

Port Tampa Bay 8+ Acre Parcel for Sale

1801 Maritime Blvd. Et Al., Tampa FL 33605

EXECUTIVE SUMMARY



Summary:

Asking Price:	\$7,990,900
Property Size:	8.5 Acres MOL
Zoning:	IH/Heavy Industrial
Future Land Use:	Heavy Industrial (1.5 FAR)
Potential Uses:	Warehouse, open storage, manufacturing
Folio Numbers:	199297.0000, 199343.0000 199346.0000, 199349-0000
Municipality:	City of Tampa
Total Taxes (2024):	\$22,428.17
Utilities:	Water/Sewer City of Tampa Electric: Tampa Electric
Traffic Counts:	Over 30,000 AADT (On 20 th St)

Overview:

This is a unique opportunity to purchase 4 parcels with a total of 8.5 acres MOL (subject to survey) located next to the entrance to Port Tampa Bay. The land is zoned Industrial Heavy with a Future Land Use of Heavy Industrial (1.5 FAR). City of Tampa is the water and sewer provider to the site.

This is the site of the former Musselman Steel building that was demolished recently. The property is bounded on the west by a CSX railway. The property used to be rail served. Port Tampa Bay is located to the south. Causeway Blvd is located a block to the east. Tampa Electric has the overhead powerlines on the northern boundary.

Potential uses include warehouse, open storage(IOS), manufacturing and many more.

Potential rail service.

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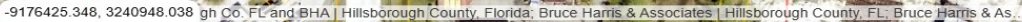
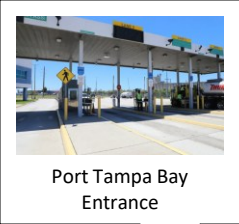


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AERIAL AND AREA MAP

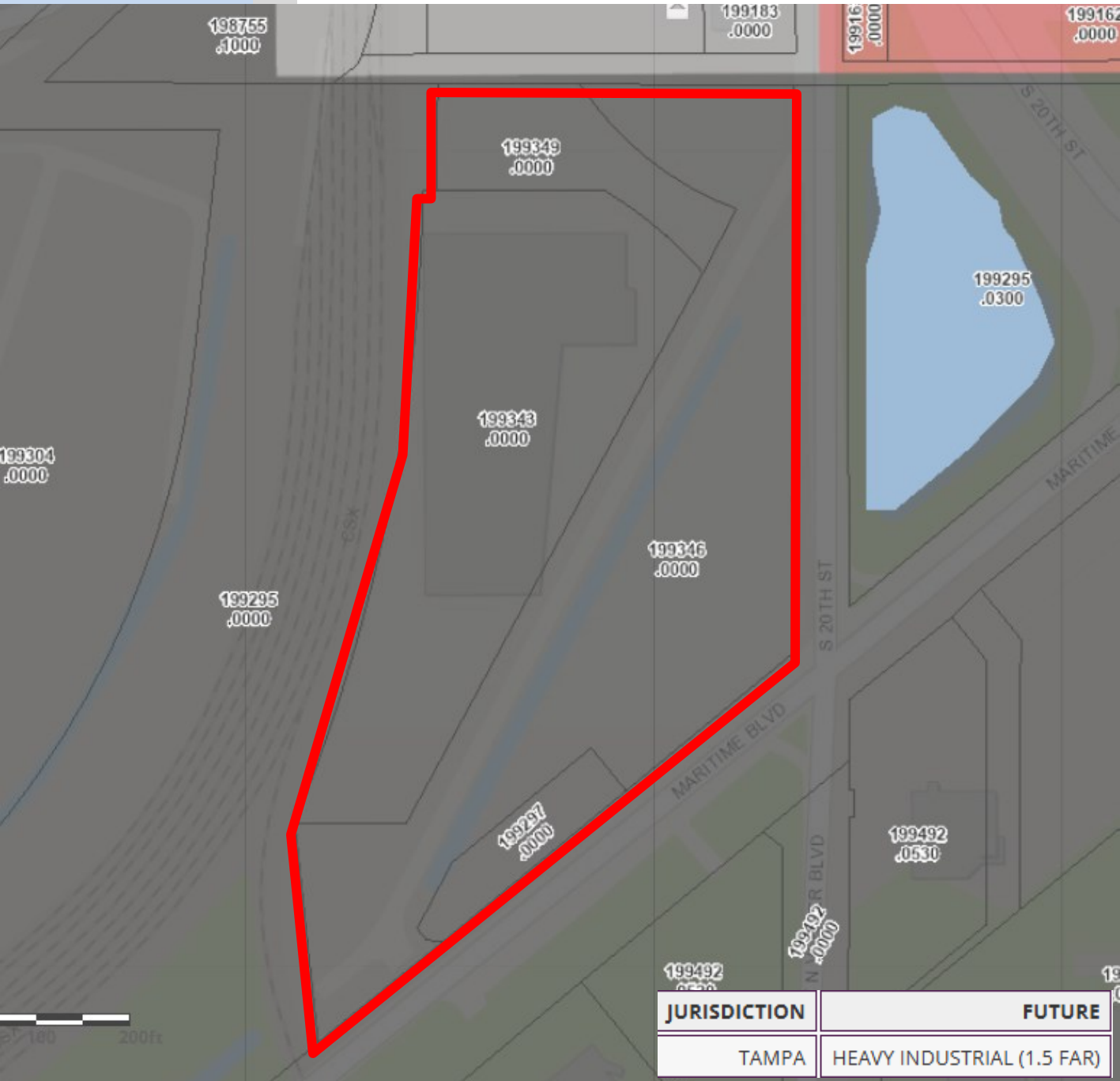


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FUTURE LAND USE MAP



JURISDICTION	FUTURE
TAMPA	HEAVY INDUSTRIAL (1.5 FAR)

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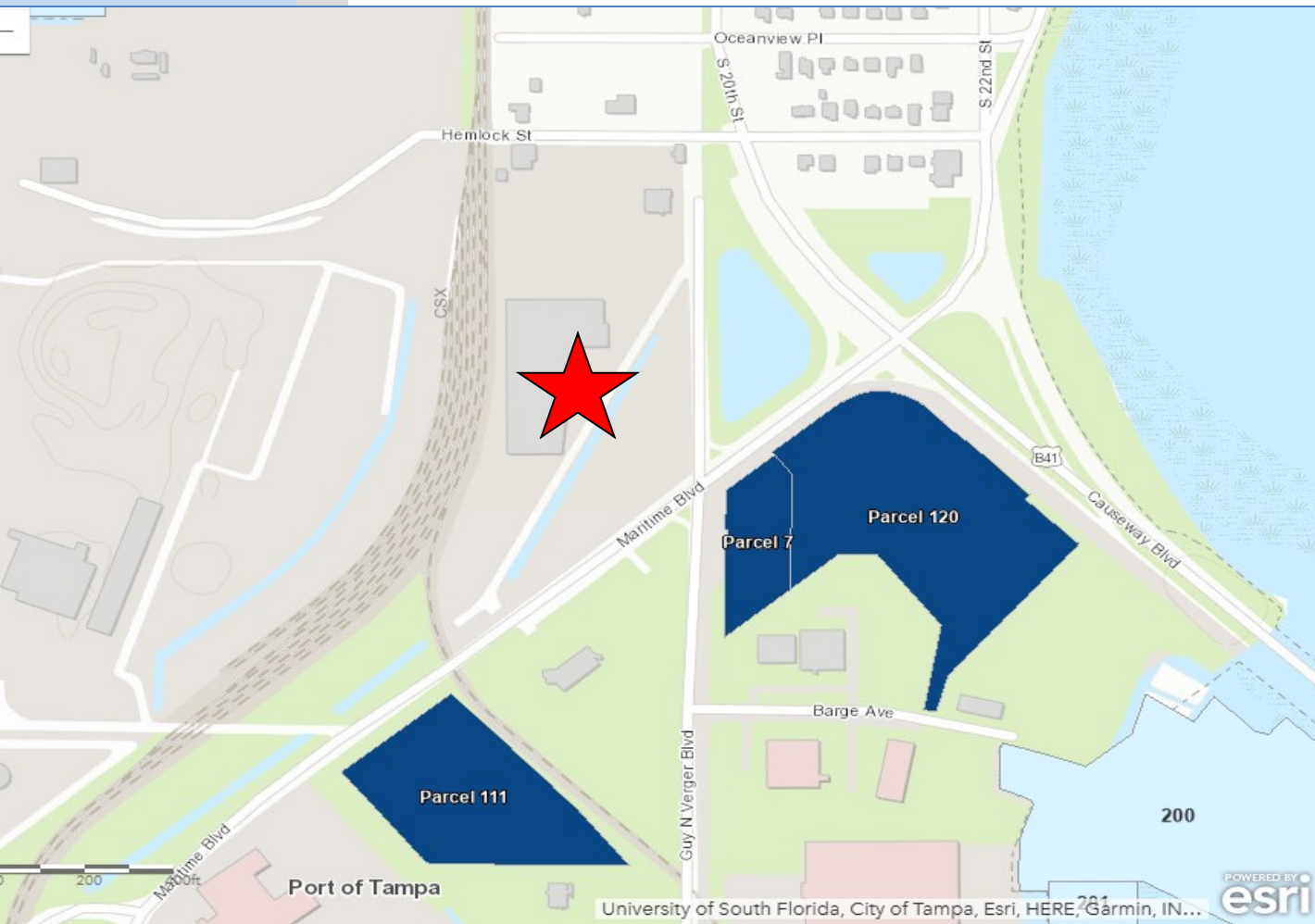
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PORT TAMPA BAY MAP & INFORMATION



192,201

Direct, Indirect &
Affected Jobs



\$34.6 Billion

Economic Impact



163+ Million

23.3+ Million Residents
140+ Million Visitors

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PORT TAMPA BAY INFORMATION



OUR MISSION

Port Tampa Bay will be recognized as a leader in the maritime industry. Port Tampa Bay will have a customer driven, strategic business focus in working with stakeholders to develop and manage marine terminals and supporting infrastructure for the benefit of the regional economy. Port Tampa Bay will employ sound financial, business and environmental management practices in fulfilling its mission.



Port Facts

33 million tons of cargo a year, 5000 acres	Huge & expanding local market	Major shipyard-ship repair center	Major cruise homeport	Major fertilizer export port
Diverse mix of bulk, break-bulk & containers	Energy products gateway for Central Florida	Expanding container gateway for distribution centers & manufacturers	Fitch 'A' Rating & Stable Outlook due to diverse portfolio and solid financial standing	Over \$17B in economic impact supporting more than 85,000 jobs in Central Florida

Our Capabilities

 Containers	 Refrigerated	 Tampa Bay FTZ	 Environmental	 Safety & Security
 Breakbulk Capabilities	 Bulk Commodities	 Automobiles	 Cruise	 Real Estate

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DEMOGRAPHICS AND 15-MINUTE DRIVE TIME MAP



KEY FACTS

181,369

Population

35.4

Median Age



2.3

Average Household Size

\$70,824

Median Household Income

BUSINESS



14,687

Total Businesses



157,916

Total Employees

INCOME



\$70,824

Median Household Income



\$49,690

Per Capita Income



\$94,014

Median Net Worth

EDUCATION

10.0%

No High School Diploma



23.1%
High School Graduate



21.1%
Some College/
Associate's Degree



45.9%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT

White Collar

70.2%

Blue Collar

14.9%

Services

14.9%

4.2%

Unemployment Rate

2024 Households by income (Esri)

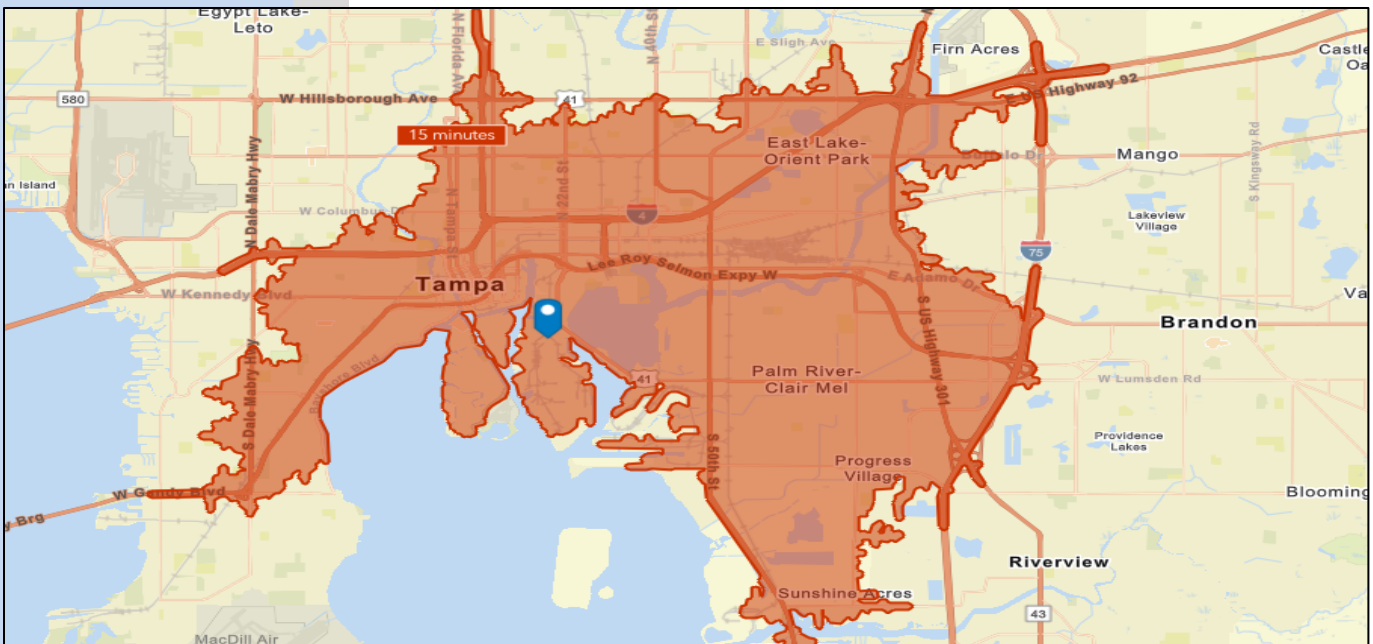
The largest group: \$50,000 - \$74,999 (16.9%)
The smallest group: \$25,000 - \$34,999 (5.7%)

Indicator ▲	Value	Diff
<\$15,000	11.7%	+3.9%
\$15,000 - \$24,999	7.0%	+1.6%
\$25,000 - \$34,999	5.7%	+0.4%
\$35,000 - \$49,999	10.8%	-1.0%
\$50,000 - \$74,999	16.9%	-1.9%
\$75,000 - \$99,999	12.3%	-1.3%
\$100,000 - \$149,999	12.9%	-2.6%
\$150,000 - \$199,999	7.8%	-1.5%
\$200,000+	14.9%	+2.5%

Bars show deviation from

Hillsborough County ▼

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri



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FLOOD ZONE (SUBJECT TO VERIFICATION)



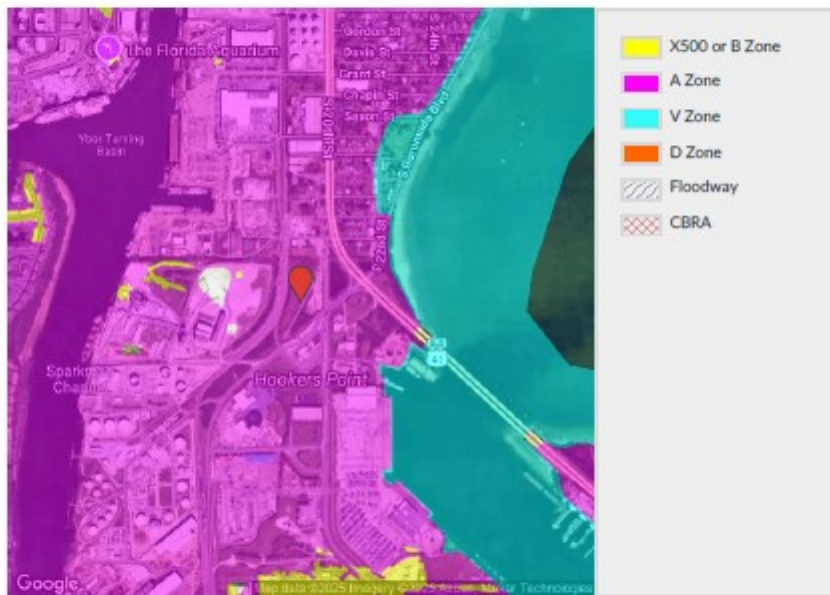
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LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **IN**

COMMUNITY	120114	PANEL	0362J
PANEL DATE	October 07, 2021	MAP NUMBER	12057C0362J



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