

# Genesee Multifamily



GENESEE MULTIFAMILY

2909 E GENESEE ST, TAMPA, FL 33610

**Eshenbaugh**  
LAND COMPANY

The Dirt Dog

[www.thedirtdog.com](http://www.thedirtdog.com)



# Property Description

## PROPERTY DESCRIPTION

This offering presents a 1.28-acre, 30-unit workforce housing development site that is already underway with construction. The project has progressed significantly, with all slabs poured and partial block construction in place, substantially reducing upfront development timelines. The site is effectively pad-ready, with the primary remaining horizontal improvement being the installation of water lines. This provides a unique opportunity for a developer or investor to step into an active project and accelerate delivery within the Tampa market.

## LOCATION DESCRIPTION

Located at 2909 E Genesee Street in Tampa, the property offers convenient access to major transportation corridors including I-4 and I-75, providing connectivity throughout the greater Tampa Bay area. Positioned within an established industrial and commercial pocket, the site benefits from proximity to key logistics routes and surrounding employment centers.

## MUNICIPALITY

City of Tampa

## PROPERTY SIZE

1.28 Acres

## ZONING

CI

## FUTURE LAND USE

CC-35

## PARCEL ID

A-05-29-19-4A0-000012-00001.0

## PRICE

Contact Broker For Pricing

## BROKER CONTACT INFO

### Alex Ward

Junior Advisor

813.287.8787 x117

[alex@thedirtdog.com](mailto:alex@thedirtdog.com)

### Jack Koehler, CCIM, ALC

Senior Advisor/Partner

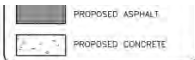
813.287.8787 x109

[jack@thedirtdog.com](mailto:jack@thedirtdog.com)

# Aerial Overview

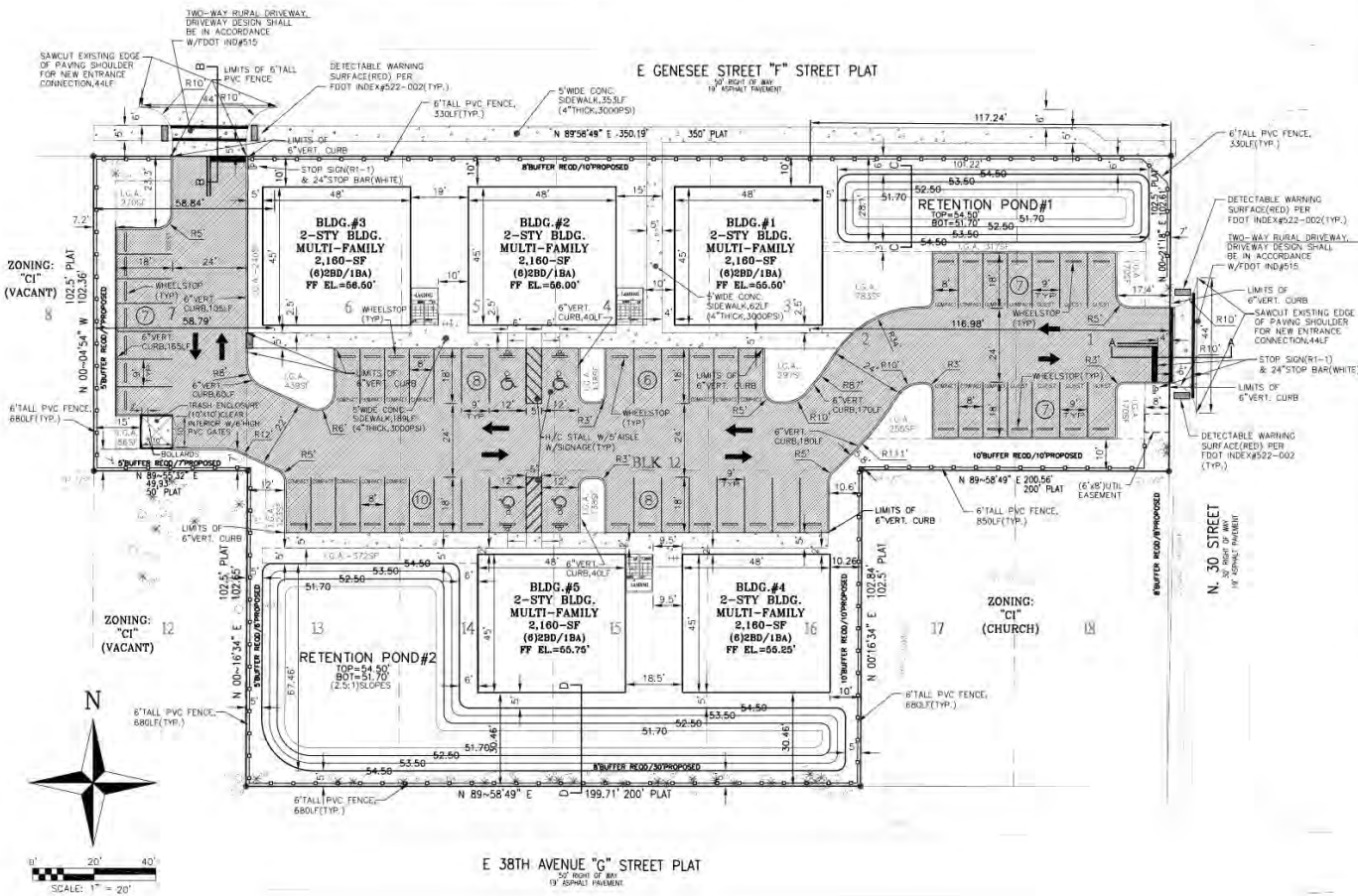


# Site Plans



County, Florida, all lying and being in Section 9, Township 29 South, Range 19 East.

**CITY OF TAMPA STORMWATER NOTE:**  
 1. DEVELOPMENT SHALL COMPLY WITH CITY OF TAMPA STORMWATER TECHNICAL STANDARDS, CHAPTER 21 OF THE CITY OF TAMPA CODE.



## LOCATION MAP

N.T.S.

## SITE DATA TABLE

2909 E GENESEE ST, TAMPA, FL 33610  
 P/N: A-05-29-19-440-000012-00001.0  
 FOLD: 154830-0000

**PROPERTY OWNER:**  
 PALMVIEW HILLS, LLC  
 59-12 69TH LN  
 MASPEH, NY 11578  
 PH: (727) 386-6103  
 prestigepropertygroup@hotmail.com

**CIVIL ENGINEER:**  
 FRONTIER ENGINEERING, INC.  
 P.O. BOX 4444  
 TAMPA, FL 33677  
 PH: (813) 251-0169  
 FX: (813) 251-0179  
 frontiersengineering@yahoo.com

**CONTRACTOR:**  
 BARRON CONSTRUCTION, INC.  
 3637 CENTRAL AVE  
 ST. PETERSBURG, FL 33713  
 PH: (727) 360-8475  
 barronconstruction@yahoo.com

**SURVEYOR:**  
 THOMAS S. CLANCEY  
 9704 REDWOOD BLVD.  
 TAMPA, FL 33635  
 PH: (813) 245-4556  
 tclanceyts@aol.com

**FLOOD ZONE:** X  
 MAP NO. 12057/00366H  
 EFFECTIVE DATE: AUGUST 28, 2008

**PROJECT SUMMARY & SITE DATA:**

	EXISTING	PROPOSED
TOTAL BUILDING AREA	0 SF (0%)	10,800 SF (19%)
TOTAL BUILDING (GFA)	0 SF	21,600 SF
TOTAL ASPHALT/CONC/SHALL AREA	0 SF (0%)	21,163 SF (37%)
TOTAL IMPERVIOUS AREA	0 SF (0%)	31,963 SF (57%)
TOTAL GREEN AREA	56,296 SF (100%)	54,333 SF (93%)
TOTAL PROJECT AREA	56,296 SF (1.29 AC.)	

**ZONING:** C1 (BUILT TO RM-24 STANDARDS)  
**PROPOSED USE:** MULTIFAMILY  
**FUTURE LAND USE:** COMMERCIAL-3S  
**EXISTING USE:** VACANT

**NUMBER OF FLOORS:** 2

**TYPE OF CONSTRUCTION:** RB  
**OCCUPANCY CLASSIFICATION:** RB  
**% OF DEFINITIONS ON BUILDING FACE:**  
 FRONT - -, REAR - -, RIGHT SIDE - -, LEFT SIDE - -

LOT REQUIREMENTS:	REQUIRED	PROPOSED
LOT AREA	3,000 SF	56,296 SF
LOT WIDTH	50 FT	350 FT
LOT DEPTH	N/A	205 FT

**SETBACK REQUIREMENTS:**

STREET FRONT (N. 30TH ST.)	REAR (WEST)
25 FT	118 FT
7 FT	10 FT
7 FT	30 FT
20 FT	58 FT

**MAXIMUM LOT COVERAGE (USB):** N/A, 0.64  
**MAXIMUM FLOOR/AREA RATIO (FAR):** N/A, 0.19  
**MAXIMUM BUILDING COVERAGE (GFA):** N/A, 0.38  
**MAXIMUM BUILDING HEIGHT:** 60 FT, < 60 FT

**NUMBER OF PARKING SPACES:**  
 MULTIFAM: (30)BEDROOM UNITS(1)5SP/BEDROOM = 45 SP, 45 SP  
 GUEST PARKING (30)UNITS(2)5SP/UNIT = 8 SP, 8 SP  
 SOLID WASTE: ON-SITE DUMPSITER = 53 SP, 53 SP  
 V.U.A. LANDSCAPE AREA: 20% V.U.A.(18,392-SF) = 3,678 SF, 3,798 SF

## PLAN INDEX

SHEET#	TITLE
1 OF 7	SITE PLAN
2 OF 7	GRADING/C/S.W.M. PLAN
3 OF 7	UTILITY PLAN
4 OF 7	EXISTING CONDITIONS/DEM'O PLAN
5 OF 7	NOTES & SPECIFICATIONS
6 OF 7	DETAILS 1
7 OF 7	NPDES
1-1	LANDSCAPE PLAN
D-1	LANDSCAPE GENERAL NOTES & DETAILS
D-2	LANDSCAPE CODE REQUIREMENTS

**FRONTIER ENGINEERING, INC.**  
 COMMERCIAL MUNICIPAL RESIDENTIAL  
 ST. PETERSBURG - TAMPA

**GENESEE ST. APARTMENTS  
 SITE PLAN**

CITY OF TAMPA, FLORIDA

DESIGN: TWW  
 DRAWN: TWW  
 CHECKED: UJA

TIMOTHY J. [Signature]  
 FLORIDA ENR [Signature]

REV	DATE	BY	DESCRIPTION
1	9/25/20	COF	SUI COMMENTS DATED 9/25/20
2	9/25/20	COB	#19-22

SCALE: 1" = 20'

SHEET # 1 OF 7



# Project Status

## Site

- Site work is in progress
- Silt fencing is in place
- Tree removal complete
- Storm water drain system installation in progress
- Retention pond construction complete
- White privacy vinyl fence installation complete
- Sewer pipe is in place
- Sod installation is in progress
- Fine grading work is in progress

## Building 1

- Concrete footers construction complete
- Concrete foundation construction complete
- Vertical masonry construction complete
- Concrete lintel installation complete
- Concrete sills installation complete
- Plumbing at slab is in place

## Building 2

- Concrete footers construction complete
- Concrete foundation construction complete
- Vertical masonry construction complete
- Concrete lintel installation complete
- Concrete sills installation complete
- Plumbing at slab is in place



## Building 3

- Concrete footers construction complete
- Concrete foundation construction complete
- Vertical masonry construction complete
- Concrete lintel installation complete
- Concrete sills installation complete
- Plumbing at slab is in place

## Building 4

- Concrete slab foundation footers are in place
- Building slab is in place
- Plumbing at slab is in place

## Building 5

- Concrete slab foundation footers are in place
- Building slab is in place
- Plumbing at slab is in place

# Demographics Map & Report

## POPULATION

	0.5 MILES	1 MILE	2 MILES
Total Population	5,291	15,851	51,344
Average Age	31.6	35.5	35.8
Average Age (Male)	28.3	33.5	34.2
Average Age (Female)	37.3	38.7	38.1

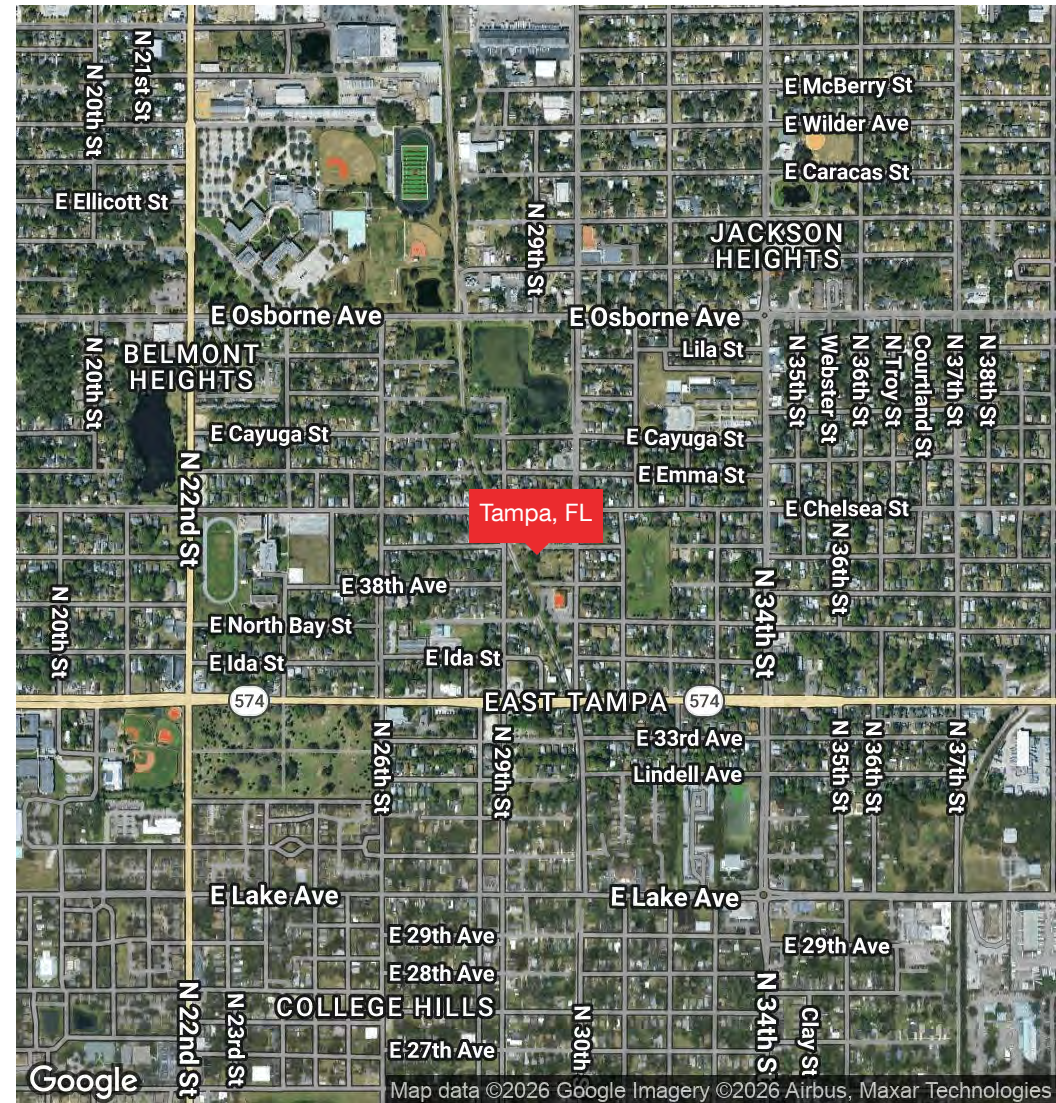
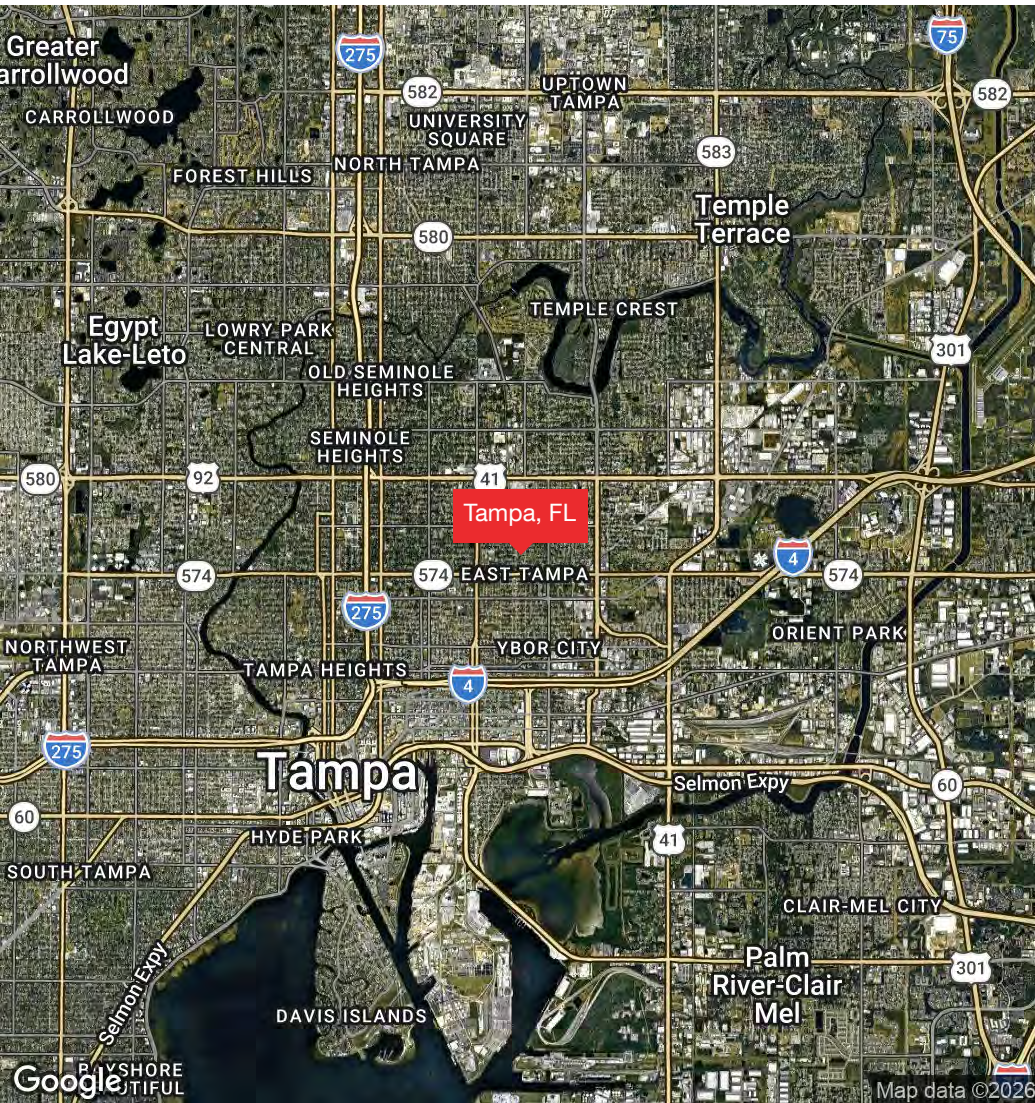
## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
Total Households	1,594	5,604	19,765
# of Persons per HH	3.3	2.8	2.6
Average HH Income	\$54,167	\$48,879	\$61,715
Average House Value	\$210,170	\$219,614	\$254,838

2023 American Community Survey (ACS)



# Location Maps



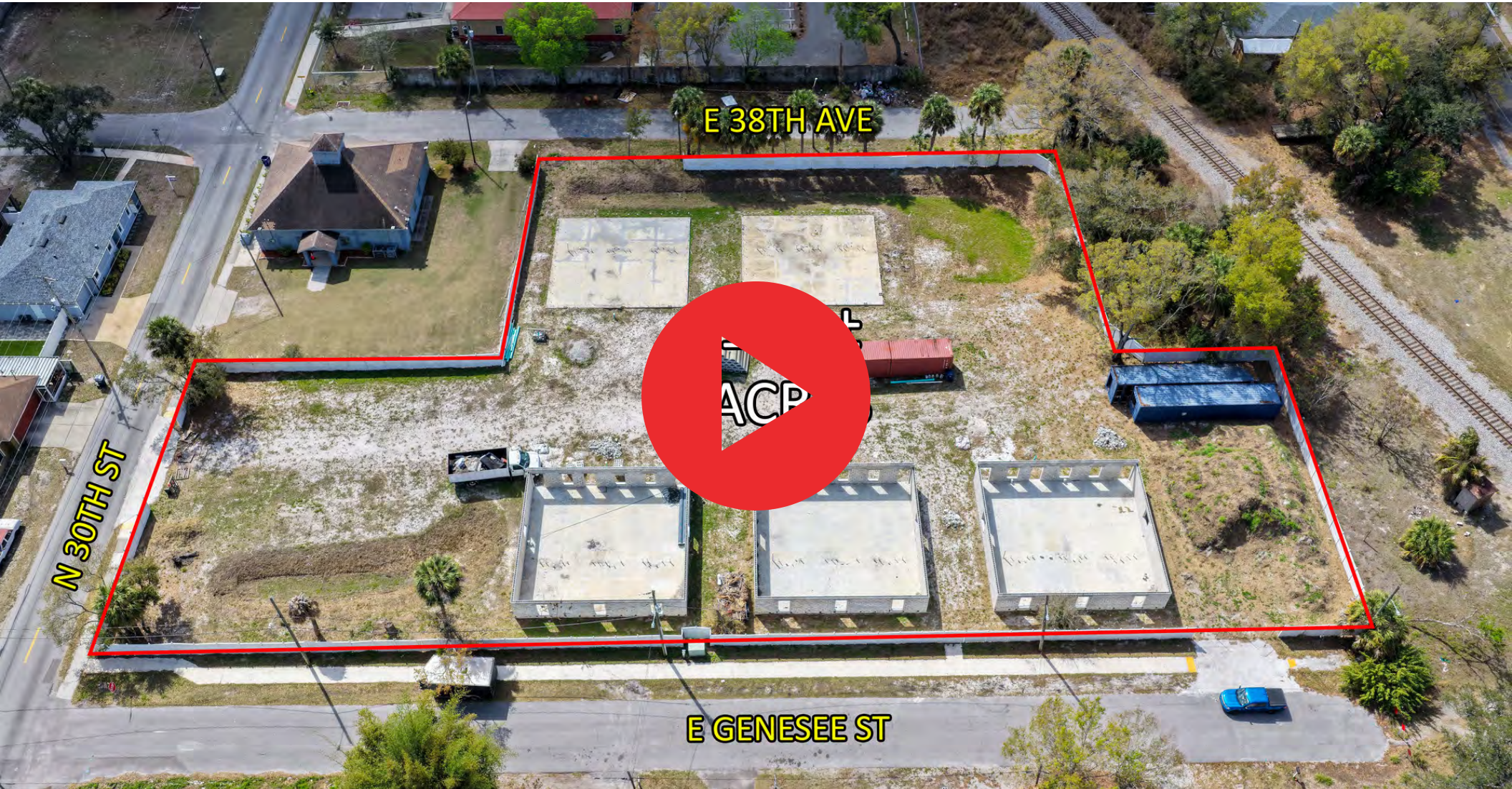
# Additional Photos



# Additional Photos



# 360 Virtual Tour



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



E GENESEE ST

1.28±  
ACRES

N 30TH ST

E 38TH AVE



## Your Advisors



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Jack Koehler, CCIM, ALC  
Senior Advisor/Partner  
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Questions | Give us a call or drop us an email

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