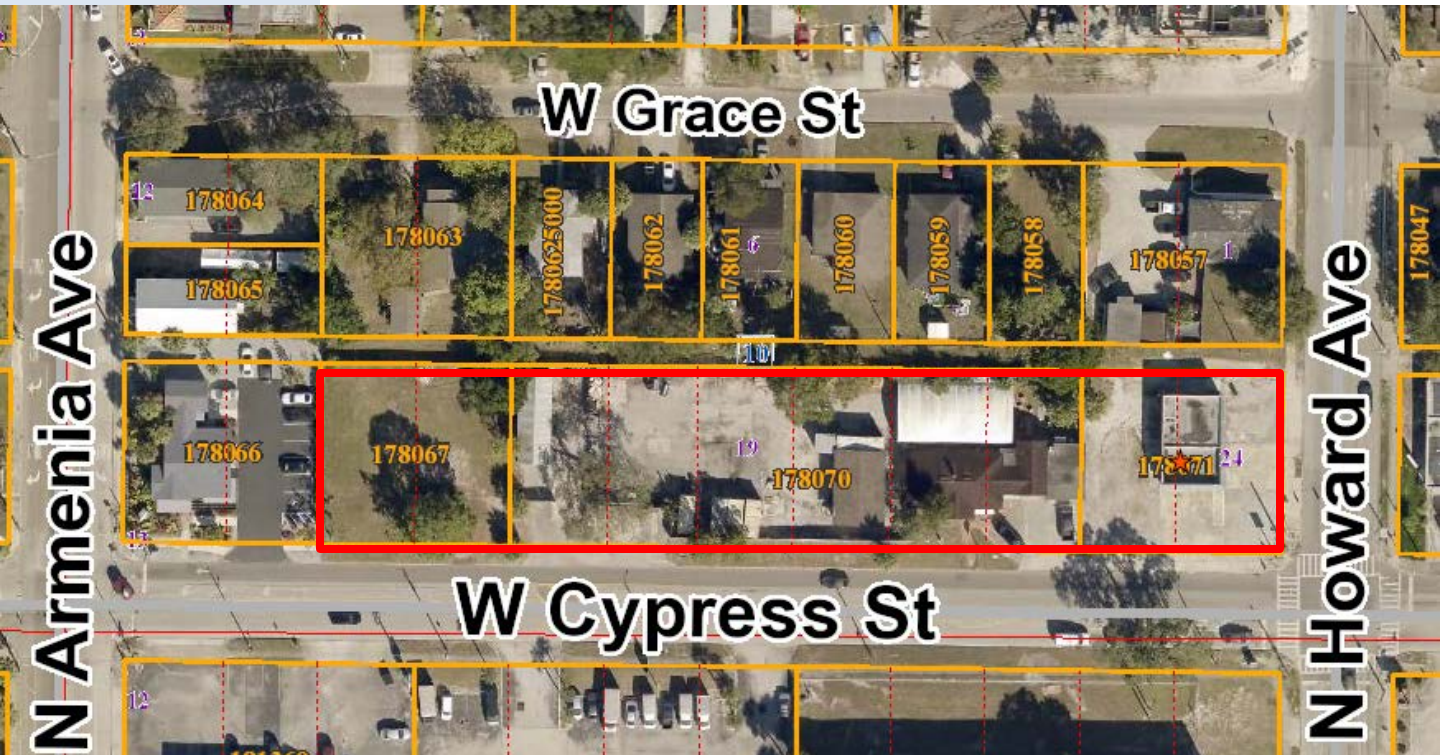


1.1 Acre (10 Lots) NoHo Development Site for Sale

1002 N Howard Ave, 2315 & 2331 W Cypress St, Tampa, FL 33607

EXECUTIVE SUMMARY



Summary:

Price:	\$3,995,000.
Land Size:	1.1 Acres
Zoning:	CI/Commercial Intensive
Potential Uses:	48- 52 Apartments Units Multiple Office/Retail Options 17-24 Townhome/Condo Units
Future Land Use:	Commercial Community -35 (2.0 FAR)
Folio Numbers:	178067.0000 178070.0000 178071.0000
Market:	North Hyde Park
Taxes:	\$19,410.18
Utilities	Water/Sewer City of Tampa Electric: Tampa Electric
Traffic Counts:	Over 30,000 AADT (15,500 – Howard Avenue plus 15,400 Cypress Street)

Overview:

This is an excellent opportunity to purchase a 1.1-acre developmental parcel in the NOHO neighborhood of Tampa. The Future Land Use of Commercial Community-35 allows for a number of commercial and residential uses including, townhomes, apartments, retail and office. A completed site analysis proposes some potential uses that include 48-52 apartment homes, 17-24 Townhome/Condo units and several retail/office solutions (all subject to City of Tampa approval).

The NoHo neighborhood is located just north of South Tampa along the Howard/Armenia corridor. The location is just a few blocks away from Interstate 275 with excellent access to Tampa Bay, Pinellas County and Orlando to the east. The project is situated midway between the new Midtown Tampa project and Tampa's Central Business District. This area is home to many new businesses, including law firms, restaurants, multiple apartment complexes and the Jewish Community Center. This opportunity is perfect for a developer looking for a retail, office, townhome or multi family project in the heart of thriving Tampa Florida.

Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

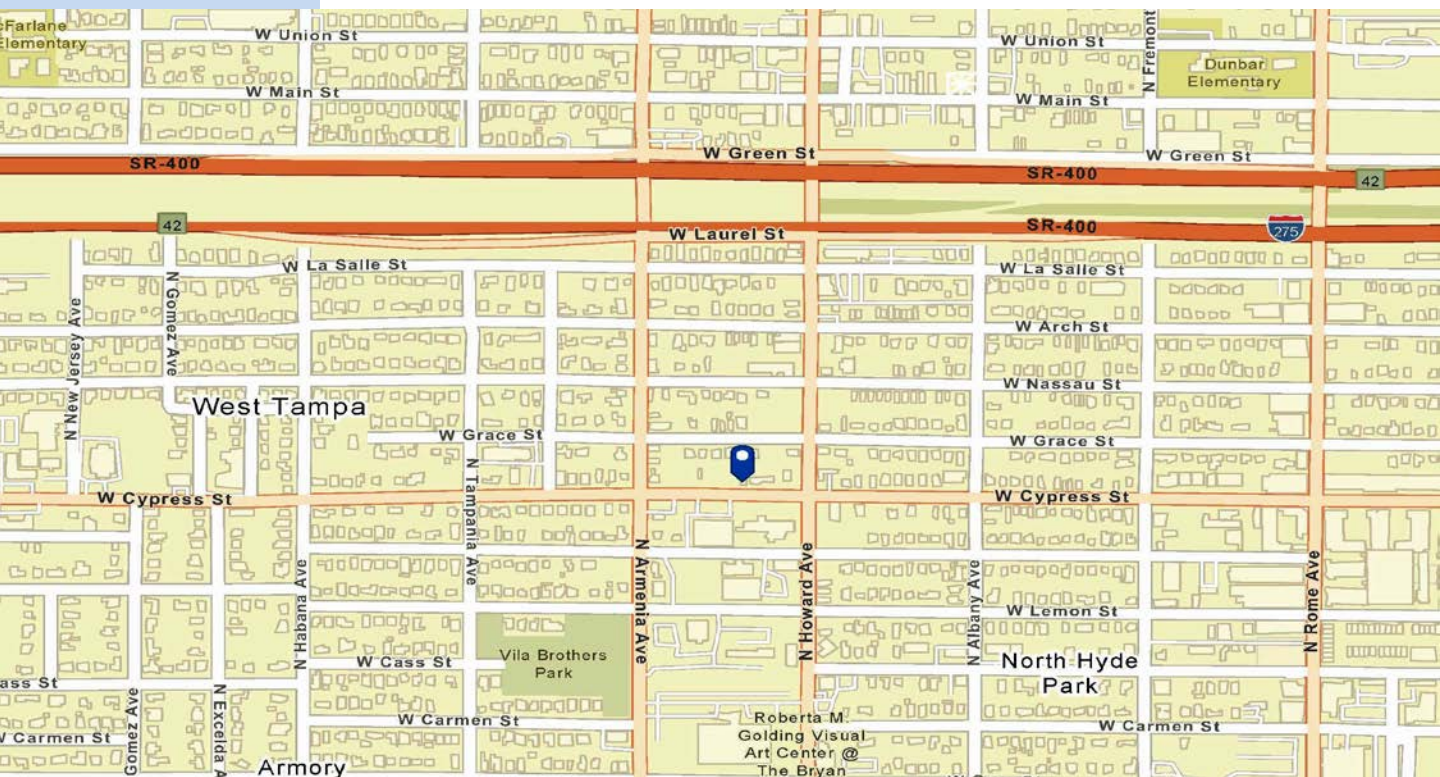
Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33629
Office: 813-889-0889
www.andrettaproperties.com

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LOCATION AND AERIAL MAPS



Bill Besseliu, CCIM
Mobile/Direct: 813-263-5854
besseliu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

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1.1 Acre (10 lots) NoHo Development Site for Sale

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SURROUNDING RETAIL MAP



Bill Besseliu, CCIM
Mobile/Direct: 813-263-5854
besseliu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

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550 N. Reo St. #300 Tampa, FL 33629
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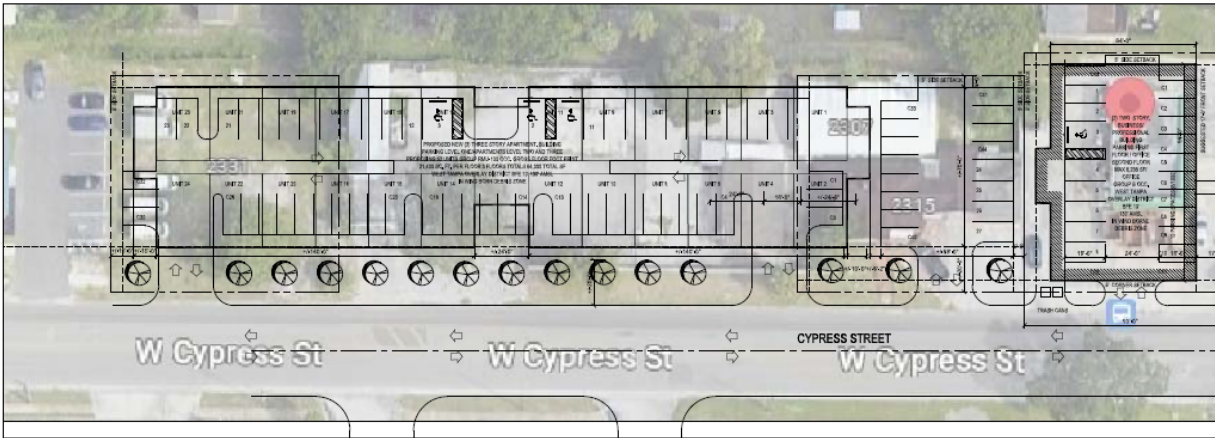
1.1 Acre (10 lots) NoHo Development Site for Sale

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SITE PLAN STUDIES(SUBJECT TO CITY OF TAMPA APPROVAL)

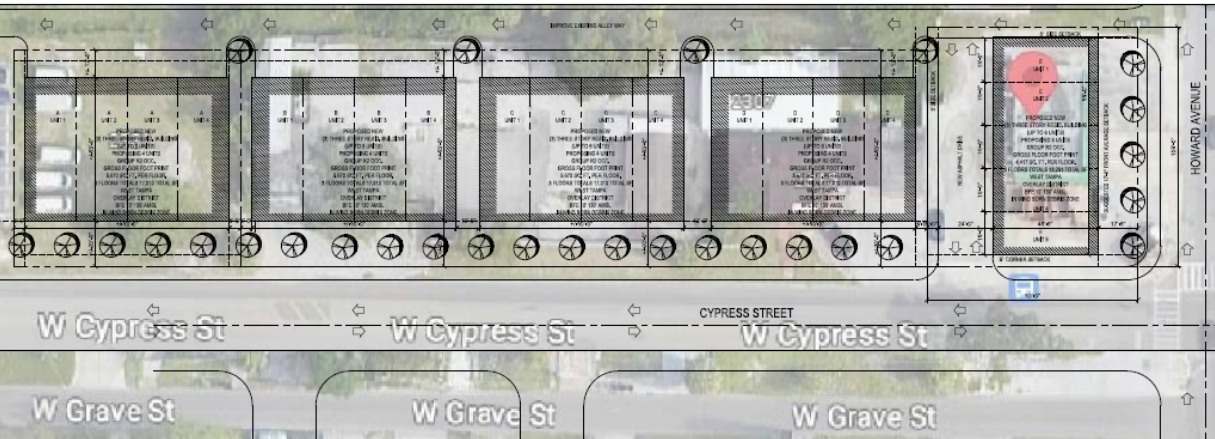


RETAIL SITE PLAN DATA TABLE	
1	PROJECT NAME
2	PROJECT ADDRESS
3	PROJECT TYPE
4	PROJECT PHASE
5	PROJECT STATUS
6	PROJECT OWNER
7	PROJECT ARCHITECT
8	PROJECT ENGINEER
9	PROJECT SURVEYOR
10	PROJECT DATE
11	PROJECT SCALE
12	PROJECT SHEET NO.
13	PROJECT SHEET TOTAL
14	PROJECT CITY
15	PROJECT COUNTY
16	PROJECT STATE
17	PROJECT ZIP
18	PROJECT LOT NO.
19	PROJECT LOT AREA
20	PROJECT LOT DIMENSIONS
21	PROJECT LOT ZONING
22	PROJECT LOT USE
23	PROJECT LOT DEED NO.
24	PROJECT LOT DEED DATE
25	PROJECT LOT DEED COUNTY
26	PROJECT LOT DEED STATE
27	PROJECT LOT DEED ZIP
28	PROJECT LOT DEED LOT NO.
29	PROJECT LOT DEED LOT AREA
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37	PROJECT LOT DEED LOT DEED ZIP
38	PROJECT LOT DEED LOT DEED LOT NO.
39	PROJECT LOT DEED LOT DEED LOT AREA
40	PROJECT LOT DEED LOT DEED LOT DIMENSIONS
41	PROJECT LOT DEED LOT DEED LOT ZONING
42	PROJECT LOT DEED LOT DEED LOT USE
43	PROJECT LOT DEED LOT DEED LOT DEED NO.
44	PROJECT LOT DEED LOT DEED LOT DEED DATE
45	PROJECT LOT DEED LOT DEED LOT DEED COUNTY
46	PROJECT LOT DEED LOT DEED LOT DEED STATE
47	PROJECT LOT DEED LOT DEED LOT DEED ZIP
48	PROJECT LOT DEED LOT DEED LOT DEED LOT NO.
49	PROJECT LOT DEED LOT DEED LOT DEED LOT AREA
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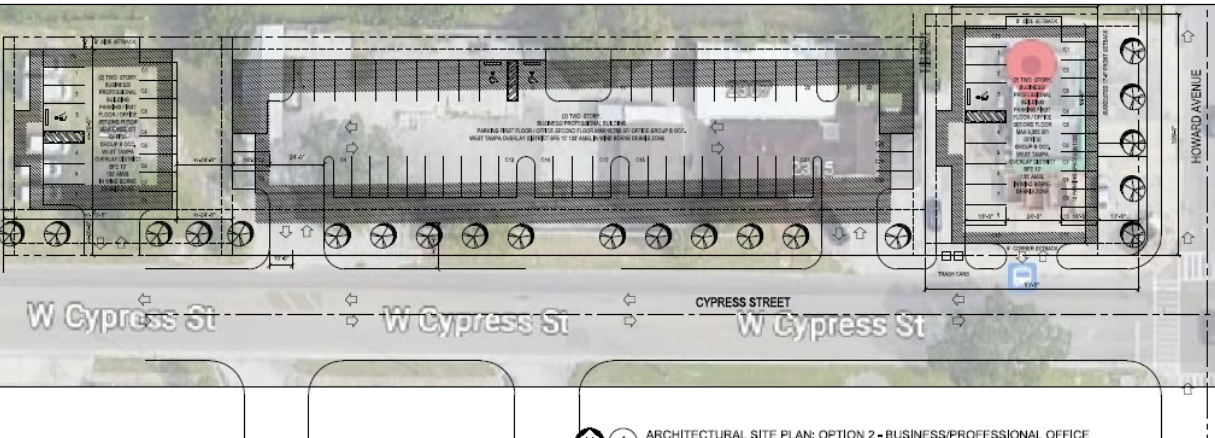
2 ARCHITECTURAL SITE PLAN; OPTION 4 - COMBINATION OF COMMERCIAL & APARTMENTS
SCALE: 1"=30'-0"

MULTI-FAMILY SITE PLAN DATA TABLE	
1	PROJECT NAME
2	PROJECT ADDRESS
3	PROJECT TYPE
4	PROJECT PHASE
5	PROJECT STATUS
6	PROJECT OWNER
7	PROJECT ARCHITECT
8	PROJECT ENGINEER
9	PROJECT SURVEYOR
10	PROJECT DATE
11	PROJECT SCALE
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39	PROJECT LOT DEED LOT DEED LOT AREA
40	PROJECT LOT DEED LOT DEED LOT DIMENSIONS



2 ARCHITECTURAL SITE PLAN; OPTION 1 - MULTI-RESIDENTIAL
SCALE: 1"=30'-0"

SITE PLAN DATA TABLE	
1	PROJECT NAME
2	PROJECT ADDRESS
3	PROJECT TYPE
4	PROJECT PHASE
5	PROJECT STATUS
6	PROJECT OWNER
7	PROJECT ARCHITECT
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38	PROJECT LOT DEED LOT DEED LOT NO.
39	PROJECT LOT DEED LOT DEED LOT AREA
40	PROJECT LOT DEED LOT DEED LOT DIMENSIONS



1 ARCHITECTURAL SITE PLAN; OPTION 2 - BUSINESS/PROFESSIONAL OFFICE
SCALE: 1"=30'-0"

Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
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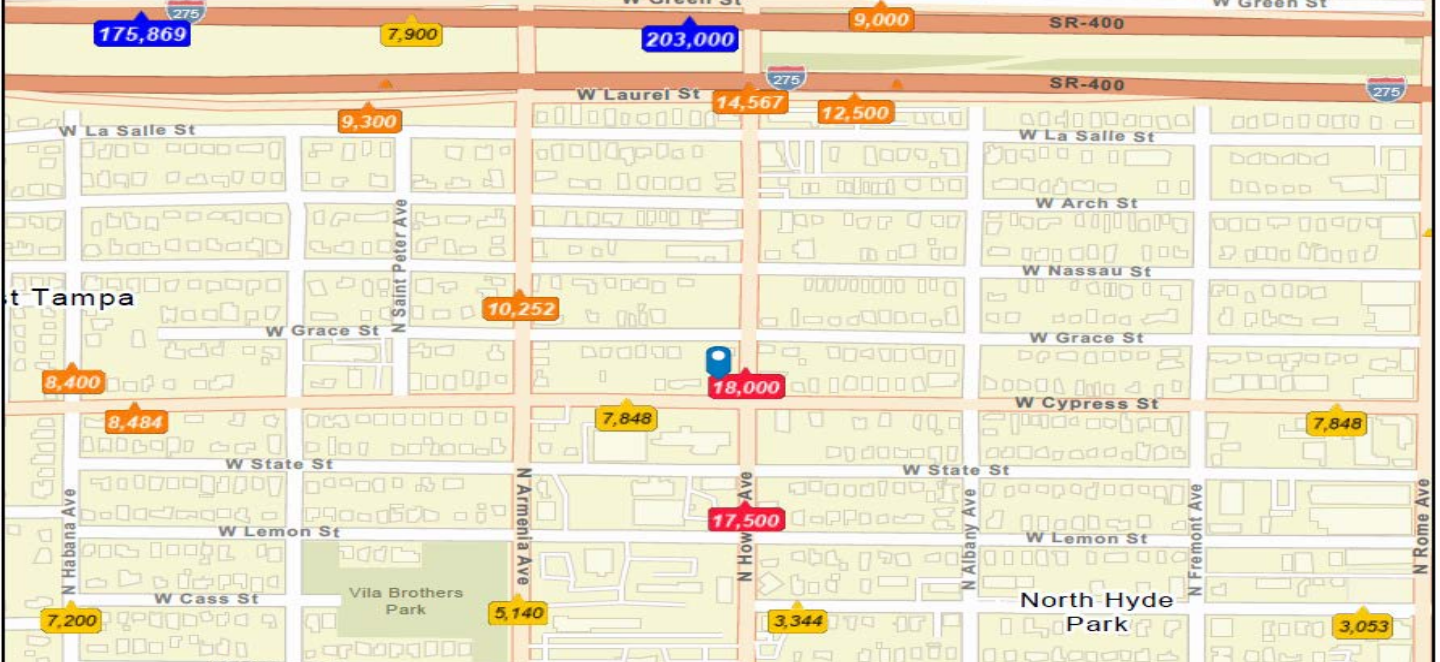
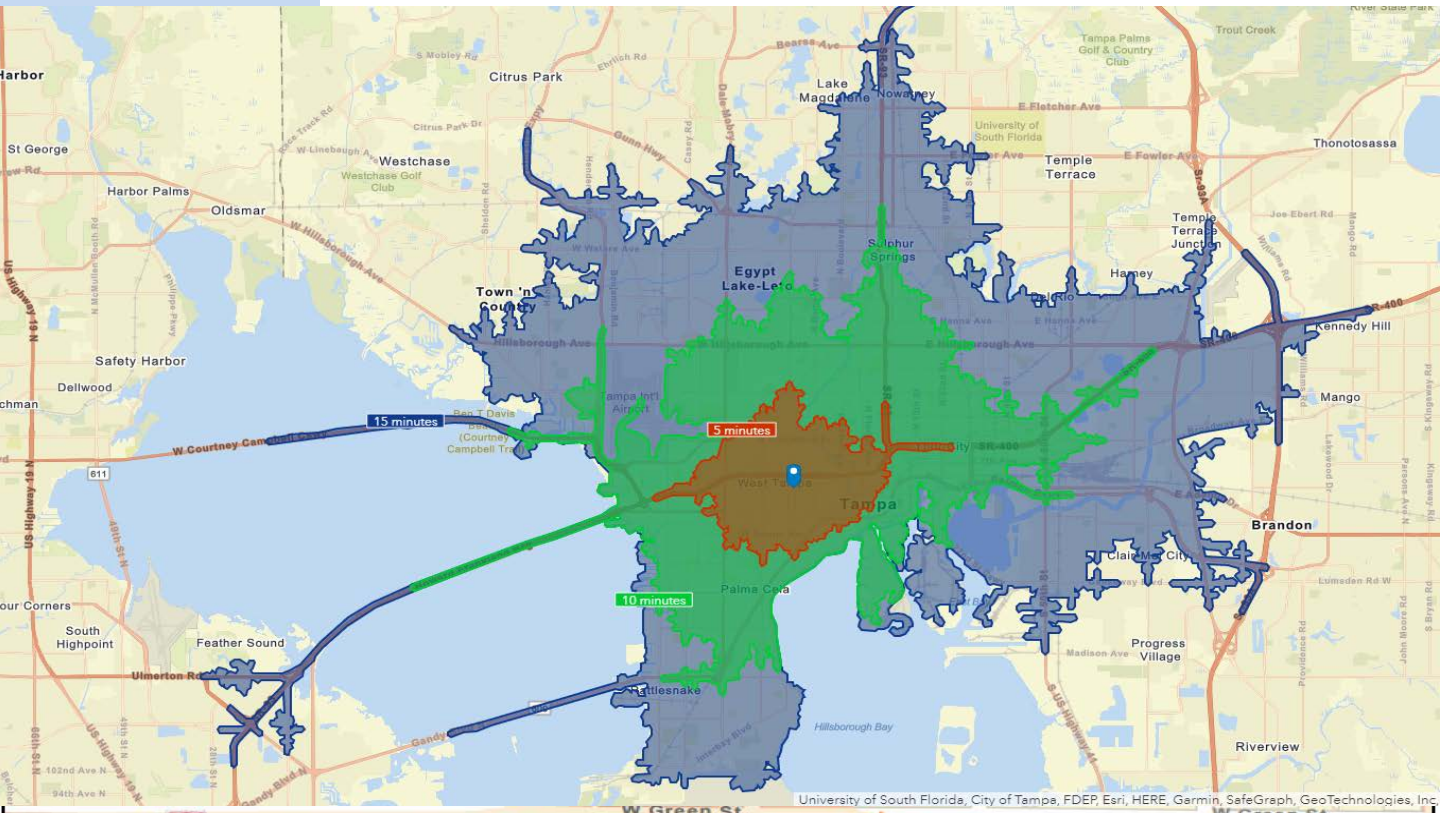
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Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33629
Office: 813-889-0889
www.andrettaproperties.com

1.1 Acre (10 lots) NoHo Development Site for Sale



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DRIVE TIMES & TRAFFIC COUNT MAPS



Bill Besselieu, CCIM
 Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
 813-263-4833
greg@andrettaproperties.com

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DEMOGRAPHICS



2020 Census Redistricting Data (Public Law 94-171)

1002 N Howard Ave, Tampa, Florida, 33607
Drive time of 5 minutes

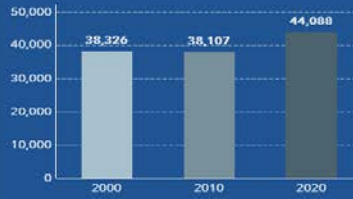
KEY FACTS

48,446 Total Population **22,654** Housing Units **5,435.8** Population Density **2.15** Average Household Size **80.0** Diversity Index

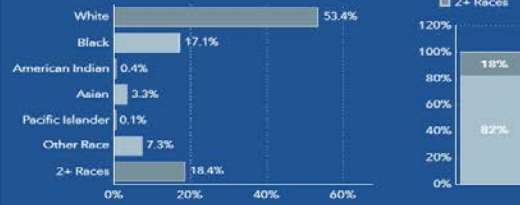
2010-2020 ANNUAL GROWTH RATE



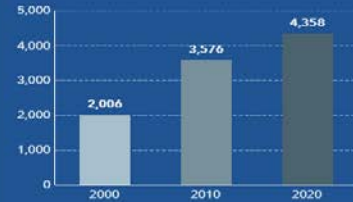
HOUSEHOLD POPULATION



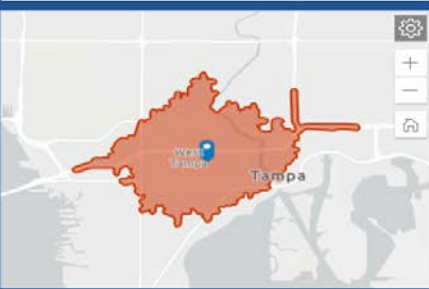
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	7,254	41,192
1 Race	5,656	33,859
White	2,860	23,019
Black	1,881	6,393
American Indian/Alaska Native	30	174
Asian	210	1,380
Pacific Islander	11	12
Some Other Race	663	2,882
2 or More Races	1,598	7,334



Source: U.S. Census Bureau, 2020 Redistricting Data (PL 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



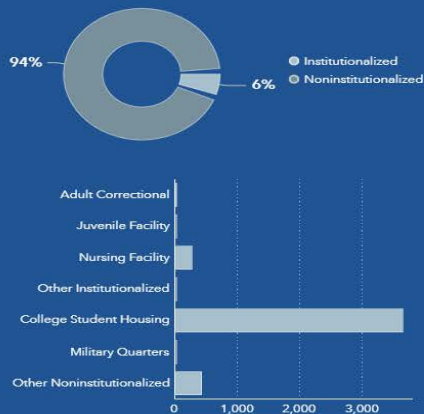
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1002 N Howard Ave, Tampa, Florida, 33607
Drive time of 5 minutes

KEY FACTS

48,446 Total Population **22,654** Housing Units **5,435.8** Population Density **2.15** Average Household Size **80.0** Diversity Index

GROUP QUARTERS BY POPULATION



HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	2,795	12,732	15,528
1 Race	1,551	6,597	8,149
White	745	3,462	4,207
Black	157	319	476
American Indian/Alaska Native	25	114	139
Asian	11	43	55
Pacific Islander	0	3	4
Some Other Race	612	2,657	3,269
2 or More Races	1,244	6,135	7,379

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	4,459	28,460	32,918
1 Race	4,105	27,261	31,366
White	2,116	19,557	21,672
Black	1,724	6,074	7,798
American Indian/Alaska Native	5	60	65
Asian	199	1,336	1,535
Pacific Islander	10	9	19
Some Other Race	51	225	276
2 or More Races	354	1,199	1,553

Source: U.S. Census Bureau, 2020 Redistricting Data (PL 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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besselieu@gmail.com

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TAMPA FUTURE LAND USE MAP



JURISDICTION	FUTURE	CLUSTERING / OPEN SPACE	EXISTING	DEVELOPABLE
TAMPA	COMMUNITY COMMERCIAL-35 (2.0 FAR)		Light Commercial	null

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