



702 E ROSS AVE  
TAMPA, FL 33602

2 PARCEL IN A 5,200+ SF PROPERTY

# FOR SALE

RARE ACQUISITION OPPORTUNITY FOR TWO RESIDENTIAL LAND PARCELS TOTALING 5,268 SF IN TAMPA'S HISTORIC YBOR CITY SUBMARKET!

*Brokerage Done Differently*

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# EXECUTIVE SUMMARY

## 702 E ROSS AVE

TAMPA, FL 33602

**OFFERING PRICE** **\$225,000**

**SQUARE FOOTAGE** 5,268 SF

**PRICE PSF** \$42.71/PSF

## PROPERTY FEATURES

702 E. Ross Avenue is located in Tampa's Central Ybor submarket, just south of Interstate 4, and consists of two adjacent residential parcels totaling approximately 5,268 square feet. Tucked beneath the I-4 corridor, the site offers a balance of privacy and accessibility, making it an appealing option for future residential development or long-term land investment.

The property is zoned RM-24 (Residential Multi-Family), allowing for medium-density housing such as duplexes, townhomes, or small apartment-style projects. This flexible zoning provides developers and investors with multiple options to meet the increasing demand for urban housing in Tampa.

Positioned within the revitalizing Central Ybor City area, the site benefits from close proximity to Downtown Tampa and major roadways including N. Nebraska Avenue, E. Palm Avenue, Interstate 4, and Interstate 275. It is also located within a Qualified HUBZone and an Opportunity Zone, offering potential economic incentives and enhancing its appeal as a strategic investment in a growing neighborhood.

Contact us today to learn more about this opportunity in the heart of Tampa's Central Ybor area.



## PROPERTY VIEW

### INVESTMENT HIGHLIGHTS:

- **Prime Ybor City Land Opportunity:** Two parcels totaling 5,268 SF (±0.12 acres) in a high-demand urban submarket
- **Flexible Multi-Family Zoning:** RM-24 zoning allows apartments, townhomes, duplexes, and single-family development
- **Ideal Infill Development Site:** Perfect for builders and investors targeting Tampa's growing housing demand
- **Private Yet Central Location:** Quiet, low-traffic setting just minutes from Downtown and Ybor City
- **Strong Connectivity:** Easy access to I-4, I-275, Selmon Expressway, and major local corridors
- **High-Growth Investment Area:** Located in Opportunity Zone & HUBZone with strong demographics and ongoing redevelopment

# LISTING DETAILS

## FINANCIAL TERMS

<b>OFFERING PRICE</b>	<b>\$225,000</b>
<b>PRICE PSF</b>	\$42.71/PSF
<b>PURCHASE OPTIONS</b>	Cash, Conventional

## LOCATION

<b>STREET ADDRESS</b>	702 E ROSS AVE A & B
<b>CITY/MARKET</b>	TAMPA-ST. PETERSBURG-CLEARWATER
<b>COUNTY</b>	HILLSBOROUGH
<b>SUB MARKET</b>	CENTRAL YBOR AREA S OF INTERSTATE 4

## UTILITIES

<b>ELECTRICITY</b>	TECO
<b>WATER/WASTE</b>	CITY OF TAMPA UTILITIES
<b>COMMUNICATION</b>	SPECTRUM, FRONTIER AND VERIZON

## THE COMMUNITY

<b>NEIGHBORHOOD/ SUBDIVISION NAME</b>	CENTRAL YBOR AREA S OF INTERSTATE 4
<b>FLOOD ZONE AREA</b>	X
<b>FLOOD ZONE PANEL</b>	12057C0354J

## TAXES

<b>TAX YEAR</b>	2025
<b>TAXES</b>	PARCEL B: \$634.69   PARCEL A (REAR): \$61.75

## THE PROPERTY

<b>FOLIO NUMBER</b>	<b>PARCEL A-191297-0000</b> <b>PARCEL B- 191295-0000</b>
<b>ZONING</b>	RM-24 (RESIDENTIAL MULTIPLE-FAMILY)
<b>SITE IMPROVEMENT</b>	N/A (LAND PARCELS)
<b>LOT SIZE</b>	5,268 SF
<b>TOTAL ACREAGE</b>	0.12 ACRES
<b>FRONT FOOTAGE</b>	(APPROX.) 40' / 6TH AVENUE
<b>LOT DIMENSION</b>	(APPROX.) 44' X 39' AND 63' X 70' (PARCEL A & B)
<b>PARKING SPACES</b>	N/A (LAND PARCEL)

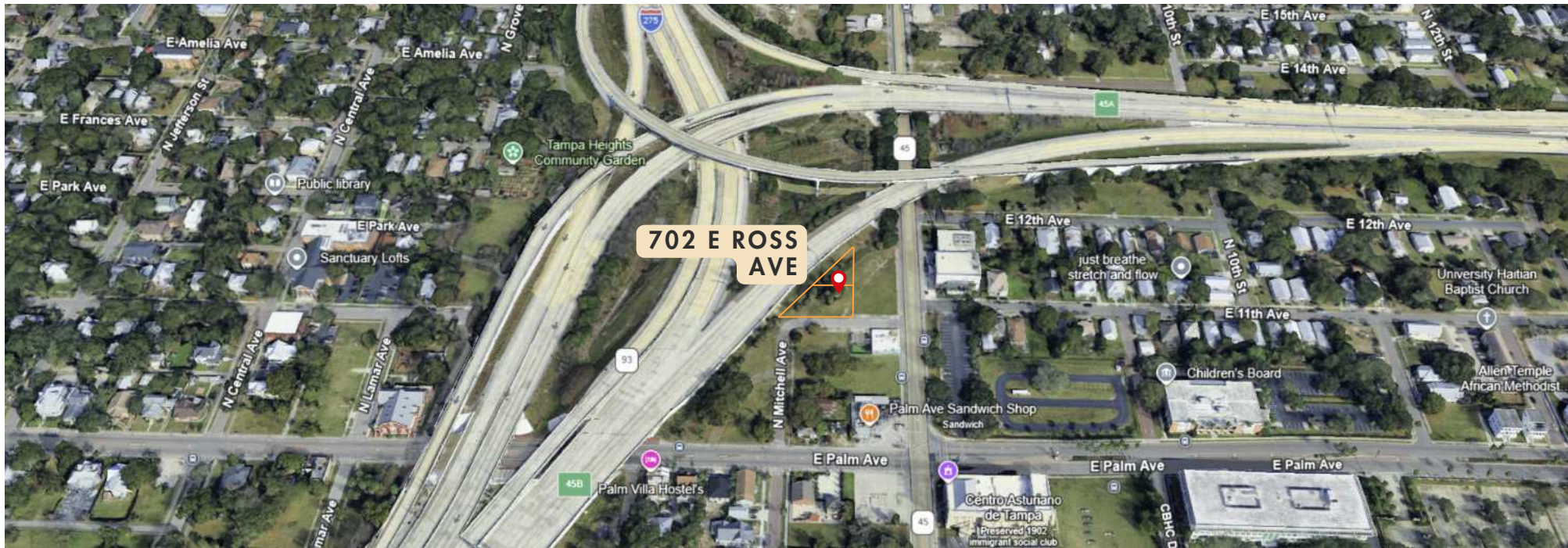
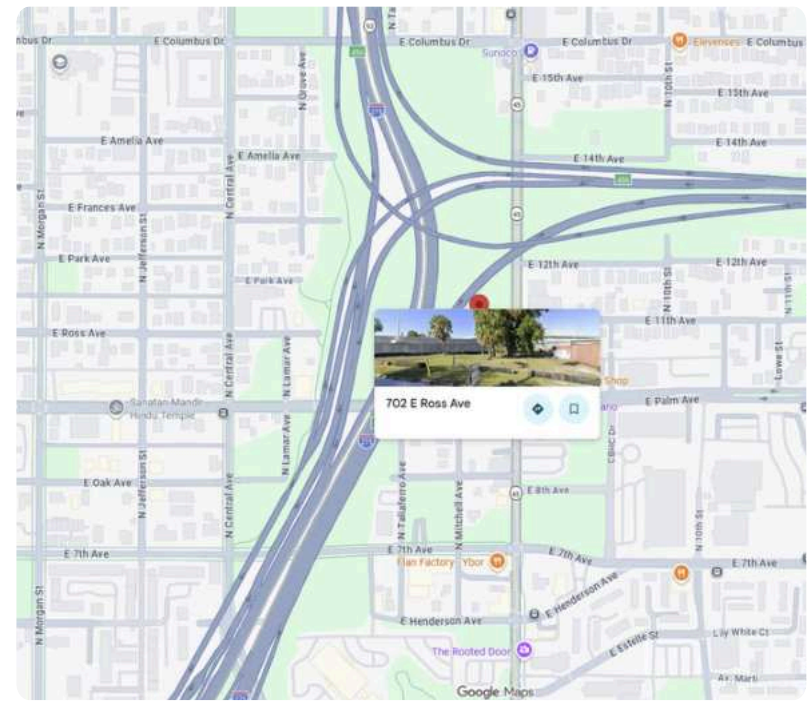


# ZONING INFORMATION

**Zoning RM-24:** The RM-24 (Residential Multiple-Family) zoning district in Tampa provides for medium-density, multi-family developments, allowing for apartment complexes, townhomes, and attached single-family homes. Key characteristics include a maximum of 6 stories, a typical 25-foot front setback, and 7-foot side/corner setbacks. It supports medium-density housing in specified city areas.

# DRIVING DIRECTIONS

From Downtown Tampa: head east on East Jackson Street to N. Nebraska Avenue. Turn left. Head north on N. Nebraska Avenue and continue past E. Palm Avenue. Continue east as you pass the Total-Transmission-Motor Service then turn left shortly after onto E Ross Ave. The property will be on your right. 702 E Ross Ave, Tampa, FL 33602.



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- 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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