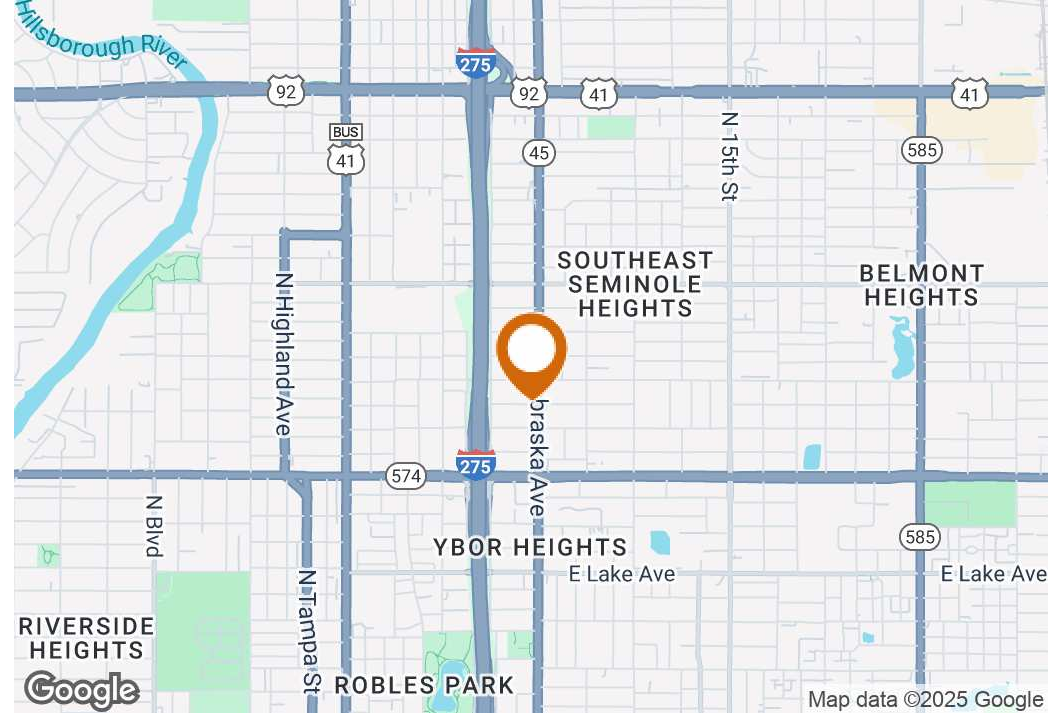


Seminole Heights Development Lot

4214 N Nebraska Ave, Tampa, Florida 33603

Trace Linder
863-287-3281
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Sid Bhatt, CCIM, SIOR
704-930-8179
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Offering Summary

Sale Price:	\$595,000
Lot Size:	0.31 Acres
Building Size:	4,255 SF
Zoning:	SH-CG
Future Land Use:	CMU-35
State	Florida
County:	Polk
City:	Tampa
Traffic Count:	15,800 ± Cars/Day (N. Nebraska Ave)

Property Overview

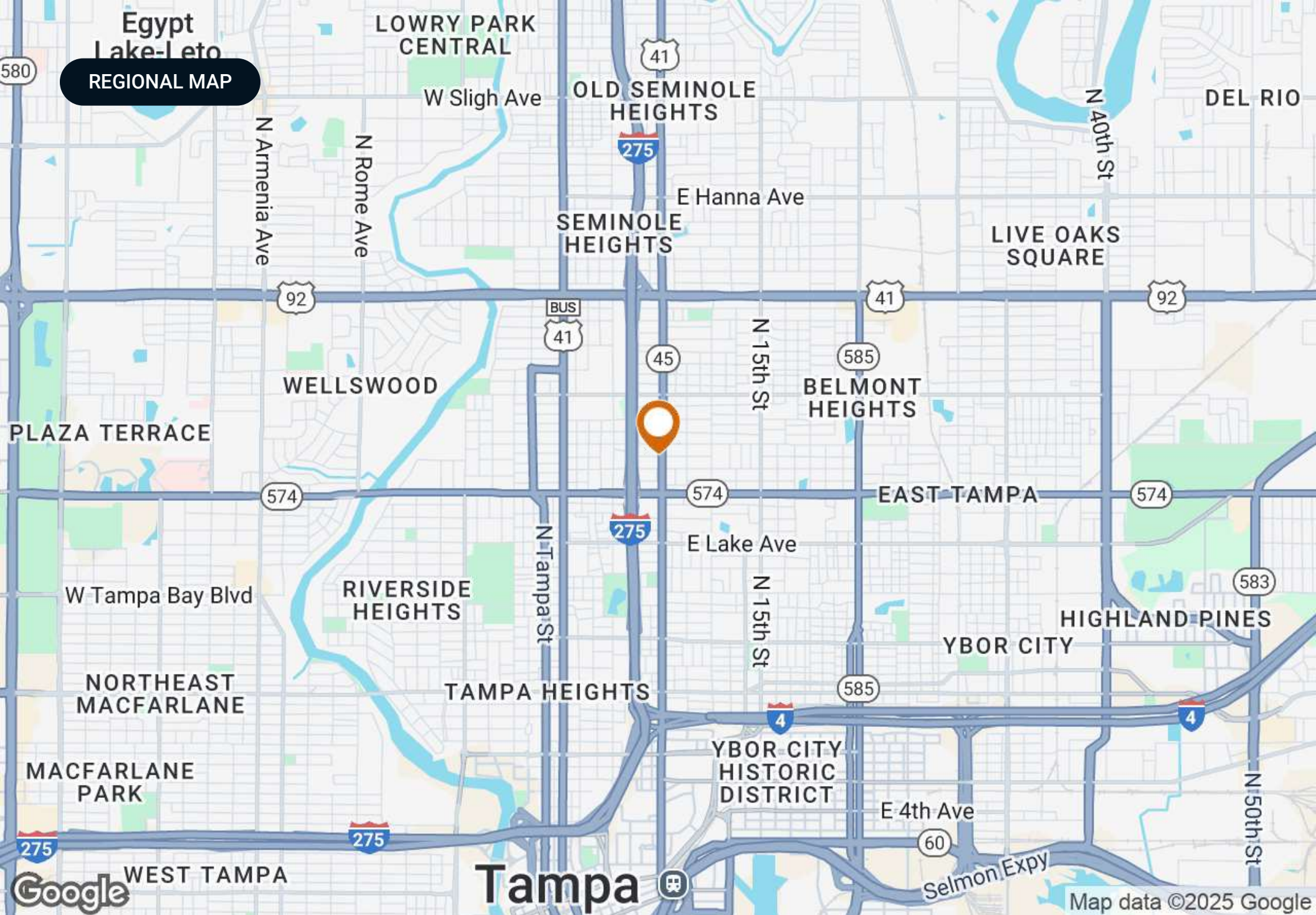
This 0.31-acre commercial site is a prime redevelopment opportunity in Seminole Heights. The site has CG - General Commercial zoning, allowing for various uses, including retail, office, and multifamily.

The existing building is vacant and provides an ideal opportunity for new construction and redevelopment. The property has excellent visibility with extensive frontage on a busy stretch of Nebraska Avenue.

Featuring flexible SH-GC zoning and CMU-35 (community mixed-use 35 DU/ac) FLU, this site is ideal for investors and developers looking to build in a growing and revitalized urban neighborhood with strong demand for both residential and commercial projects.

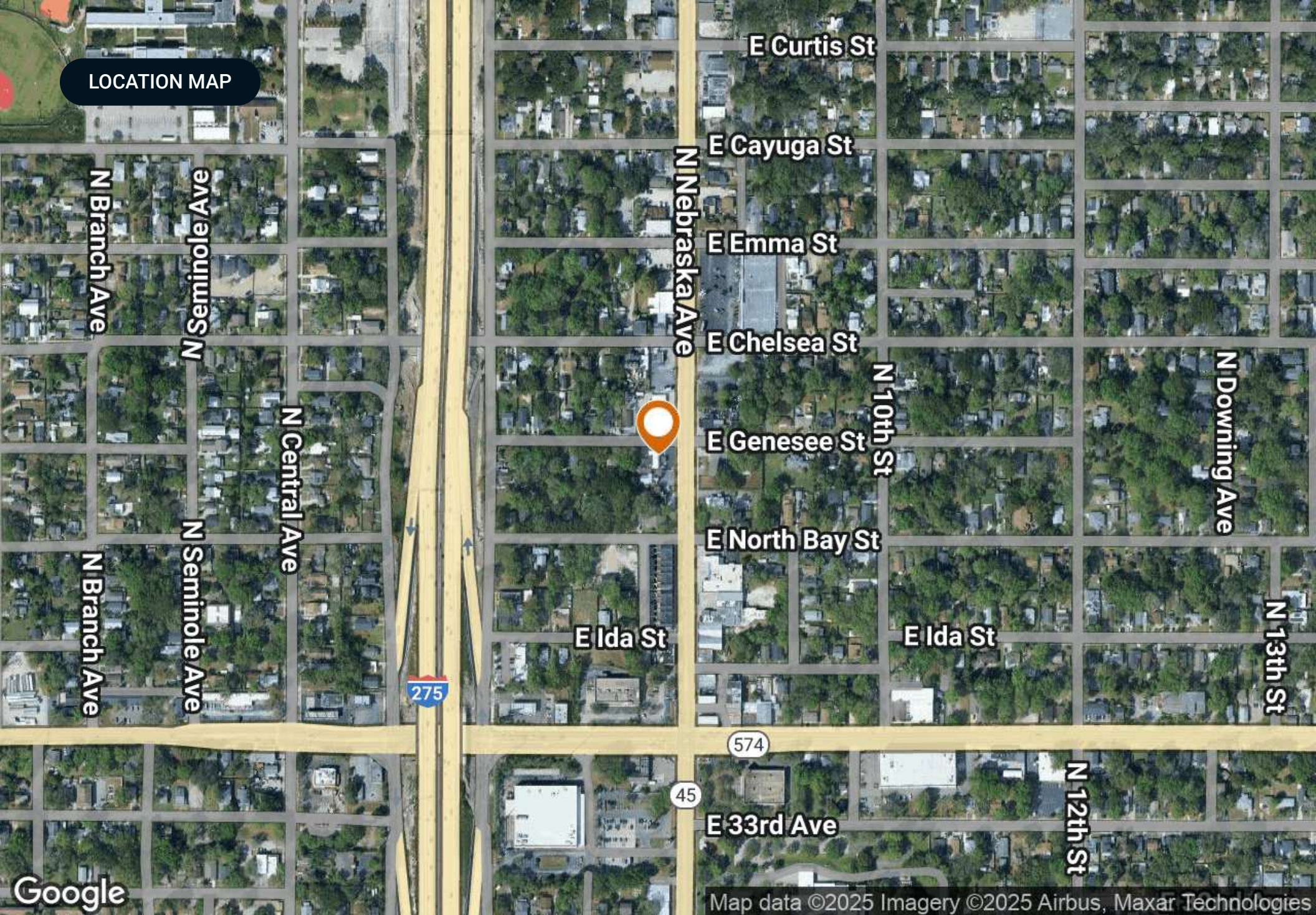
Property Highlights

- Prime corner location
- Highly flexible SH-CG zoning & CMU-35 FLU
- N. Nebraska Ave frontage
- Ideal redevelopment site



Egypt Lake-Leto
REGIONAL MAP

LOCATION MAP



RETAILER MAP



ADDITIONAL PHOTOS





Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,051	3,776	16,164
Average Age	41	39	40
Average Age (Male)	40	38	39
Average Age (Female)	41	40	40

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	465	1,598	6,706
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$85,264	\$82,456	\$78,865
Average House Value	\$394,151	\$374,576	\$359,416

Demographics data derived from AlphaMap



Hillsborough County

FLORIDA



Founded	1834	Density	1,400.5 (2019)
County Seat	Tampa	Population	1,521,410 (2023)
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



Tampa

HILLSBOROUGH COUNTY

Founded 1855

Population 396,324 (2023)

Area 170.6 sq mi

Website tampagov.net

Major Employers
 Bloomin' Brands
 Sykes Enterprises
 Hillsborough County
 Public Schools
 University of South Florida

With a population of nearly 400,000, Tampa is the 3rd largest city in Florida and the 53rd largest city in the United States. With its surrounding cities, Tampa is part of the metropolitan area most commonly referred to as the 'Tampa Bay Area.' It is located on the west coast of Florida, with an average annual temperature of 73.1 degrees. Tampa's economy is founded on a diverse base: tourism, agriculture, construction, finance, health care, government, technology, and the Port of Tampa. Located near Downtown Tampa's Channel District, the bay's port is the largest in Florida. Bayshore Boulevard runs along the bay and is east of the historic Hyde Park neighborhood.

For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents, making it the second-largest metropolitan statistical area (MSA) in Florida. This MSA also ranks as the fourth largest in the Southeastern United States behind Washington, D.C., Miami, and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.

ADVISOR BIOGRAPHY



Trace Linder

Associate Advisor

trace@saundersrealestate.com

Direct: **877-518-5263 x463** | Cell: **863-287-3281**

Professional Background

Trace Linder is an Associate Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

sid@saundersrealestate.com

Direct: **877-518-5263 x484** | Cell: **704-930-8179**

Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial



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LAND



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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