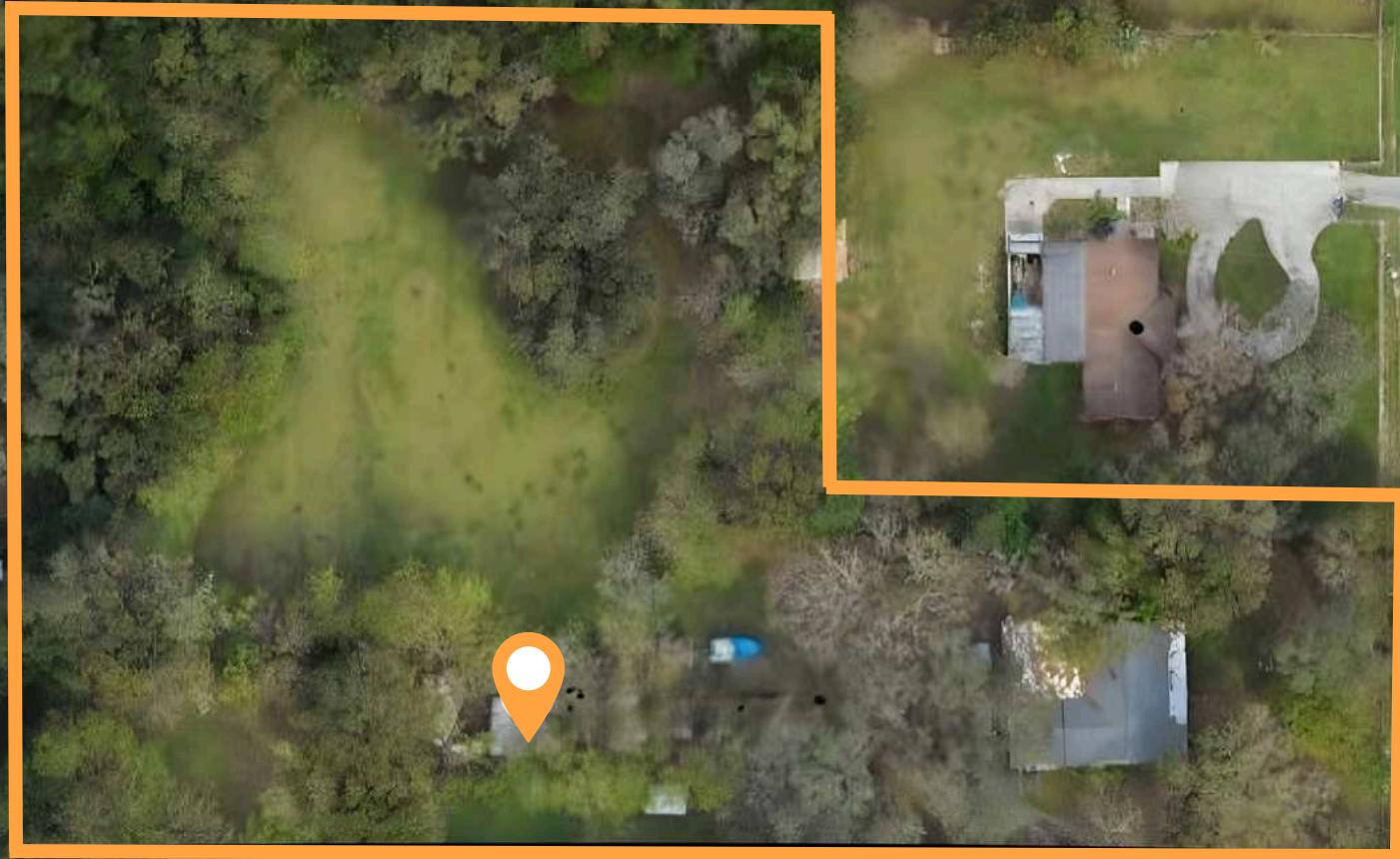




4806 N FALKENBURG RD
TAMPA, FL 33610

VERSATILE PROPERTY WITH EXCEPTIONAL POTENTIAL

Brokerage Done Differently



FOR SALE

A prime 2.87-acre property on Falkenburg Road offering income, visibility, and endless potential for future development.

401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
OFFICE: 813.935.9600

TINA MARIE ELOIAN, CCIM
BROKER

MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM



live
work
& play

IN THE HEART OF TAMPA BAY!

EXECUTIVE SUMMARY

4806 N FALKENBURG RD
TAMPA, FL 33610

FOR SALE

\$895,000

CURRENT USE:

CURRENTLY USED AS A SINGLE-FAMILY
RENTAL HOME

FUTURE USE:

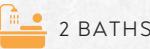
SMALL BUSINESS | COMMERCIAL |
TOWNHOMES | INVESTMENT



RESIDENTIAL



3 BEDS



2 BATHS



1,580 SF

PROPERTY FEATURES

VERSATILE PROPERTY WITH EXCEPTIONAL POTENTIAL

Perfectly positioned along Falkenburg Road near I-4, I-75, and US Hwy 92, this 2.87-acre property offers strong potential, including a **live-and-work opportunity**. With income-producing improvements, flexible zoning, and proximity to growing developments, it's ideal for investors, entrepreneurs, or small businesses.

Surrounded by residential and commercial growth, the site offers excellent visibility and the space to expand, redevelop, or create a combined living and business venture.

PROPERTY HIGHLIGHTS:

- Direct frontage on Falkenburg Road
- The property offers convenient access not only to Interstate 4, but also to I-75 and US Hwy 92.
- 2.87 acres of beautiful land with mature foliage
- Currently zoned AS-1 and RDC-12, offering flexible development options and potential for future CMU-12 rezoning.
- Adjacent to townhouse and PD developments
- Income-producing: \$2,200/month from long-term tenant
- Ideal for a private estate, small business, or redevelopment project



EXTERIOR



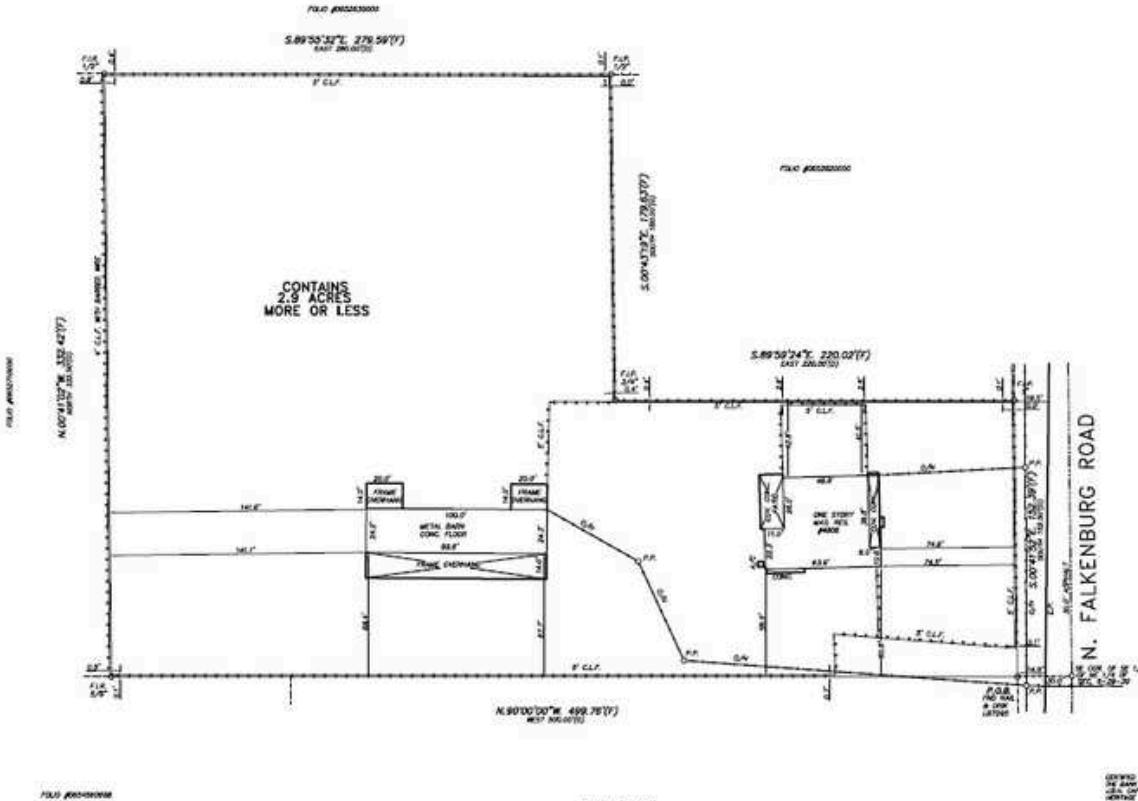
INTERIOR



PROPERTY SURVEY

BOUNDARY SURVEY

SECTION 6, TOWNSHIP 29 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA



DEPARTMENT OF
THE SECRETARY OF DEFENSE
U.S. ARMY, CAVATIN, GROUP 1, 2, 3
WORLD WAR II COMBATANT

SEARCHED AND INDEXED ON 2007-07-14 AT 09:00
SEARCHER'S ADDRESS:

PHONE: (813) 935-1960 FAX: (813) 935-9446
PROPERTY OWNED HERON APPEARS TO BE LOCATED IN FLOOD ZONE "D" PER
THE 1998 FLOOD INSURANCE RATE MAP. THIS PROPERTY IS NOT
GUARANTEED TO BE LOCATED IN FLOOD ZONE "D" FOR FLOOD INSURANCE
PURPOSES. FOR THE MOST CURRENT INFORMATION, LOCAL FLOOD
AGENCIES SHOULD BE CONTACTED FOR INFORMATION.
NO UNDERGROUND UTILITIES, UNDERRUNNING EXCAVATIONS OR
FOUNDATIONS WERE MEASURED OR LOCATED AS PART OF THE SURVEY. TREES AND
SHRUBS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

THIS RENTAL WAS CONDUCTED WITHOUT THE BENEFIT OF AN ATTORNEY OR FEE. THEREFORE, THERE MAY BE OTHER REQUIREMENTS, PRIVILEGE OR BY LAW, WHICH APPLICABILITY, WHICH MAY NOT BE RECOGNIZED OR WHICH OVERLAP MATTERS OF PUBLIC RECORD, AND WHICH ARE UNKNOWN.

UNLESS OTHERWISE NOTED, ATTORNEY'S FEES ARE NOT TO BE PLACED AND FEES ARE MEASUREMENT.

THIS CERTIFIES THAT THIS RENTAL WAS MADE UNDER FLA. ADMIN. REG. AND MEETS APPLICABLE ATTORNEY'S FEES, STANDARDS TO BE SET FORTH IN CHAPTER 473, FLA. ADMINISTRATIVE CODE, WHICH REFERRED TO RECENT 473-202 FLA. STAT.



PROPERTY PHOTOS



Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

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 27 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.



NEED OUR HELP?

- Buyer & Seller Representation
- Tenant & Landlord Representation
- Property Management for Owners & Financial Institutions
- Valuation & Advisory Services
- Commercial & Residential

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.



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