

1.17± ACRES COMMERCIAL LAND

255'± Frontage | Zoned C1

Treiman Blvd/US Hwy 301, Webster, FL 33597



**BERKSHIRE
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale

- ♦ Commercial Frontage: 255± feet on US Hwy 301
- ♦ 1.17± acres vacant land
- ♦ Zoned C1-Neighborhood Commercial
- ♦ 1 mile north of 301 + SR 50 intersection
- ♦ Sale Price: \$75,000



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Hard to find 255± feet commercial frontage on US 301. Made up of 3 vacant commercial parcels with a combined total of 1.17± acres. Commercial zoning is already in place.

As growth continues to expand out from the Tampa Bay area, this intersection is the next one to explode. DOT is widening I-75, 301, and SR 50 (Cortez Blvd) for future expansion and growth.



AREA DEMOGRAPHICS (20 MINUTE DRIVE)

DEMOGRAPHIC SUMMARY

6381-6407 Treiman Blvd, Webster, Florida, 33597

Drive time of 20 minutes

KEY FACTS

51,267

Population

44.2

Median Age



2.56

2021 Average
Household Size
(Esri)



1.33%

2021-2026
Population: Annual
Growth Rate (Esri)

EDUCATION

18%

No High
School
Diploma



37%
High School
Graduate



28%

Some College



16%

Bachelor's/Grad/Prof
Degree

INCOME

\$28,425,484

Apparel &
Services

\$24,217,118

Dining Out

\$80,605,920

Groceries

\$96,914,345

Healthcare

\$46,884,044

Entertainment

BUSINESS



1,773

Total Businesses



16,401

Total Employees



\$112,312

2021 Median Net
Worth (Esri)



\$49,037

2021 Median
Household
Income (Esri)

Median Home
Value

\$189,150

Owner
Occupied

14,405

Renter
Occupied

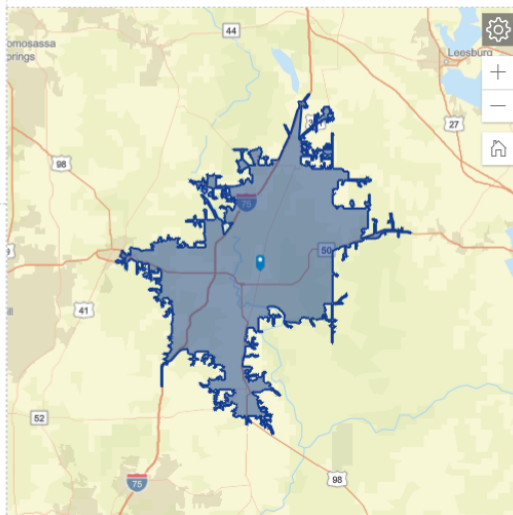
5,361

Owner
Occupied
Growth Rate

1.65%

Affordability
Index

145



EMPLOYMENT



White Collar

55%



Blue Collar

30%



Services

15%

4.4%

Unemployment Rate

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