

2.5 Acre Commercial Parcel for Sale or Lease

5510 Carmack Rd., Tampa, FL 33610

EXECUTIVE SUMMARY



Summary:

Purchase Price:	\$1,399,900
Lease Price:	\$5,000/Month
Folio #:	062850-0000
Zoning:	PD/Planned Development
Fenced Yard	Chain link with electric gate
Land Size:	2.5 Acres +/-
Dimensions:	156'x700' +/-
Current Use	Vacant/Storage
Municipality:	Unincorporated Hillsborough County
Utilities:	Well & Septic
Market:	East Tampa/Seffner
Taxes:	\$8,678

Overview:

FOR LEASE OR SALE!!

This is a 2.5-acre commercial parcel located near Interstate-75 and Interstate 4. The Tampa/Seffner location near the I4/I75 apex provides good access to all of Tampa Bay and beyond. With access of US 92 the site is at the end of a dead-end street providing for a low-key location. The property has a chain link fence along the perimeter with an electric coded gate opener. There are several large trees providing a canopy for shade.

There is a small 1,152 sf frame building located on the property along with an old trailer, both are in "AS IS, WHERE IS" condition.

There are several allowed uses provided in the PD available for review.

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

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

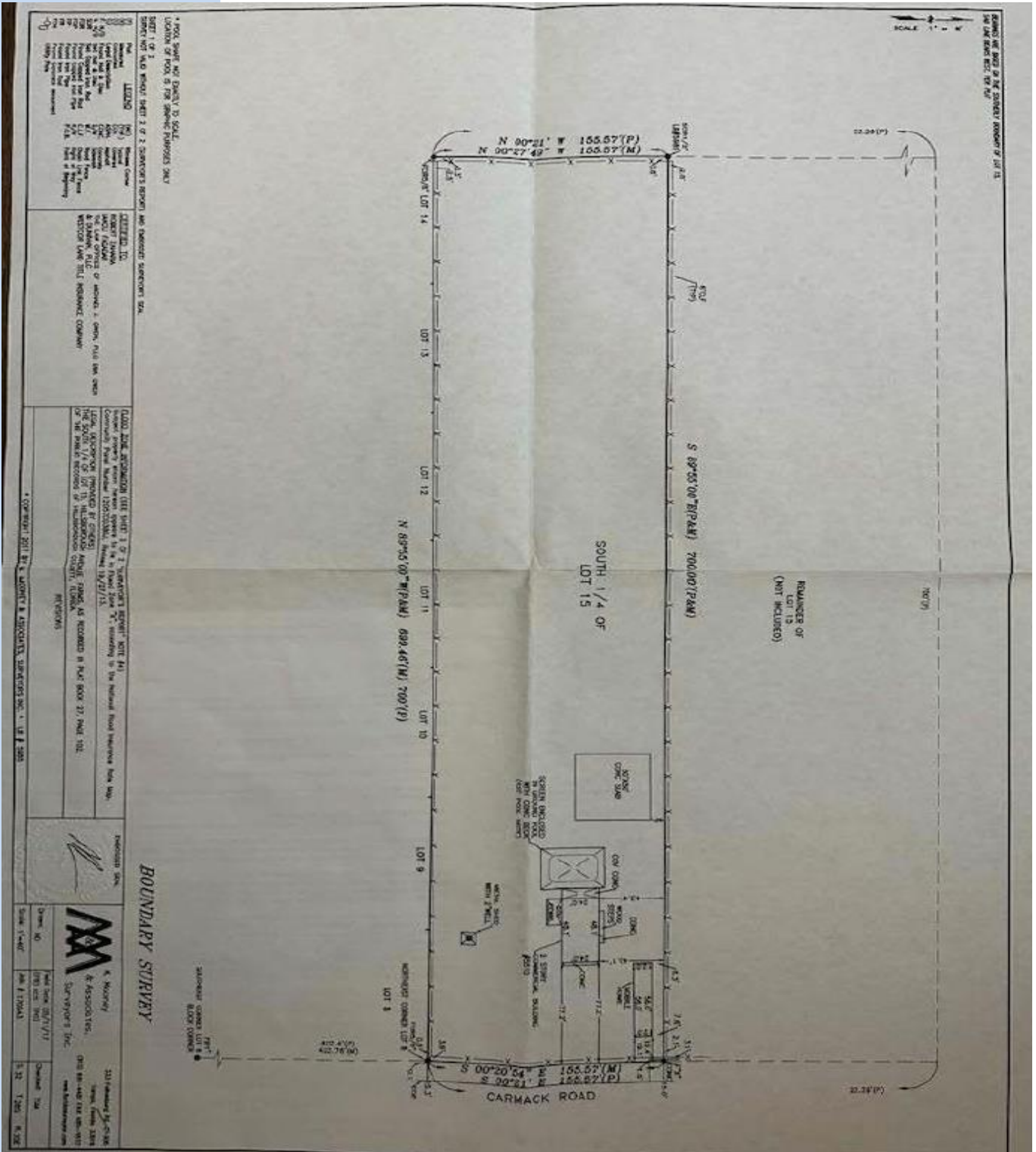
Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com



2.5-acre Commercial Parcel for Sale or Lease

5510 Carmack Rd., Tampa, FL 33610

SURVEY – SUBJECT TO VERIFICATION



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

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

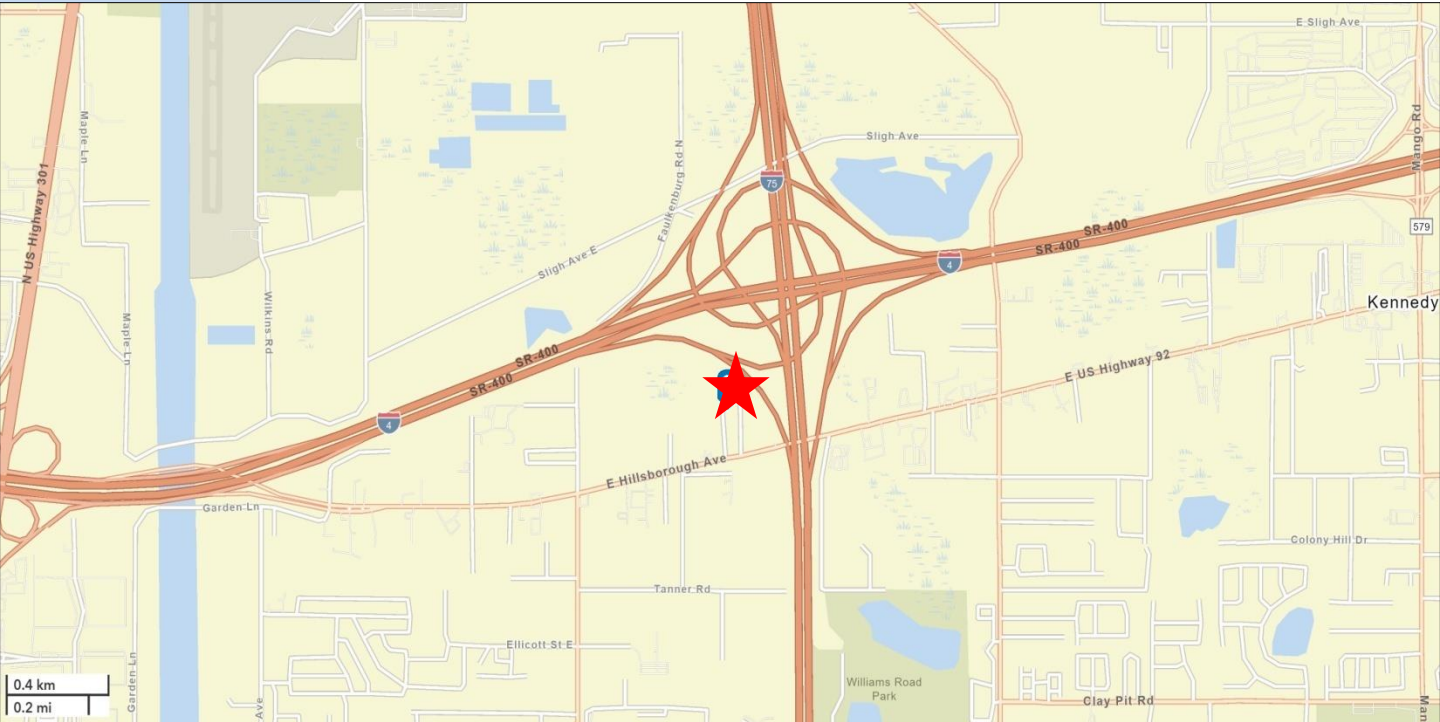
Andretta Properties
 Licensed Real Estate Broker
 550 N. Reo St. #300 Tampa, FL 33609
 Office: 813-889-0889
www.andrettaproperties.com

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.

2.5-acre Commercial Parcel for Sale or Lease

5510 Carmack Rd., Tampa, FL 33610

LOCATION AND AERIAL MAPS



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

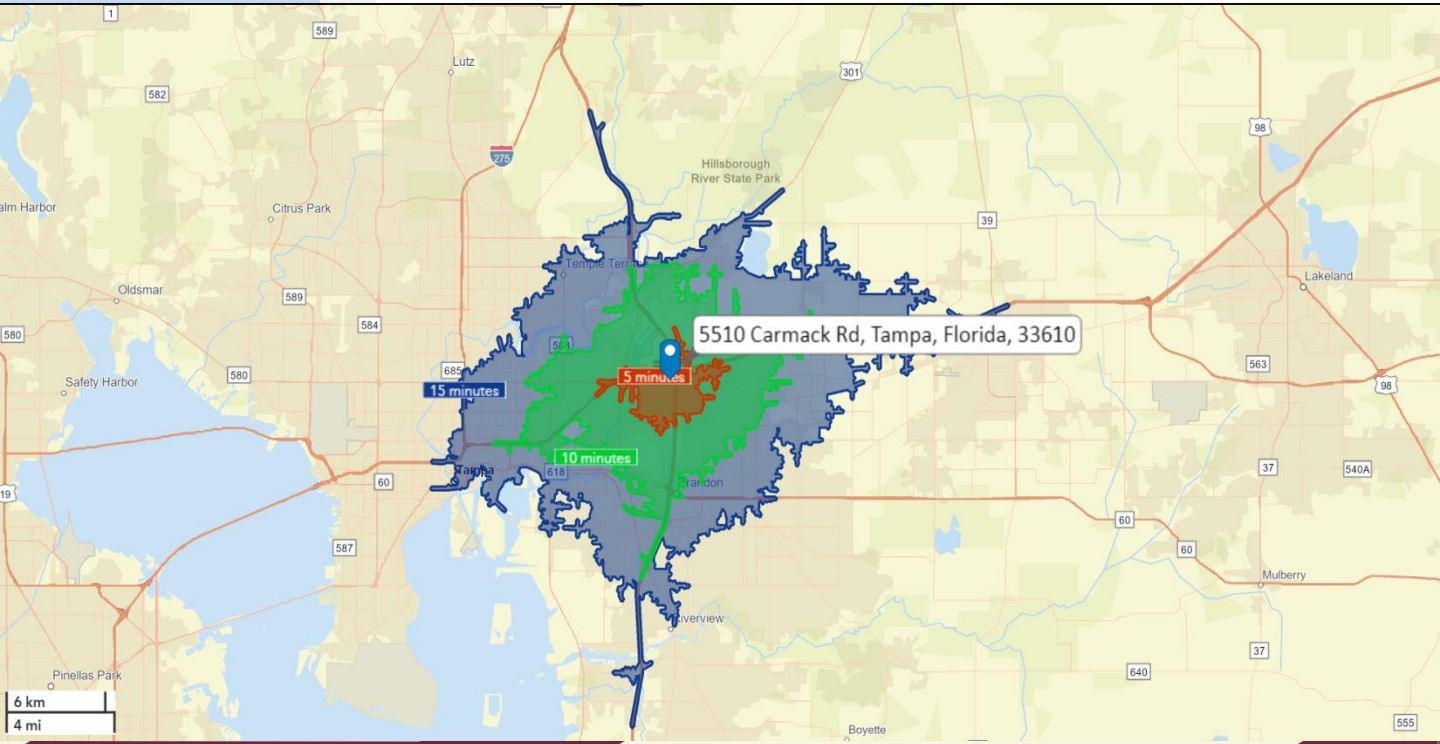
Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

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

2.5 Acre Commercial Parcel for Sale or Lease

5510 Carmack Rd., Tampa, FL 33610

DRIVE TIMES AND DEMOGRAPHICS



Housing market characteristics

5510 Carmack Rd, Tampa, Florida, 33610 2
Drive time of 5 minutes



\$126,397 ↓
Median Home Value

162% lower than Florida which is \$330,683



161
Housing Affordability Index



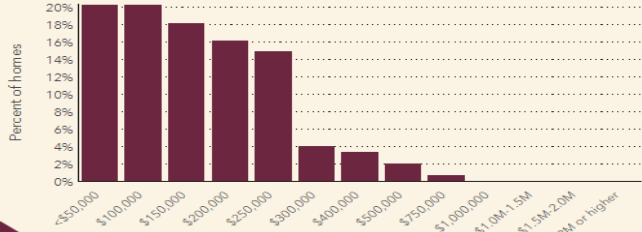
15.5%
Percent of Income for Mortgage



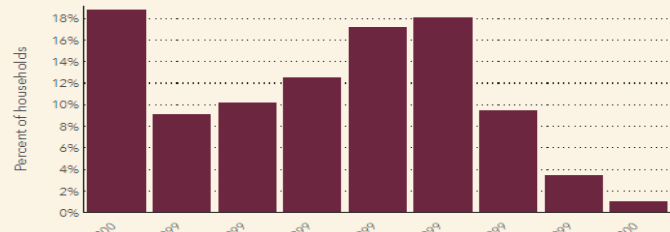
61
Percent of Income for Mortgage (Index)

Age <18 3,591	Age 18-64 8,595	Age 65+ 1,548	Total Pop 13,735	Pop Growth 1.99%	Average HH Size 2.77	Median Net Worth \$16,557
----------------------	------------------------	----------------------	-------------------------	-------------------------	-----------------------------	----------------------------------

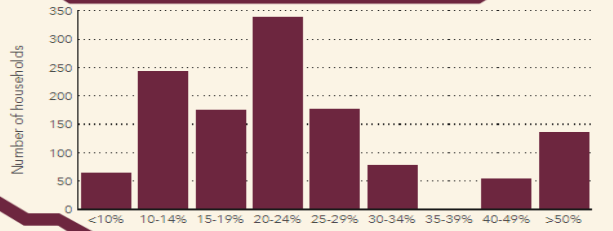
Home value



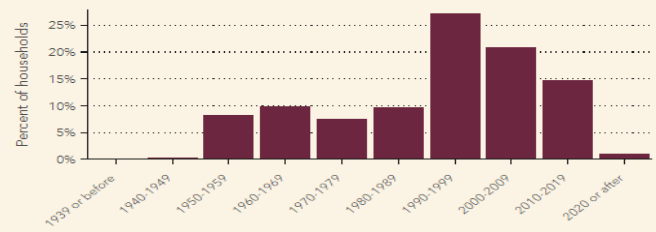
Household income



Mortgage as % salary



Year property built



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

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

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
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.