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813.935.9600

TINA MARIE ELOIAN, CCIM

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**4820 N. FALKENBURG ROAD &
9937 E. ELLICOTT ST. TAMPA, FL 33610**

PRIME REDEVELOPMENT SITE

5.65 AC FRONTING N. FALKENBURG RD. AT E. ELLICOTT ST.

• 4.25 AC & 1.4 AC LAND PARCELS •
RELOCATE, EXPAND OR BUILD YOUR BUSINESS
LOCATED IN A EASTERN HILLSBOROUGH COUNTY



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.

LISTING HIGHLIGHTS

Permitted uses of this property include but are not limited to:

- AS-1: recreational, golf and country clubs, schools, at home daycare, SFR: manufactured/ mobile home, modular home, residential community, SFR conventional or agriculture
- PD: Planned Development zoning designation allows for non-standard zoning governed by its own development standards and allowable uses, encouraging creative, innovative, and mixed-use development.



LISTING HIGHLIGHTS

- **Purchase price: \$1,200,000/**
- Folio Numbers: 065263-0000 and 065274-0000
- Available acreage: 4.25 AC and 1.4 AC
- Zoned: PD and AS-1 (Planned Development and Agriculture, Single Family 1 unit per acre)
- Traffic Count/ Cross Streets: 22,500 VTD (N. Falkenburg Rd.) AADT, 2023
- Taxes: \$8,917.26 & \$1,299.78 (2024)
- 308' fronting N. Falkenburg Road
- Level, high and dry parcel
- Located within a Qualified HUB Zone
- GREAT LOCATION- Directly on N. Falkenburg Road between E. Hillsborough Avenue E. Dr. Martin Luther King Jr. Blvd.
- All utilities are available at the site



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: \$1,200,000/

Purchase Options: Cash, Hard Money, Conventional, SBA

Financing Available: Contact Broker

Expenses: Available Upon Request

(Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

Street Address: 4820 Falkenburg Road, Tampa, FL 33610

Street Address: 9937 Ellicott E. Street, Tampa, FL 33610

City: Tampa

County: Hillsborough

Traffic Count/ Cross Streets: 22,500 VTD (N. Falkenburg Rd.)
AADT, 2023

Market: Tampa/ St. Petersburg/ Clearwater

Sub-Market: By-Pass Canal Area West of I-75 E. of US Hwy 301

THE PROPERTY

Folio Number: 065263-0000 and 065274-0000

Zoning: PD and AS-1 (Planned Development and Agriculture,
Single Family 1 unit per acre)

Current Use: Residential

Site Improvements: Bldg. 1: 4,702 GSF :: Bldg. 2: 1,064 GSF :: Bldg.

3: 1,584 GSF :: Bldg. 4: 1,897 GSF :: Bldg. 5: 2,400 GSF

Lot Size: 4.25 AC and 1.4 AC

Lot Dimensions: (approx..)308' x 600' and 310' x 200'

Front Footage: 308' (approx.)

Total Acreage: 5.65 AC

TAXES

Tax Year: 2024

Taxes: \$8,917.26 & \$1,299.78

UTILITIES

Electricity: TECO

Water/ Waste: Hillsborough County Water & Sewer

Communications: Spectrum/ Frontier/ Verizon

THE COMMUNITY

Community/ Subdivision Name: Sulphur Springs/USF Area

Flood Zone Area: X

Flood Zone Panel: 12057C0212H



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AREA HIGHLIGHTS

- The area is exploding with new commercial and residential growth and is surrounded by countless developments
- Located immediately south of the signalized intersection of US Hwy 92 and N. Falkenburg Road
- Minutes from The Florida State Fairgrounds, Mid-Florida Amphitheater, Seminole Hardrock Hotel and Casino, Eureka Springs Park, Sheraton Hotel/ Tampa-Brandon, Hilton Garden Inn/ Tampa East, Seffner, Brandon, Riverview, Downtown Tampa, I-75, I-4 and US Hwy 301 S
- Convenient to highways and major thoroughfares
- 32 minutes (approx.) to Tampa International Airport
- 13 minutes to Interstate 75
- 5 minutes to the US Hwy 301 S
- Within a 3-mile radius of this site, approximately 47,657 people with an average age of 37 and the HH income is over \$71,147 reside
- Bustling retail/ business district that is frequented by local residents- a great investment opportunity, relocation site or expansion location for your growing business
- This land offers a huge growth opportunity for the Eastern Hillsborough County Community



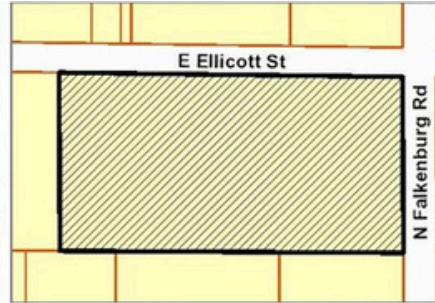
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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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PROPERTY PHOTOS



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HUBZONING | MAPS & DIRECTIONS

QUALIFIED HUBZONE

Qualified HUB Zone- Fueling the growth of small businesses in historically underutilized business zones, the HUBZone program provides certifications for preferential access to federal contracts- providing long-term tax benefits to tenants and business owners.

DRIVING DIRECTIONS

From Downtown Tampa: Head east on Interstate 4. Take exit 7, US-92/ E. Hillsborough Avenue. Head east to N. Falkenburg Road. Turn right on Falkenburg Road. Head south to E. Ellicott Street. Turn right. Arrive at property on the left at 4820 N. Falkenburg Road.



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Your Tampa Bay and Beyond Commercial Real Estate Experts

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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?

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

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CALL OUR TEAM TODAY!
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