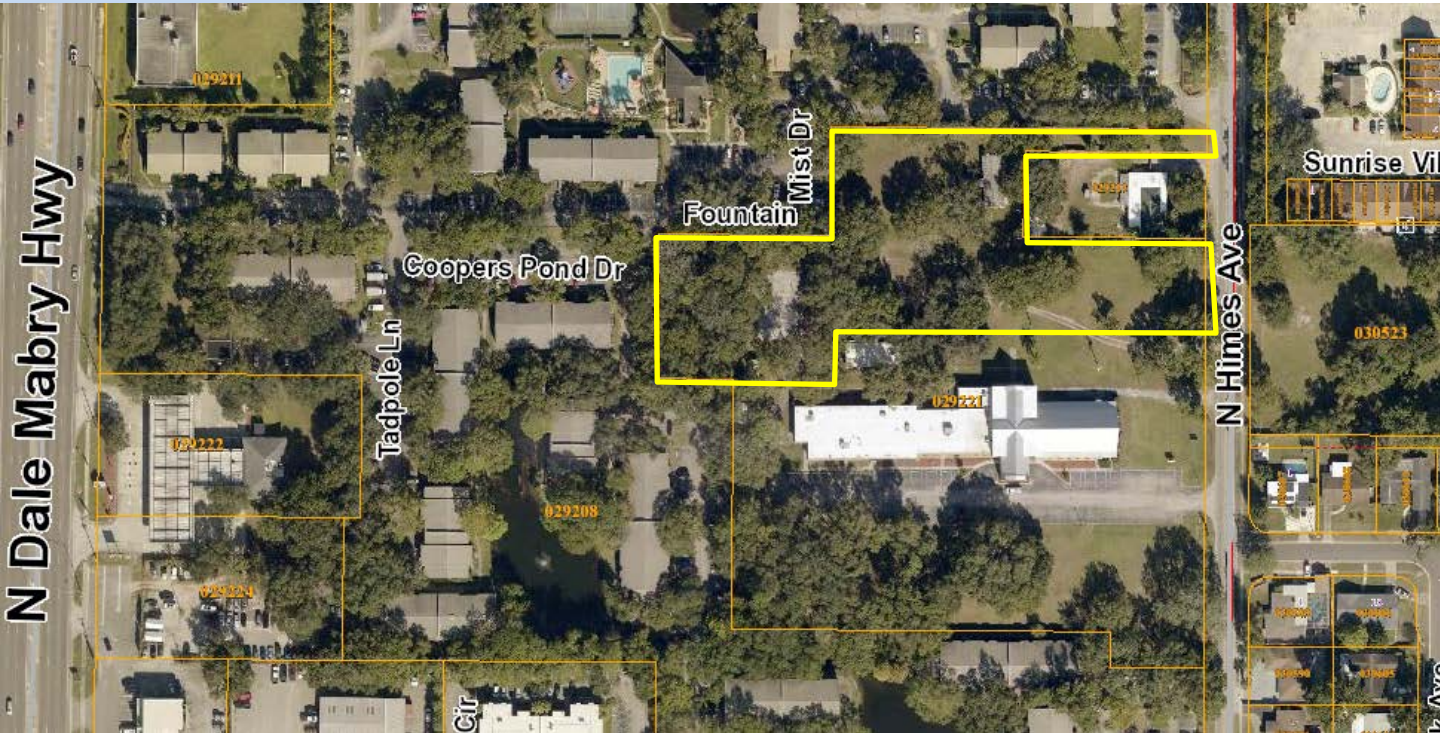


# 2.4 Acres Vacant Land for Sale

TBD (Part of 6202 N Himes Ave.), Tampa, FL 33614

## EXECUTIVE SUMMARY



**Summary:**

Price:	\$1,995,000
Land Size:	2.43 +/- acres (north end of 6202 N Himes Ave, Tampa, FL 33614)
Current Zoning:	RMC-20 (Res. Multifamily Conv.20 units/acre)
Potential Uses:	Multi Family, Residential
Future Land Use:	RESIDENTIAL-20 (.35 FAR)
Folio Number:	TBD – Part of # 029221-0000
Market:	Egypt Lake Area
Property Taxes:	To Be Determined
Utilities:	Water/Sewer Hillsborough County Electric: Tampa Electric
Traffic Counts:	2,700 vehicles/day

**Overview:**

This is an excellent opportunity to purchase a 2.43-acre developmental parcel in the South Carrollwood/Egypt Lake submarket of Tampa Florida. The Future Land Use of Residential-20 (.35 FAR) allows for a number of potential residential uses. The attached site plan analysis proposes some potential uses that include 48 residential units (subject to Hillsborough County approval).

The Egypt Lake neighborhood is centrally located just off of Dale Mabry and Hillsborough Avenue. The location is just a short drive away from Interstate 275 with excellent access to Tampa Bay, Pinellas County and Orlando to the east. This area is home to many businesses, restaurants, offices and multiple apartment complexes. This opportunity is perfect for a developer looking for a residential development project in the heart of thriving Tampa, Florida.

Bill Besselieu, CCIM  
 Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

Greg Andretta, SIOR  
 813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

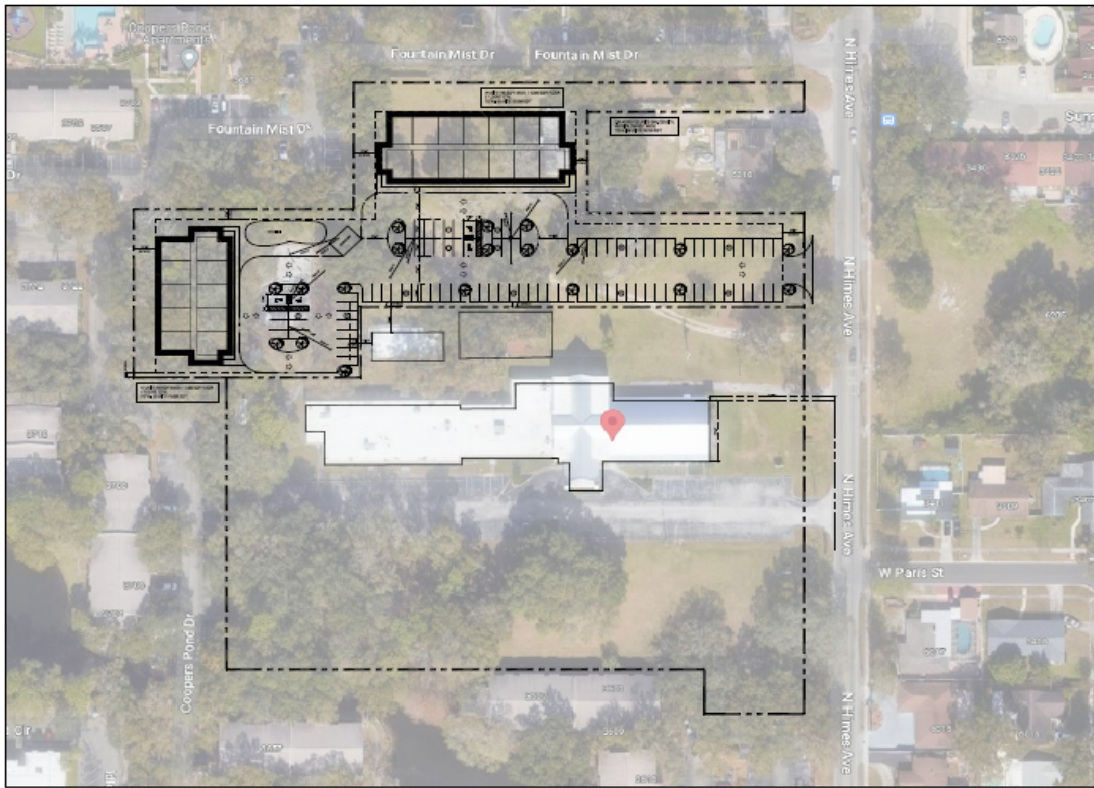
Andretta Properties  
 Licensed Real Estate Broker  
 550 N. Reo St. #300 Tampa, FL 33609  
 Office: 813-889-0889  
[www.andrettaproperties.com](http://www.andrettaproperties.com)



# 2.4 Acres Vacant Land for Sale

TBD (Part of 6202 N Himes Ave.), Tampa, FL 33614

## POTENTIAL SITE PLAN STUDY OVERVIEW AND ZOOMED IN



1 ARCHITECTURAL SITE PLAN SCHEMATIC 1  
SCALE: 1"=60'

PROPOSED DEVELOPMENT TABLE	
NO.	DESCRIPTION
1	APARTMENTS
2	PARKING
3	LANDSCAPE
4	UTILITIES
5	ACCESSORY BUILDINGS
6	DRIVEWAYS
7	STAIRS
8	ELEVATORS
9	MECHANICAL
10	ELECTRICAL
11	PLUMBING
12	TELEPHONE
13	TELEVISION
14	INTERNET
15	SECURITY
16	WATER
17	SEWER
18	STORM
19	HAZARDOUS WASTE
20	ASBESTOS
21	LEAD
22	PCB
23	OTHER

**Site Plan Study**  
 CHRYSTAL PRESBYTERIAN CHURCH  
 5502 N. Himes Avenue  
 Tampa, FL 33614

DATE: 10/15/2024

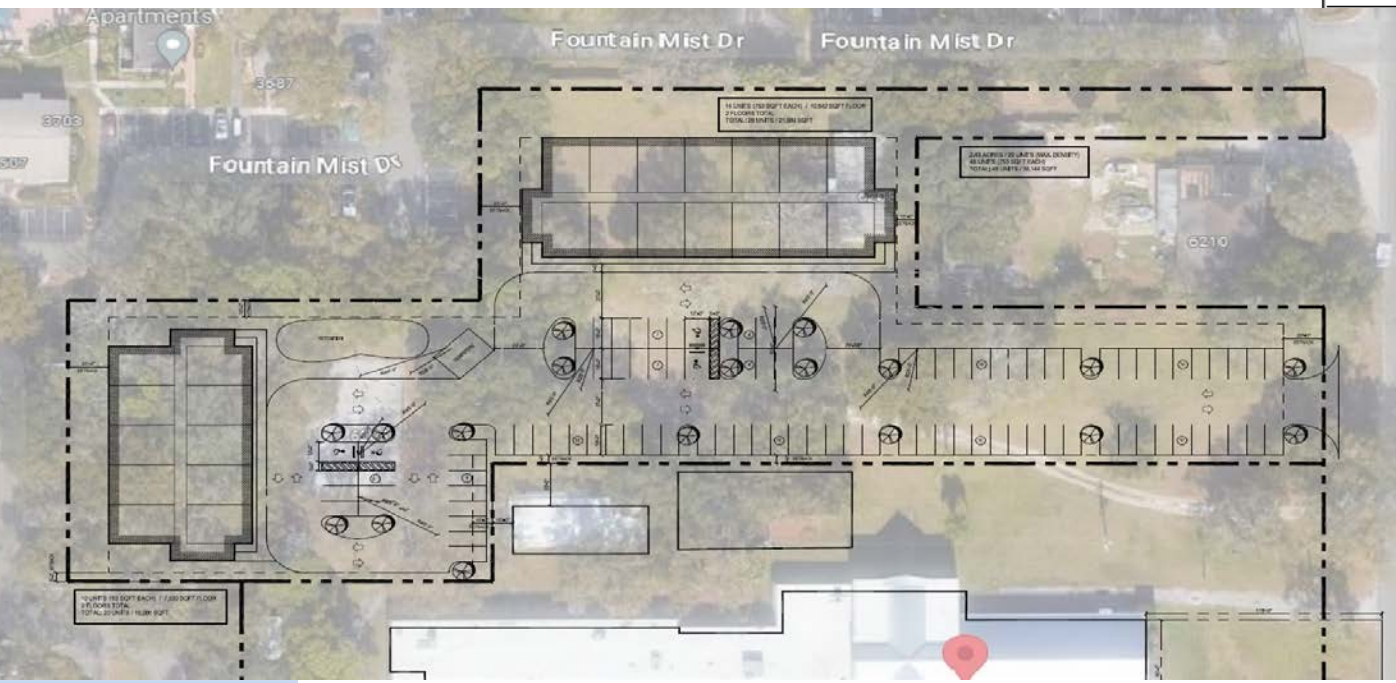
SCALE: 1"=60'

PROJECT NO: 24-001

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]



Bill Besselieu, CCIM  
 Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

Greg Andretta, SIOR  
 813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

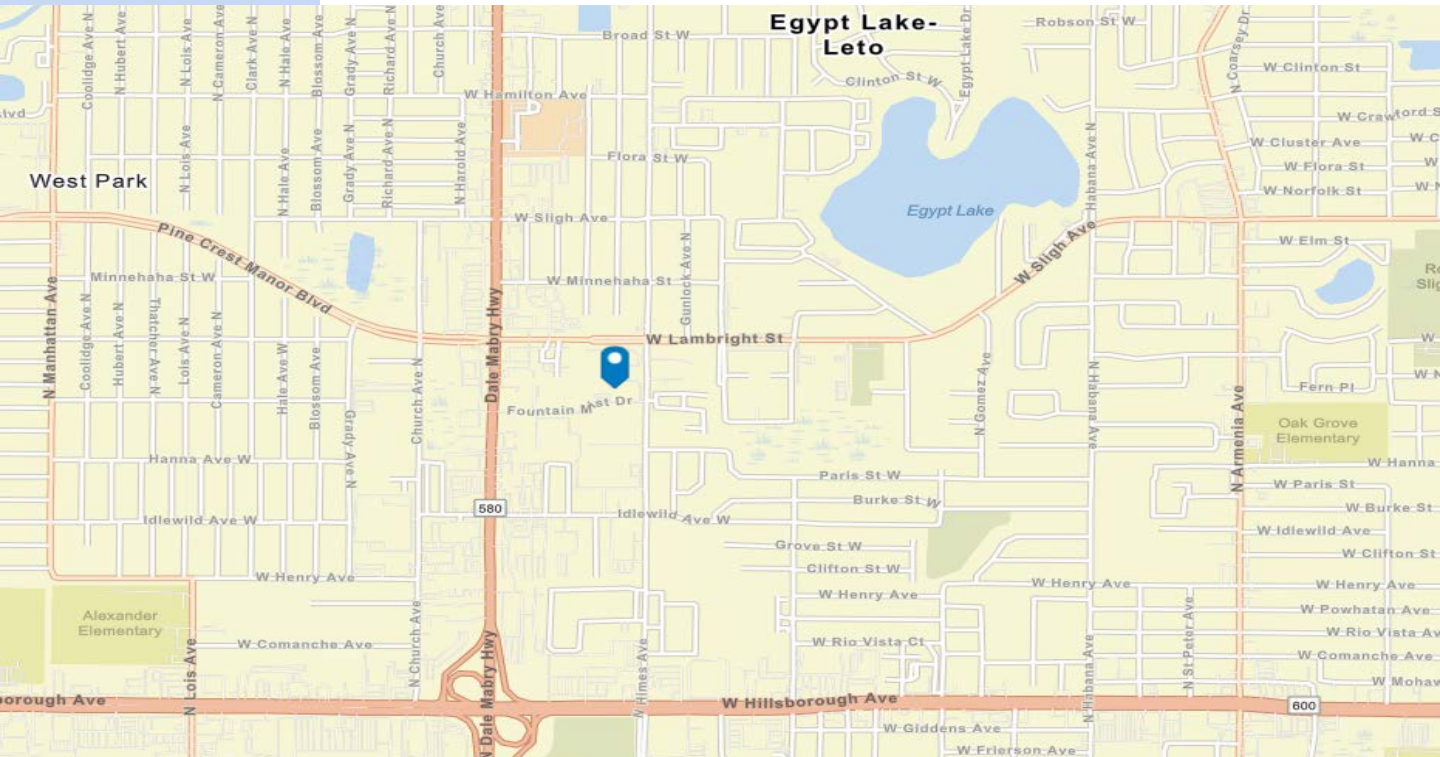
Andretta Properties  
 Licensed Real Estate Broker  
 550 N. Reo St. #300 Tampa, FL 33609  
 Office: 813-889-0889  
[www.andrettaproperties.com](http://www.andrettaproperties.com)

All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

# 2.4 Acres Vacant Land for Sale

TBD (Part of 6202 N Himes Ave.), Tampa, FL 33614

## LOCATION AND PICTOMETRY MAP



Bill Besselieu, CCIM  
Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

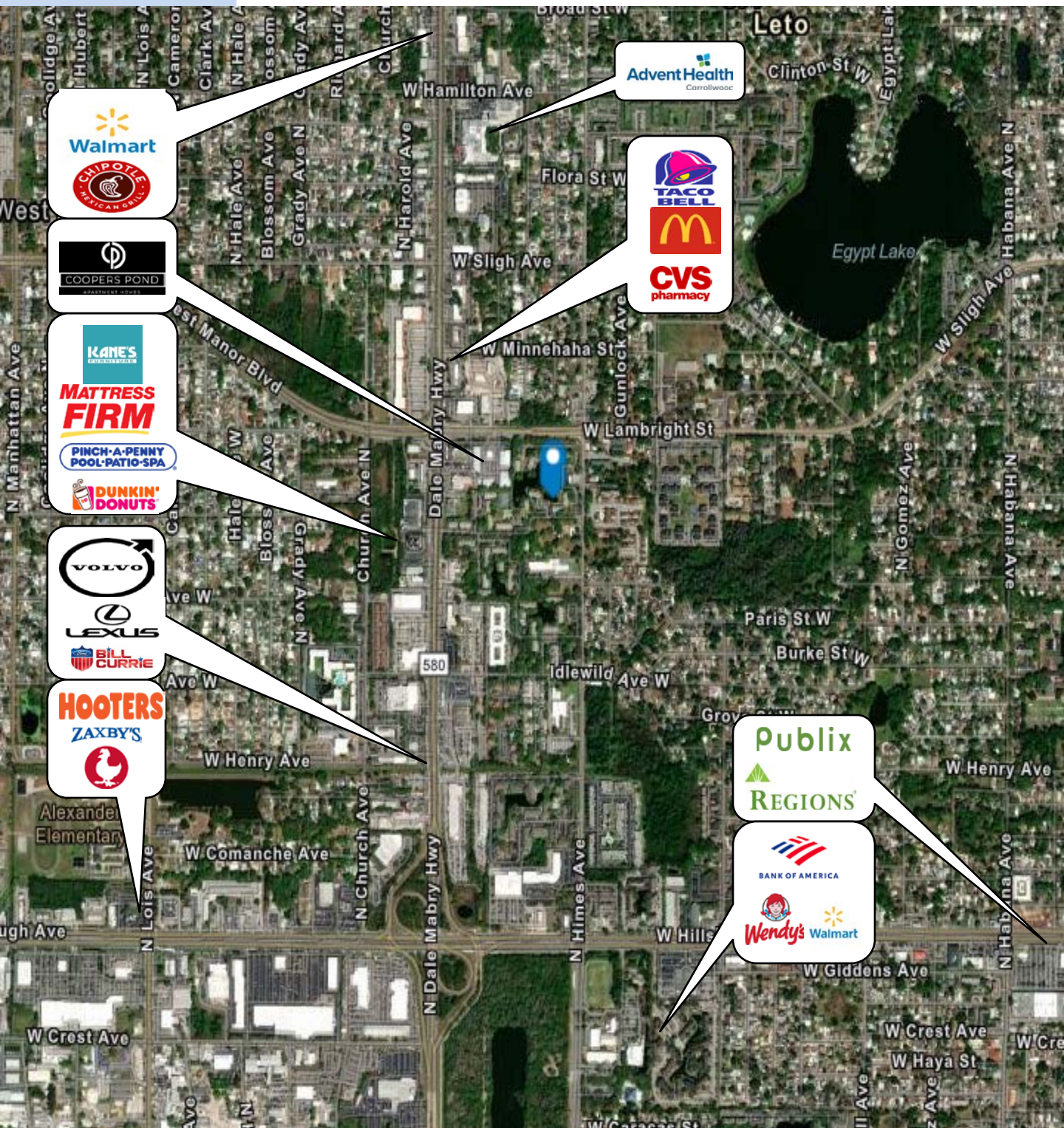
Greg Andretta, SIOR  
813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

Andretta Properties  
Licensed Real Estate Broker  
550 N. Reo St. #300 Tampa, FL 33609  
Office: 813-889-0889  
[www.andrettaproperties.com](http://www.andrettaproperties.com)

# 2.4 Acres Vacant Land for Sale

TBD (Part of 6202 N Himes Ave.), Tampa, FL 33614

## SURROUNDING RETAIL MAP



Bill Besselieu, CCIM  
 Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

Greg Andretta, SIOR  
 813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

Andretta Properties  
 Licensed Real Estate Broker  
 550 N. Reo St. #300 Tampa, FL 33609  
 Office: 813-889-0889  
[www.andrettaproperties.com](http://www.andrettaproperties.com)

All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

# 2.4 Acres Vacant Land for Sale

TBD (Part of 6202 N Himes Ave.), Tampa, FL 33614

## DEMOGRAPHICS



### Housing market characteristics

6202 N Himes Ave, Tampa, Florida, 33614  
Drive time of 5 minutes

**\$272,447** ↓  
Median Home Value  
21% lower than Florida which is \$330,683

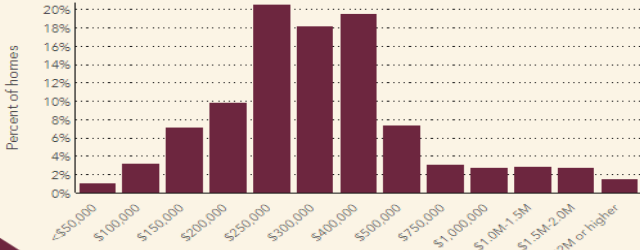
**76**  
Housing Affordability Index

**33.4%**  
Percent of Income for Mortgage

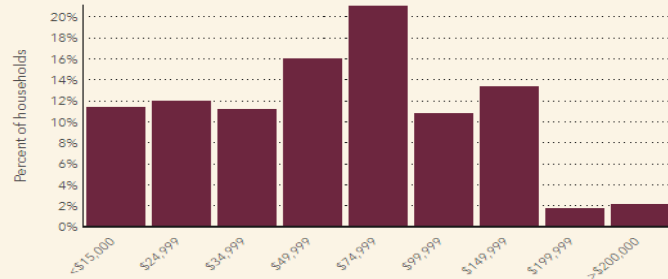
**130**  
Percent of Income for Mortgage (Index)

Age <18 **6,085**    Age 18-64 **19,188**    Age 65+ **4,689**    Total Pop **29,962**    Pop Growth **-0.25%**    Average HH Size **2.56**    Median Net Worth **\$38,319**

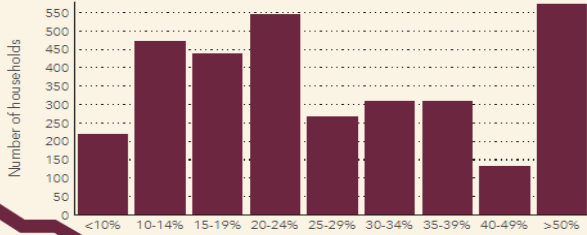
### Home value



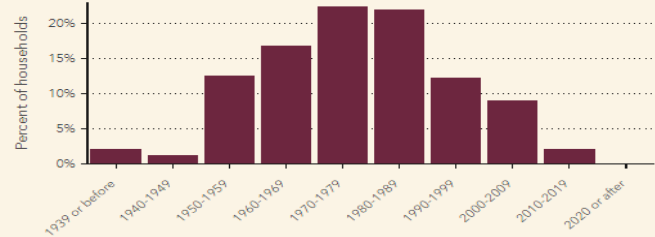
### Household income



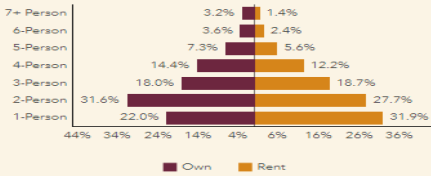
### Mortgage as % salary



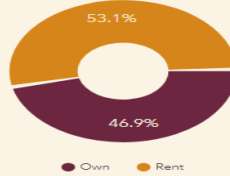
### Year property built



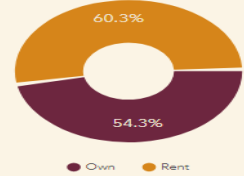
### 2010 Census housing by size



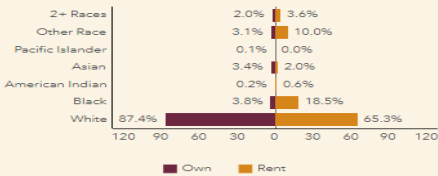
### Home ownership



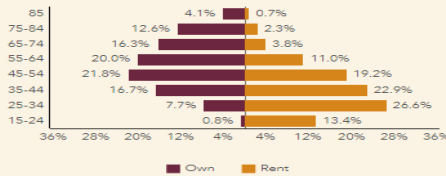
### Hispanic home ownership



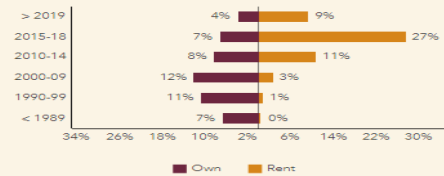
### 2010 Housing by race of householder



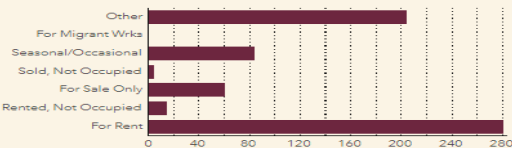
### Housing by age of householder



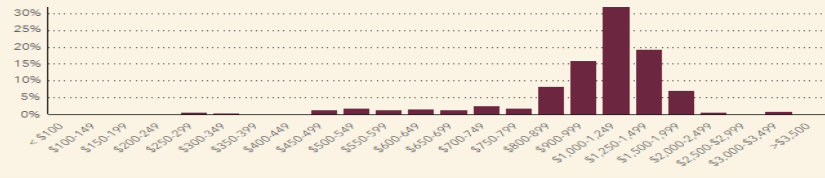
### Year householder moved in



### Vacant housing units (Total 650)



### Gross rent



Source: The data in this infographic comes from Esri, ACS, U.S. Census: 2023, 2017-2021, 2010.

Bill Besselieu, CCIM  
Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

Greg Andretta, SIOR  
813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

Andretta Properties  
Licensed Real Estate Broker  
550 N. Reo St. #300 Tampa, FL 33609  
Office: 813-889-0889  
[www.andrettaproperties.com](http://www.andrettaproperties.com)

All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.