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813.935.9600

TINA MARIE ELOIAN, CCIM
TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

6205 N. HIMES AVENUE
TAMPA, FL 33614 :: FOR SALE: \$1,495,000/

PRIME 1.78 AC SITE :: EGYPT LAKE
RESIDENTIAL :: MULTI-FAMILY SITE

- PLANNED DEVELOPMENT- MIXED USE •**
ZONED: PD



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

MINUTES FROM MAJOR THOROUGHFARES, DOWNTOWN TAMPA OR ANYWHERE IN THE TRI-COUNTY AREA



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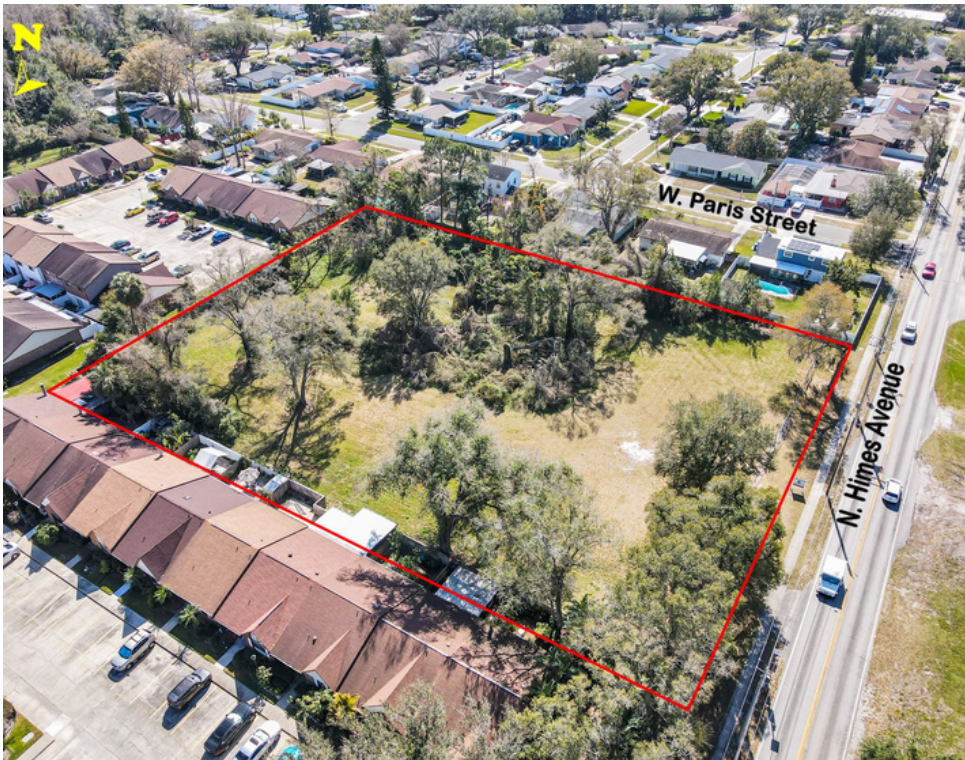
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NEW DEVELOPMENT OPPORTUNITY

THIS SITE IS IDEAL FOR NEW CONSTRUCTION FOR MULTI-FAMILY, RESIDENTIAL OR COMMERCIAL

PROPERTY DETAILS



Florida Commercial Group is pleased to present the opportunity to acquire a 1.78-acre land parcel in the growing neighborhood of Egypt Lake.

- Exceptional residential, multi-family development parcel located immediately north of the W. Hillsborough Avenue/ N. Himes Avenue intersection.
- Sellers have drawn up plans for entitlements for 2-story condo homes with blueprints in place for up to 28 residential new builds.
- The site's planned development (PD) zoning provides ample opportunity to develop a small to medium size multi-family project that is close to nearby job centers (like Advent Health-Carrollwood, Raymond James Stadium and St. Joseph Hospital) as well as various retail amenities and neighborhood conveniences.
- This property is in the immediate area of many national and regional retailers as well as several neighborhood schools and daycare centers.
- Al Lopez Park, Publix Super Market, Walmart Neighborhood Market, Walgreens, CVS Pharmacy, Bank of America, Regions Bank, Horizon Park Shopping Center, Powerhouse Gym, Auto Zone, Advanced Auto Parts and Public Storage are all within a five-to-seven-minute drive of this site.
- With rapidly improving demographics, this area is projected to continue to experience increases in population and households' incomes over the next five years.
- Residing within a 3-mile radius of this site are approximately 5,935 people with an average age of 34.8 and a HH income that exceeds \$48,000.

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LISTING DETAILS

FINANCIAL & TERMS

Status: Active
 Offering Price: \$1,495,000/
 Price per acre: \$839,887.64/
 Purchase Options: Cash, Hard Money, Conventional, SBA
 Expenses: Available Upon Request
 (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

Street Number: 6205
 Street Name: N. Himes Avenue
 Street City: Tampa
 County: Hillsborough
 Traffic Count/ Cross Streets:
 2,700 VTD (N. Himes Avenue and Lambright Street) AADT, 2021
 Market: Tampa/ St. Petersburg/ Clearwater
 Sub-Market: Egypt Lake- Leto

THE PROPERTY

Folio Numbers: 030523-0000
 Zoning: PD (Planned Development)
 Current Use: Vacant Land
 Site Improvements: N/A
 Total Acreage: 1.78 AC
 Lot Size (Sq. Ft.): 77,537 SF
 Lot Dimensions: 242' x 320'
 Front Footage: 242' (approx.) N. Himes Avenue
 Future Land Use: Residential, Multi-family Development

TAXES

Tax Year: 2022
 Taxes: \$6,068.33

UTILITIES

Electricity: TECO
 Water: City of Tampa Utilities
 Waste: City of Tampa Utilities
 Communications: Verizon/ Frontier/ Spectrum

LEGAL DESCRIPTION

SW 1/4 OF SW 1/4 OF NW 1/4 LESS N 165 FT AND LESS S 274 FT AND LESS E 325 FT THEREOF

THE COMMUNITY

Community/Subdivision Name: NE Hillsborough & DM S of Sligh
 Flood Zone Area: X
 Flood Zone Panel: 12057C0194H

THE LISTING

Driving Directions:
 From Hillsborough Avenue, head North on Himes Avenue to the property. Arrive at the property on the right.



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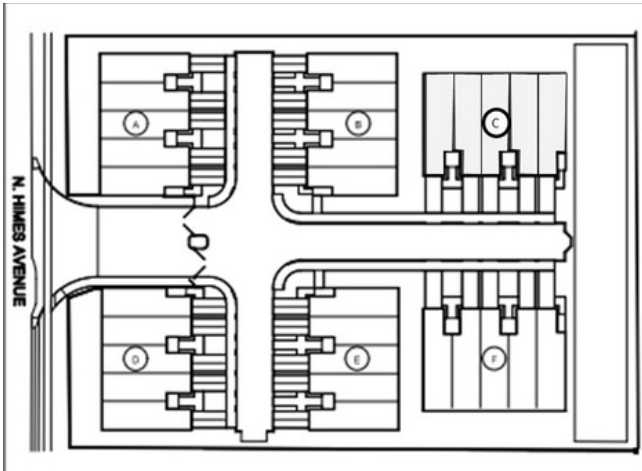
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SITE RENDERINGS

POTENTIAL KEY PLAN



RENDERINGS



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OUTSTANDING, HIGH/DRY 1.78 ACRE SITE OFFERING LIMITLESS OPPORTUNITIES FOR NEW PLANNED DEVELOPMENT



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LISTING AERIAL



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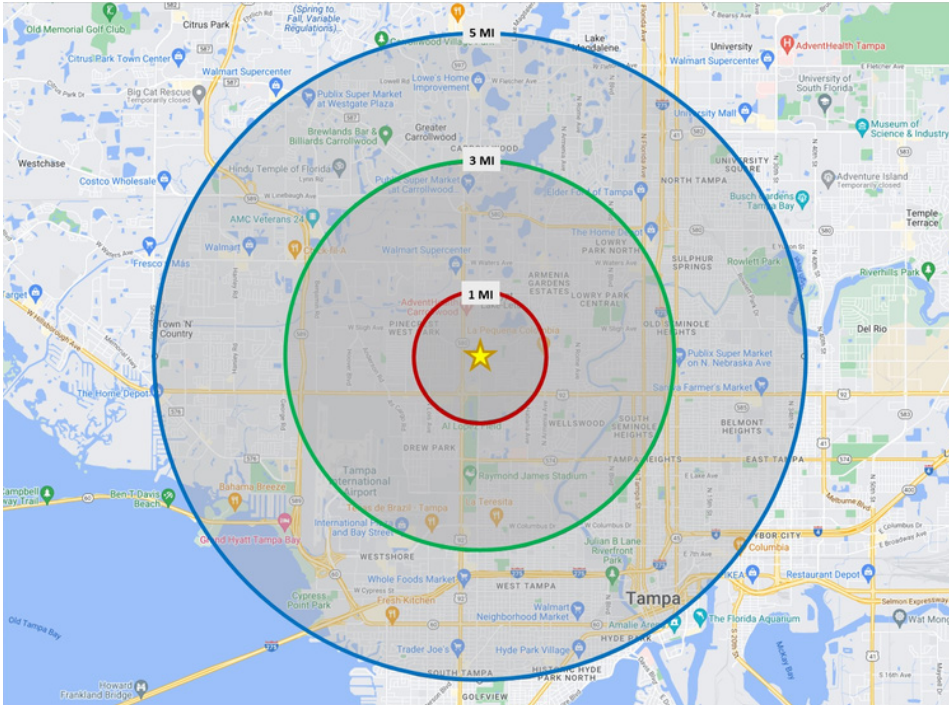
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INVESTMENT HIGHLIGHTS | DEMOGRAPHICS

- Development/ New Construction Opportunity
- Excellent, 1.78-acre site offering opportunities for new construction.
- Highest and best use: new residential or multi-family development.
- 242' frontage directly on Himes Avenue.
- Located immediately east of N. Dale Mabry Hwy and north of the signalized intersection of W. Hillsborough Avenue and N. Himes Avenue.
- Minutes from AdventHealth- Carrollwood, Al Lopez Park, Raymond James Stadium, St. Joseph's Hospital, Publix Super Market, CVS Pharmacy, Bank of America, Public Storage, Dale Mabry Hwy, W. Hillsborough Avenue, Waters Avenue, Sligh Avenue, Town N Country, Carrollwood and Lowry Park.
- The area is exploding with new commercial and residential growth and is surrounded by countless new developments.
- Convenient to highways and major thoroughfares.
- 15 minutes (approx.) to Tampa International Airport
- 11 minutes to Interstate 275 (South)
- 3.3 miles east of the Veterans Expressway



POPULATION	1 Mile	3 Miles	5 Miles
Total population	1,842	5,935	20,083
Median age	34.8	37.1	39.9
Median age (Male)	37.3	36.8	38.5
Median age (Female)	33.8	37.5	41.1
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	849	2,464	7,480
# of persons per HH	2.2	2.4	2.7
Average HH income	\$40,896	\$48,252	\$52,829
Average house value	\$219,712	\$205,625	\$196,492

CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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AREA HIGHLIGHTS | DIRECTIONS

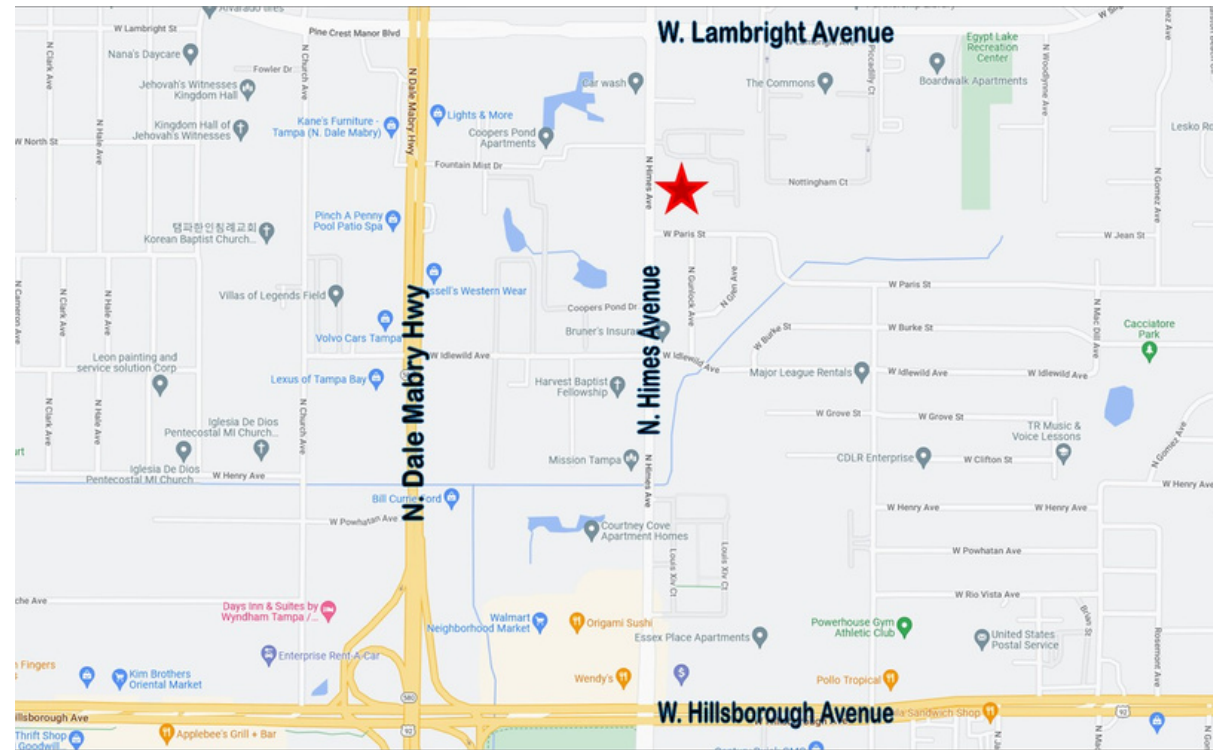


AREA HIGHLIGHTS

This location offers quick accessibility to highways and major thoroughfares, ie... Dale Mabry Hwy, Waters Avenue, Hillsborough Avenue Busch Blvd., Dr. Martin Luther King Blvd., N. Nebraska Avenue, Veterans Expressway and Interstate 275. The area is exploding with new retail, multi-family and single-family development.

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Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

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- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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