

LAND FOR SALE

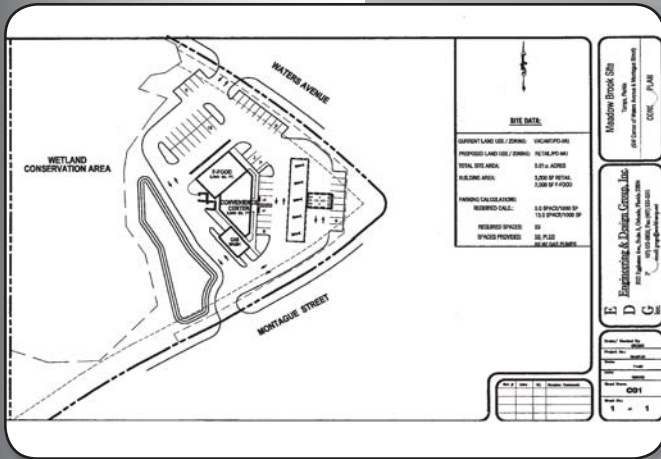
W. Waters Ave. & Montague St.
Tampa, FL 33635

Excellent Neighborhood Development Site

Features

- 5.014 Acres - 2.652 Usable
- Zoned PDMU
- Lighted Corner Intersection
- Ideal Use: Retail, Bank, or Convenience Store
- Near new Montague High School
- Price \$1,150,000

Potential Use - Gas/Retail



PRICE REDUCED!



Have the Following

- Survey
- SWFWMD Report
- Environmental Study & Environmental Phase I
- Geotechnical
- '02 Traffic Study -
Traffic Count = 16,964
2010 Projected = 34,000

CONTACT:

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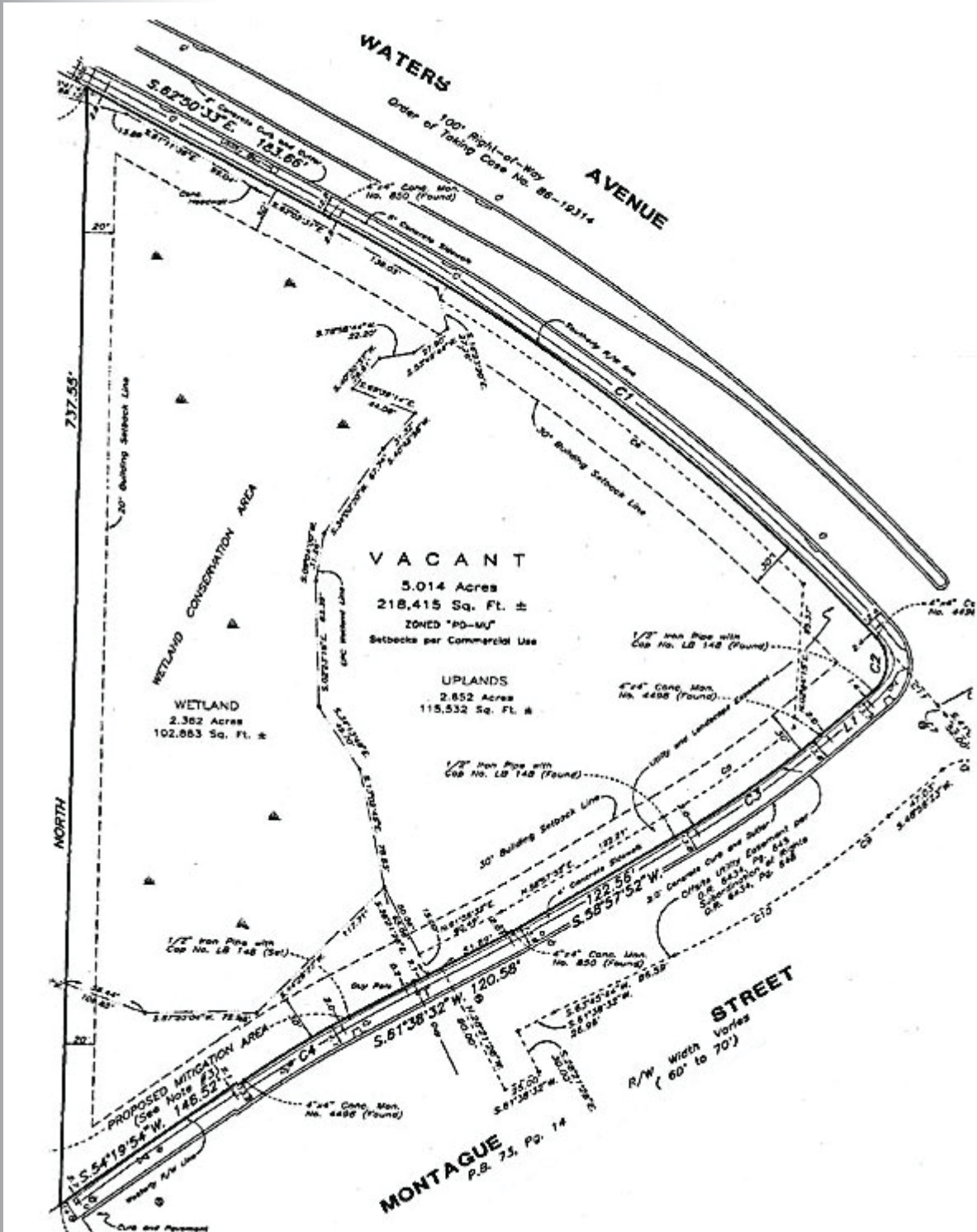
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