

Seminole Heights Commercial Land for Sale

2415 E Sligh Ave Tampa FL 33610

EXECUTIVE SUMMARY



Summary:

Price:	Undisclosed
Land:	2.77 Acres
Utilities:	City of Tampa Service Area Well & Septic currently Tampa Electric
Future Land Use:	Commercial Community -35 (2.0 FAR)
Zoning:	CI/Commercial Intensive
Total SF:	2,981 SF (Bldg. & Canopy) Plus a Construction Office: 504 SF
Power:	Single-phase power
Construction:	Prefab metal
Outside storage:	Large Fenced yard
Potential Uses:	Mixed Use/MF/Warehouse/Storage/
Folio Number:	150921-0000
Location:	City of Tampa
Taxes (2024):	\$8,144

Overview:

This is a Seminole Heights opportunity of 2.8 acres of land with close to a 3,000 SF metal buildings. This location is less than a 5-minute drive to Interstate 275 and about a 10-minute drive from Interstate 4. The location has a Future Land Use of Community Commercial-35(2.0) FAR potentially allowing many uses; "Intensive and general commercial service, office and residential uses". With bonus provisions the property has the potential for 98 units or possibly an increase in density with the successful use of the Live Local Act. The current zoning is CI/Commercial Intensive could potentially allow a user looking for a laydown yard. The property is located in the City of Tampa Service Area for water/sewer with access nearby. The geometry of the property is generally square providing flexibility in a site plan. There are a limited number of trees on the property mostly around the perimeter. There is an easement providing access to the property from Sligh Avenue.

This parcel could be perfect for a redevelopment taking advantage of the size, geometry and Future Land Use of the lot. A secondary or perhaps for an owner/user looking for small building with a lay down yard.

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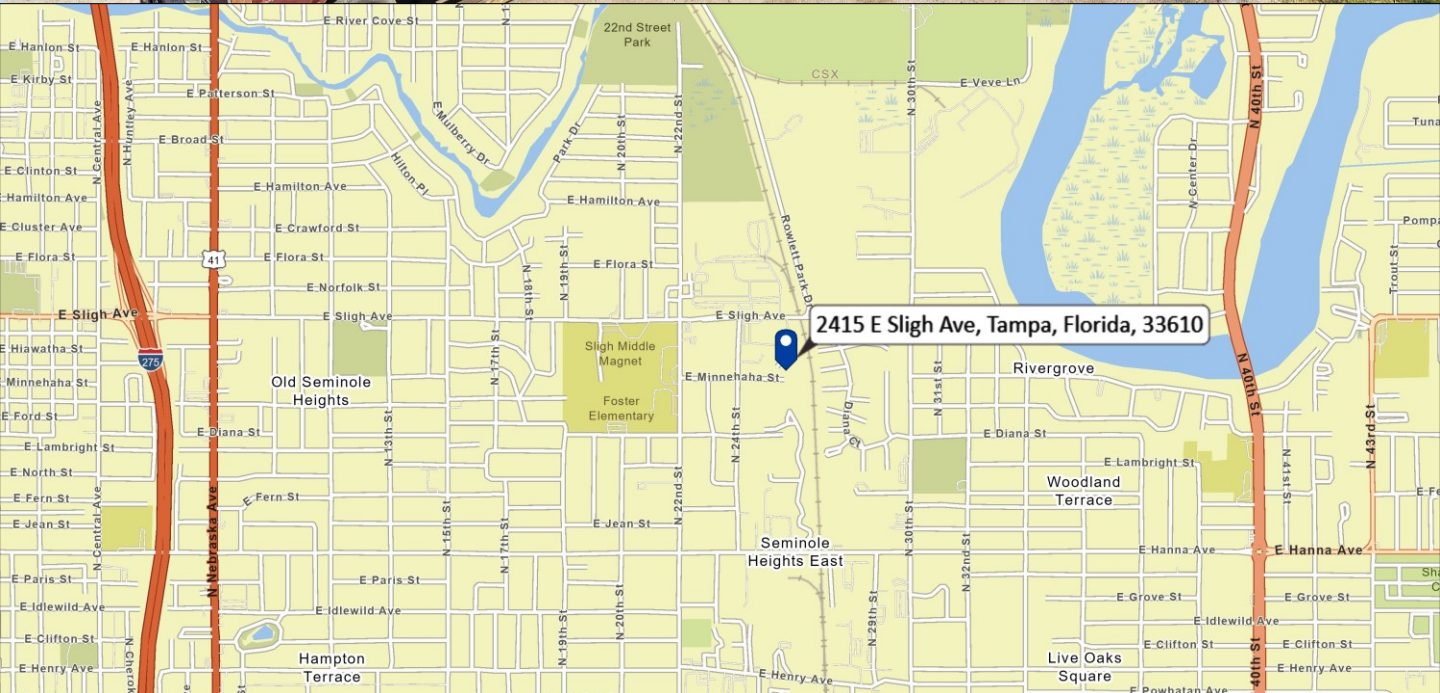
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BUILDING VIEW AND AREA MAP



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PHOTOS



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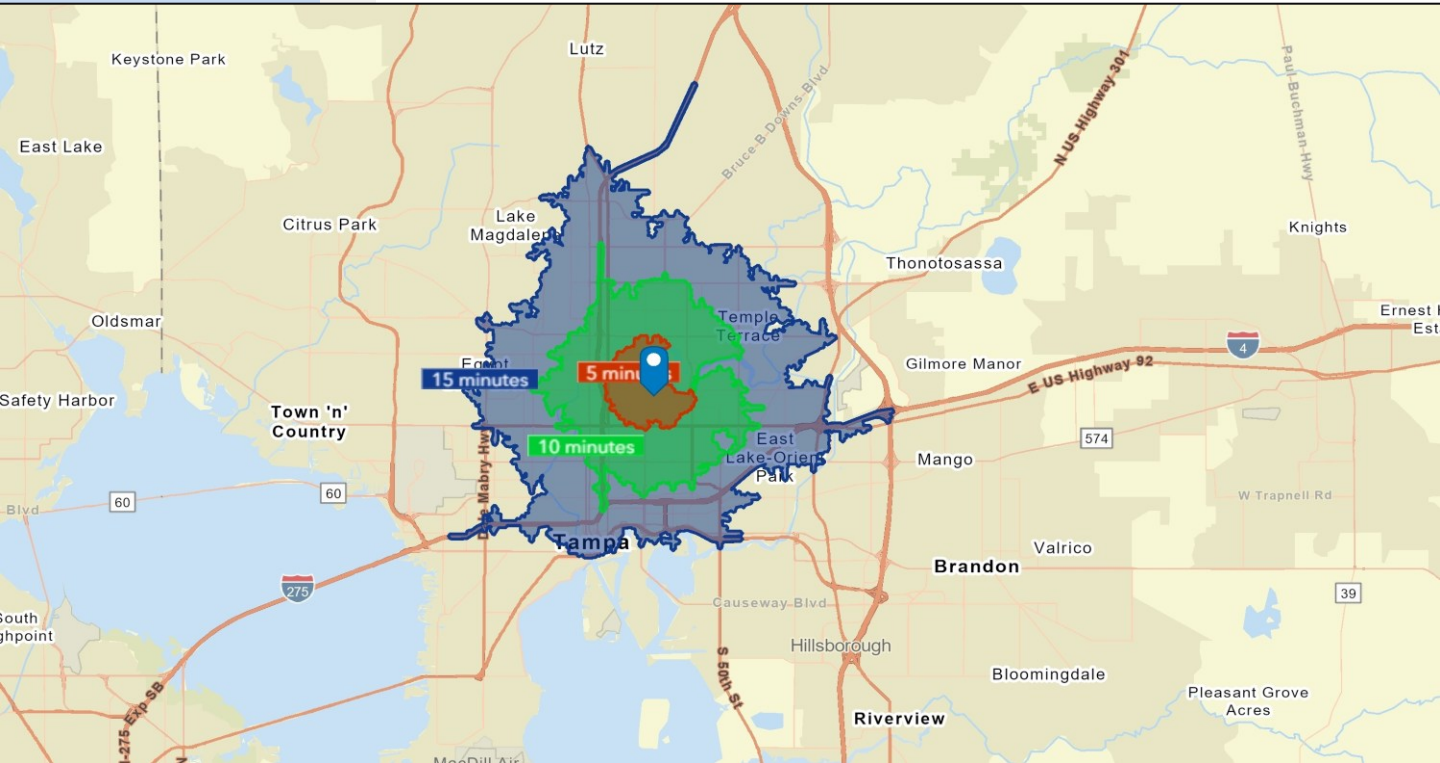
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2415 E Sligh Ave Tampa FL 33610
DRIVE TIME AND DEMOGRAPHICS



2020 Census Summary

2415 E Sligh Ave, Tampa, Florida, 33610
Drive time of 5 minutes



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

17,168
Total Population

6,841
Housing Units

4,610.4
Population Density

2.68
Average Household Size

6,348
Total Households

78.6
Diversity Index

2010-2020 ANNUAL GROWTH RATE



0.72%
Population

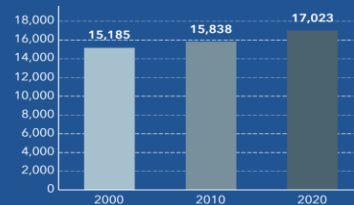


0.50%
Group Quarters

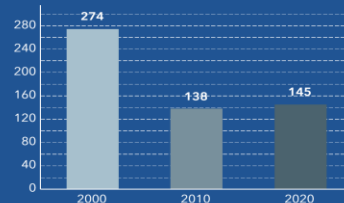


0.88%
Households

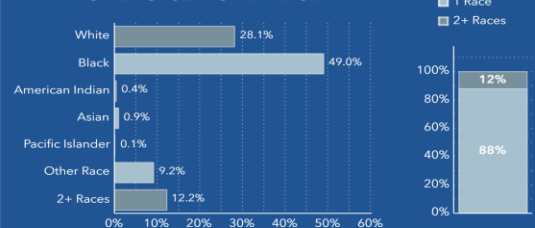
HOUSEHOLD POPULATION



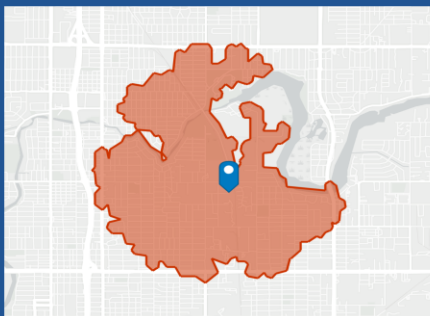
GROUP QUARTERS



TOTAL POPULATION BY RACE



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	4,207	12,961
1 Race	3,627	11,441
White	726	4,106
Black	2,458	5,957
American Indian/Alaska Native	21	53
Asian	11	152
Pacific Islander	0	10
Some Other Race	411	1,164
2 or More Races	580	1,519



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

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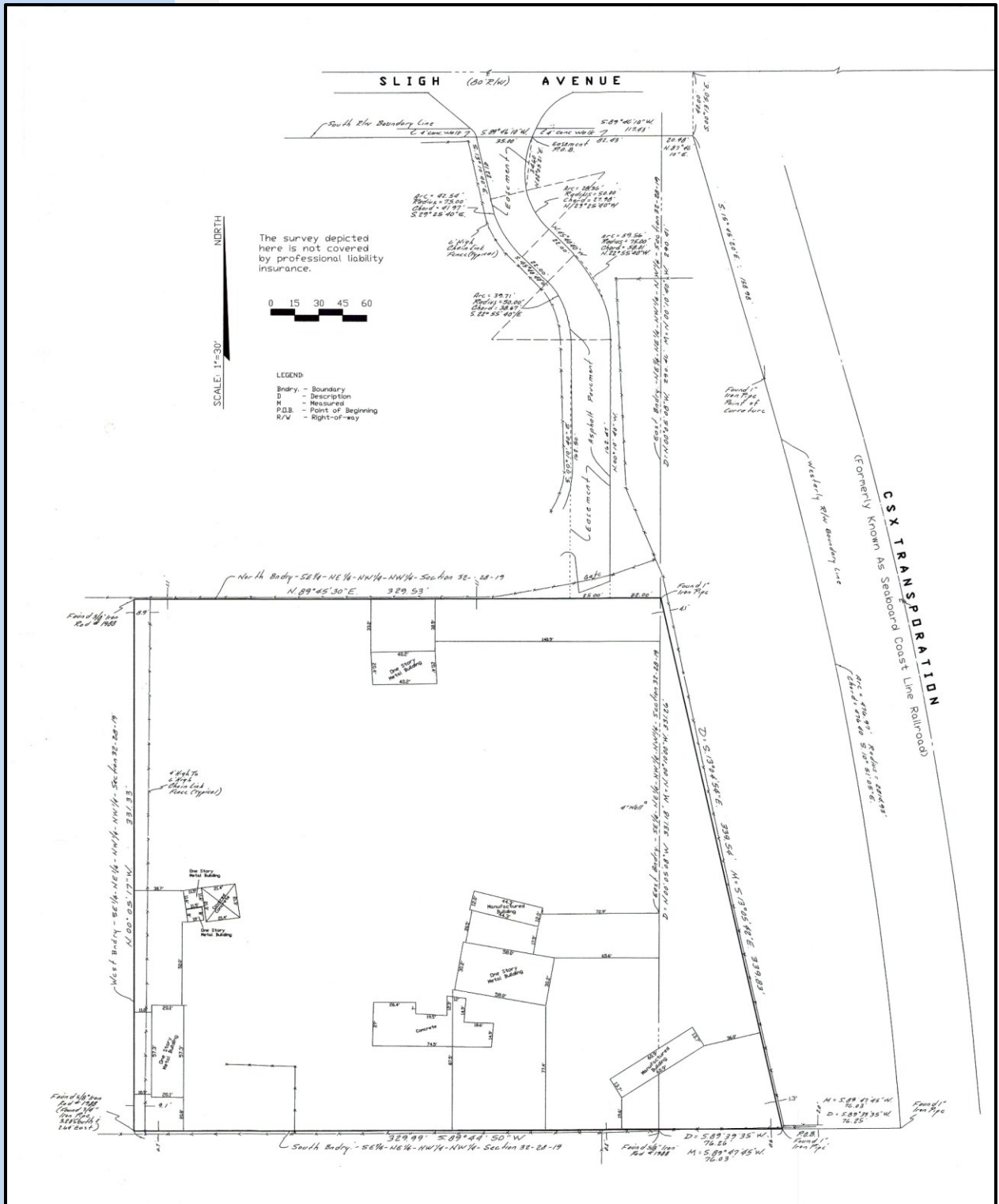
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OLD SURVEY (Subject to Verification)



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FLOOD ZONE DETERMINATION REPORT(Subject to Verification)



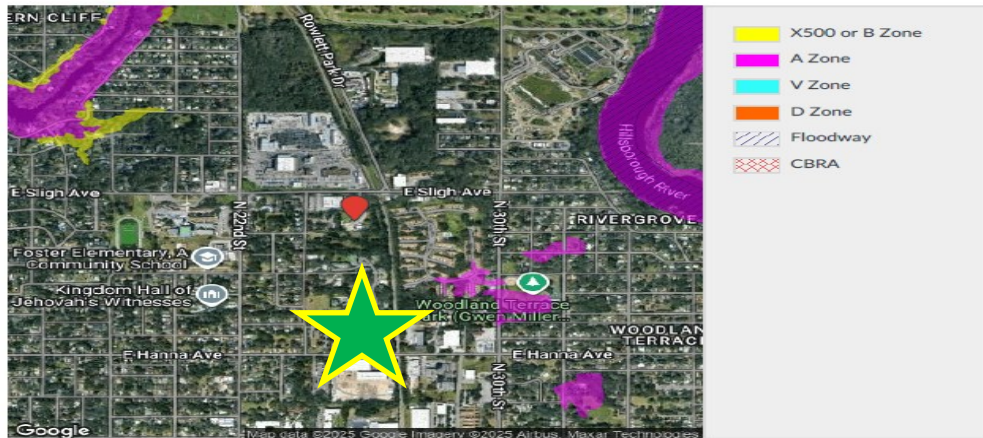
2415 E SLIGH AVE TAMPA, FL 33610-1335

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	120114	PANEL	0218J
PANEL DATE	October 07, 2021	MAP NUMBER	12057C0218J



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