

Property Summary



PROPERTY DESCRIPTION

Four acres located at the intersection of 19th Avenue Northeast and 24th Street Northeast. The site has approximately 335' of frontage along 19th Avenue Northeast and 525' along 24th Street Northeast.

LOCATION DESCRIPTION

Located across from the renowned masterplanned community, Waterset, which is currently developing southward towards 19th Avenue Northeast. An expansion of Waterset Boulevard is planned to align with the 19th Avenue/24th Street intersection at which point a roundabout will be put in place.

ZONING

The property lies within the South Shore Corporate Park DRI. Current entitlements allow for uses that fall within the zoning categories of Commercial Neighborhood (CN) and Business Professional Office (BPO) uses. Floor Area Ratio of 0.35 is permitted.

UTILITIES

Both municipal sewer and water are available to the site.

PRICING

\$1,400,000

To submit offers, please contact:

Jack Koehler, CCIM, ALC
Jack@TheDirtDog.com
813-541-4156

This listing has a variable rate commission.

Across from the Waterset Masterplanned Community



Proximity to Major Employers and Thousands of Homes



amazon

Future Apartments



4 Acres

19th Avenue Northeast

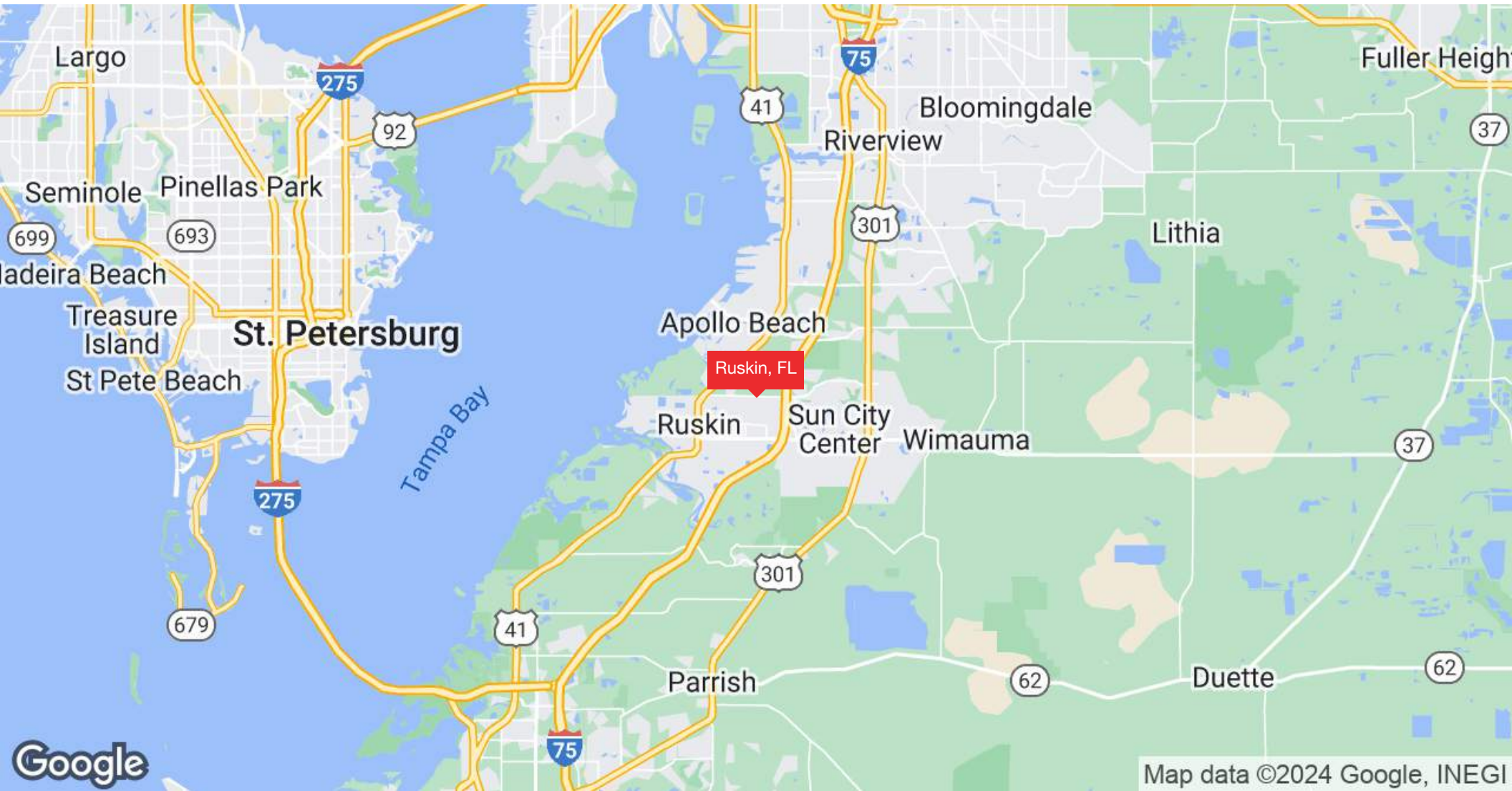
24th Street Northeast

Future Mixed Use/Commercial

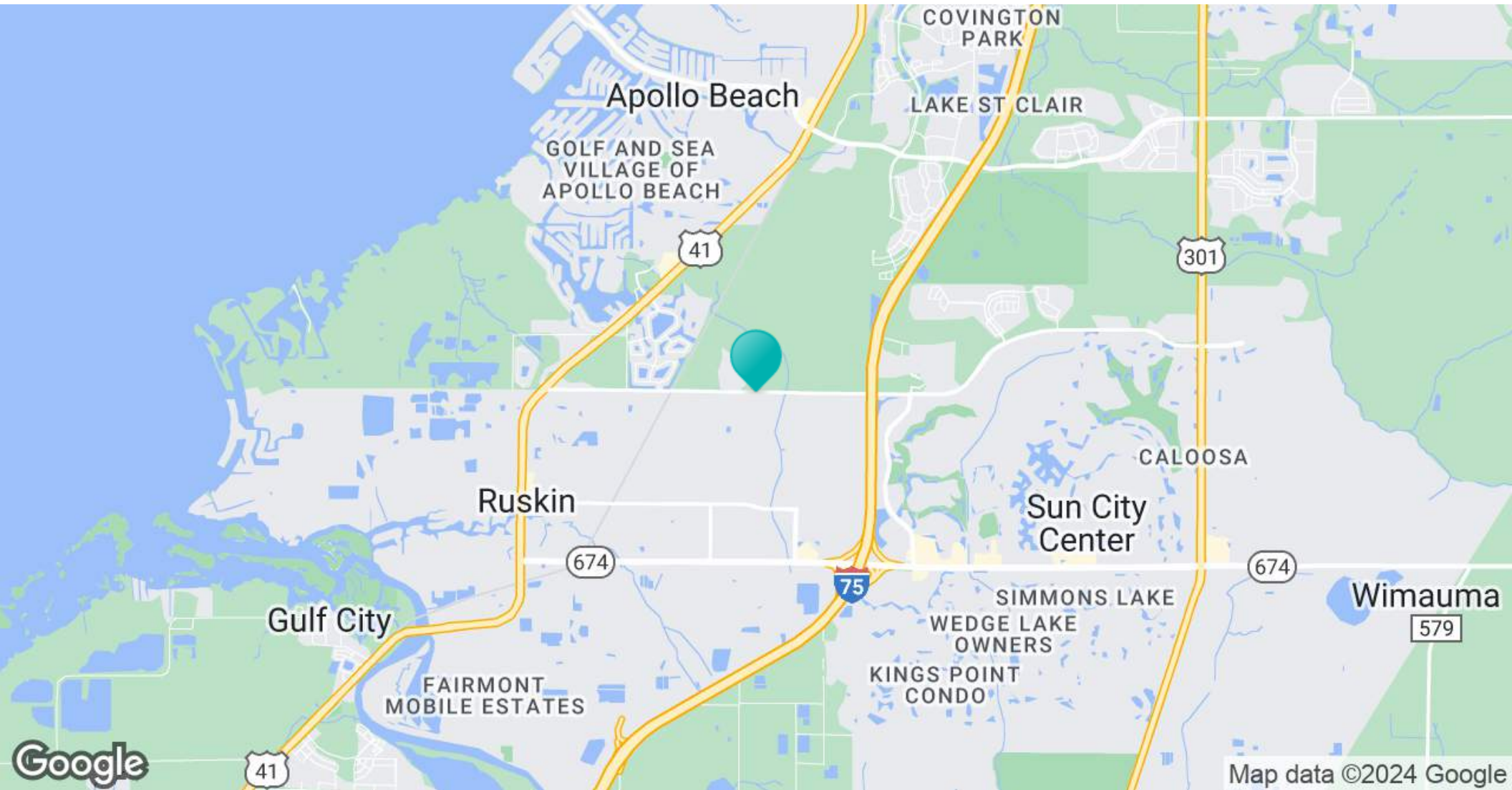
Located at a Future Roundabout Intersection



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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