

## Site Redevelopment Profile

# Arkla Terra Property Superfund Site

11706 North 301 Highway, Thonotosassa,  
Hillsborough County, Florida 33592

## Property Overview

### Size and Ownership

HBO Software LLC and Thonotosassa Storage LLC own the 7.1-acre site.

### Existing Site Uses

- Communications consulting firm (1.8 acres)
- Electrical subcontractor (3.5 acres)
- Construction company (1 acre)
- Electric company (0.5 acres)
- Available office space (0.3 acres)

### Economic Development Programs

- Hillsborough County Economic Development Program
- Tampa Bay Economic Development Council

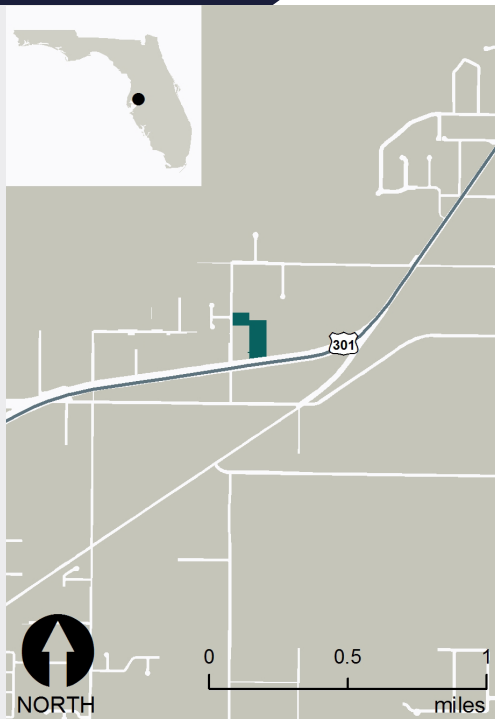
### Surrounding Population

**2,683**  
1 MILE

**18,230**  
3 MILES

**72,009**  
5 MILES

### Potential Reuse Opportunities



A map of the location of the Arkla Terra site in Florida

## Setting and Timeline

The site is located in a mixed commercial and residential area of Thonotosassa, Hillsborough County, Florida.

### 1987

A facility began refurbishing underground storage tanks (USTs) at the site.

### 1989-2000

The Hillsborough County Public Health Unit (HCPHU) received a water quality complaint from a resident near the site in 1989. The Florida Department of Environmental Protection (FDEP) and HCPHU began investigations and determined UST-refurbishing activities caused contamination on site. HCPHU extended public supply waterlines to over 100 homes.

### 2006-2008

The UST-refurbishing facility closed in 2006. At the request of FDEP and HCPHU, EPA began additional site investigations in 2008. EPA and FDEP sampled more than 400 residential wells during site investigations.

### 2009

EPA added the site to the Superfund program's National Priorities List (NPL). EPA worked with FDEP and HCPHU to keep residents informed and provided water filters or public water connections to affected properties.

### 2012-2020

EPA's cleanup included thermal soil treatment, monitored natural recovery of groundwater, and new waterline connections for affected properties. EPA connected three additional homes and two commercial properties to the public water supply between 2018 and 2020.

### Present

Site cleanup protects human health and the environment and opens the door for additional reuse opportunities on site. Land use controls prevent exposure to contaminated soils and groundwater. Several commercial businesses are located on site. Future plans for the site include development of a storage unit complex.

## History and Cleanup

The Arkla Terra Property Superfund site is located outside of Tampa in Thonotosassa, Florida. Starting in 1987, a facility refurbished underground storage tanks (USTs) at the site. Operators used solvents to clean the tanks before their repair.

In 1989, the Hillsborough County Public Health Unit (HCPHU) received a water quality complaint from a resident near the site. HCPHU found contamination in the resident's well, which led to additional investigations by the Florida Department of Environmental Protection (FDEP) to identify the source. FDEP and HCPHU found that UST-refurbishing activities at the site caused soil and groundwater contamination. FDEP installed water treatment systems at affected homes. FDEP funded filters for home wells and provided approximately \$1 million to Hillsborough County to connect more than 100 homes to the public water supply.

The UST-refurbishing facility closed in 2006. At the request of FDEP, EPA began additional site investigations in 2008. EPA added the site to the National Priorities List (NPL) in 2009. From August 2012 to January 2013, EPA used thermal soil treatment to remove solvents and volatile organic compounds (VOCs) from soil. The treatment was effective, but some groundwater contamination remained. EPA selected the site's final cleanup plan in August 2018, which included monitored natural attenuation of groundwater, waterline connections to properties and land use controls. Land use controls prevent exposure to contaminated groundwater.

From 2018 to 2020, EPA worked with Hillsborough County to connect three additional homes and two commercial properties to the public water supply. EPA's cleanup plan allowed for an on-site consulting firm to continue operating safely during cleanup.

## Redevelopment

After a community meeting to discuss the cleanup, a prospective purchaser reached out to EPA Region 4 about purchasing the remaining 5.3 acres of the 7.1-acre site. Through the Region's Prospective Purchaser Inquiry (PPI) Service (see next page for more information), EPA made sure the proposed reuse fit well with the remedy. The new owner completed the purchase in 2019. The owner now leases the site property to a construction company, electric company and a subcontractor for Tampa Electric. The owner's long-term redevelopment plans for the site include a storage unit complex, providing storage facilities for this growing community.



**1,000+**  
pounds of solvent  
removed



**2**  
commercial businesses  
connected to public  
water supply



**1,500**  
pounds of VOCs  
removed



**100+**  
homes connected to  
public water supply



Water main extension for commercial supply



EPA's close collaboration with FDEP and HCPHU led to the successful cleanup of the site and ensured community members have a safe source of drinking water. EPA's proactive communication with local businesses also allowed for the continued use and reuse of the site during cleanup. The cleanup and reuse of the Arkla Terra Property Superfund Site will provide beneficial effects to the community for years to come.

**“** *I can't say enough good things about my experience – EPA is your friend in purchasing and redeveloping Superfund sites. EPA wants to clean up sites and see them repurposed for beneficial use.*

**Dennis Langston**  
Arkla Terra Property Site Owner

## Local Redevelopment Opportunities

The Hillsborough County Economic Development Department supports new and existing businesses within Hillsborough County. The Department focuses on offering employers a well-trained workforce, attracting high-wage jobs and diversifying the county's economic base.

The Tampa Bay Economic Development Council is the designated lead economic development agency for Hillsborough County. Its business development team offers incentive programs to domestic and international companies interested in doing business locally. Incentives help lower the cost of business relocation and expansion, including workforce training initiatives, infrastructure incentives and tax advantages.



An on site business

## Prospective Purchaser Inquiry Process

EPA Region 4's Prospective Purchaser Inquiry (PPI) Service provides accurate, comprehensive information about Superfund sites – for both removal and long-term remedial sites. The service is free of charge. The information helps prospective purchasers make informed and timely decisions. Through this service, EPA can make sure that people have current and accurate information about a site's cleanup status.

There is no requirement that people contact EPA before purchasing property that is a part of a Superfund site. However, discussions with EPA staff can help clarify appropriate land uses, liability issues and protections, and timelines for proposed activities. In turn, informed purchasers can make sure that redevelopment activities are consistent with a site's remedy and coordinate with EPA to ensure the long-term protection of human health and the environment.



## Contacts

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For more information, please visit <https://www.epa.gov/superfund-redevelopment>