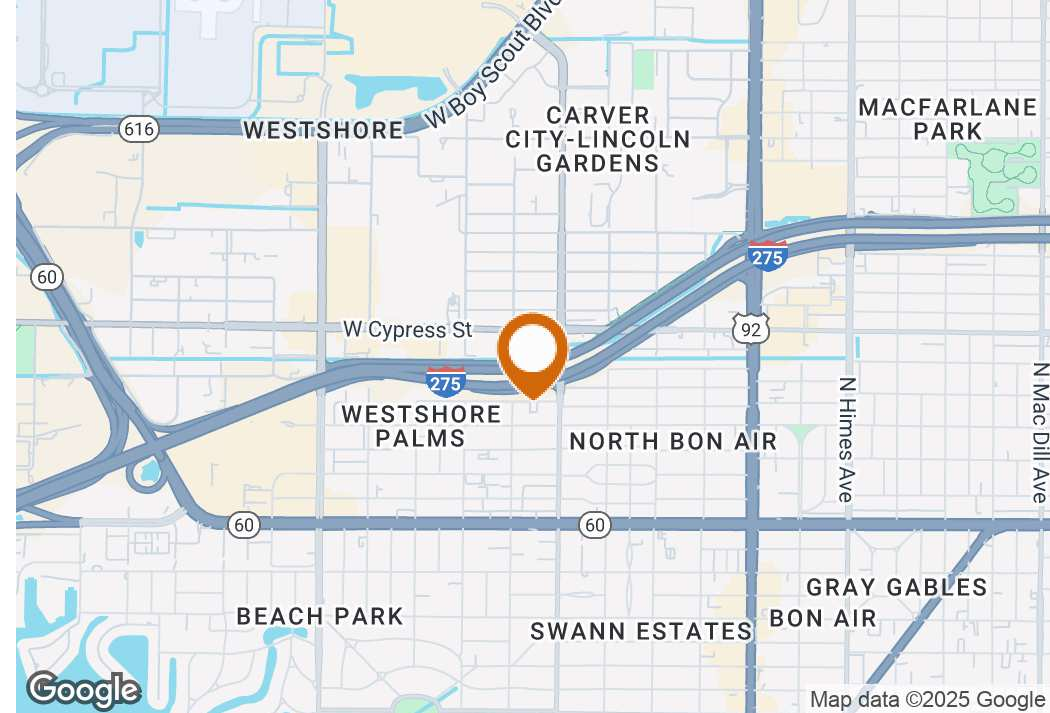


Carmen St Townhomes - 8 Unit Development

4210 West Carmen Street, Tampa, Florida 33609

Trace Linder
863-287-3281
trace@saundersrealestate.com

Sid Bhatt, CCIM, SIOR
704-930-8179
sid@saundersrealestate.com



Offering Summary

Sale Price:	Contact For Pricing
Building Size:	10,000 SF
Lot Size:	0.33 Acres
Number of Units:	8
Zoning:	RM-18
State:	Florida
County:	Hillsborough
City:	Tampa

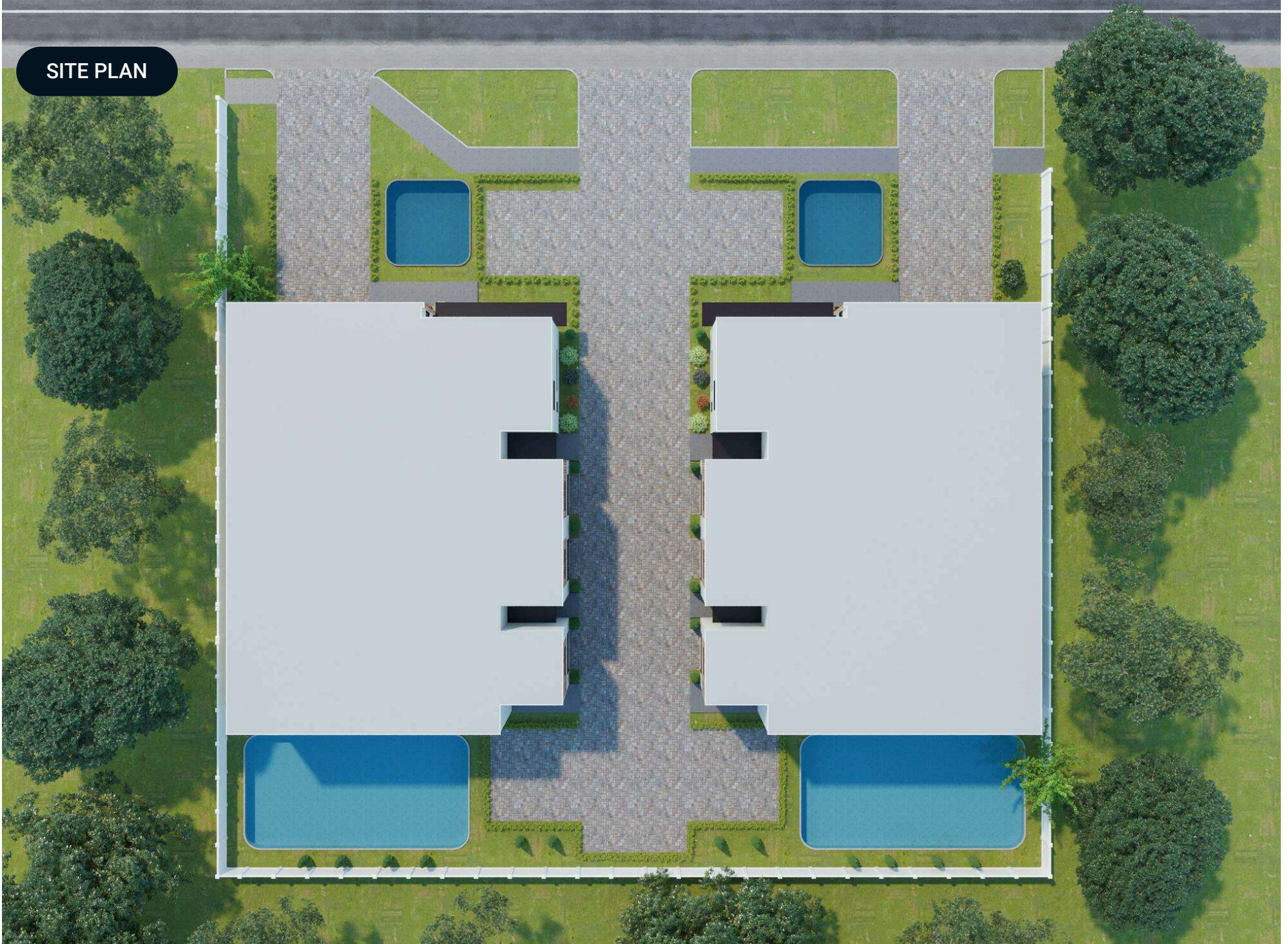
Property Overview

This is a rare opportunity to acquire and complete an 8-unit townhome community in Tampa's high-demand Westshore Palms neighborhood. With a foundation laid and construction well underway, this property offers a chance for a new investor to take immediate control of the project and capitalize on a proven location. The hard work of permitting, initial groundwork and partial construction is complete, providing a clear path to finishing the development and bringing a valuable asset to market. Outright purchase or JV opportunities are available. Construction proforma, investment details, and JV opportunity info available upon request.

Property Highlights

- 8-Unit townhome development under construction
- Prime location in Westshore Palms
- Permitting completed and construction is underway
- Opportunity for outright purchase or JV

SITE PLAN



UNIT MIX SUMMARY

Unit Type	Beds	Baths	Count	Size SF
Bldg 1 -Unit A1	3	3.5	1	2,250 SF
Bldg 1 - Unit B2	3	2.5	1	1,854 SF
Bldg 1 - Unit B3	3	2.5	1	1,854 SF
Bldg 1 - Unit B4	3	2.5	1	1,854 SF
Bldg 2 - Unit A5	3	3.5	1	2,250 SF
Bldg 2 - Unit B6	3	2.5	1	1,854 SF
Bldg 2 - Unit B7	3	2.5	1	1,854 SF
Bldg 2 - Unit B8	3	2.5	1	1,854 SF



PROPOSED UNIT FLOOR PLANS
3 BR / 3.5 BA 2,250 +/- SF



3 Bed / 3.5 Bath 2,250 +/- SF Floorplan (1st Floor)



3 Bed / 3.5 Bath 2,250 +/- SF Floorplan (2nd Floor)

PROPOSED UNIT FLOOR PLANS
3 BR / 2.5 BA 1,854 +/- SF

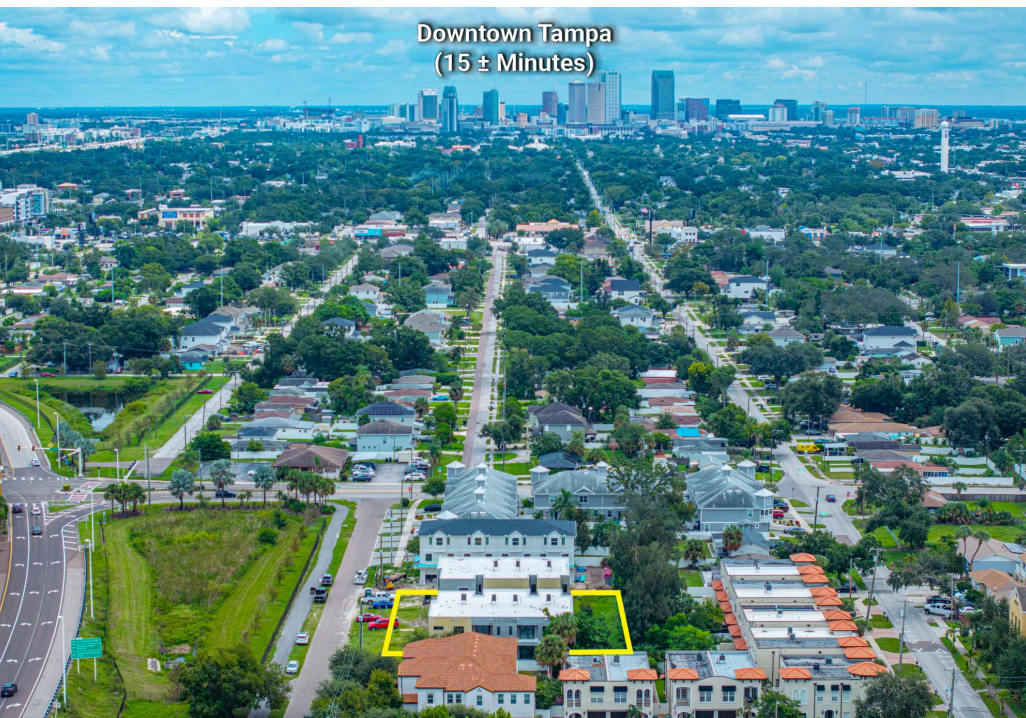


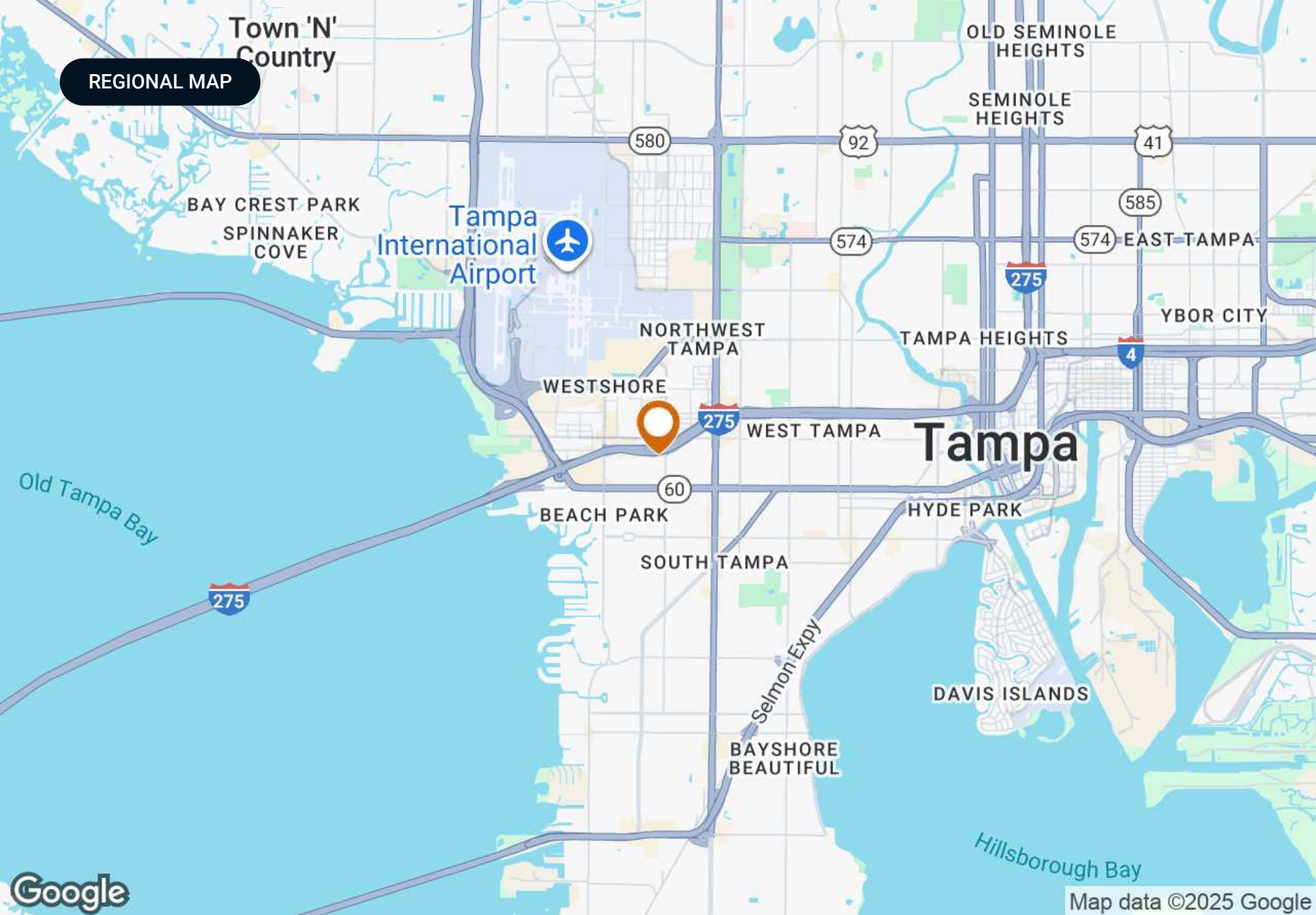
3 Bed / 2.5 Bath 1,854 +/- SF Floorplan (1st Floor)



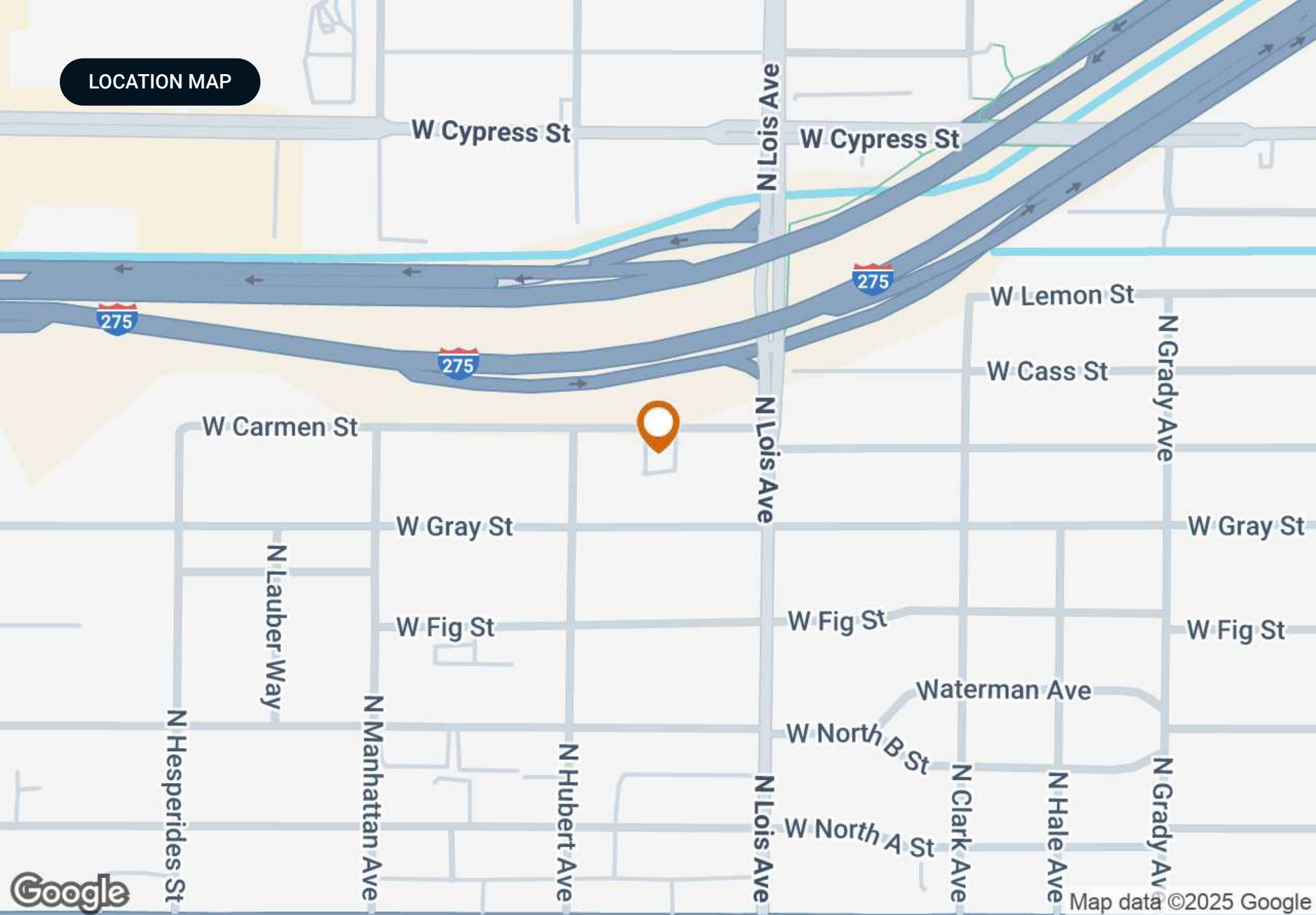
3 Bed / 2.5 Bath 1,854 +/- SF Floorplan (2nd Floor)







LOCATION MAP





RETAILER MAP

Tampa International Airport

International Plaza
AND BAY STREET

SUBWAY

Denny's

SONIC

McDonald's

Staples

Walmart

LONGHORN
STEAKHOUSE

THE HOME
DEPOT

target

HomeGoods®

WALK-ON'S

WHOLE
FOODS
MARKET

SHAKE SHACK

CHIPOTLE
MEXICAN GRILL

amc JCPenney Bath & Body Works Chick-fil-A

DUNKIN'
DONUTS

Agte

Wawa

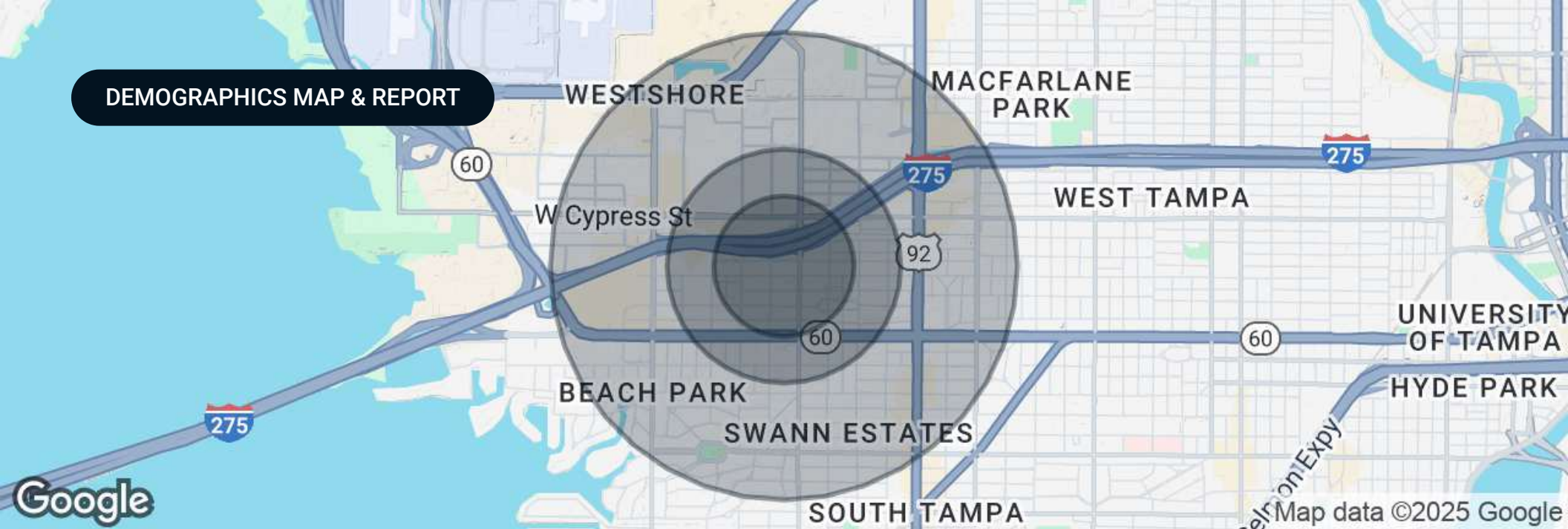
Walgreens

TACO BELL

REGIONS

FIVE GUYS
BURGERS and FRIES

DEMOGRAPHICS MAP & REPORT



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,094	3,942	13,252
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	41	40

Households & Income

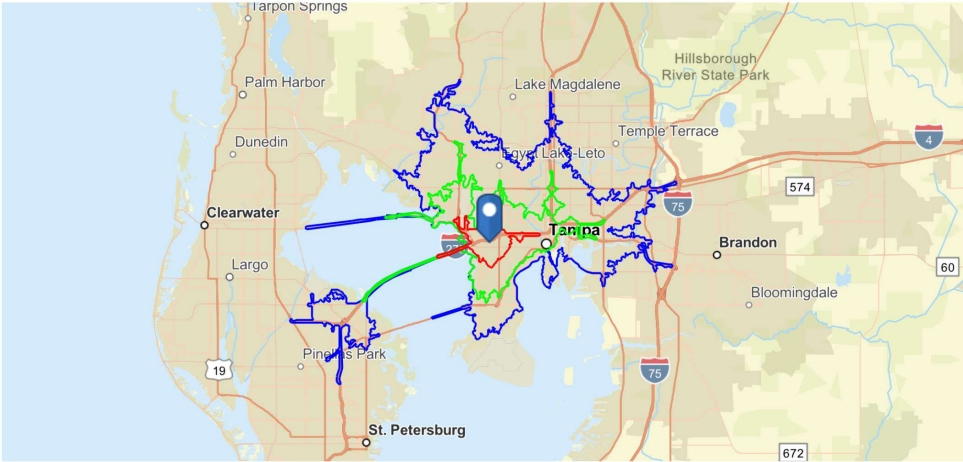
	0.3 Miles	0.5 Miles	1 Mile
Total Households	481	1,851	6,404
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$77,936	\$93,059	\$116,908
Average House Value	\$468,498	\$586,538	\$641,761

Demographics data derived from AlphaMap

Benchmark Demographics

4210 W Carmen St, Tampa, Florida, 33609

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Codes 33609 (Tampa)	Counties Hillsborough County	States Florida	United States of America
Population Age 0-4	4.42%	4.58%	4.89%	4.71%	5.34%	4.69%	5.39%
Population Age 5 to 9	4.73%	4.93%	5.10%	5.08%	5.69%	5.03%	5.75%
Population Age 10 to 14	4.72%	4.81%	5.03%	5.09%	5.99%	5.34%	5.98%
Population Age 15 to 19	4.90%	7.44%	5.97%	5.21%	6.67%	5.84%	6.47%
Population Age 20 to 34	25.88%	26.19%	23.87%	22.83%	21.46%	18.43%	20.33%
Population Age 35 to 54	28.46%	26.35%	26.99%	28.81%	26.30%	24.41%	25.20%
Population Age 55 to 74	20.21%	19.07%	21.15%	20.77%	21.36%	25.55%	22.82%
Population Age 75+	6.72%	6.65%	6.95%	7.48%	7.24%	10.74%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Hillsborough County	States Florida	United States of America
<\$15,000	7.5%	11.7%	10.6%	8.7%	8.0%	8.3%
\$15,000-\$24,999	4.3%	5.7%	6.2%	5.5%	5.8%	5.9%
\$25,000-\$34,999	3.8%	5.3%	6.2%	6.0%	6.7%	6.3%
\$35,000-\$49,999	7.2%	7.8%	9.9%	9.2%	10.5%	9.8%
\$50,000-\$74,999	14.3%	13.8%	16.9%	16.5%	16.9%	15.6%
\$75,000-\$99,999	13.1%	10.7%	12.2%	12.8%	12.9%	12.5%
\$100,000-\$149,999	18.9%	16.4%	16.4%	18.4%	18.4%	17.8%
\$150,000-\$199,999	10.3%	8.5%	7.2%	8.9%	8.7%	9.8%
\$200,000+	20.6%	20.1%	14.3%	14.1%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Hillsborough County	States Florida	United States of America
Population	19,971	120,297	397,046	1,569,833	23,027,836	339,887,819
Daytime Population	54,879	243,575	578,645	1,620,635	22,846,618	338,218,372
Employees	11,944	65,228	213,966	794,459	10,832,721	167,630,539
Households	9,088	52,825	170,376	605,715	9,263,074	132,422,916
Average HH Size	2.20	2.17	2.28	2.54	2.43	2.50
Median Age	38.3	36.4	38.3	38.5	43.6	39.6

Housing Facts	5 minute drive	10 minute drive	15 minute drive	Counties Hillsborough County	States Florida	United States of America
Median Home Value	590,051	560,954	432,826	427,559	416,969	370,578
Owner Occupied %	50.9%	46.5%	49.6%	61.3%	67.2%	64.2%
Renter Occupied %	49.1%	53.5%	50.4%	38.8%	32.8%	35.8%
Total Housing Units	9,985	58,019	184,041	648,302	10,635,372	146,800,552

Income Facts	5 minute drive	10 minute drive	15 minute drive	Counties Hillsborough County	States Florida	United States of America
Median HH Income	\$99,312	\$86,547	\$75,190	\$81,652	\$78,205	\$81,624
Per Capita Income	\$70,609	\$62,955	\$50,585	\$44,836	\$44,891	\$45,360
Median Net Worth	\$179,787	\$125,884	\$114,450	\$201,691	\$253,219	\$228,144



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS -
Saunders Ralston Dantzer Realty

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).





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
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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
- Retail
- Office



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

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.



877-518-5263 • info@saundersrealestate.com