Television Transmitting and Receiving Facility
3. Wastewater Plants and Systems

**Accessory Uses:**

1. Recyclable Material Drop Off Center

