

Palm River Vacant Land for Sale

2733 N. Falkenburg Rd., Tampa, FL 33619



EXECUTIVE SUMMARY



Summary:

Price:	\$649,900.
Land Size:	0.61 Acres +/- per survey
Zoning:	CG/Commercial General
Potential Uses:	Commercial/Office
Future Land Use:	Urban Mixed Use-20 (1.0 FAR)
Folio Numbers:	065651.0000 065652-0050
Market:	Tampa/Brandon
Traffic Counts:	Over 22,000 AADT
Taxes (2024):	\$906.05
Utilities:	COT Water/HC Sewer Proximate Electric: Tampa Electric

Overview:

This is an opportunity to purchase a 0.61 Acre commercial parcel with 168' front feet along Falkenburg Rd near Hillsborough Community College, Brandon Campus. The site has good visibility with over 22,000 daily traffic counts. The property was recently rezoned to CG/Commercial General. The property has a future land use of Urban Mixed Use-20 (1.0 FAR). There are municipal utilities proximate to the site. This is located just west of Interstate 75 providing good access to potential customers and employees.

Hillsborough County wants site plan access limited to Agnes St on the East side of the property or possibly Lake Ave on the north side and won't permit access directly on Falkenburg. Please confirm with Hillsborough County

The location is near plenty of restaurants, housing, apartments, offices, shoppes, bars and other entertainment.

Palm River Vacant Land for Sale

2733 N. Falkenburg Rd., Tampa, FL 33619

AERIAL AND AREA MAP

A
ANDRETTA
PROPERTIES



Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

All information furnished regarding property for sale, rental, financing or projections of income & expenses, is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspection of the Property in evaluating a possible purchase of the real property.

Palm River Vacant Land for Sale

2733 N. Falkenburg Rd., Tampa, FL 33619



DEMOGRAPHICS

2733 N Falkenburg Rd, Tampa, Florida, 33619 2

Drive time of 5 minutes

Metro Fusion (C3)

Dominant Tapestry Segment

KEY FACTS

11,036
Total Population

925
Businesses

\$307,256
Median Home Value

24,356
Daytime Population

\$29,589
Per Capita Income

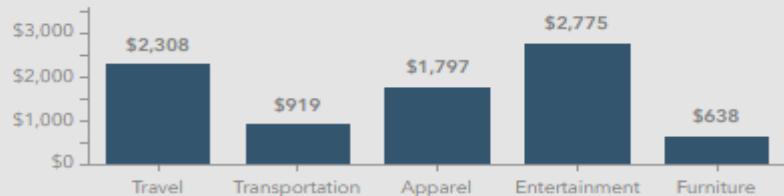
2.4
Avg Household Size

33.7
Median Age

0.9%
2025-2030
Pop Growth Rate

\$67,925
Median Household Income

KEY SPENDING FACTS



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

© 2025 Esri

Spending facts are average annual dollars per household

Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner nor Andretta Properties, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

Palm River Vacant Land for Sale

2733 N. Falkenburg Rd., Tampa, FL 33619

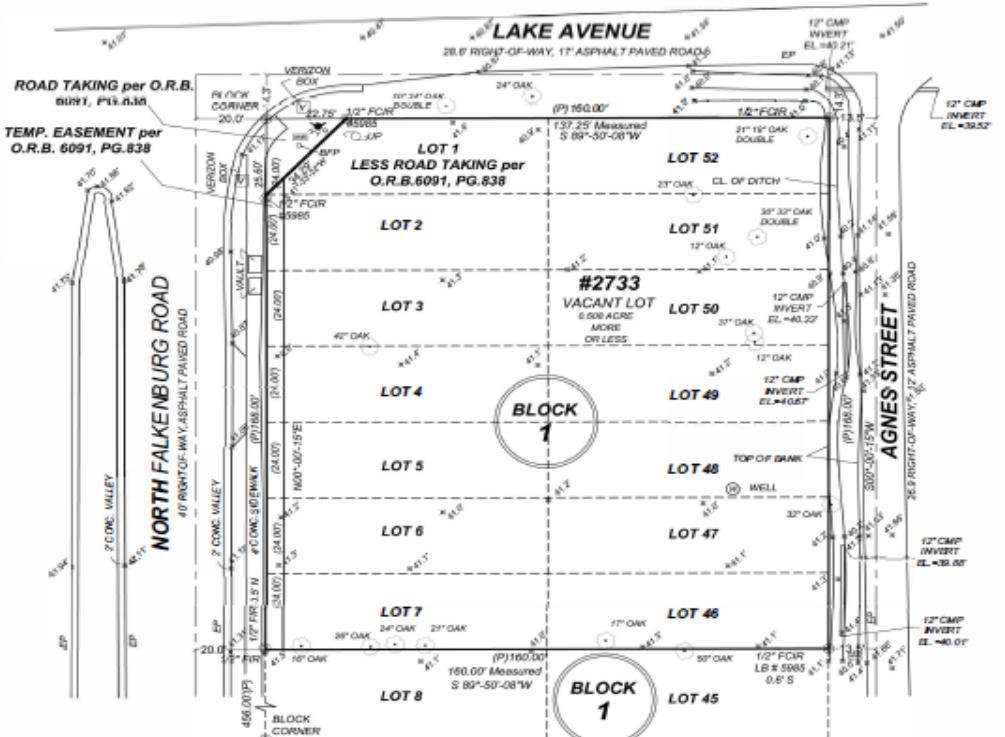


SURVEY

BOUNDARY, TREE & TOPOGRAPHIC SURVEY

LEGEND

A = ARC	LP = LIGHT POLE	S = SANITARY MANHOLE	TV = CABLE TELEVISION PEDESTAL	PALM TREE
AC = AIR CONDITIONER	(M) = MEASURED	(D) = DRAINAGE MANHOLE	SVC = SERVICE CABINET	TREE
AC = ACREAGE	(P) = PLAT	(M) = MANHOLE	VCW = VALVE COVER (WATER)	UTILITY EASEMENT
CB = CHORD BEARING	(R) = RECORD	(SP) = SURVEY CONTROL POINT	IVC = VALVE COVER (IRRIGATION)	— FENCE
CH = CHORD	(C) = CALCULATED	(C) = CLEAOUT	WPB = WIRE PULL BOX	— GRADE BREAK
CLF = CHAIN LINE FENCE	O.R. = OFFICIAL RECORD	(BF) = BOUNDARY POINT FOUND	WRB = WATER METER BOX	— BUILDING BOUNDARY
CONC = CONCRETE	P.B. = PLAT BOOK	(P.B.) = POINT OF BEGINNING	HYDRANT	
DI = DRAINAGE INLET	P.O.C. = POINT OF COMMENCEMENT	(GP) = GREASE TRAP	UP = UTILITY POLE	
EL = ELEVATION	P.P. = PAGE	(L) = LIGHTPOLE	ET = ELECTRIC TRANSFORMER	
EP = EDGE OF PAVEMENT	PP = POWER POLE	(G) = GAS VALVE	VALVE (BACKFLOW)	
FFR = FINISHED FLOOR ELEVATION	(R) = RADUS	(WV) = WATER VALVE (PORTABLE)	SUSPENSION SIGN	
FOR = FOUND CAPPED IRON ROD	RW = RIGHT OF WAY	(WVN) = WATER VALVE (NON-PORTABLE)	MULTI SUPPORT SIGN	
FOM = FOUND CONCRETE MONUMENT	SF = SQUARE FEET	(SV) = SANITARY VALVE	PROPERTY LINE	
FIR = FOUND IRON ROD	SOIR = SET 12" IRON ROD #5545	(V) = VALVE	CENTER LINE	
FOEP = FOUND OPEN END PIPE	UP = UTILITY POLE	(TP) = TELEPHONE PEDESTAL	DELTA	
GAR EL = GARAGE ELEVATION	HYD = HYDRANT	(E) = ELECTRIC PEDESTAL	COLUMN	



SURVEY OR NOTES:

- ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.
- THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THE BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INFORMATION.
- CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, & (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
- DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
- THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 11/20/2013. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR ORAL, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUNDARIES BEYOND THAT DATE.
- THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERECTED.

LEGAL DESCRIPTION:

SEC 8, TWP 25S, RGE 20E
LOTS 1 THROUGH 17, INCLUSIVE AND LOTS 47 THRU 52, INCLUSIVE, AND LOT 48 OF BLOCK 1 OF 2002 HOME SITES, PLAT BOOK 12 PAGE 40 U.S.S. RIGHT OF WAY FOR N. FALKENBURG ROAD TAKEN BY ORDER RECORDED IN CL BOOK 6091 PAGE 838 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL NO: U-05-29-20-28M-00000-00-0046.0 & U-06-29-20-28M-00-001-000-01.0

SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD

CERTIFIED PARTIES:
STEVEN Y TURVAGA

FLOODPLAIN CERTIFICATION ACCORDING
TO THE FIRM MAP, COMMUNITY PANEL
NUMBER: 120570039W, DATED: 10/02/2013.
THIS PROPERTY APPEARS TO BE IN FLOOD
ZONE "X" AND THE BASE 100 YEAR FLOOD
ELEVATION IS -- MEAN SEA LEVEL.

MOHAMMAD B. FAR
3152 LITTLE ROAD #333,
TRINITY, FLORIDA 34655
PHONE: (727) 375-1740 FAX: (727) 375-1741
E-MAIL: MOHAMMADB FAR@AOL.COM

JOB #	2733	REVISION#:	
FIELD DATE	11/17/2013		
SCALE	1" = 30'		
DRAWN BY	M.A.		
CHECKED BY	M.E.F.		

This certifies that a survey of this legal described herein was made under my supervision and that the survey complies with the Standard and Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 51-17 F.A.C., pursuant to Section 472.027, Florida Statutes. And that the sketch herein is a true representation of the land surveyed to the best of my knowledge and belief, accurate, valid and reliable herein. NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH MY EMBOSSED SEAL, FOR REFERENCE ONLY.

11/20/2013

DATE

Mohammad B. Far
STATE OF
FLORIDA
MOHAMMADB FAR, P.L.S. #5545

Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

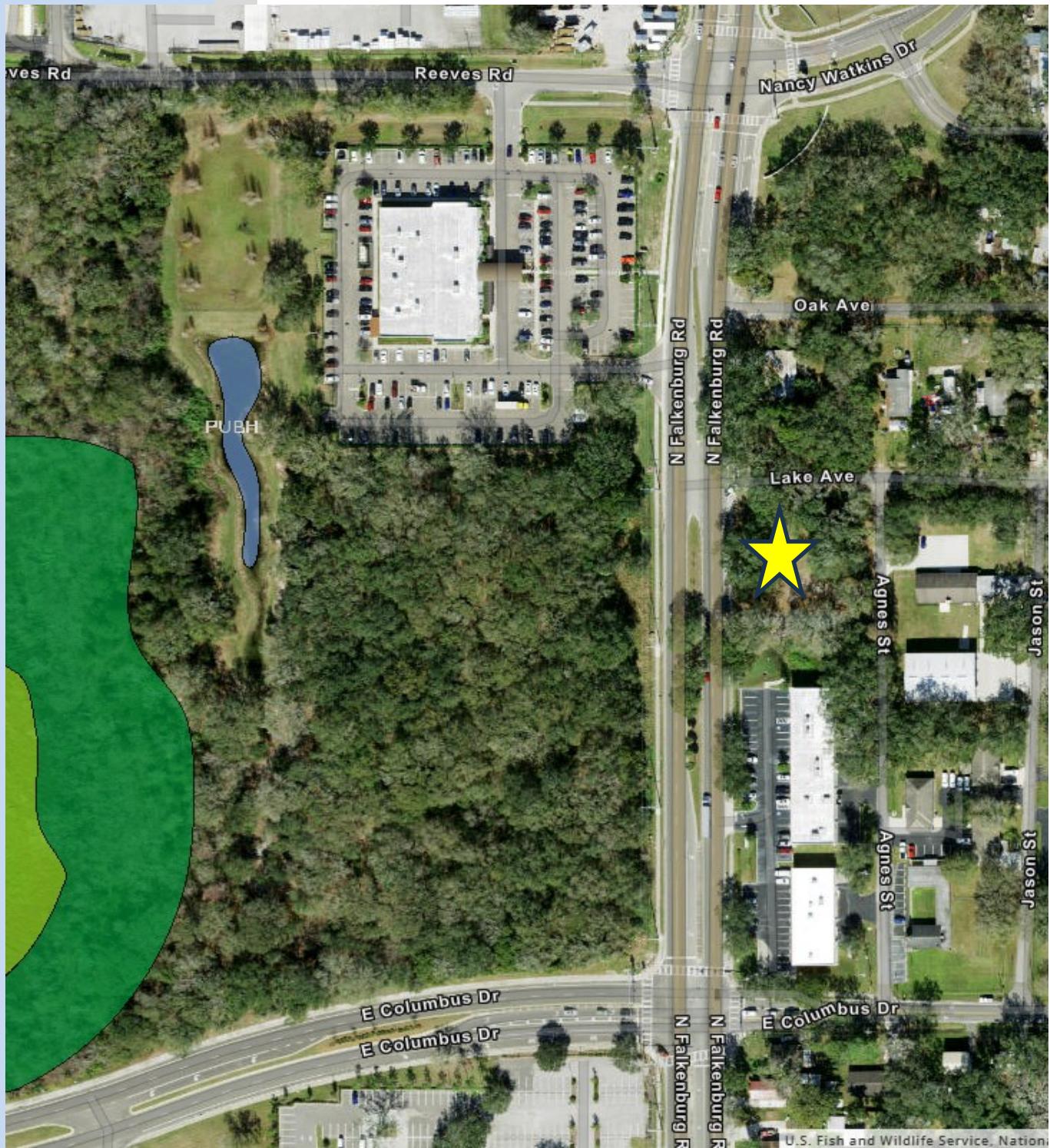
Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

Palm River Vacant Land for Sale

2733 N. Falkenburg Rd., Tampa, FL 33619

NATIONAL WETLANDS MAPPER



Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
gret@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

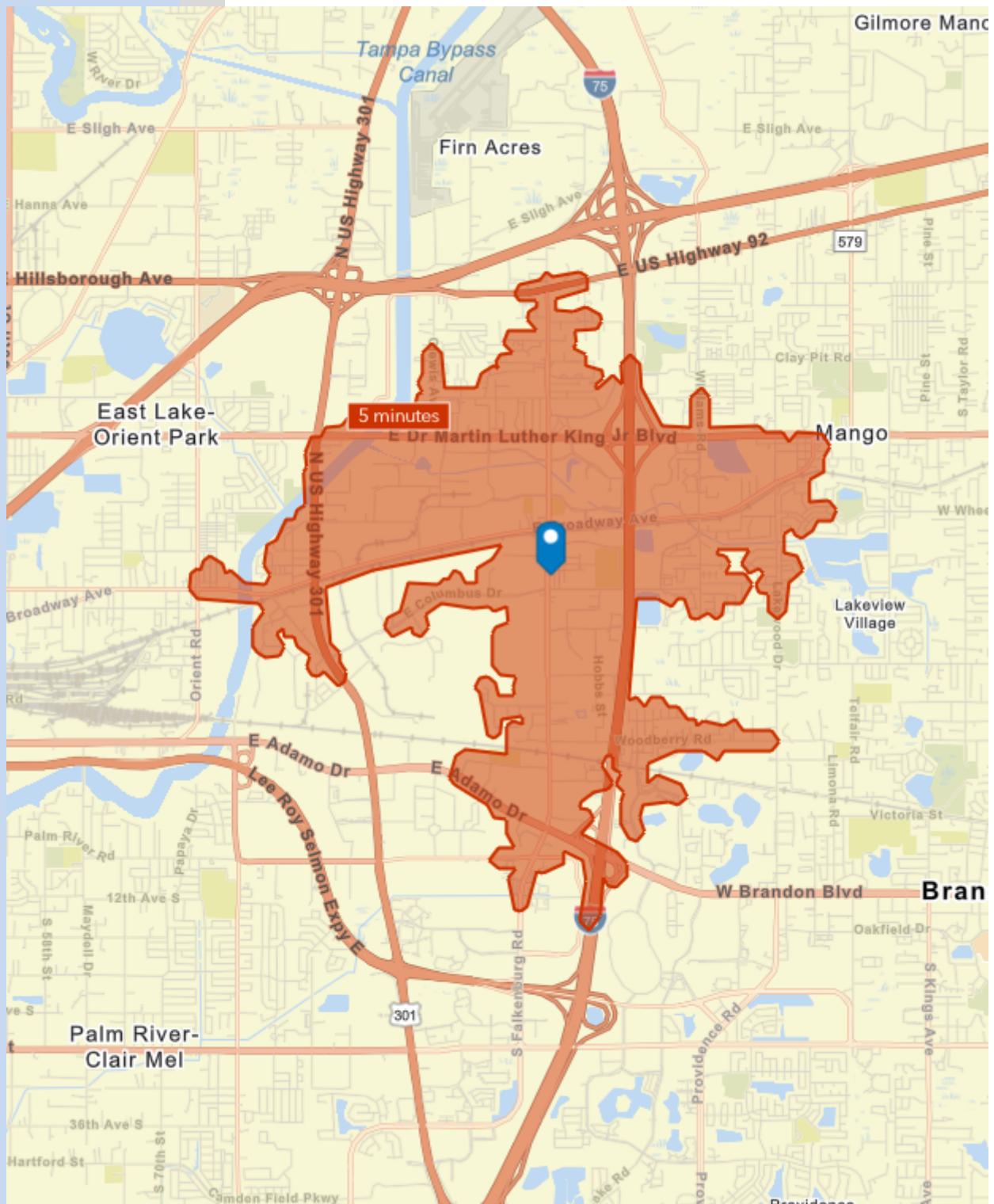
All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner nor Andretta Properties, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspection of the Property in evaluating a possible purchase of the real property.

Palm River Vacant Land for Sale

2733 N. Falkenburg Rd., Tampa, FL 33619



5 MINUTE DRIVE TIME MAP



Bill Besseliou, CCIM

Mobile/Direct: 813-263-5854

besseliou@gmail.com

Greg Andretta, SIOR

813-263-4833

gret@andrettaproperties.com

Andretta Properties

Licensed Real Estate Broker

550 N. Reo St. #300 Tampa, FL 33609

Office: 813-889-0889

www.andrettaproperties.com

All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner nor Andretta Properties, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

Palm River Vacant Land for Sale

2733 N. Falkenburg Rd., Tampa, FL 33619

FUTURE LAND USE MAP



JURISDICTION	FUTURE	CLUSTERING / OPEN SPACE	EXISTING	DEVELOPABLE
HILLSBOROUGH COUNTY	URBAN MIXED USE-20 (1.0 FAR)		Vacant	Y
				TOTAL

Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

Palm River Vacant Land for Sale

2733 N. Falkenburg Rd., Tampa, FL 33619

REZONE LETTER



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

December 10, 2024

Reference: RZ-STD 24-0878
Joseph L. Diaz, Esq.
2733 N. Falkenburg Rd./65651.0000

**BOARD OF COUNTY
COMMISSIONERS**
Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal
COUNTY ADMINISTRATOR
Bonnie M. Wise
COUNTY ATTORNEY
Christine M. Beck
COUNTY INTERNAL AUDITOR
Melinda Jenzarli
DEPUTY COUNTY ADMINISTRATOR
Gregory S. Horwedel

Joseph L. Diaz, Esq.
3242 Henderson Blvd., Ste. 310
Tampa, FL 33609

Dear Applicant:

At the regularly scheduled public meeting on December 10, 2024, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from RSC-6 (Residential, Single-Family Conventional) to CG (Commercial, General). Please keep this letter for your records.

If you have any questions regarding this, please contact Isis Brown, of my staff at BrownI@hcfl.gov.

Sincerely,

J. Brian Grady
J. Brian Grady (Dec 12, 2024 1:35:53 EST)

J. Brian Grady, Director
Zoning Administrator
Community Development Division

JBG/mn

HCFL.GOV

Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com