

Ybor Multifamily Redevelopment Opportunity

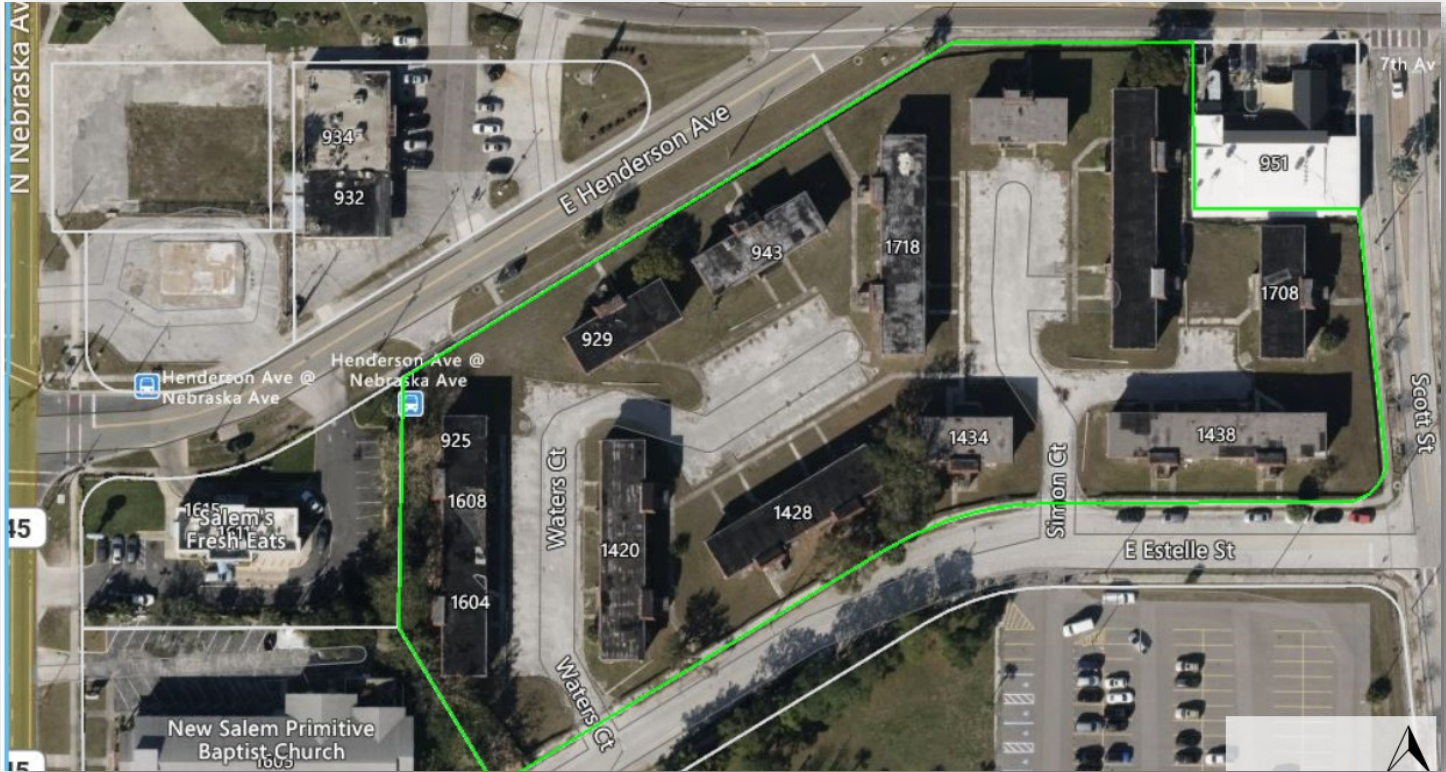
3.33 ± Acres of Development Land

1605 N Waters Court, Tampa, FL 33605

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



For Sale - \$16,000,000

- Ybor Multifamily Redevelopment Opportunity
- Adjacent to Gasworx Development
- Historical Ybor City, Booming Neighborhood
- Likely Ground Floor Commercial Space
- Ample Parking
- 145,300± SF - 3.33 Acres for Redevelopment
- Ybor Area with Boutique Retail & Vintage Shops
- Growing Urban Development - Historical Design

**For Information
Contact:**

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This Ybor city redevelopment opportunity is next to historical buildings in a booming gateway to the downtown neighborhoods. Ybor city is the cigar capital of the world, known for boutique retail and vintage shops, providing the historical entrance to the Gasworx development (Incl. residential, hotel, office & retail) and Tampa's downtown CBD.

This growing urban area focused on preserving historical design is a prime location for mixed use development.

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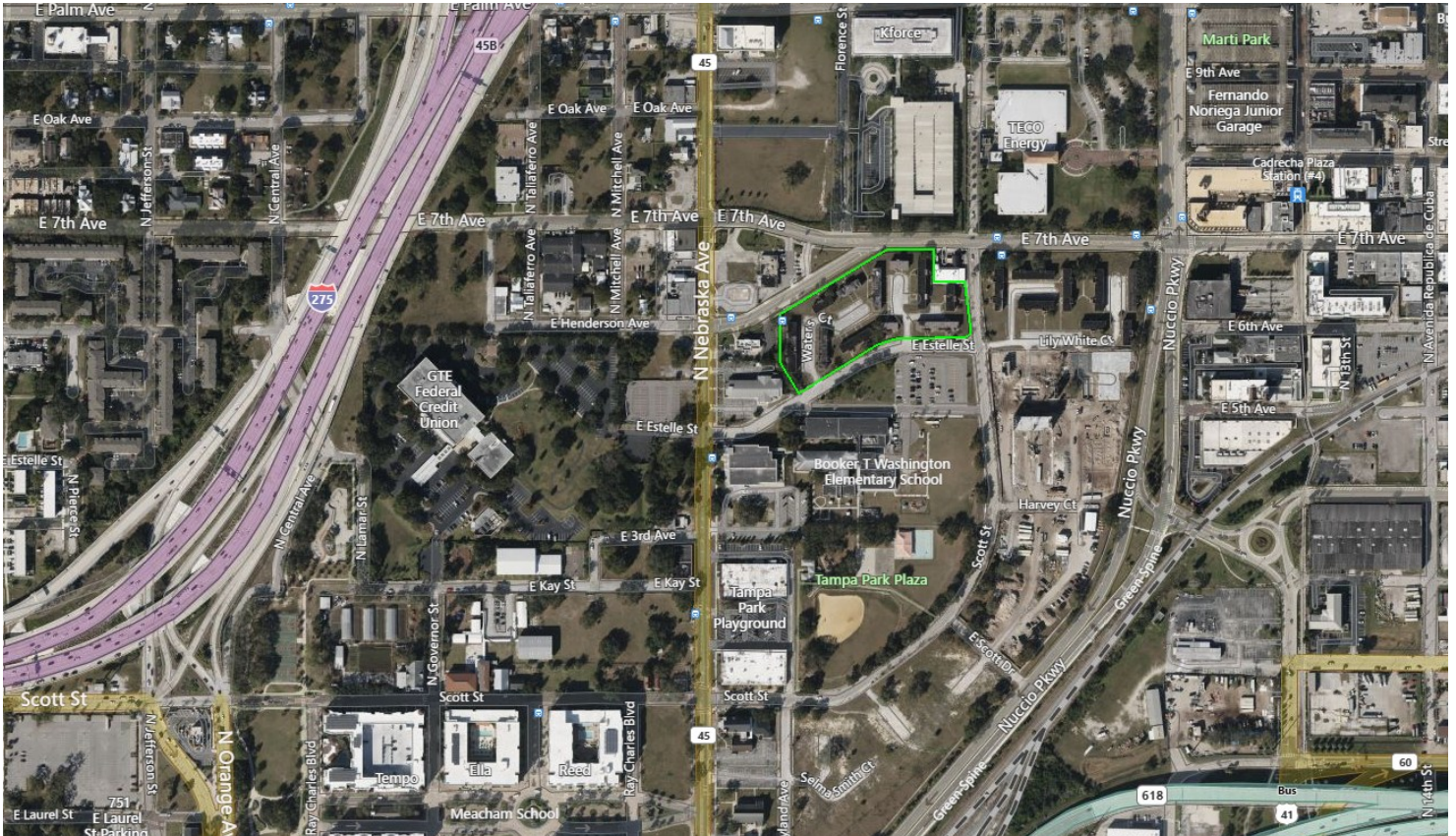
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AREA DEMOGRAPHICS (Based on a 5 Mile Radius)

DEMOGRAPHIC SUMMARY

1605 Waters Ct, Tampa, Florida, 33605

Ring of 5 miles

KEY FACTS

260,161

Population



109,304

Households

37.1

Median Age

\$55,637

Median Disposable Income

EDUCATION

11.4%

No High School Diploma



25.1%
High School Graduate



21.8%
Some College/
Associate's Degree



41.7%
Bachelor's/Grad/ Prof Degree

INCOME



\$65,577

Median Household Income



\$45,641

Per Capita Income

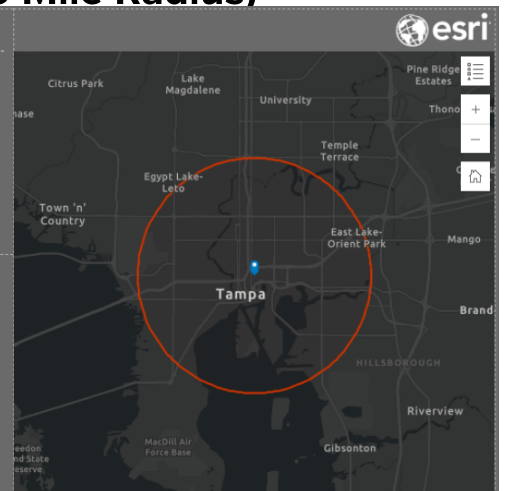


\$97,639

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

White Collar

Blue Collar

Services

67.0%

18.3%

16.8%

3.9%

Unemployment Rate

Demographic data sourced from public business sites. Figures are approximate and may not be fully accurate.