

Property Description

PROPERTY DESCRIPTION

The opportunity is to develop a .93 acre parcel (parcel B1) located off of Race Track Road. The .93 acre parcel has 182 feet of frontage on Race Track Road zoned for high density mixed use including office, retail, hotel and over 100 residential units.

LOCATION DESCRIPTION

The parcel is located within the Westchase area, a master planned community, which encompasses over 2,000 acres, featuring 3,478 homes in 29 separate neighborhoods. Located on the north side of Race Track Road within the Hampton Lakes Development. Businesses in the immediate area include but not limited to Winn-Dixie, Starbucks, Bank of America, Senor Tequila, H & R Block, Nutrition Smart, North Pinellas Children's Medical Center, The Room Tampa, Perky's Pizza, Snap Fitness, Westchase Fit Body Boot Camp. The parcel is 20-30 minutes to the Tampa International Airport, Westshore Business District, Downtown Tampa and 25-30 minutes to St. Petersburg.

PROPERTY SIZE

0.93 Acres

ZONING

PD for retail, office, residential, or hotel. Zoned for high density with heights up to 65' and the setbacks are zero. Mixed use is encouraged, drive-thru's are permitted and is shovel ready.

PARCEL ID

U-07-28-17-ZZZ-000000-27080.A

PRICE

\$1,800,000

BROKER CONTACT INFO

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Aerial



Aerial Facing NE



Aerial Facing SE



0.93± ACRES

LYNMAR BLVD

RACE TRACK ROAD

AADT: 26,000

Lynmar
Commerce Park

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ORTHODONTICS
Bringing Out Your True Smile

Christian Brothers
RESTAURANT

Wendy's

Village Inn

HomeBanc

CVS

STARBUCKS
COFFEE

REGIONS

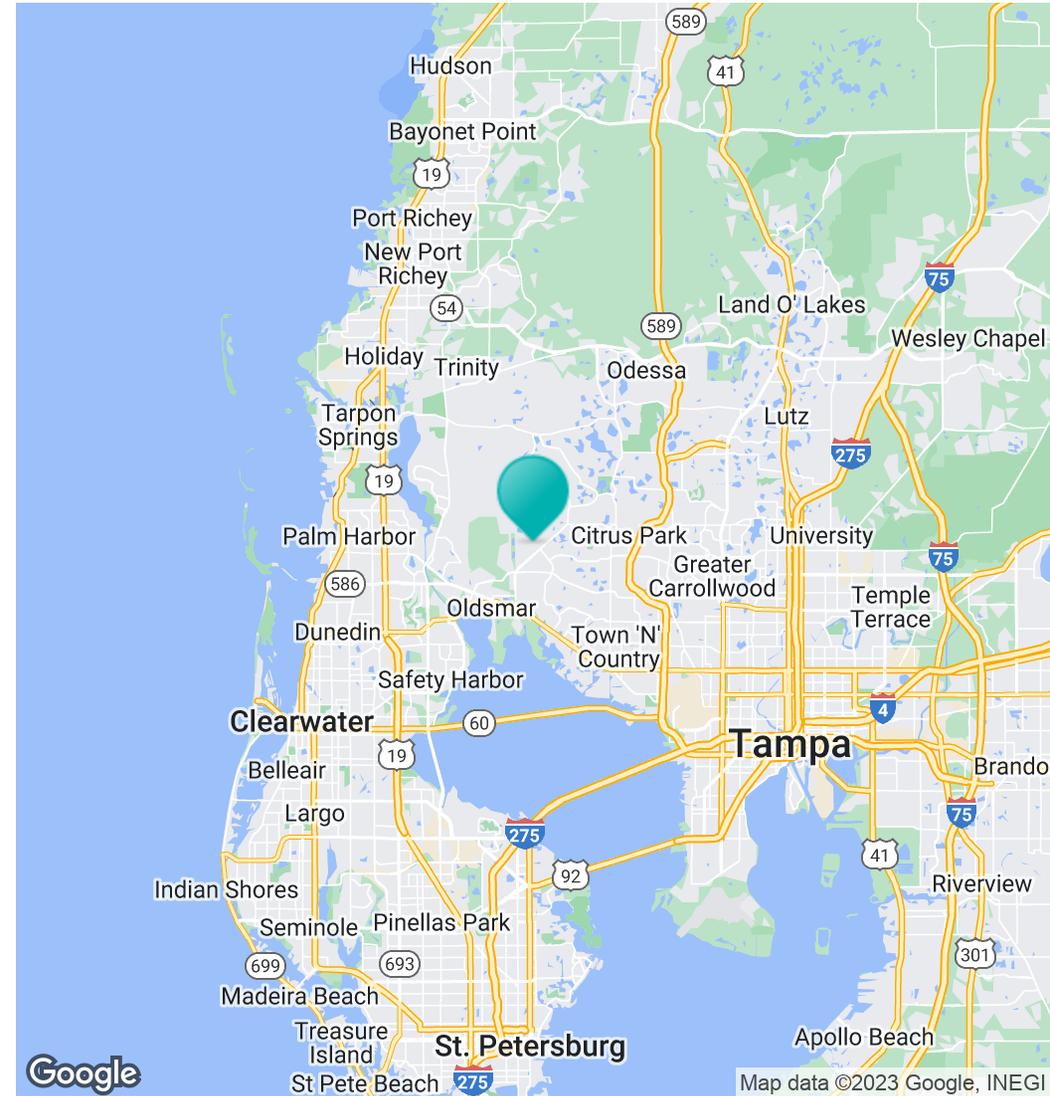
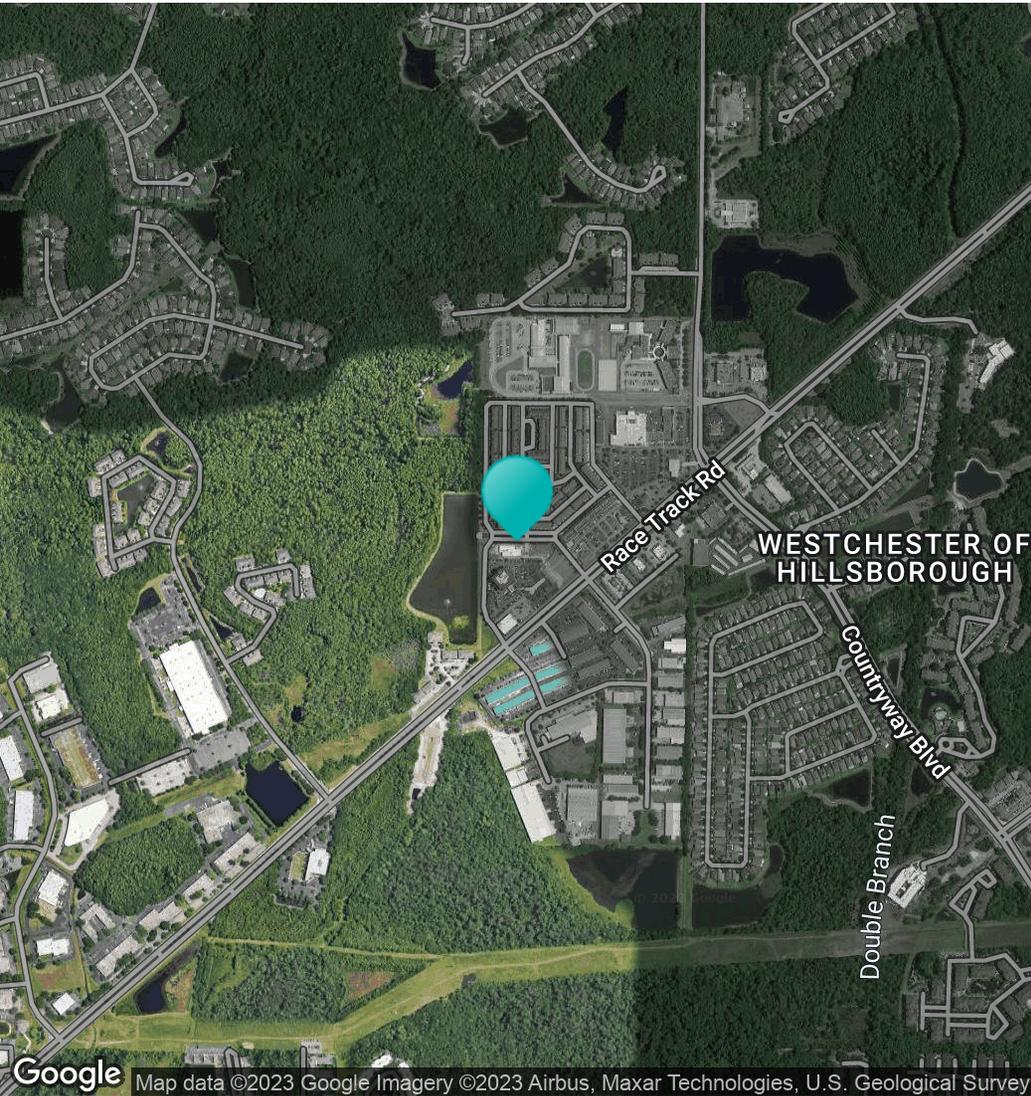
Bank of America

7-Eleven

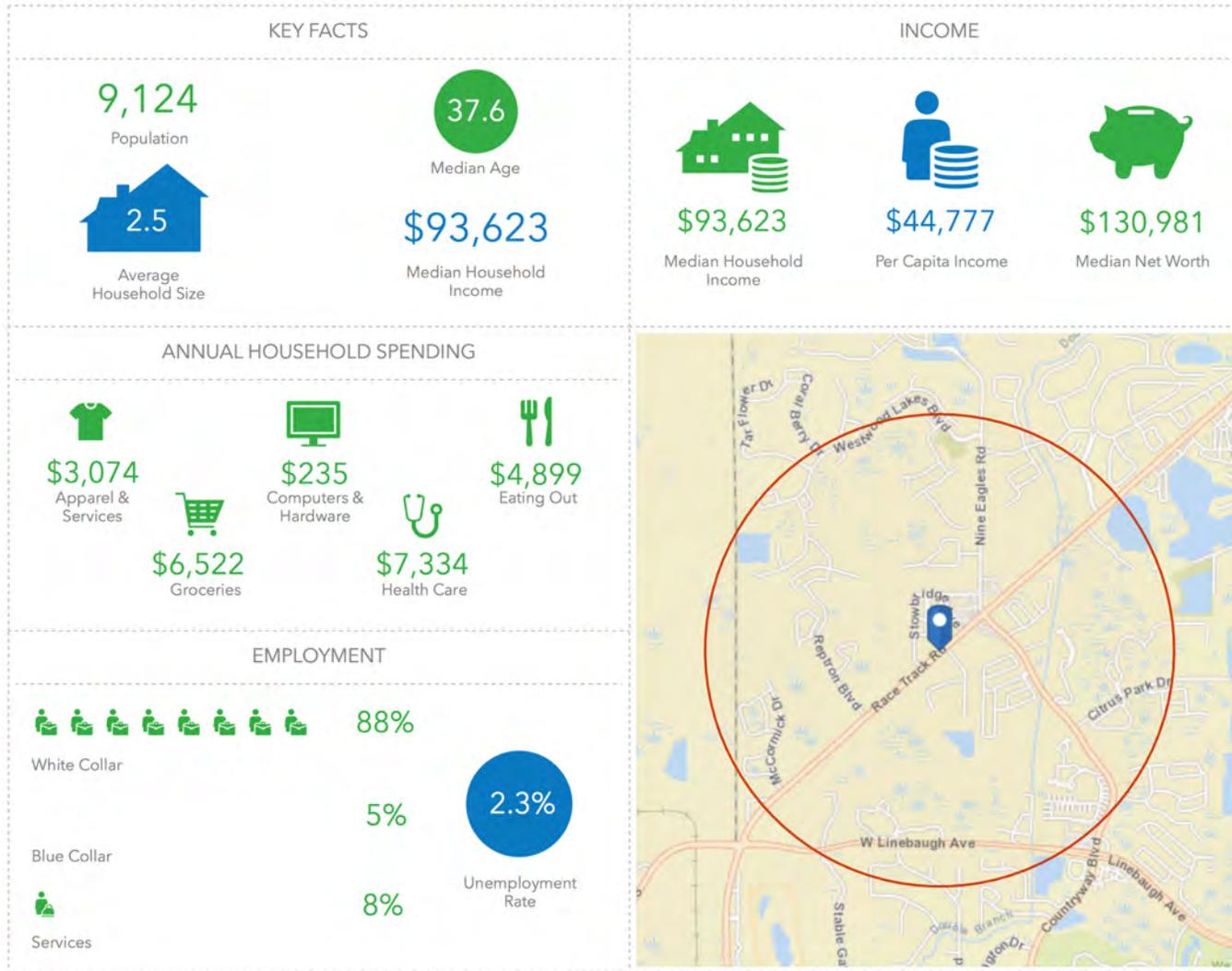
Winn-Dixie

Hampton Lakes

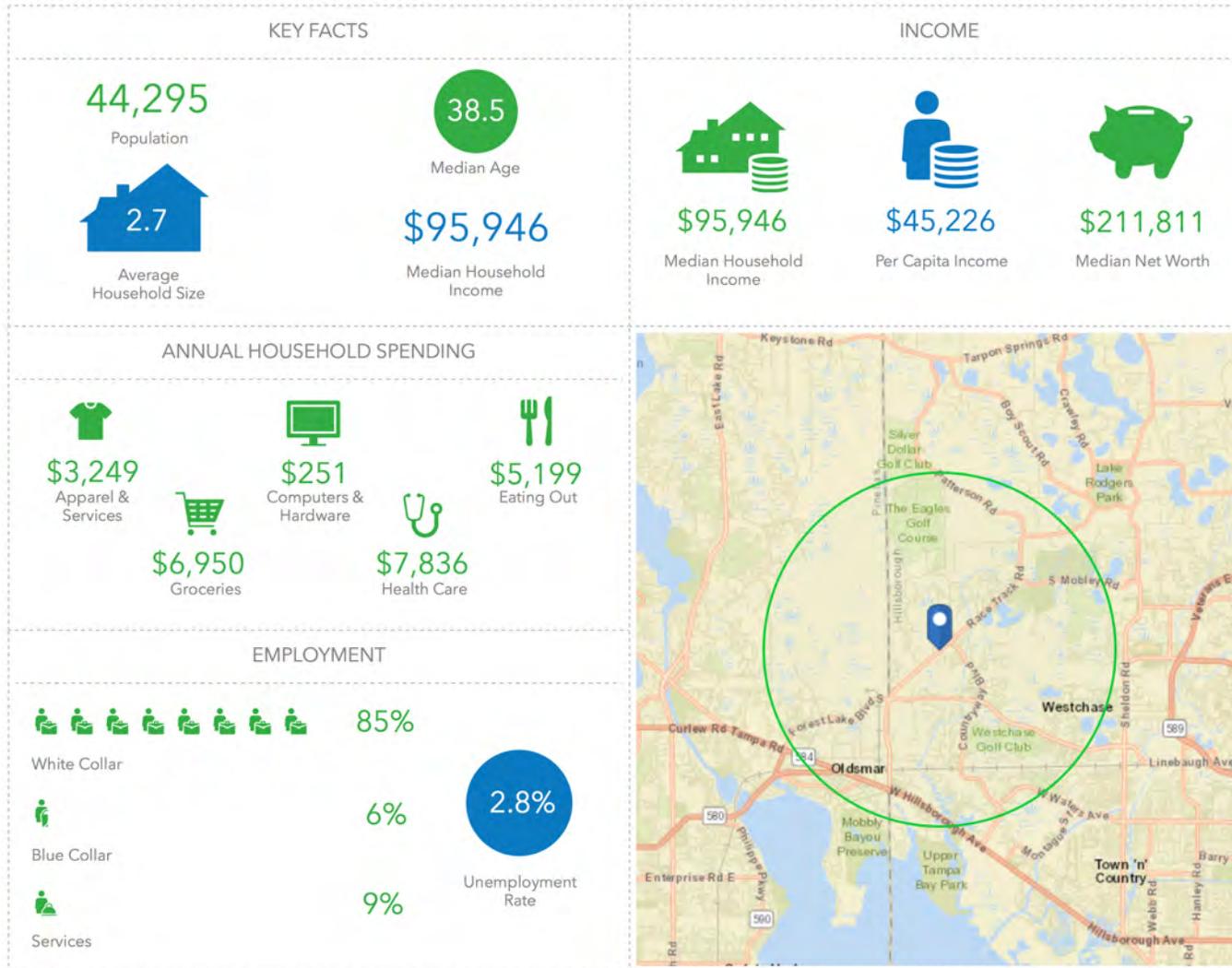
Location Maps



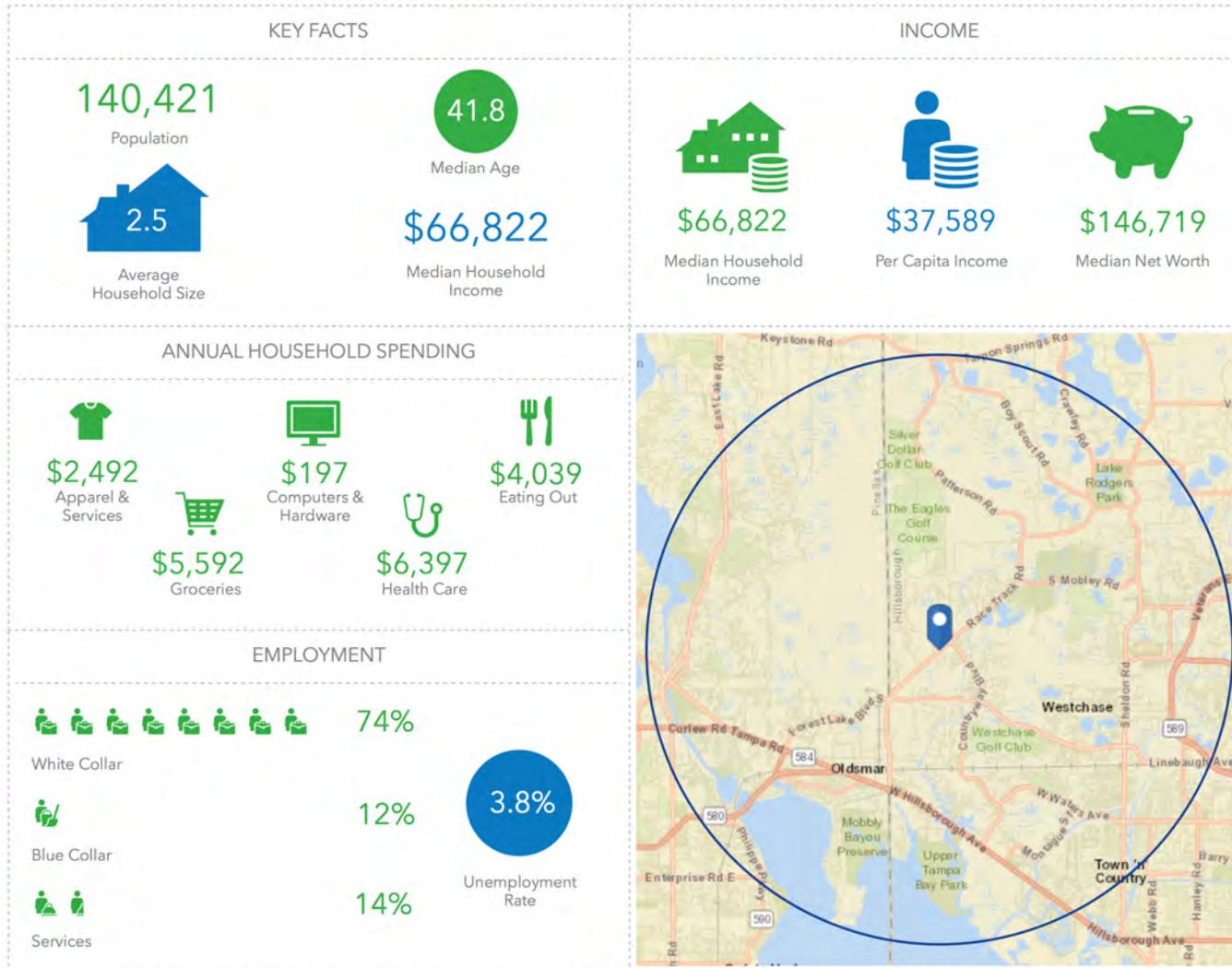
1 Mile Demographics



3 Mile Demographics



5 Mile Demographics



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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