



Land For Sale

8792 SF on 1.95 Acres in Brandon

**832 S Parsons Ave, Brandon, FL 33511**

For More Information:

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$630,000
Price / Acre:	\$323,077
Lot Size:	1.95 Acres
Zoning:	RSC-6 - Res-SF Conventional 6 uts / acre
Market:	Tampa-St. Petersburg- Clearwater
Submarket:	Brandon
Traffic Count:	1,700

### PROPERTY OVERVIEW

This rare gem of an estate property is almost 2 acres of lush oak tree shaded beauty and is hidden in plain sight just blocks from Brandon Hospital off Parsons Boulevard in between Lumsden Road and Highway 60. With 8,792 SF of structure on site which includes a 2 bedroom, 1.5 bath home and a 7,400 SF 20 car garage with 2 corner apartments, this site is perfect for the auto enthusiast who wants to store their personal collection or someone who wishes to build their sprawling dream home with a guest house already in place. The site is Zoned RSC-6 which also makes the site a candidate for a residential development of up to 6 units per acre based upon underlying Future Land Use (R-6). This parcel has potential of redevelopment for an 11 unit development of up to 21,235 SF or an average home size of 1,930 SF, or possible conversion and development to medical professional office use, based upon similar uses on neighboring properties. Tenants reside on the property, so please contact listing agent before touring the property.

\*\*All quoted development totals are maximum estimates based upon land use and subject to county site plan approval.

### LOCATION OVERVIEW

The access easement / entrance to the property is located to the rear of the parking lot for 876 S. Parsons Avenue (a medical building). Located east of Tampa in the Brandon area on Parsons Avenue, south of 60 (Brandon Boulevard) and just north of Lumsden Road, offering easy access to all surrounding areas of Tampa.



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### Additional Photos





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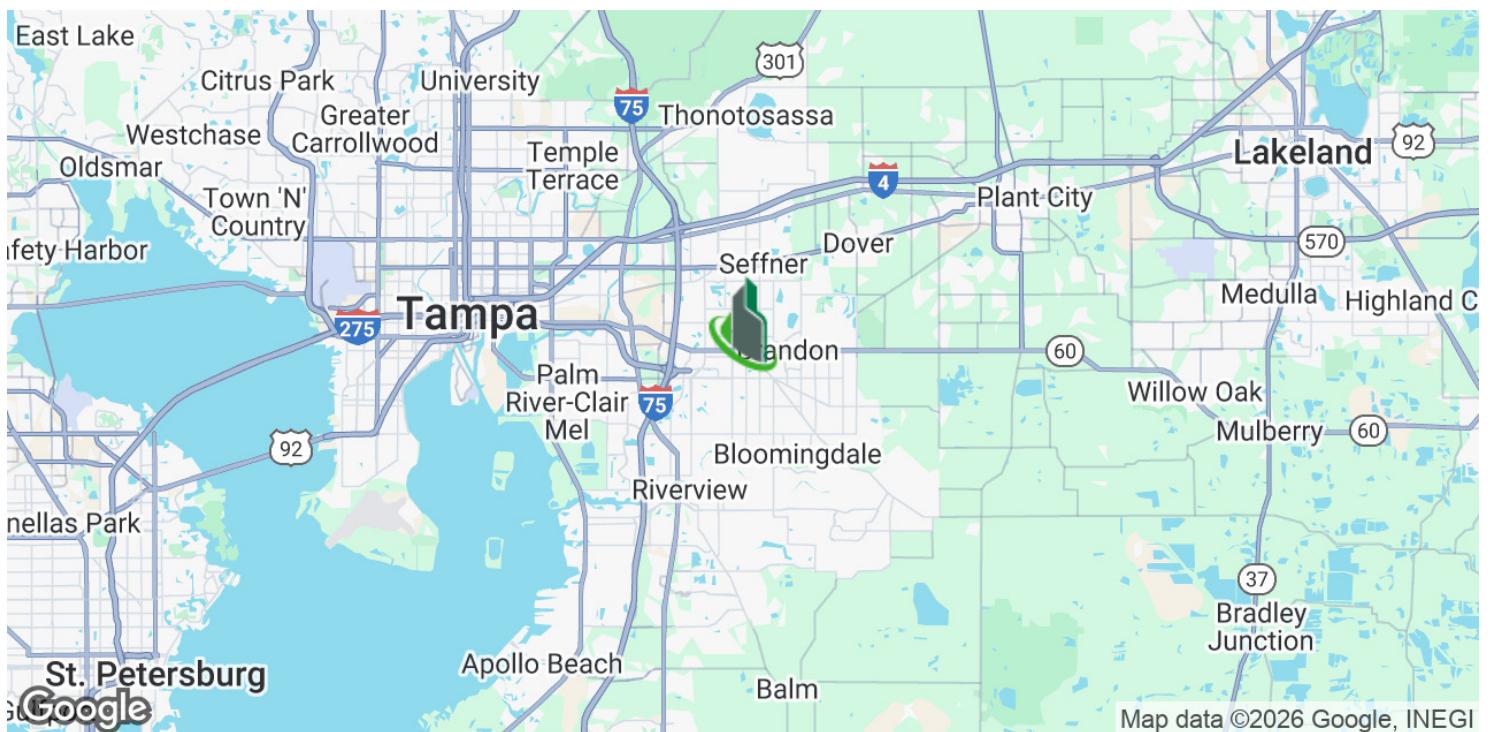
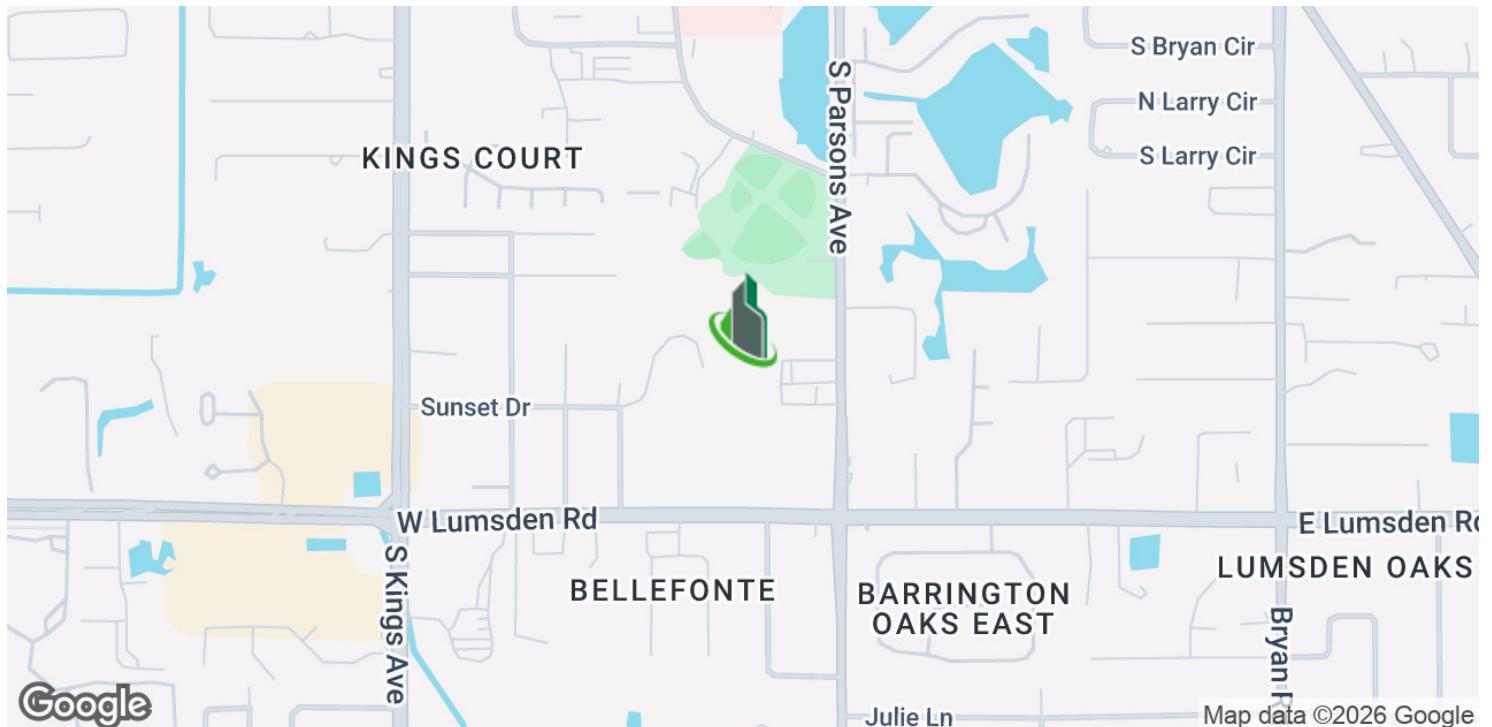




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### Location Map





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Residential-6 (.25 FAR)

## FUTURE OF HILLSBOROUGH

### SUBURBAN LAND USE CLASSIFICATION

#### Residential-6 (RES-6)

##### RESIDENTIAL GROSS DENSITY

Up to a maximum of 6.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations which represent an ideal set of circumstances with regard to the compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.

##### TYPICAL USES

Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

##### MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

Suburban scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 175,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.

For properties that are located within 0.5 mile of a fixed-guideway transit station (light rail, bus rapid transit, etc.), the allowable densities/intensities and range of uses may be subject to the Goals, Objectives, and Policies related to Fixed-Guideway Transit (See Objectives 54-57 and related policies). The location and type of fixed-guideway transit stations can be found on the MPO Long Range Transportation 2035 Cost Affordable Transit System Map. The Future Transit Envelope can be found on the Future Transit Envelope Map that is adopted as part of the Future Land Use Map Series.

##### SPECIFIC INTENT OF CATEGORY

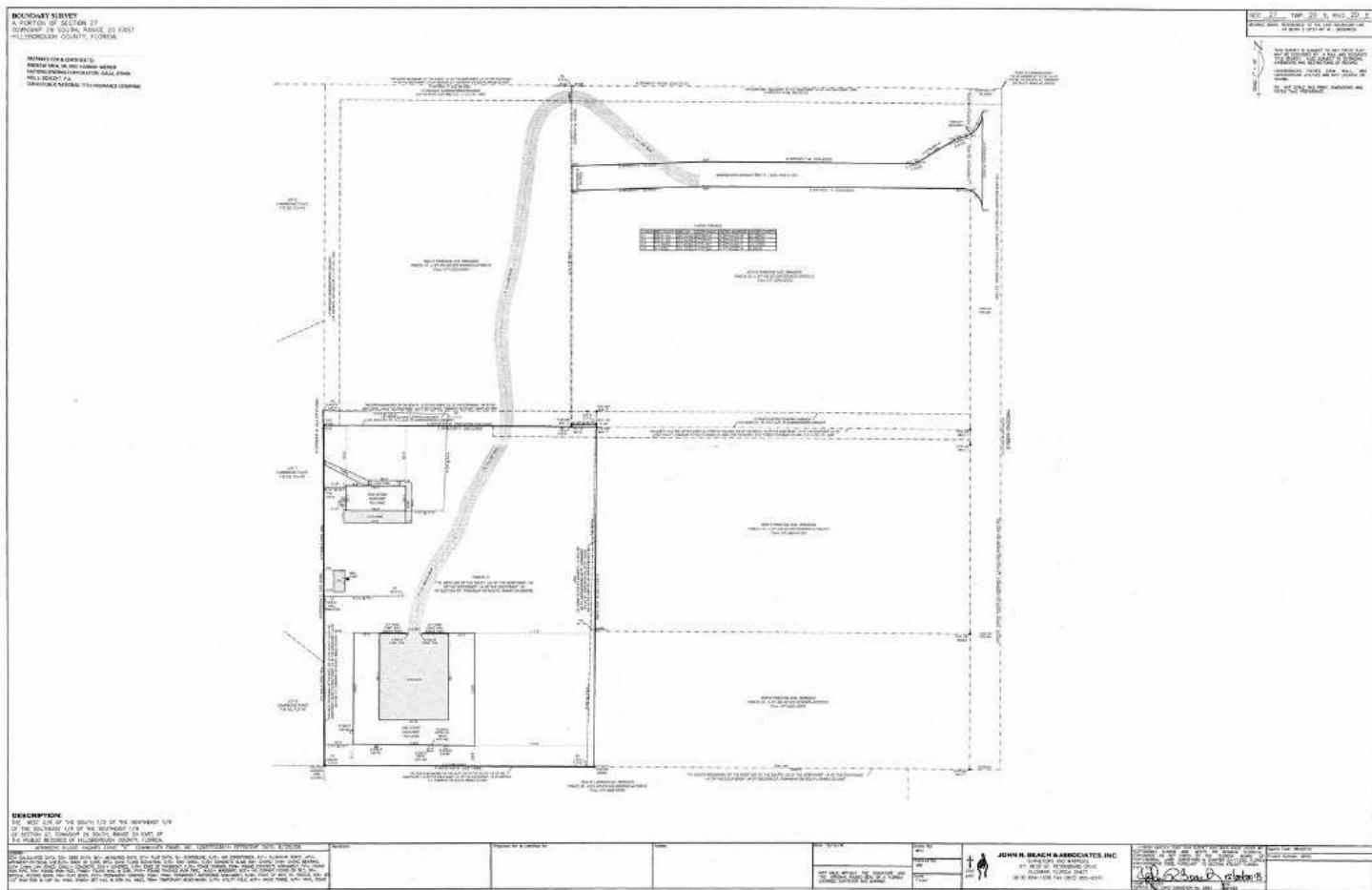
To designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office and mixed use projects serving the area may be permitted subject to the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and established locational criteria for specific land use.



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## Site Plan

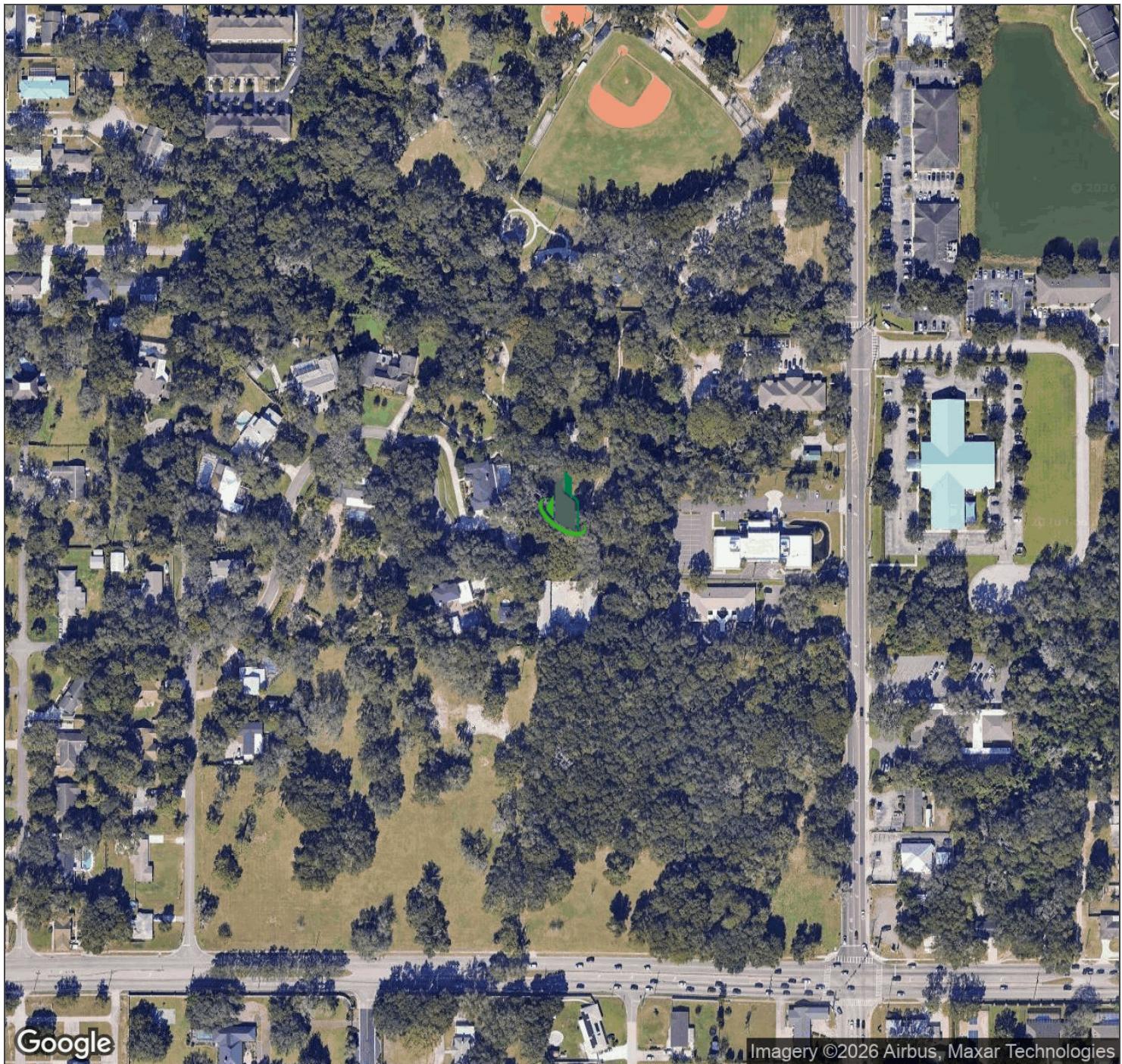




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### Aerial Map

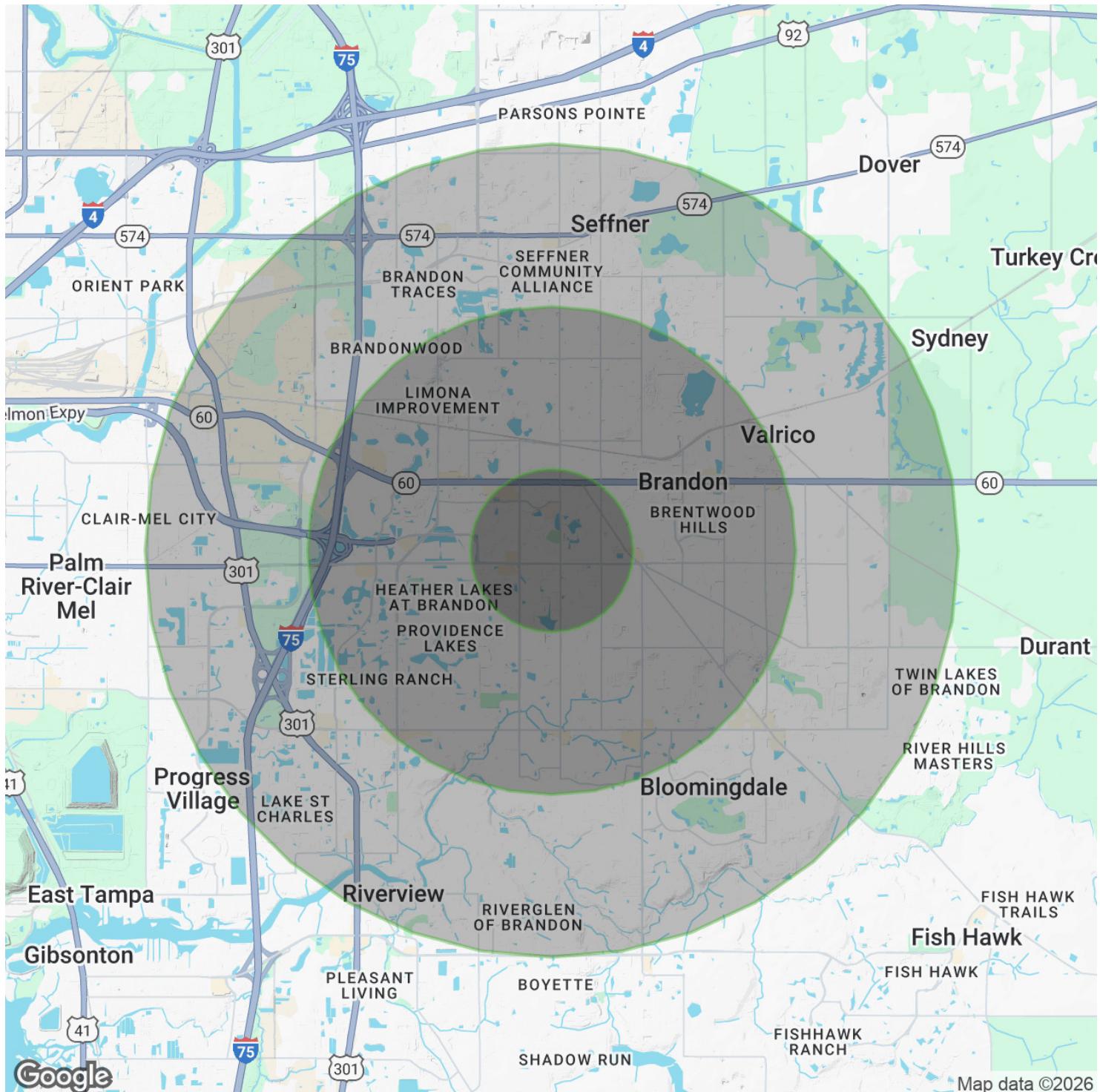




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### Demographics Map & Report





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## Demographics Map & Report

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	8,328	90,932	200,275
Median age	35.1	35.5	36.3
Median age (Male)	34.7	34.5	35.4
Median age (Female)	35.3	36.0	37.0
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	3,200	34,253	74,649
# of persons per HH	2.6	2.7	2.7
Average HH income	\$66,021	\$68,113	\$71,563
Average house value	\$224,758	\$219,033	\$230,687
<b>ETHNICITY (%)</b>			
Hispanic	16.6%	21.0%	19.6%
<b>RACE</b>			
Total Population - White	6,666	70,005	154,015
% White	80.0%	77.0%	76.9%
Total Population - Black	808	12,101	27,078
% Black	9.7%	13.3%	13.5%
Total Population - Asian	197	2,824	6,780
% Asian	2.4%	3.1%	3.4%
Total Population - Hawaiian	0	16	48
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	2	157	542
% American Indian	0.0%	0.2%	0.3%
Total Population - Other	225	2,424	4,855
% Other	2.7%	2.7%	2.4%
<b>TRAFFIC COUNTS</b>			
S Parsons Ave & W Lumsden Rd	1,700/day		

\* Demographic data derived from 2020 ACS - US Census