

**NWQ ANDERSON RD.  
& LINEBAUGH AVE.  
TAMPA, FLORIDA**

**SIZE:** 2.64 Acres (2.39 upland + .25 wetland)

**DIMENSIONS:** 382' of frontage on Anderson x 302' deep

**PRICE:** Sale, Ground Lease, or BTS

**ZONNING:** CG - Hillsborough County

**FUTURE LAND USE:** Residential – 4

**FAR:** .25

**WATER/SEWER:** In right of way of Anderson Rd.; lift station required

**ACCESS:**

**Anderson Road:** Via a reciprocal easement with Mobil Oil Corporation.

**Linebaugh Avenue:** Via a easement over the Mobil Oil Corporation site.

**TRAFFIC COUNT(S):**

**Anderson Road – 4 Lanes**

**22,325 AADT (08) North of Linebaugh**

**30,775 AADT (08) South of Linebaugh**

**Linebaugh Avenue – 4 Lanes**

**29,359 AADT (08) East of Anderson Rd**

**38,457 AADT (08) West of Anderson Rd**

**OTHER:**

**Trade area has benefits of residential to the North and commercial and industrial to the South**

**+/- 3' to 4' of fill required at site**

**On site retention required**

**This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.**

**For more information contact:**

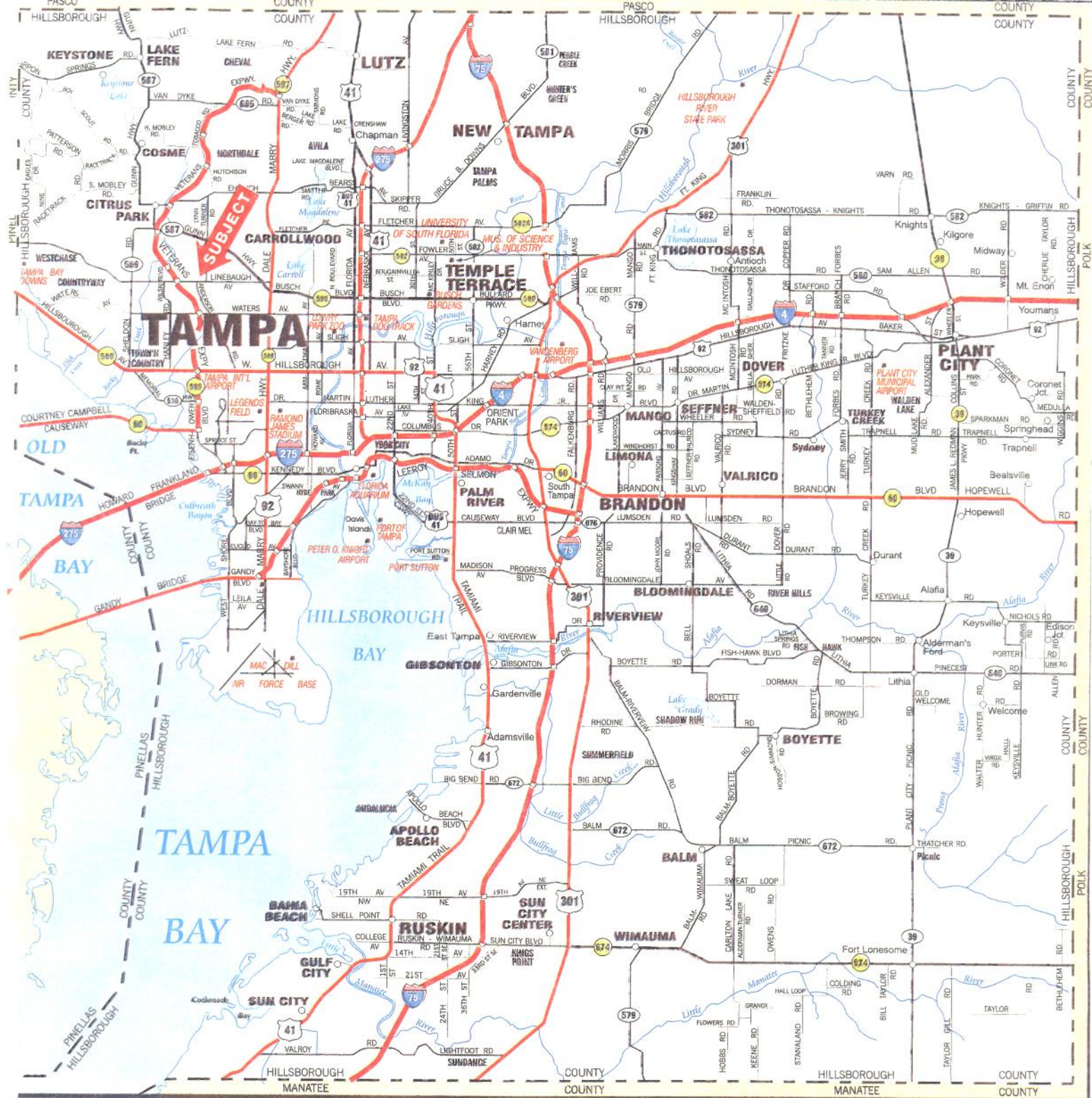
**David Relin**

**DSR Realty, LLC.**

**Licensed Real Estate Broker**

**727-937-5200**

Location: Company Docs/Shopping Center/Anderson/Anderson Flyer



# HILLSBOROUGH COUNTY

a **WORLD** of **MAPS** INC.  
 www.worldofmaps.com  
 (800) 226-2771

SCALE OF MILES

0 5

NWC Anderson Road &  
 Linebaugh Avenue  
 Tampa, Florida

NOTICE: U.S. copyright laws prohibit the copying of this map by any method. A World of Maps, Inc., intends to enforce its rights granted by these laws to the fullest extent.

South View  
NWQ Anderson Rd. & Linebaugh  
Ave. Tampa, FL.  
10/08/07  
David Relin  
813-240-3409



LOWES

WATERS AVE.  
TARGET

AMC  
THEATERS

VETERANS EXPRESSWAY

7-11

AMOCO

LINEBAUGH AVE.

MOBIL  
OIL

ANDERSON RD.

2.66 ACRES  
AVAILABLE

North View  
NWQ Anderson Rd. & Linebaugh Ave.  
Tampa, FL.  
10/08/07  
David Relin  
813-240-3409

2.66 ACRES  
AVAILABLE

LINEBAUGH AVE.

ANDERSON RD.

MOBIL OIL

AMOCO

7-11

East View  
NWQ Anderson Rd. & Linebaugh Ave.  
Tampa, FL.  
10/08/07  
David Relin  
813-240-3409



West View  
NWQ Anderson Rd. & Linebaugh Ave.  
Tampa, FL.  
10/08/07  
David Relin  
813-240-3409

VETERANS EXPRESSWAY

LINEBAUGH AVE.

7-11

MOBIL  
OIL

2.66 ACRES  
AVAILABLE

ANDERSON RD.

AMOCO



NWQ Anderson Rd. & Linebaugh Ave.  
Tampa, FL.  
10/08/07  
David Relin  
813-240-3409

2.66 ACRES AVAILABLE

Reciprocal  
Easement

ACCESS EASIMENT

MOBIL OIL

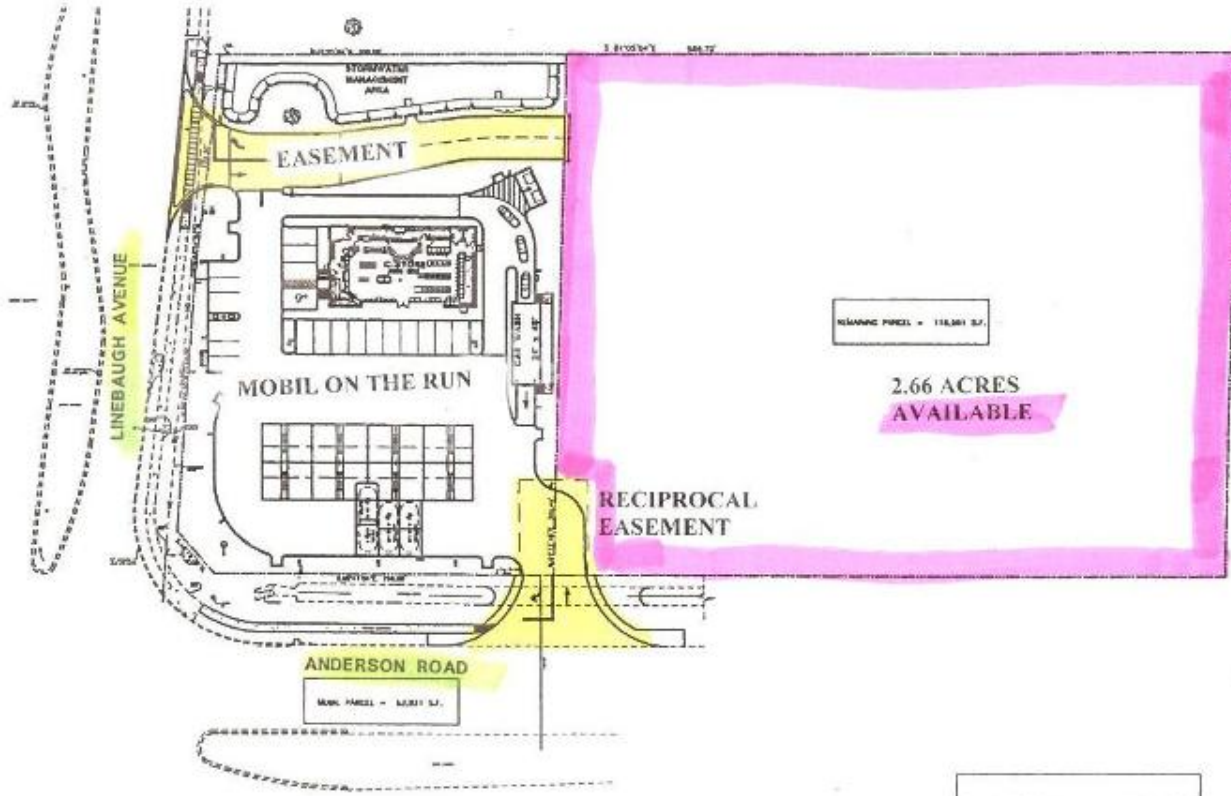
LINEBAUGH AVE.

ANDERSON RD.

AMOCO

7-11

9/20/01



- LEGEND**
- TYPICAL
  - TRAFFIC FLOW (OPERATIONAL ONLY)
  - ↻ HANDICAP PARKING
  - - - PROPOSED CURB
  - - - PROPOSED LINE
  - - - CENTER LINE
  - - - RIGHT-OF-WAY
  - - - EXISTING EDGE OF PAVEMENT
  - ▭ EXISTING CONCRETE PAVEMENT

TOWNHOMES

REMAINING PAVEL = 116,861 S.F.

2.66 ACRES AVAILABLE

TOTAL SITE AREA = 179,512 S.F.

AMOCO

EgenMobiL  
Fuel Station

U. S. Fagson  
Engineering

*Progressive*  
DEVELOPMENT GROUP, INC.  
1100 N. W. 10th St.  
Fort Lauderdale, FL 33304  
Tel: 954.344.1100  
Fax: 954.344.1101

JAMES M. WHITE,  
P.E., FL REG. NO.  
18202

DATE  
SCALE: AS SHOWN  
DRAWN: JAMES WHITE  
CHECKED: JAMES WHITE

100' WEST LINEBAUGH AVENUE  
TAMPA, FLORIDA  
MOBIL OIL SERVICE STATION  
DEVELOPER'S SITE PLAN

DATE: 03/05/01  
BY: JMW  
CHECKED: JMW  
SCALE: AS SHOWN  
DRAWN: JAMES WHITE  
CHECKED: JAMES WHITE

015-97.00

D3.0



**Linebaugh Land**  
**Site Type: Radius**

**6017 W Linebaugh Ave**  
**Tampa, FL 33625**  
**Radius: 1.0 mile**

**6017 W Linebaugh Ave**  
**Tampa, FL 33625**  
**Radius: 3.0 mile**

**6017 W Linebaugh Ave**  
**Tampa, FL 33625**  
**Radius: 5.0 mile**

### 2007 Population

Total Population	7,746	98,940	253,072
Male Population	47.7%	48.1%	48.7%
Female Population	52.3%	51.9%	51.3%
Median Age	37.0	36.6	37.1

### 2007 Income

Median HH Income	\$63,309	\$52,677	\$54,635
Per Capita Income	\$27,656	\$26,698	\$29,463
Average HH Income	\$71,463	\$67,341	\$73,185

### 2007 Households

Total Households	2,860	39,252	101,455
Average Household Size	2.71	2.51	2.48
1990-2000 Annual Rate	3.25%	1.87%	1.81%

### 2007 Housing

Owner Occupied Housing Units	84.6%	64.9%	63.6%
Renter Occupied Housing Units	12.4%	29.8%	30.9%
Vacant Housing Units	3.0%	5.4%	5.5%

### Population

1990 Population	4,687	77,592	190,441
2000 Population	6,280	90,952	227,531
2007 Population	7,746	98,940	253,072
2012 Population	9,051	109,140	281,590
1990-2000 Annual Rate	2.97%	1.6%	1.8%
2000-2007 Annual Rate	2.94%	1.17%	1.48%
2007-2012 Annual Rate	3.16%	1.98%	2.16%

In the identified market area, the current year population is 253,072. In 2000, the Census count in the market area was 227,531. The rate of change since 2000 was 1.48 percent annually. The five-year projection for the population in the market area is 281,590, representing a change of 2.16 percent annually from 2007 to 2012. Currently, the population is 48.7 percent male and 51.3 percent female.

### Households

1990 Households	1,648	29,486	75,612
2000 Households	2,270	35,492	90,448
2007 Households	2,860	39,252	101,455
2012 Households	3,363	43,491	113,081
1990-2000 Annual Rate	3.25%	1.87%	1.81%
2000-2007 Annual Rate	3.24%	1.4%	1.6%
2007-2012 Annual Rate	3.29%	2.07%	2.19%

The household count in this market area has changed from 90,448 in 2000 to 101,455 in the current year, a change of 1.6 percent annually. The five-year projection of households is 113,081, a change of 2.19 percent annually from the current year total. Average household size is currently 2.48, compared to 2.50 in the year 2000. The number of families in the current year is 64,742 in the market area.

### Housing

Currently, 63.6 percent of the 107,406 housing units in the market area are owner occupied; 30.9 percent, renter occupied; and 5.5 percent are vacant. In 2000, there were 95,973 housing units— 61.2 percent owner occupied, 33.0 percent renter occupied and 5.8 percent vacant. The rate of change in housing units since 2000 is 1.56 percent. Median home value in the market area is \$225,773, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 2.91 percent annually to \$260,540. From 2000 to the current year, median home value changed by 12.81 percent annually.



**Linebaugh Land**  
**Site Type: Radius**

**6017 W Linebaugh Ave**  
**Tampa, FL 33625**  
**Radius: 1.0 mile**

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**Radius: 3.0 mile**

**6017 W Linebaugh Ave**  
**Tampa, FL 33625**  
**Radius: 5.0 mile**

**Median Household Income**

	6017 W Linebaugh Ave Tampa, FL 33625 Radius: 1.0 mile	6017 W Linebaugh Ave Tampa, FL 33625 Radius: 3.0 mile	6017 W Linebaugh Ave Tampa, FL 33625 Radius: 5.0 mile
1990 Median HH Income	\$36,490	\$34,347	\$33,415
2000 Median HH Income	\$51,979	\$43,653	\$43,982
2007 Median HH Income	\$63,309	\$52,677	\$54,635
2012 Median HH Income	\$72,520	\$61,027	\$64,087
1990-2000 Annual Rate	3.6%	2.43%	2.79%
2000-2007 Annual Rate	2.76%	2.63%	3.04%
2007-2012 Annual Rate	2.75%	2.99%	3.24%

**Per Capita Income**

	6017 W Linebaugh Ave Tampa, FL 33625 Radius: 1.0 mile	6017 W Linebaugh Ave Tampa, FL 33625 Radius: 3.0 mile	6017 W Linebaugh Ave Tampa, FL 33625 Radius: 5.0 mile
1990 Per Capita Income	\$14,583	\$15,823	\$16,073
2000 Per Capita Income	\$22,041	\$21,265	\$22,872
2007 Per Capita Income	\$27,656	\$26,698	\$29,463
2012 Per Capita Income	\$32,474	\$31,558	\$35,963
1990-2000 Annual Rate	4.22%	3%	3.59%
2000-2007 Annual Rate	3.18%	3.19%	3.55%
2007-2012 Annual Rate	3.26%	3.4%	4.07%

**Average Household Income**

	6017 W Linebaugh Ave Tampa, FL 33625 Radius: 1.0 mile	6017 W Linebaugh Ave Tampa, FL 33625 Radius: 3.0 mile	6017 W Linebaugh Ave Tampa, FL 33625 Radius: 5.0 mile
1990 Average Household Income	\$38,790	\$41,263	\$40,502
2000 Average Household Income	\$57,064	\$54,549	\$57,126
2007 Average HH Income	\$71,463	\$67,341	\$73,185
2012 Average HH Income	\$83,401	\$79,356	\$89,124
1990-2000 Annual Rate	3.94%	2.83%	3.5%
2000-2007 Annual Rate	3.15%	2.95%	3.48%
2007-2012 Annual Rate	3.14%	3.34%	4.02%

**Households by Income**

Current median household income is \$54,635 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$64,087 in five years. In 2000, median household income was \$43,982, compared to \$33,415 in 1990.

Current average household income is \$73,185 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$89,124 in five years. In 2000, average household income was \$57,126, compared to \$40,502 in 1990.

Current per capita income is \$29,463 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$35,963 in five years. In 2000, the per capita income was \$22,872, compared to \$16,073 in 1990.

**Population by Employment**

	6017 W Linebaugh Ave Tampa, FL 33625 Radius: 1.0 mile	6017 W Linebaugh Ave Tampa, FL 33625 Radius: 3.0 mile	6017 W Linebaugh Ave Tampa, FL 33625 Radius: 5.0 mile
Total Businesses	368	4,981	12,585
Total Employees	3,879	41,027	143,917

Currently, 95.5 percent of the civilian labor force in the identified market area is employed and 4.5 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 96.2 percent of the civilian labor force, and unemployment will be 3.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 70.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.4 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 68.6 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 14.3 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 17.1 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 81.6 percent of the market area population drove alone to work, and 2.6 percent worked at home. The average travel time to work in 2000 was 26.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

**Population by Education**

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 16.1 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 24.6 percent were high school graduates only (28.6 percent in the U.S.)
- 8.6 percent had completed an Associate degree (6.3 percent in the U.S.)
- 19.0 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 8.6 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)



# Demographic and Income Profile - Appraisal Version

Prepared by

**Linebaugh Land**  
**6017 W Linebaugh Ave**  
**Tampa, FL 33625**

**Site Type: Radius**

**Latitude: 28.040454**  
**Longitude: -82.543416**  
**Radius: 1.0 mile**

Summary	2000	2007	2012
Population	6,280	7,746	9,051
Households	2,270	2,860	3,363
Families	1,623	1,977	2,273
Average Household Size	2.77	2.71	2.69
Owner Occupied HUs	1,918	2,495	2,943
Renter Occupied HUs	352	365	419
Median Age	34.0	37.0	37.8

Trends: 2007-2012 Annual Rate	Area	State	National
Population	3.16%	2.44%	1.22%
Households	3.29%	2.51%	1.27%
Families	2.83%	2.24%	1.00%
Owner HHs	3.36%	2.6%	1.29%
Median Household Income	2.75%	3.21%	3.29%

Households by Income	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	156	6.7%	126	4.4%	115	3.4%
\$15,000 - \$24,999	153	6.5%	138	4.8%	144	4.3%
\$25,000 - \$34,999	343	14.7%	239	8.4%	163	4.8%
\$35,000 - \$49,999	439	18.8%	486	17.0%	518	15.4%
\$50,000 - \$74,999	787	33.6%	791	27.7%	808	24.0%
\$75,000 - \$99,999	286	12.2%	612	21.4%	661	19.7%
\$100,000 - \$149,999	132	5.6%	364	12.7%	745	22.2%
\$150,000 - \$199,000	15	0.6%	58	2.0%	126	3.7%
\$200,000+	30	1.3%	46	1.6%	82	2.4%
Median Household Income	\$51,979		\$63,309		\$72,520	
Average Household Income	\$57,064		\$71,463		\$83,401	
Per Capita Income	\$22,041		\$27,656		\$32,474	

Population by Age	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	486	7.7%	553	7.1%	623	6.9%
5 - 9	466	7.4%	585	7.6%	633	7.0%
10 - 14	457	7.3%	493	6.4%	707	7.8%
15 - 19	382	6.1%	504	6.5%	532	5.9%
20 - 24	300	4.8%	421	5.4%	500	5.5%
25 - 34	1,170	18.6%	1,050	13.6%	1,149	12.7%
35 - 44	1,262	20.1%	1,411	18.2%	1,414	15.6%
45 - 54	881	14.0%	1,286	16.6%	1,596	17.6%
55 - 64	448	7.1%	821	10.6%	1,103	12.2%
65 - 74	247	3.9%	387	5.0%	482	5.3%
75 - 84	152	2.4%	170	2.2%	229	2.5%
85+	28	0.4%	66	0.9%	82	0.9%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



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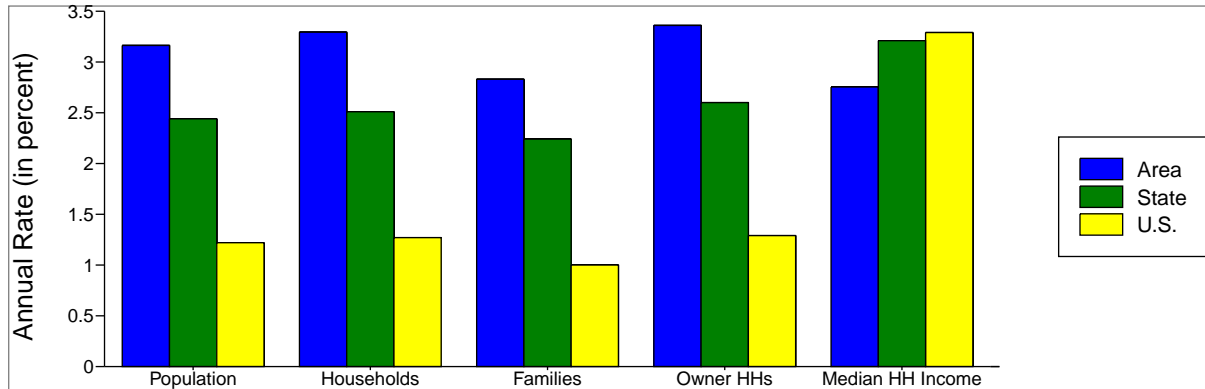
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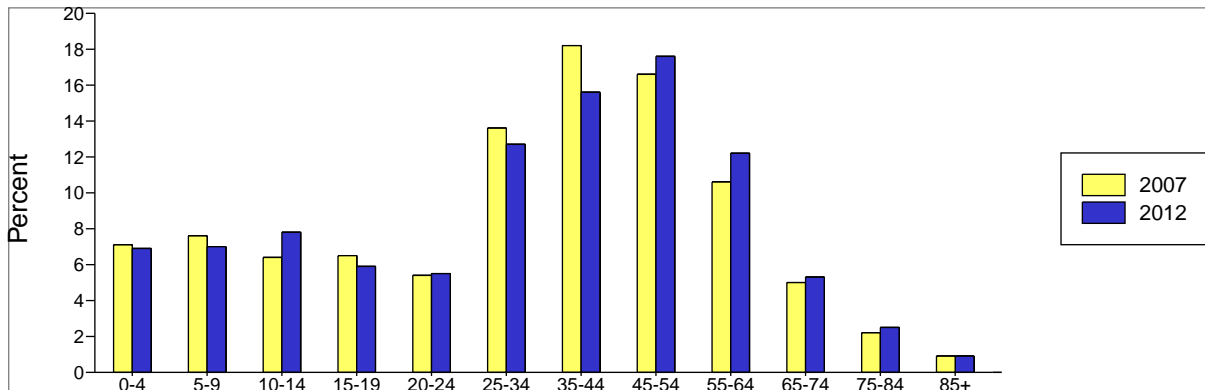
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Radius: 1.0 mile

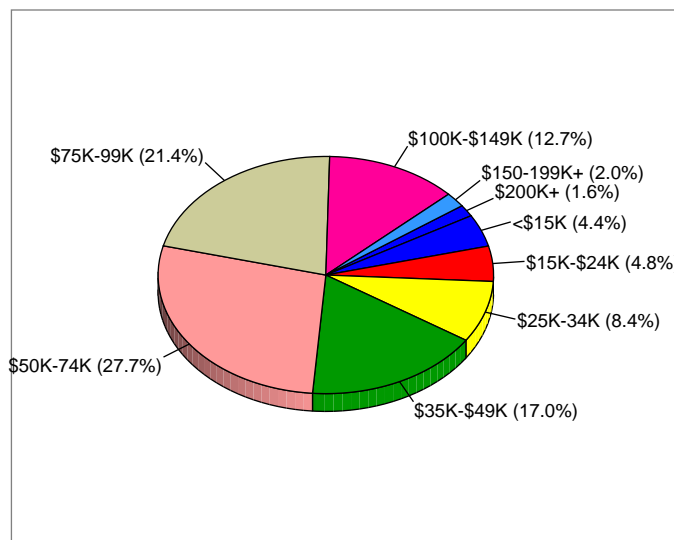
Trends 2007-2012



Population by Age



2007 Household Income



Source: ESRI forecasts for 2007 and 2012.



# Demographic and Income Profile - Appraisal Version

Prepared by

**Linebaugh Land**  
**6017 W Linebaugh Ave**  
**Tampa, FL 33625**

**Site Type: Radius**

**Latitude: 28.040454**  
**Longitude: -82.543416**  
**Radius: 3.0 mile**

Summary	2000	2007	2012
Population	90,952	98,940	109,140
Households	35,492	39,252	43,491
Families	23,790	25,512	27,690
Average Household Size	2.56	2.51	2.50
Owner Occupied HUs	23,494	26,911	29,786
Renter Occupied HUs	11,998	12,341	13,704
Median Age	34.8	36.6	36.9

Trends: 2007-2012 Annual Rate	Area	State	National
Population	1.98%	2.44%	1.22%
Households	2.07%	2.51%	1.27%
Families	1.65%	2.24%	1.00%
Owner HHs	2.05%	2.6%	1.29%
Median Household Income	2.99%	3.21%	3.29%

Households by Income	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	3,946	11.1%	3,255	8.3%	3,092	7.1%
\$15,000 - \$24,999	4,358	12.3%	3,510	8.9%	3,057	7.0%
\$25,000 - \$34,999	5,328	15.0%	4,478	11.4%	3,798	8.7%
\$35,000 - \$49,999	6,778	19.1%	7,191	18.3%	6,920	15.9%
\$50,000 - \$74,999	8,122	22.9%	8,885	22.6%	9,908	22.8%
\$75,000 - \$99,999	3,281	9.2%	5,307	13.5%	6,075	14.0%
\$100,000 - \$149,999	2,576	7.3%	4,535	11.6%	6,968	16.0%
\$150,000 - \$199,000	600	1.7%	1,133	2.9%	2,044	4.7%
\$200,000+	507	1.4%	955	2.4%	1,626	3.7%
Median Household Income	\$43,653		\$52,677		\$61,027	
Average Household Income	\$54,549		\$67,341		\$79,356	
Per Capita Income	\$21,265		\$26,698		\$31,558	

Population by Age	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,059	6.7%	6,461	6.5%	7,254	6.6%
5 - 9	6,555	7.2%	6,082	6.1%	6,473	5.9%
10 - 14	6,664	7.3%	6,578	6.6%	6,684	6.1%
15 - 19	5,880	6.5%	7,174	7.3%	6,912	6.3%
20 - 24	5,618	6.2%	6,805	6.9%	8,886	8.1%
25 - 34	15,058	16.6%	14,004	14.2%	15,704	14.4%
35 - 44	15,752	17.3%	15,731	15.9%	14,990	13.7%
45 - 54	12,627	13.9%	14,559	14.7%	16,655	15.3%
55 - 64	8,104	8.9%	11,021	11.1%	13,069	12.0%
65 - 74	5,115	5.6%	6,119	6.2%	7,313	6.7%
75 - 84	2,772	3.0%	3,301	3.3%	3,804	3.5%
85+	751	0.8%	1,104	1.1%	1,396	1.3%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



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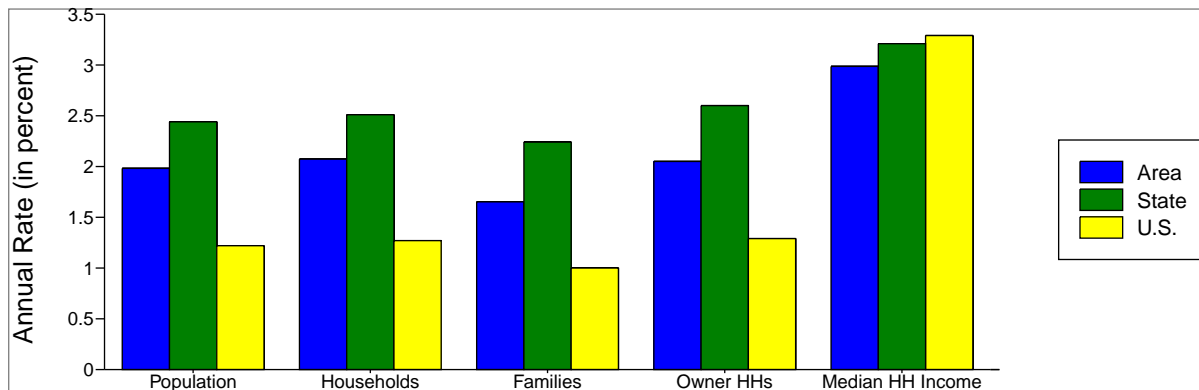
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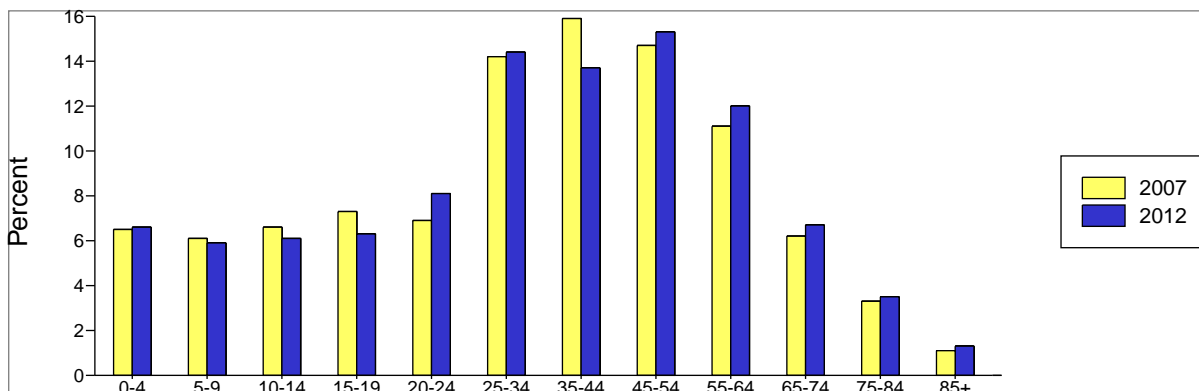
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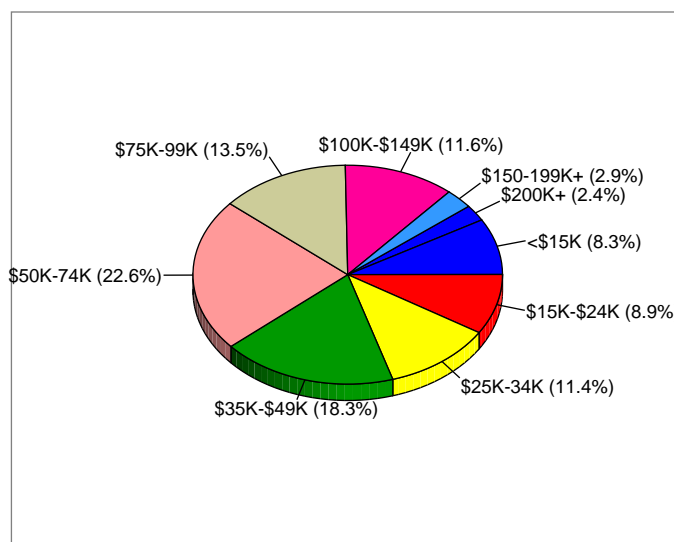
Trends 2007-2012



Population by Age



2007 Household Income



Source: ESRI forecasts for 2007 and 2012.



# Demographic and Income Profile - Appraisal Version

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**Site Type: Radius**

**Latitude: 28.040454**  
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**Radius: 5.0 mile**

Summary	2000	2007	2012
Population	227,531	253,072	281,590
Households	90,448	101,455	113,081
Families	59,383	64,742	70,777
Average Household Size	2.50	2.48	2.48
Owner Occupied HUs	58,769	68,314	76,126
Renter Occupied HUs	31,679	33,141	36,956
Median Age	35.3	37.1	37.7

Trends: 2007-2012 Annual Rate	Area	State	National
Population	2.16%	2.44%	1.22%
Households	2.19%	2.51%	1.27%
Families	1.8%	2.24%	1.00%
Owner HHs	2.19%	2.6%	1.29%
Median Household Income	3.24%	3.21%	3.29%

Households by Income	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	10,350	11.4%	8,573	8.5%	8,093	7.2%
\$15,000 - \$24,999	11,191	12.4%	8,606	8.5%	7,415	6.6%
\$25,000 - \$34,999	12,707	14.0%	11,129	11.0%	9,262	8.2%
\$35,000 - \$49,999	16,843	18.6%	17,519	17.3%	16,661	14.7%
\$50,000 - \$74,999	19,353	21.4%	21,461	21.2%	24,201	21.4%
\$75,000 - \$99,999	9,329	10.3%	13,596	13.4%	14,850	13.1%
\$100,000 - \$149,999	7,118	7.9%	13,089	12.9%	19,756	17.5%
\$150,000 - \$199,000	1,785	2.0%	3,691	3.6%	6,135	5.4%
\$200,000+	1,819	2.0%	3,790	3.7%	6,709	5.9%
Median Household Income	\$43,982		\$54,635		\$64,087	
Average Household Income	\$57,126		\$73,185		\$89,124	
Per Capita Income	\$22,872		\$29,463		\$35,963	

Population by Age	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,036	6.6%	16,550	6.5%	18,636	6.6%
5 - 9	15,785	6.9%	16,103	6.4%	16,992	6.0%
10 - 14	15,757	6.9%	16,635	6.6%	18,027	6.4%
15 - 19	14,200	6.2%	16,807	6.6%	17,466	6.2%
20 - 24	14,039	6.2%	16,272	6.4%	20,200	7.2%
25 - 34	37,717	16.6%	35,751	14.1%	39,380	14.0%
35 - 44	40,221	17.7%	41,969	16.6%	41,044	14.6%
45 - 54	31,933	14.0%	37,876	15.0%	44,444	15.8%
55 - 64	20,017	8.8%	27,886	11.0%	33,351	11.8%
65 - 74	13,137	5.8%	15,021	5.9%	18,110	6.4%
75 - 84	7,621	3.3%	9,112	3.6%	9,909	3.5%
85+	2,068	0.9%	3,095	1.2%	4,033	1.4%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



# Demographic and Income Profile - Appraisal Version

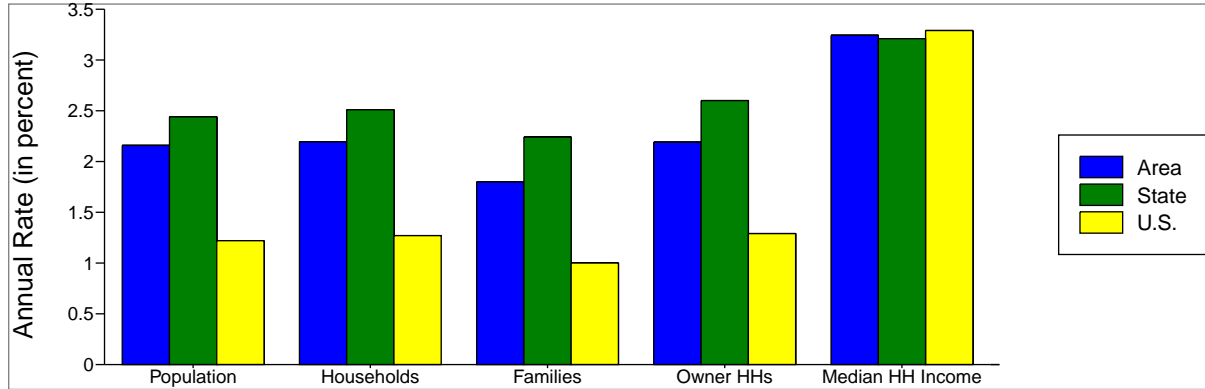
Prepared by

Linebaugh Land  
6017 W Linebaugh Ave  
Tampa, FL 33625

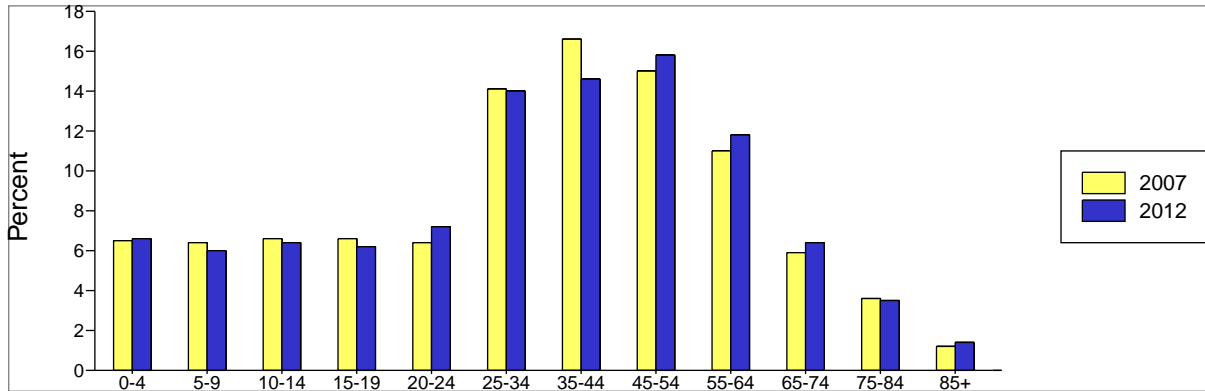
Site Type: Radius

Latitude: 28.040454  
Longitude: -82.543416  
Radius: 5.0 mile

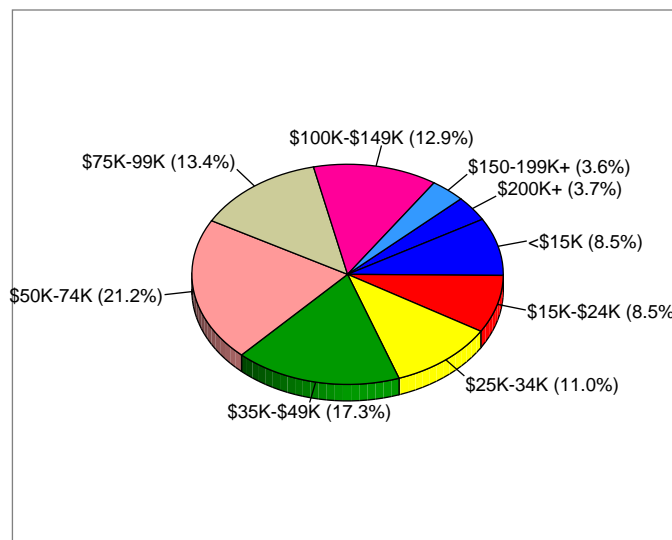
Trends 2007-2012



Population by Age



2007 Household Income



Source: ESRI forecasts for 2007 and 2012.