



Jack T. Gibbs, Realtors

Since 1954

Coming Early 2019 Mango Pointe Commercial Center



Address: 6011 County Road 579(Mango Rd) /
Interstate 4 (Exit 10) & 11706 - 11710 E. US Hwy 92
Seffner, FL 33864



13 ACRES

New Commercial Development

Overview: The property is in a fast-growing suburban area of Tampa, located on the southeast side of the Interstate 4/County Road 579 (Mango Rd.) interchange. This is the last undeveloped parcel at this intersection. Recent residential development has mainly been to the south and north of Interstate 4. U.S. Highway 92, an alternate east-west road between the suburban areas and Tampa, is south of the subject property.

- The Approved (PD) uses include:
- **Retail/ Restaurant/Office** 37,150 sqft
- **Hotel/Office/Retail** 50,000 sqft.
- **Total** 87,150 sqft

Zoned (PD) Planned Development and (CG) Commercial General.

Sites Available 2019

- Individual sites can be purchased separate.
- A.D. Engineering Master Planned Community.
- Maximized common area retention.
- County water & sewer run to site.
- Free flowing streets,
- Master entrance off US Highway 92, and an entrance off SR 579, Visibly on Interstate 4.

Location: Hillsborough County, Florida
SE corner of Interstate 4/ County Road 579
East US Hwy 92

- **Grand Entrance:** US Highway 92
- **Secondary Entrance :** County Road 579

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Contact: Ken A. Gibbs-Realtor Ken@jacktgibbs.com (813) 752-6171

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof. Prices are subject to change without notice. Developer reserves the right to remove any parcel for sale without notice. Parcel sizes are subject to change without notice.

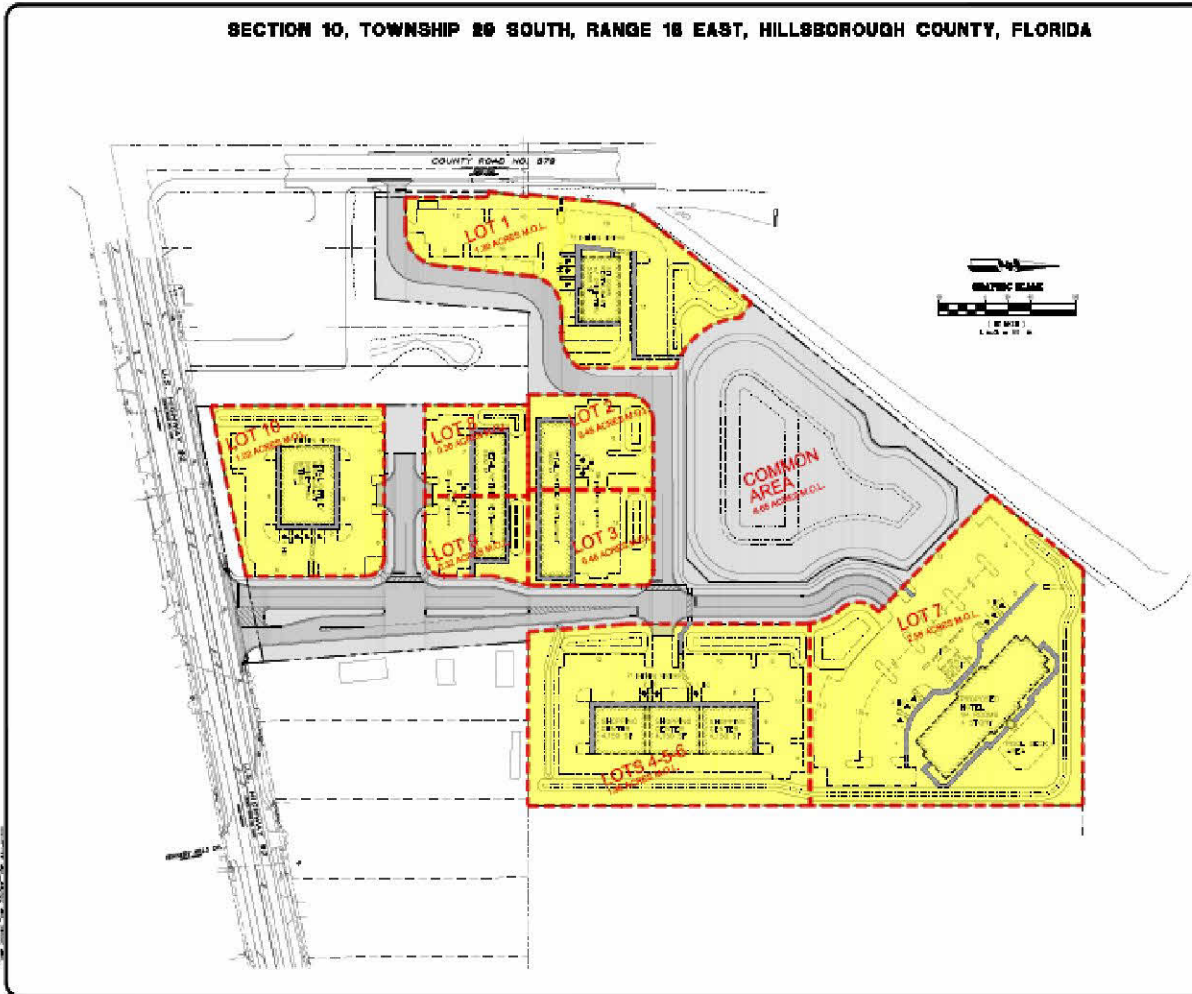
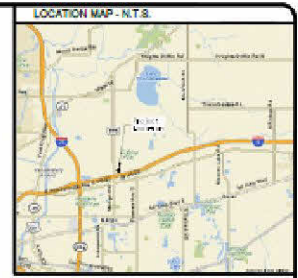
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General Summary Mango Pointe Commercial Center

SECTION 10, TOWNSHIP 26 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA



PARCEL PLAN
 NLG INVESTMENTS, INC.
 NE CORNER OF US HWY 92 & CR 579
 HILLSBOROUGH COUNTY, FLORIDA

A. D. ENGINEERING, P. A.
 "ENGINEERING EXCELLENCE"
 CERTIFICATE OF QUALITY PERFORMANCE NUMBER 01014
 10000 W. BOYD BLVD. SUITE 200
 BOYDTON, FLORIDA 33620
 (813) 977-1100
 www.adengineering.com

SHEET 1 OF 1

DATE	PROJECT NUMBER	SCALE

S.E. PROJECT NO. AD17001

Site	Size/ Common*/Total	Price	Bld Sqft	Uses Allowed
Lot 1	1.30 / .72 / 2.02 Acres	\$1,300,000	3,500**	Sit Down Restaurant w/drive thru
Lot 2	.45/ .25 / .70 Acres	\$ 900,000	3,900	Retail/Office/Restaurant
Lot 3	.46/ .25 / .70 Acres	\$ 900,000	3,900	Retail/Office/Restaurant
Lot 4	.64/ .35 / .99 Acres	\$ 750,000	4,150	Strip Center
Lot 5	.66/ .36 / 1.02 Acres	\$ 800,000	4,150	Strip Center
Lot 6	.66/ .36 / 1.02 Acres	\$ 750,000	4,150	Strip Center
Lot 7	2.58/ 1.42 / 4.00 Acres	\$3,000,000	50,000***	4 Story Hotel (94 rooms)/Office
Lot 8	.36/ .20 / .56 Acres	\$ 750,000	3,200	Retail/Office/Restaurant
Lot 9	.32/ .18 / .50 Acres	\$ 750,000	3,200	Retail/Office/Restaurant
Lot 10	1.02/ .56 / 1.58 Acres	\$1,300,000	7,000	Retail/Office/Restaurant

SITES AVAILABLE FROM .32 TO 2.58 ACRES
 SITES FROM \$750,000 TO \$3,000,000

*Area which includes master retention and common area. **PD allows for 4,000 sqft building ***PD allows for 100 rooms

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