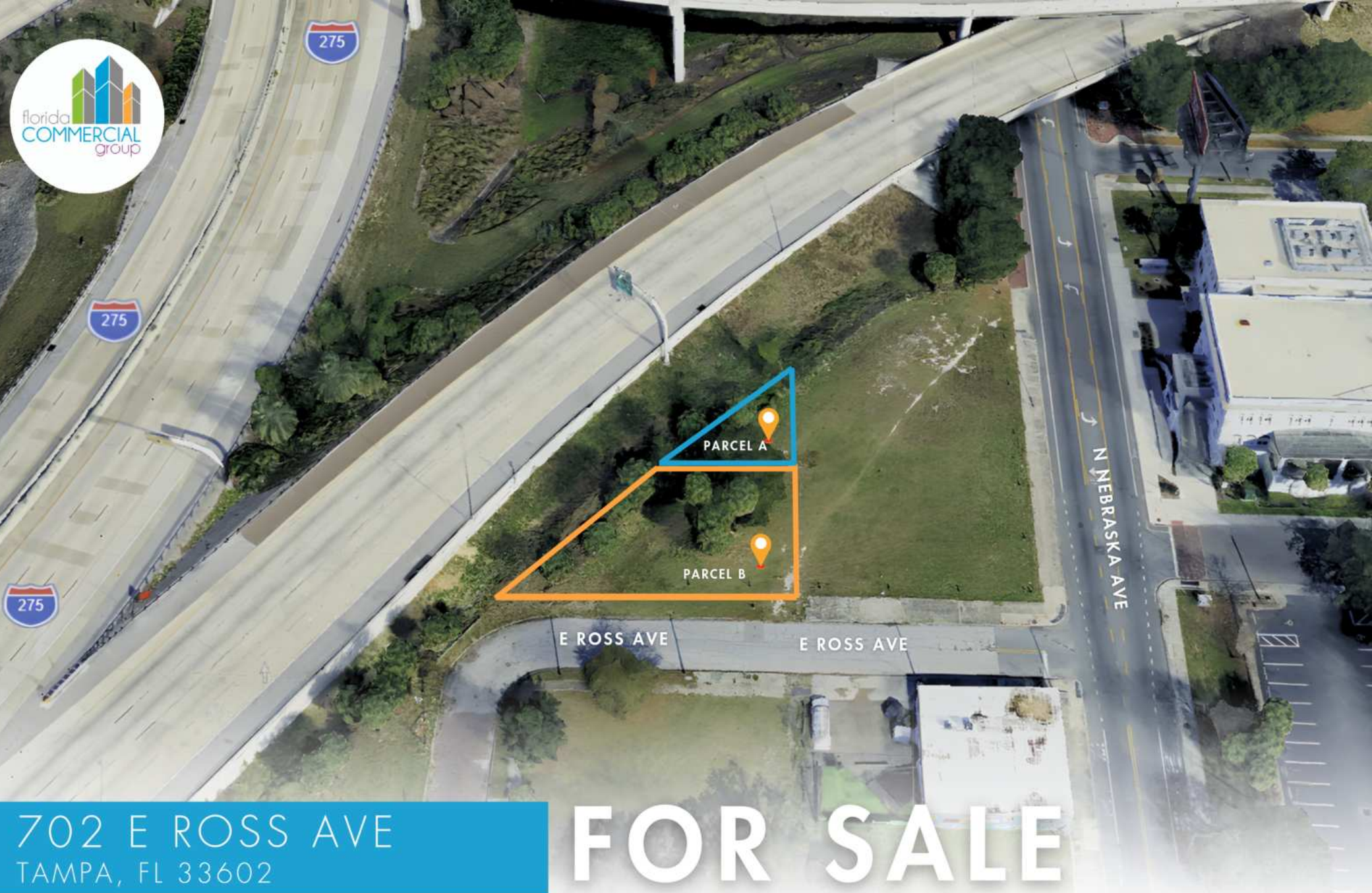




702 E ROSS AVE
TAMPA, FL 33602

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

401 EAST PALM AVENUE, TAMPA, FL 33602
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EXECUTIVE SUMMARY

702 E ROSS AVE

TAMPA, FL 33602

OFFERING PRICE **\$195,000**

SQUARE FOOTAGE 5,268 SF

PRICE PSF \$37.02/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

OFFERING PRICE	\$195,000
PRICE PSF	\$37.02/PSF
PURCHASE OPTIONS	Cash, Conventional

LOCATION

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

UTILITIES

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

THE COMMUNITY

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

TAXES

TAX YEAR	2025
TAXES	PARCEL B: \$634.69 PARCEL A (REAR): \$61.75

THE PROPERTY

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



UMU-60 (Urban Mixed Use - 60) in Hillsborough County/Tampa permits high-density, integrated developments, allowing up to 60 residential units per acre and significant commercial, office, or institutional space. It is designed for vertical or horizontal mixing of uses to create vibrant, walkable urban centers, often along major corridors, utilizing high Floor Area Ratios.

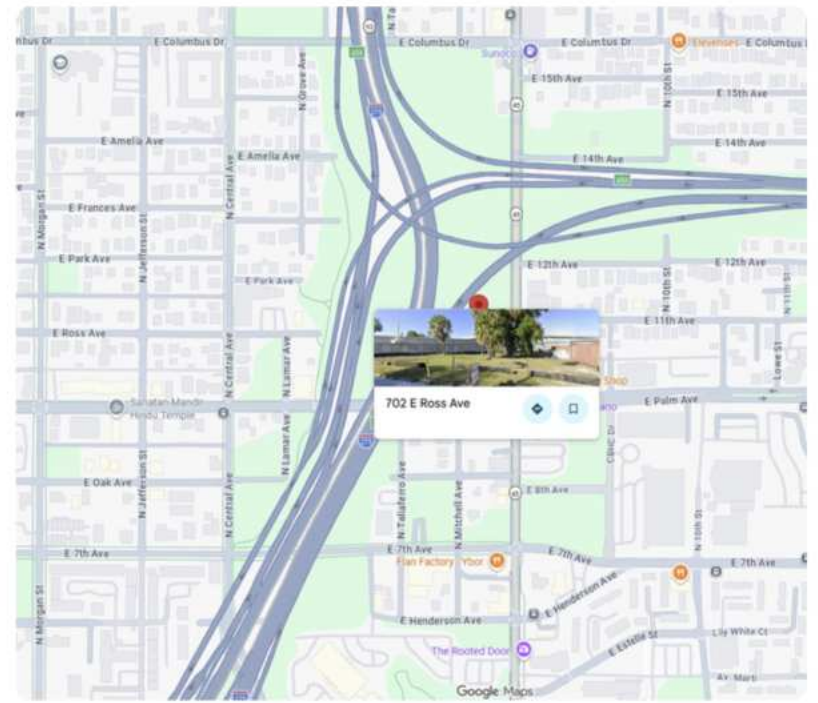
Based on the land size 7 residential units can be built on these parcels combined.

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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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.

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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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