



Old Hillsborough Lakefront Development

806 E Old Hillsborough Ave, Seffner, Florida 33584

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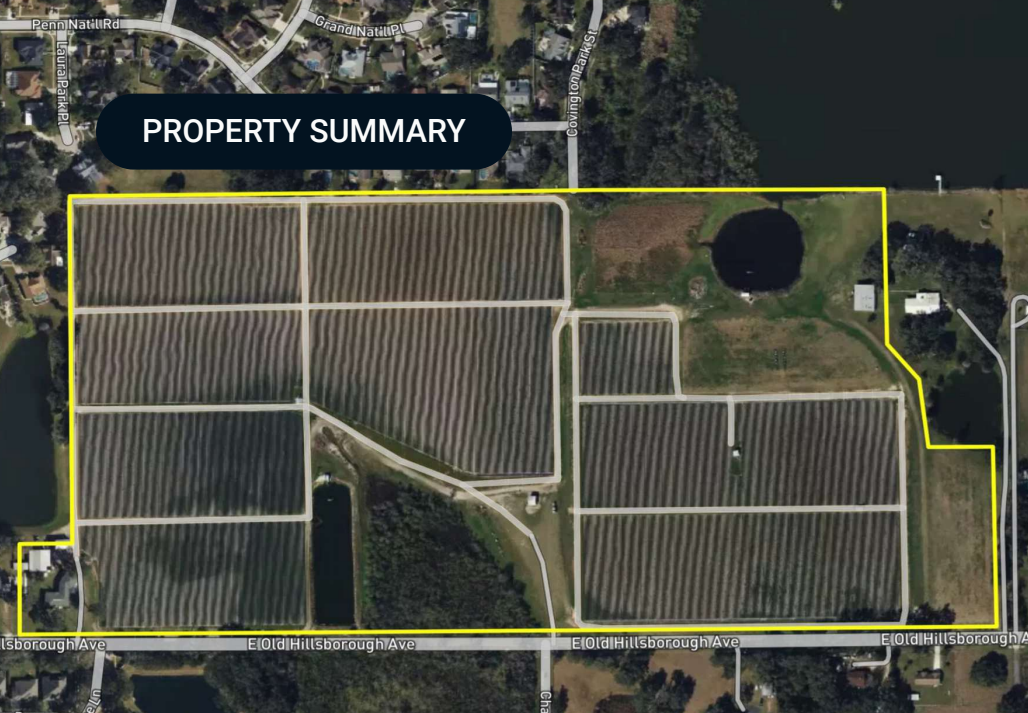
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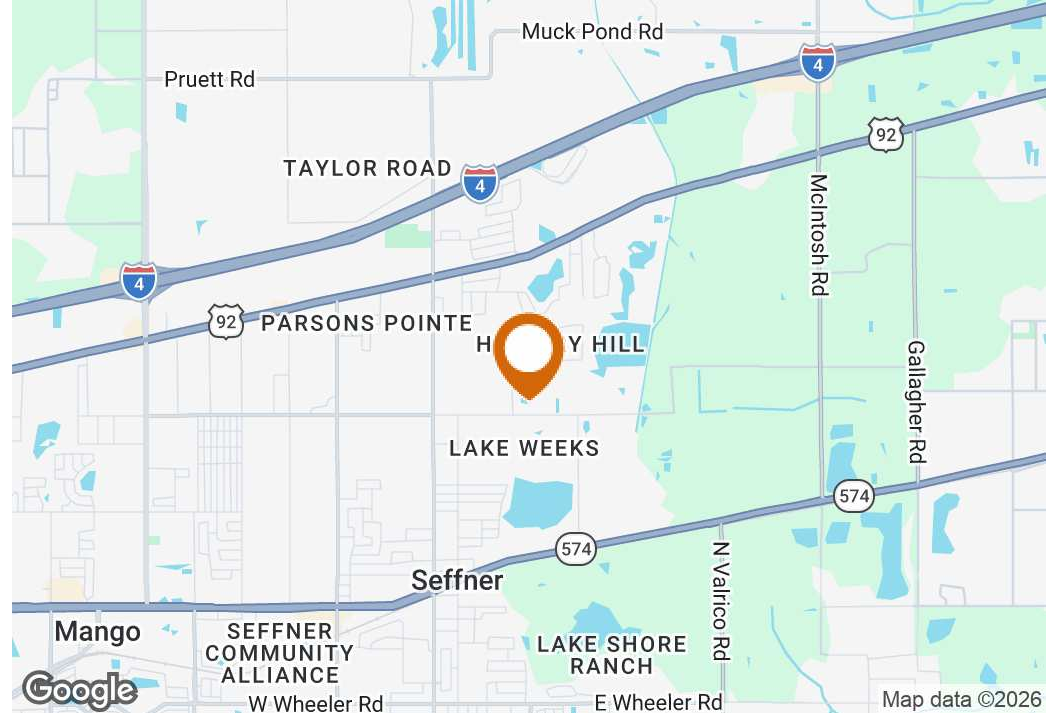


SECTION 1

Property Information



PROPERTY SUMMARY



Offering Summary

Sale Price:	\$15,500,000
Lot Size:	73 Acres
Price / Acre:	\$212,329
Zoning:	AR / R-2 & R-1
Uplands / Wetlands:	67 Upland Acres / 6 Wetland Acres
Water Source/ Utilities:	On E Old Hillsborough Ave
PIN:	U-35-28-20-ZZZ-000002-29070.0 U-36-28-20-ZZZ-000002-29240.0 U-36-28-20-ZZZ-000002-29250.5
City:	Seffner
County:	Hillsborough
State:	Florida
Property Type:	Development Land

Property Overview

The proposed urban service boundary extensions, FDOT’s I-4 Ultimate Project, and FDOT’s Tampa Bay Next initiatives are actively reshaping the area’s economic geography, positioning Seffner for continued growth. This 73 ± acre development tract located at 806 E Old Hillsborough Ave offers a well-placed opportunity within that expansion. Key 2026 local projects include the widening of major highways and intersections throughout the Seffner area, further enhancing accessibility and supporting long-term development activity.

Recent updates to Hillsborough County’s Future Land Use policies, particularly the Centers & Connections initiative, are focused on improving connectivity, safety, walkability, and transit access along major corridors. As a result, investors are actively targeting infill and transitional development sites across multiple asset classes. The property benefits from its location just 14 miles east of downtown Tampa, with immediate access to the I-4 and I-75 interchange, placing it within a 30-minute commute of Tampa International Airport and key regional logistics hubs.

As of 2026, mortgage rates have begun to stabilize, unlocking pent-up demand across Seffner’s housing spectrum, from entry-level single-family homes to larger estate-style properties and new townhome developments. While many 2017-era Opportunity Zones are approaching their initial sunset, updated OZ 2.0 designations are being finalized, with a focus on rural and semi-rural areas that could further support long-term value for properties along Seffner’s eastern agricultural fringe, including this site.

PROPERTY DESCRIPTION



Location Description

Situated in Hillsborough County with quick access to both I-4 and I-75, Seffner is a commuter's dream. You can easily drive to downtown Tampa (about 14 miles away) for work or entertainment, head to Lakeland, or even take a day trip to Orlando's theme parks or Florida's beautiful beaches. This central location gives you big-city access without the constant hustle and bustle at your doorstep. This area is well-regarded for its family-friendly environment and highly rated public schools, such as the acclaimed Strawberry Crest High School. In short, Seffner provides the space, tranquility, and community feel of a smaller town, while keeping you perfectly connected to the vibrant Tampa Bay area. It's where you can enjoy the best of the Florida lifestyle, from quiet evenings by the lake to an easy drive to big-city amenities.

Property Highlights

- Infrastructure-Led growth
- Zoning & density opportunities
- Emerging markets
- Potential tax incentives

Downtown Tampa

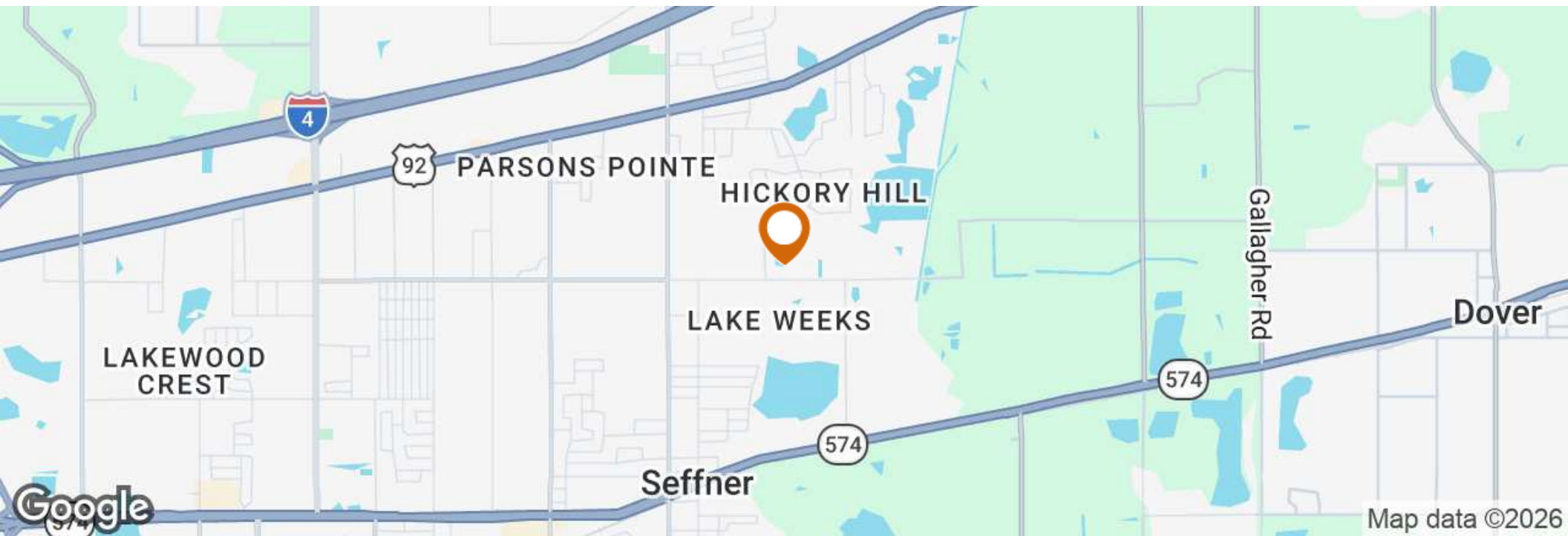
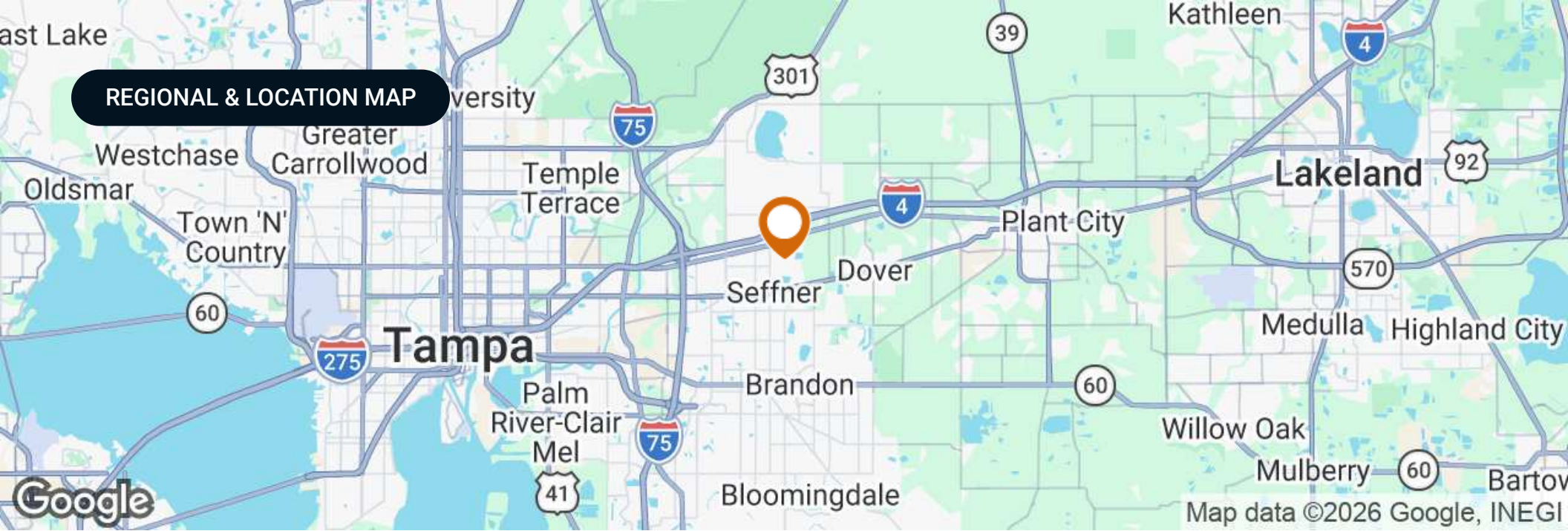
(25 ± Minutes)



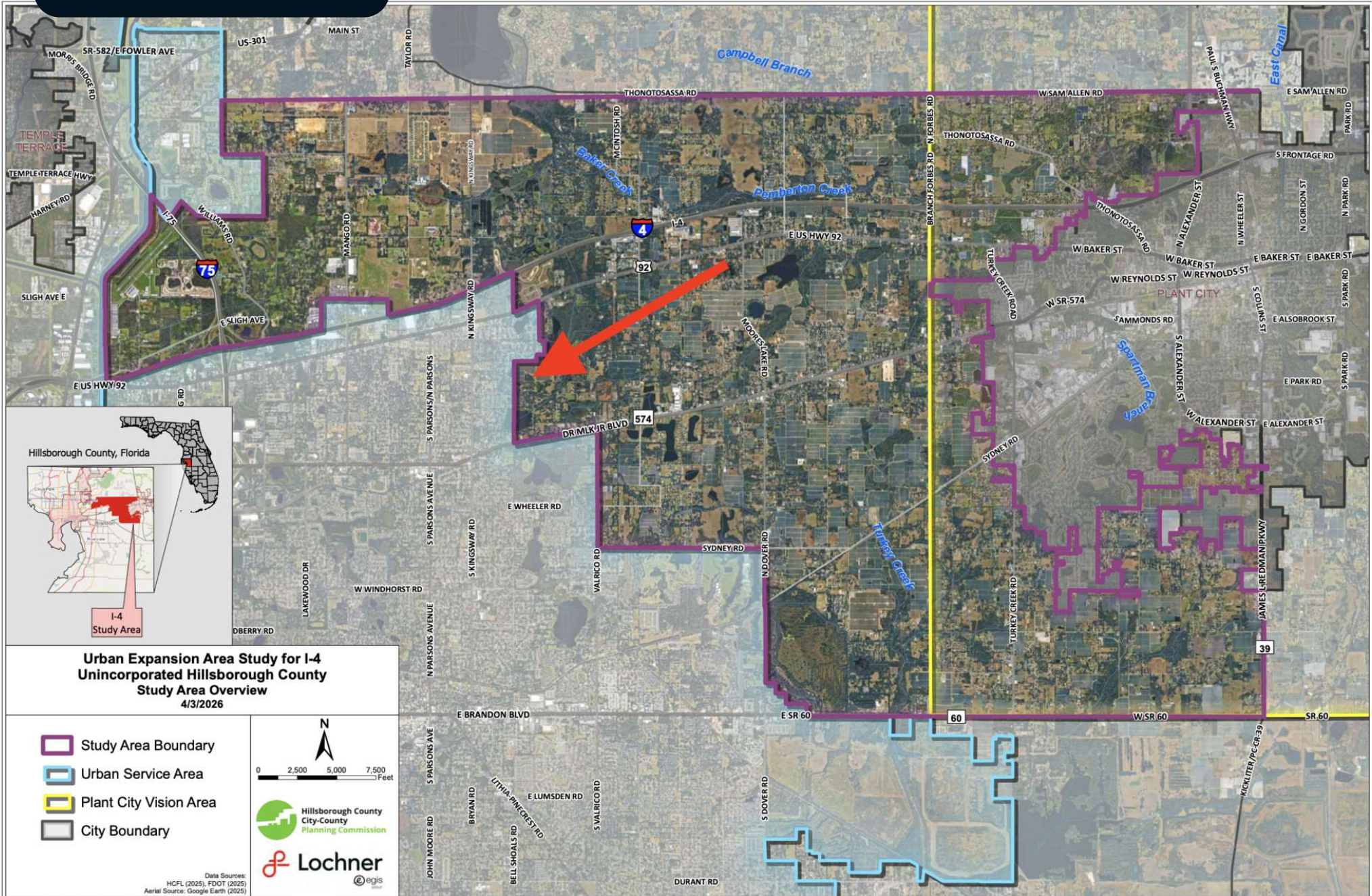
E Old Hillsborough Ave

SECTION 2

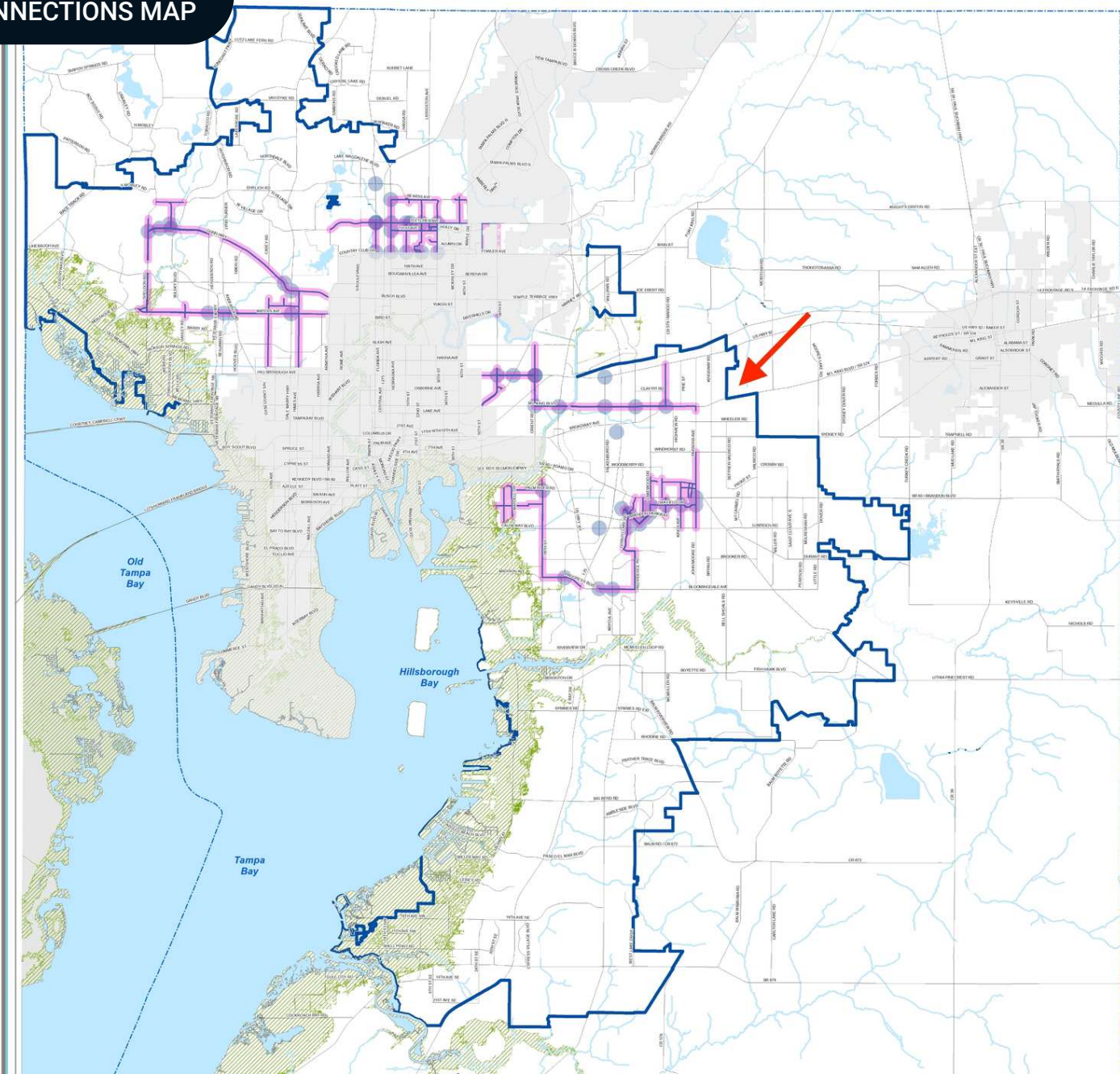
Location Information



URBAN SERVICE STUDY AREA



CENTERS & CONNECTIONS MAP



HILLSBOROUGH COUNTY, FLORIDA
**HILLSBOROUGH COUNTY COMPREHENSIVE PLAN
 CENTERS & CONNECTIONS MAP**

LEGEND

- CONNECTIONS
- 1/8TH MILE BUFFER ALONG CONNECTIONS
- CENTERS

ROADS AND BOUNDARIES

- MAJOR ROADS
- URBAN SERVICE AREA
- COUNTY BOUNDARY
- CREEKS, RIVER, & STREAMS
- COASTAL HIGH HAZARD AREA
- WATER

LOCATOR MAP AND REFERENCE INFORMATION

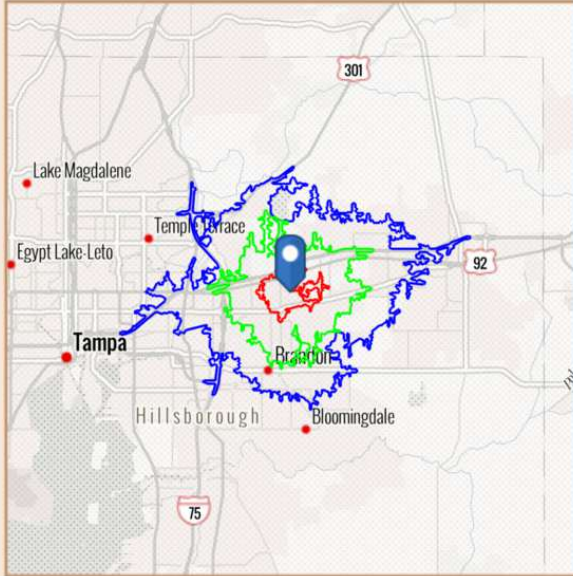
MODEL INTERSECTION AND BUFFERS Hillsborough County, Hillsborough TPO
 JURISDICTION: Model - Intersection and Buffers - Other to be used
 MAJOR SOURCE: Transportation Planning Organization Long Range Transportation Plan - Base Map and TPO Long Range Transportation Plan
 ACCURACY: It is intended that the accuracy of the base map comply with 1:50,000 scale standards. However, north accuracy is not guaranteed. The Hillsborough County GIS County Planning Commission.
 REPRESENTATION: This sheet may not be reproduced in part or full for sale or reuse without specific approval of the Hillsborough County GIS County Planning Commission.

0 0.75 1.5 3 4.5 6 Miles
 Author: B. Zoss
 Date: 12/2014

BENCHMARK DEMOGRAPHICS

806 E Old Hillsborough Ave, Seffner, Florida, 33584

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



DRIVE TIME

5 mins 10 mins 15 mins

GEOGRAPHY

Counties Hillsborough County
 CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area
 States Florida USA

AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
0 - 4	5.42%	5.44%	5.50%	5.34%	4.70%	4.69%	5.39%
5 - 9	6.01%	5.88%	5.82%	5.69%	5.08%	5.03%	5.75%
10 - 14	5.83%	6.44%	6.32%	5.99%	5.40%	5.34%	5.98%
15 - 19	6.11%	6.53%	6.48%	6.67%	5.84%	5.84%	6.47%
20 - 34	18.55%	19.79%	19.85%	21.46%	18.51%	18.43%	20.33%
35 - 54	26.06%	26.25%	26.12%	26.30%	25.01%	24.41%	25.20%
55 - 74	25.11%	23.04%	22.77%	21.36%	25.41%	25.55%	22.82%
75+	6.88%	6.64%	7.18%	7.24%	10.06%	10.74%	8.05%

HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	4.2%	8.6%	8.2%	8.7%	8.2%	8.0%	8.3%
\$15,000-\$24,999	4.7%	5.4%	6.1%	5.5%	5.8%	5.8%	5.9%
\$25,000-\$34,999	6.3%	6.2%	7.2%	6.0%	6.6%	6.7%	6.3%
\$35,000-\$49,999	9.9%	10.2%	9.8%	9.2%	10.4%	10.5%	9.8%
\$50,000-\$74,999	19.2%	17.7%	18.1%	16.5%	16.9%	16.9%	15.6%
\$75,000-\$99,999	14.6%	14.7%	14.4%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	15.9%	17.8%	17.8%	18.4%	18.3%	18.4%	17.8%
\$150,000-\$199,999	13.3%	9.8%	8.7%	8.9%	8.8%	8.7%	9.8%
\$200,000+	11.9%	9.7%	9.8%	14.1%	12.0%	12.1%	14.0%

KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Population	9,324	53,221	135,656	1,569,833	3,385,153	23,027,836	339,887,819
Daytime Population	6,575	42,435	143,288	1,620,635	3,364,494	22,846,618	338,218,372
Employees	4,615	25,556	64,213	794,459	1,636,712	10,832,721	167,630,539
Households	3,313	18,766	49,643	605,715	1,406,545	9,263,074	132,422,916
Average HH Size	2.81	2.82	2.70	2.54	2.36	2.43	2.50
Median Age	41.3	39.4	39.4	38.5	43.2	43.6	39.6

HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	421,203	360,300	361,254	427,559	404,577	416,969	370,578
Owner Occupied %	77.5%	72.8%	68.2%	61.3%	67.0%	67.2%	64.2%
Renter Occupied %	22.5%	27.2%	31.8%	38.8%	33.0%	32.8%	35.8%
Total Housing Units	3,437	19,823	52,752	648,302	1,564,169	10,635,372	146,800,552

INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$83,025	\$77,500	\$75,902	\$81,652	\$78,083	\$78,205	\$81,624
Per Capita Income	\$40,990	\$36,587	\$37,090	\$44,836	\$45,617	\$44,891	\$45,360
Median Net Worth	\$331,270	\$250,765	\$210,469	\$201,691	\$245,761	\$253,219	\$228,144



E Old Hillsborough Ave

SECTION 3

Maps And Photos

PROPERTY OUTLINE



WETLANDS MAP



ELEVATION MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Jerrod Parker

Advisor

jerrod@saundersrealestate.com

Direct: **877-518-5263 x392** | Cell: **813-967-2862**

Professional Background

Jerrod Parker is an Advisor at Saunders Real Estate, operating out of the firm's Lakeland headquarters while specializing in development land and investment properties throughout Central Florida.

A 7th-generation Floridian, Jerrod comes from a family deeply rooted in the region's agricultural and civic communities. His family is well known throughout Central Florida. Jerrod's father serves as the Director of the Florida Strawberry Growers Association, and his grandfather served on the Hillsborough County School Board for more than twenty years. Members of his immediate family are also active board members for the Florida Strawberry Festival, reflecting a long-standing connection to Florida agriculture and community leadership.

After earning his bachelor's degree from Florida Southern College, Jerrod began his professional career in Hillsborough County's public education system. He later transitioned into the agricultural industry, where he worked as a Certified Crop Advisor providing consulting services to farmers and ranchers throughout Central Florida. This experience gave him firsthand knowledge of the region's agricultural operations, land use considerations, and the economic factors shaping rural property ownership.

Today, Jerrod focuses on commercial development land, public infrastructure sites, and investment properties positioned within Central Florida's fastest-growing corridors. His work frequently involves identifying and marketing land opportunities near expanding residential communities, major transportation routes, and institutional anchors such as hospitals, schools, and municipal facilities.

With active development occurring along the Tampa-to-Orlando corridor, Jerrod works with landowners, developers, and investors to position properties for uses including medical offices, commercial projects, residential communities, and public infrastructure facilities. His background in agriculture, combined with his understanding of regional growth patterns and development entitlements, allows him to accurately evaluate both current land use and future development potential.

Living in Polk County, Jerrod remains actively engaged in the local business and development community. In his free time, he enjoys hosting dinners with family and friends, serving his local church, and outdoor activities.

ADVISOR BIOGRAPHY



Ryan McGimsey

Advisor

ryanm@saundersrealestate.com

Direct: **877-518-5263 x469** | Cell: **813-763-1004**

Professional Background

Ryan McGimsey serves as an Advisor at Saunders Real Estate. He is a Florida native who was raised in Plant City.

Prior to joining Saunders, Ryan navigated the diverse world of real estate, wearing multiple hats as an active mortgage loan originator for residential properties, while negotiating clients' needs in commercial real estate transactions. In his earlier professional life, he served as a freight broker, collaborating with companies nationwide in the intricate web of shipping and closely working with warehousing and 3PL companies.

Ryan's passion for real estate was further fostered when he embarked on a transformative project during the pandemic: purchasing and refurbishing a historic commercial building from the 1920s in Downtown Plant City.

A graduate of the University of South Florida, Ryan received his degree in Finance. Outside of work, he holds dear the moments spent with his wife and two children, whether on or off the ball field.

Ryan specializes in:

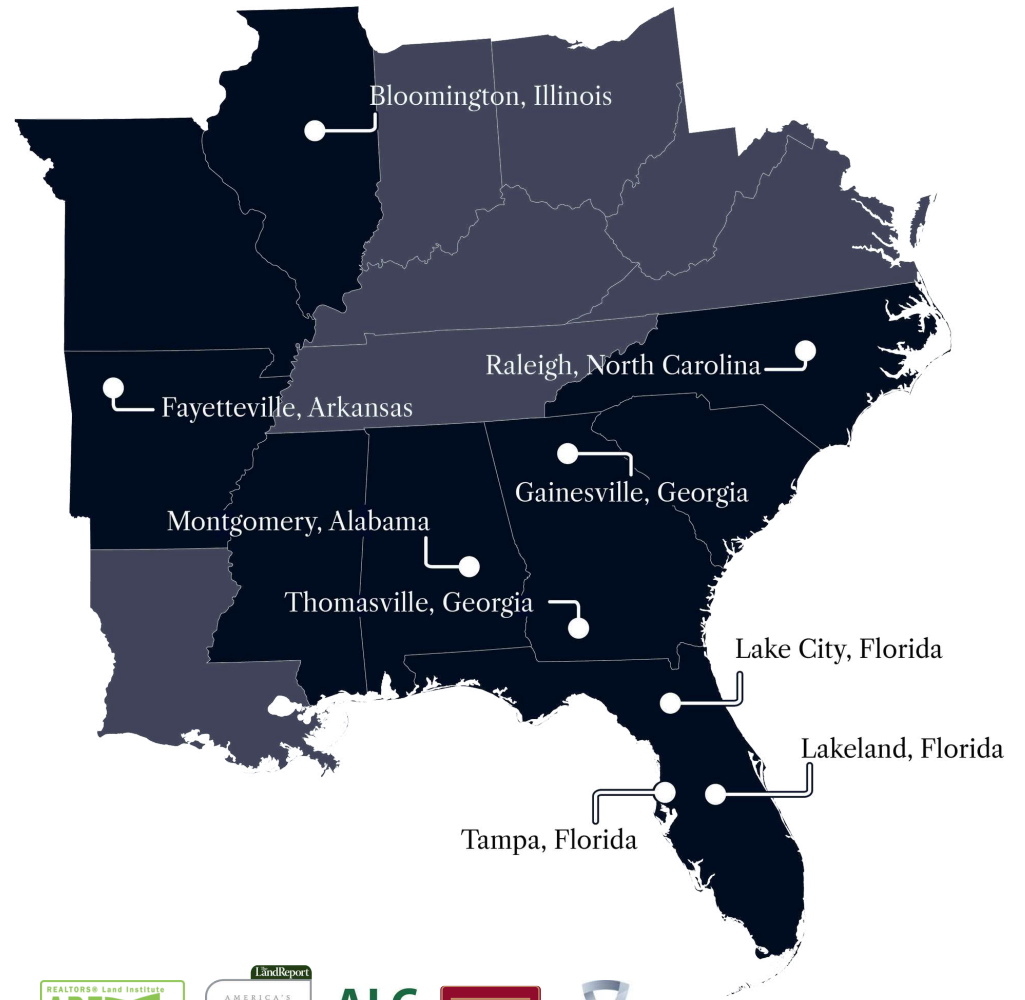
- Commercial Development
- Industrial
- Medical
- Office

Education

- Q3 CoStar Power Broker Recipient (2025)



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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