

6920 E Chelsea Street

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TAMPA, FL 33610

Presented By:

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Boutique Firm | National Reach





Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,450,000
Building Size:	5,160 SF
Lot Size:	3.74 Acres
Zoning:	PD with RMC-12 Zoning
Year Built / Renovated:	1974/2022

PROPERTY OVERVIEW

Incredible 3.74-Acre Commercial Development Opportunity in Tampa! This exceptional property boasts 441 feet of Eastbound I-4 exposure with a prominent pylon sign and a 336-foot entrance on Chelsea St. The current 5,160 SF building was renovated in 2022 and built out as Class A office space

Nestled in close proximity to I-4, US-301, and I-75, this prime location offers outstanding connectivity for future business endeavors.

Zoned for Planned Development (PD), this land presents a promising blank canvas for a visionary project. While the current PD zoning is RM-12, the abundance of nearby commercial-intensive properties makes it an unparalleled opportunity for commercial development

PROPERTY HIGHLIGHTS

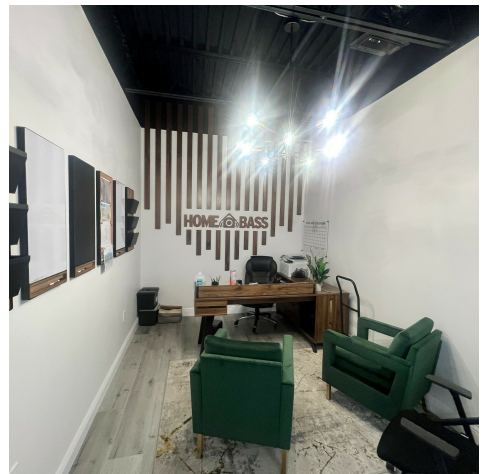
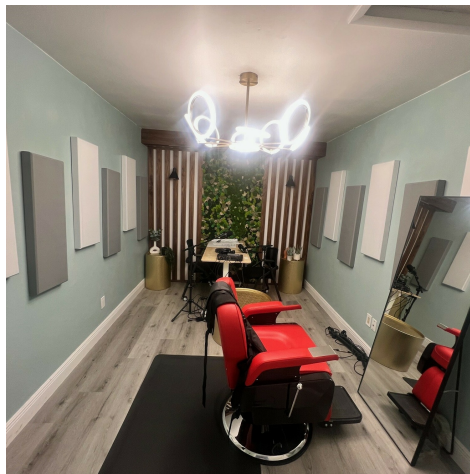
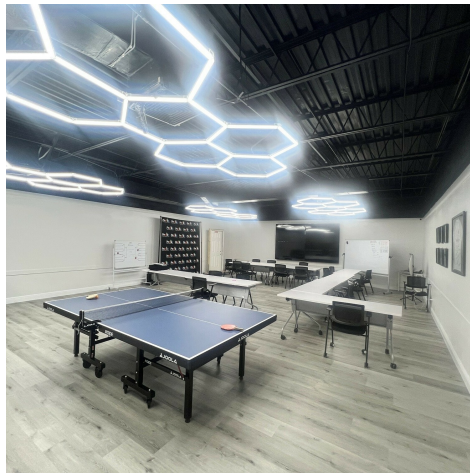
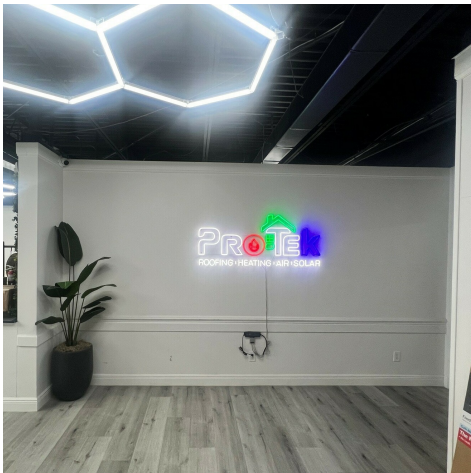
- 3.74 Acres / Ample yard space
- 441 Feet of Eastbound I-4 exposure with pylon sign 336 Front Feet entrance on Chelsea
- Built in 1975 / Renovated in 2022
- Zoned PD/Planned Development (RM-12) - you have possibilities of developing further commercial uses or residential multi-family up to 12 units/acre.
- Fully built out office with Class A finishes

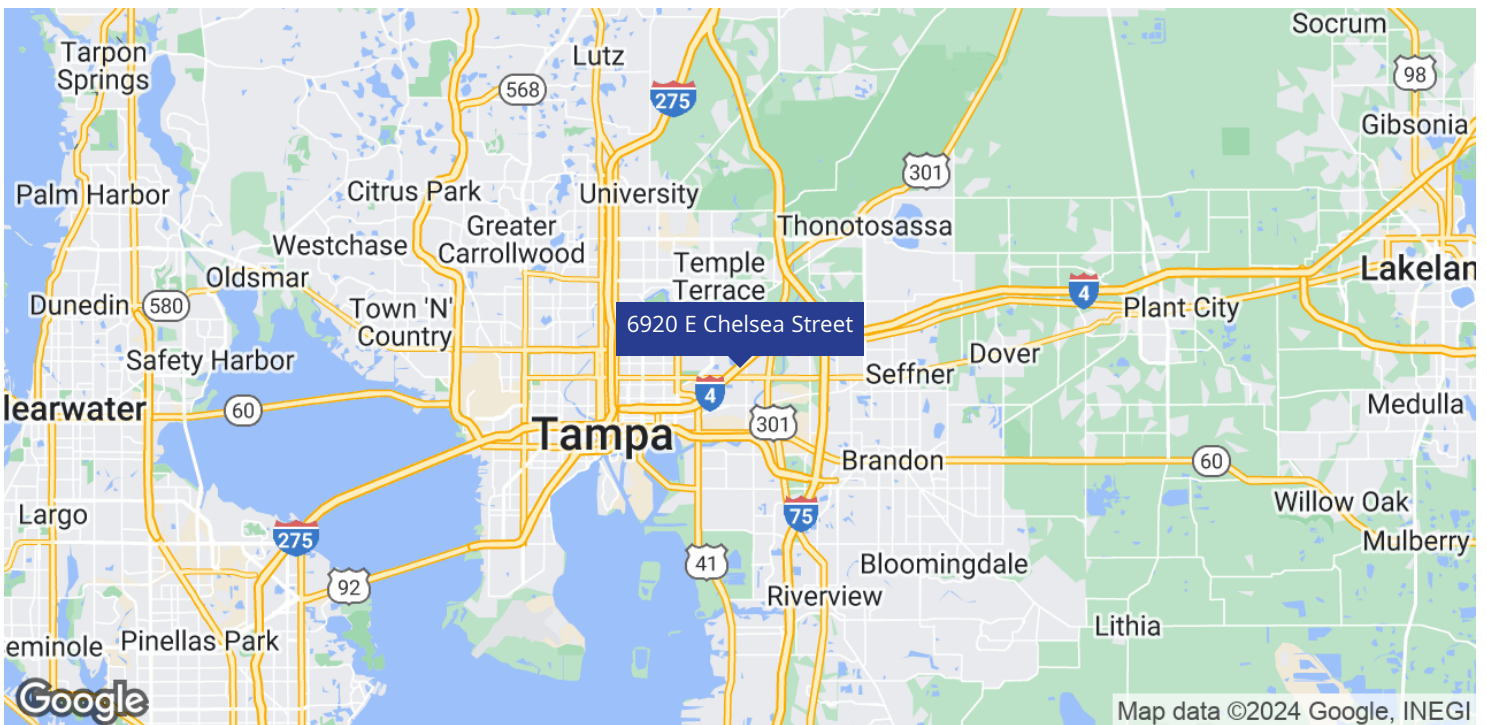
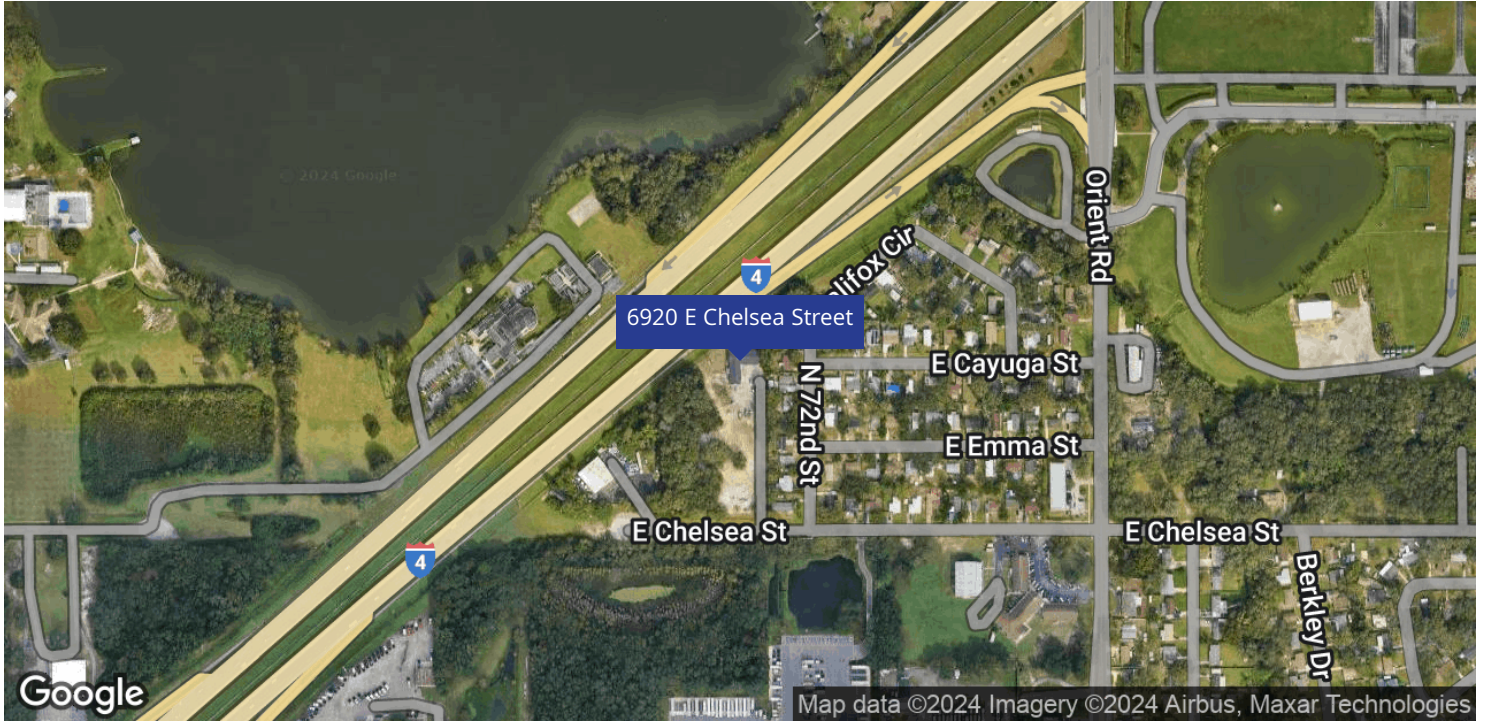






Additional Photos







Survey

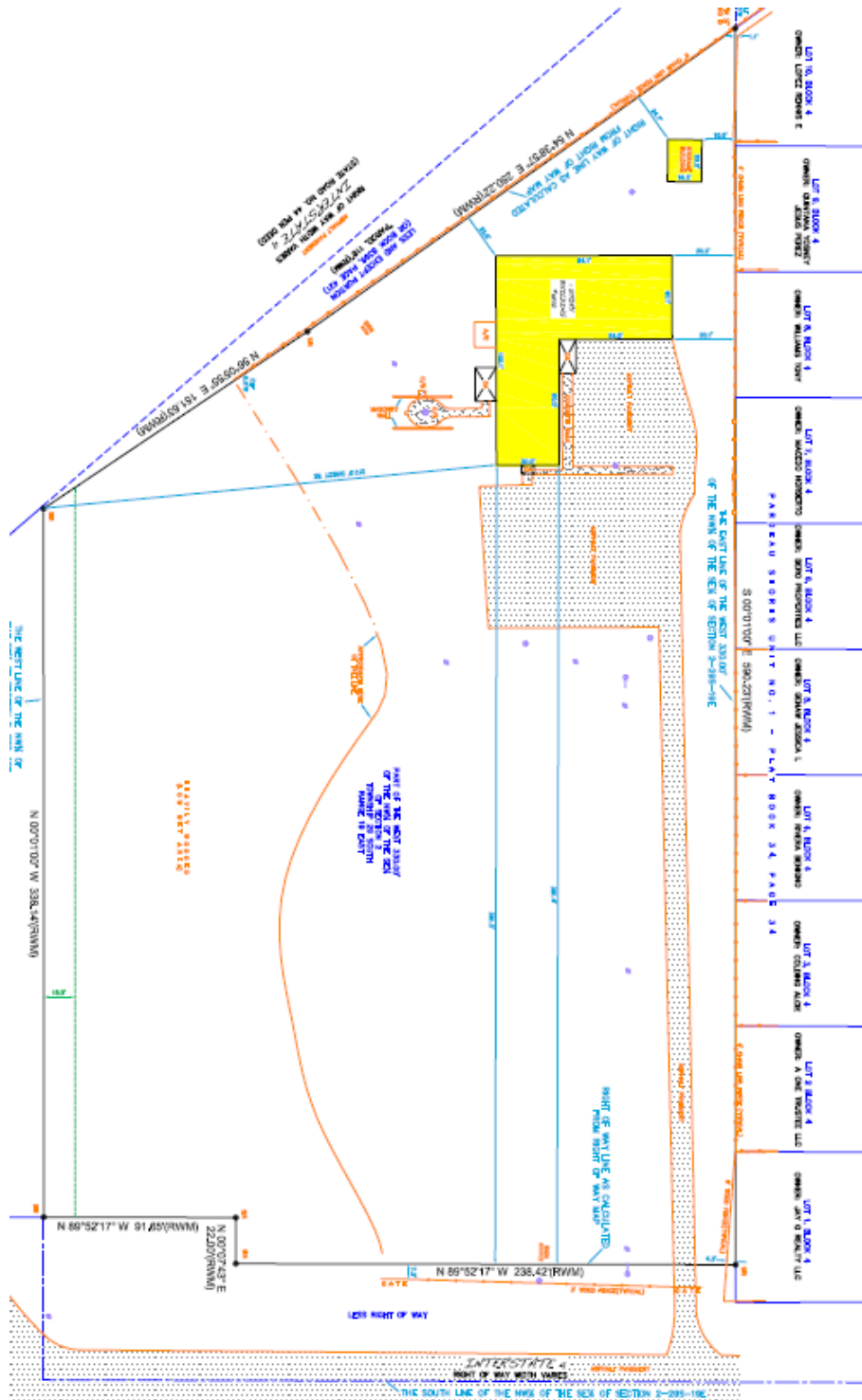




EXHIBIT "II"

33.

TAMPA MASONIC LODGE No. 240
FINAL CONDITIONS OF APPROVAL
ZONING CONFORMANCE AREA SEVEN

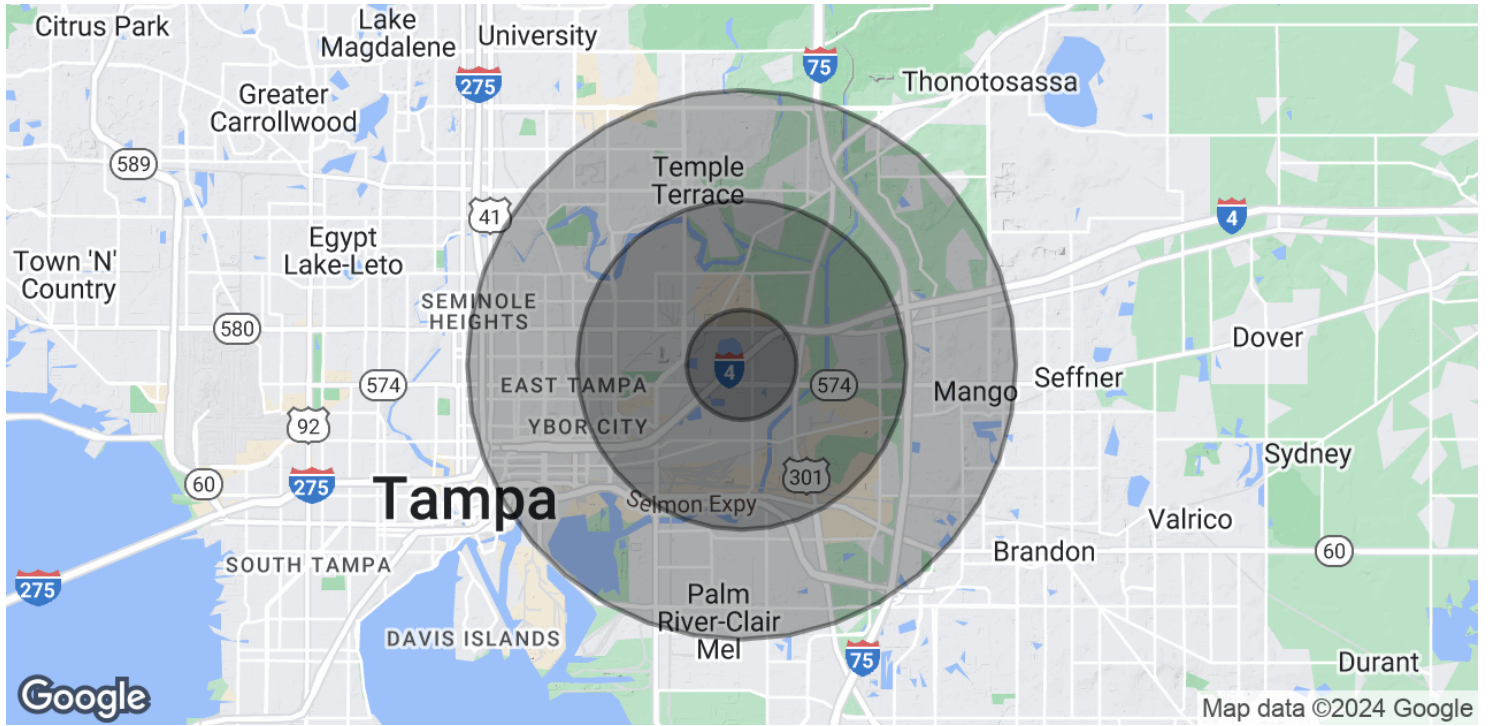
MEETING OF: Board of County Commissioners
MEETING DATE: December 19, 1991
PETITION NUMBER: PD-MU 92-0096
SEC.TWP.RNG.: 2/29/19

The conditions of approval for the PD-MU zoning district to satisfy zoning conformance procedures mandated by the 2010 FUTURE OF HILLSBOROUGH COUNTY COMPREHENSIVE PLAN, are as stated below. Approval is based on the General Development Site Plan, and all data shown, defined, described, noted, referenced, and listed thereon.

1. Permitted uses shall be limited to the following:
 - a) A membership organization facility located on the parcel with the folio no. 41138.0000, and any accessory uses and structures which are customarily accessory and clearly incidental to a membership organization facility, subject to the Zoning code, as amended.
 - b) The RMC-12 zoning district, subject to the Zoning code, as amended.
2. New development shall be in accordance with all applicable regulations and ordinances, including Subdivision and Site Development Regulations.
3. The Planning and Development Management Department is authorized to approve minor changes in the approved original General Development Site Plan, as long as the changes are in harmony with the originally General Development Site Plan, but shall not have the power to approve changes that constitute a conceptual modification.
4. Within 90 days of the Zoning Conformance zoning approval by the Hillsborough County Board of County Commissioners, the owners shall submit to the County Planning and Development Management Department, seven copies of a Site Plan for certification reflecting all the conditions outlined above.



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,933	60,431	191,259
Average Age	38	37	38
Average Age (Male)	37	35	37
Average Age (Female)	40	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,737	21,306	70,982
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$58,382	\$58,633	\$66,458
Average House Value	\$205,098	\$225,191	\$261,786

Demographics data derived from AlphaMap