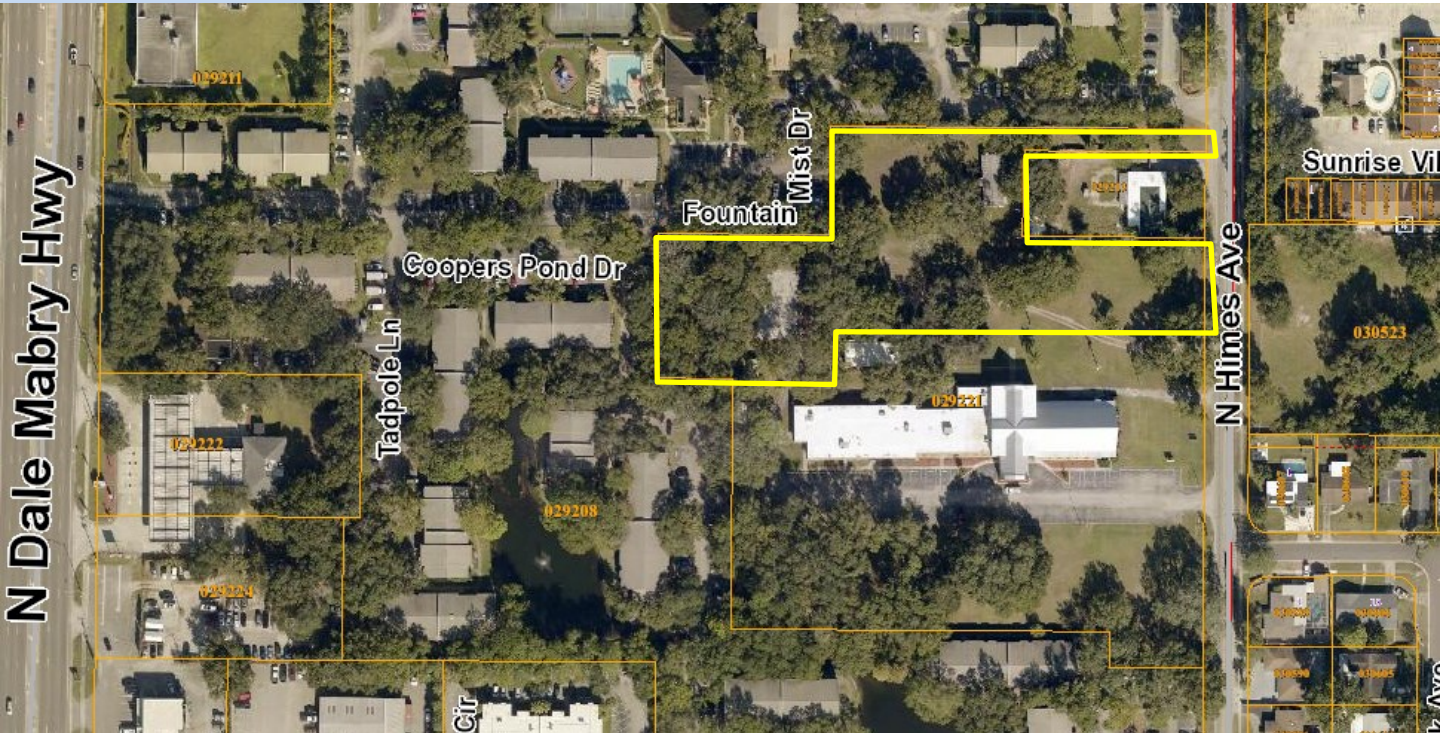


2.4 Acres Vacant Land for Sale

TBD (Part of 6202 N Himes Ave.), Tampa, FL 33614

EXECUTIVE SUMMARY



Summary:

Price:	\$1,499,900
Land Size:	2.43 +/- acres (north end of 6202 N Himes Ave, Tampa, FL 33614)
Current Zoning:	RMC-20 (Res. Multifamily Conv.20 units/acre)
Potential Uses:	Multi Family, Residential
Future Land Use:	RESIDENTIAL-20 (.35 FAR)
Folio Number:	TBD – Part of # 029221-0000
Market:	Egypt Lake Area
Property Taxes:	To Be Determined
Utilities:	Water/Sewer Hillsborough County Electric: Tampa Electric
Traffic Counts:	2,700 vehicles/day

Overview:

This is an excellent opportunity to purchase a 2.43-acre developmental parcel in the South Carrollwood/Egypt Lake submarket of Tampa Florida. The Future Land Use of Residential-20 (.35 FAR) allows for a number of potential residential uses. The attached site plan analysis proposes some potential uses that include 48 residential units (subject to Hillsborough County approval).

The Egypt Lake neighborhood is centrally located just off of Dale Mabry and Hillsborough Avenue. The location is just a short drive away from Interstate 275 with excellent access to Tampa Bay, Pinellas County and Orlando to the east. This area is home to many businesses, restaurants, offices and multiple apartment complexes. This opportunity is perfect for a developer looking for a residential development project in the heart of thriving Tampa, Florida.

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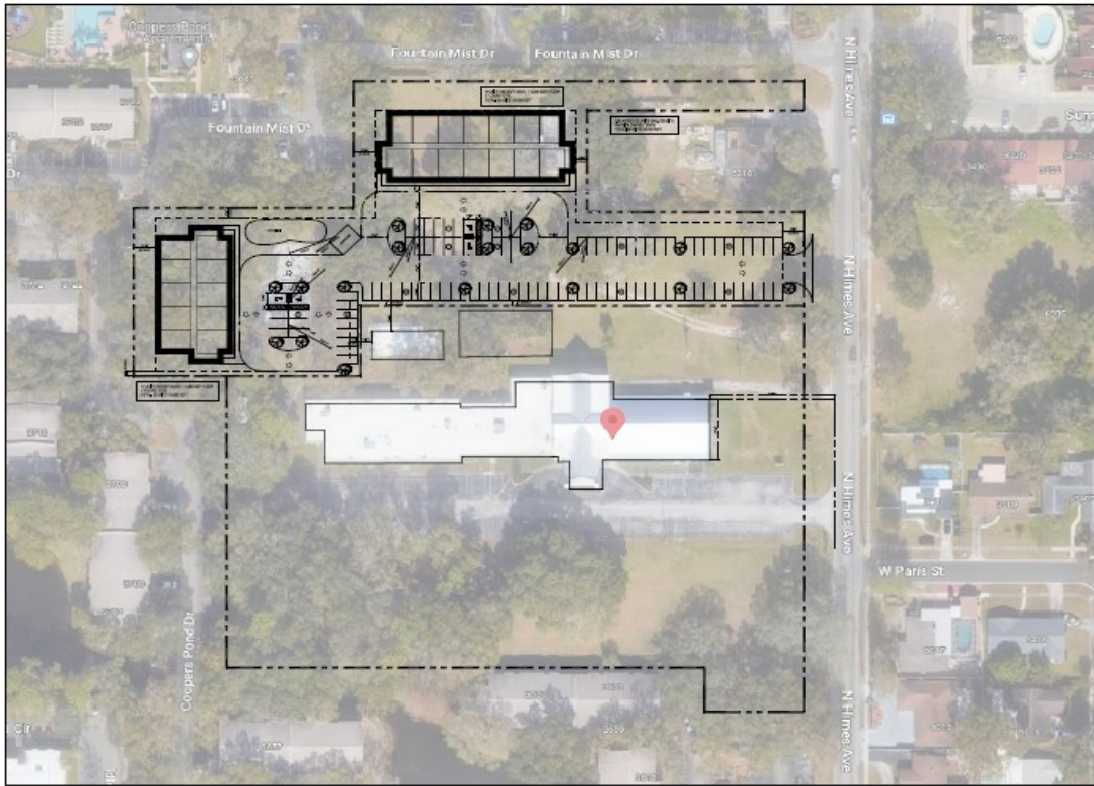
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2.4 Acres Vacant Land for Sale

TBD (Part of 6202 N Himes Ave.), Tampa, FL 33614

POTENTIAL SITE PLAN STUDY OVERVIEW AND ZOOMED IN



1 ARCHITECTURAL SITE PLAN SCHEMATIC 1
SCALE: 1"=80'

GENERAL NOTES	
1.	SEE ALL NOTES ON ALL SHEETS.
2.	THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
3.	THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND HAS BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS VACANT.
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Andretta Properties
Site Plan Study
 Christ Central Presbyterian Church
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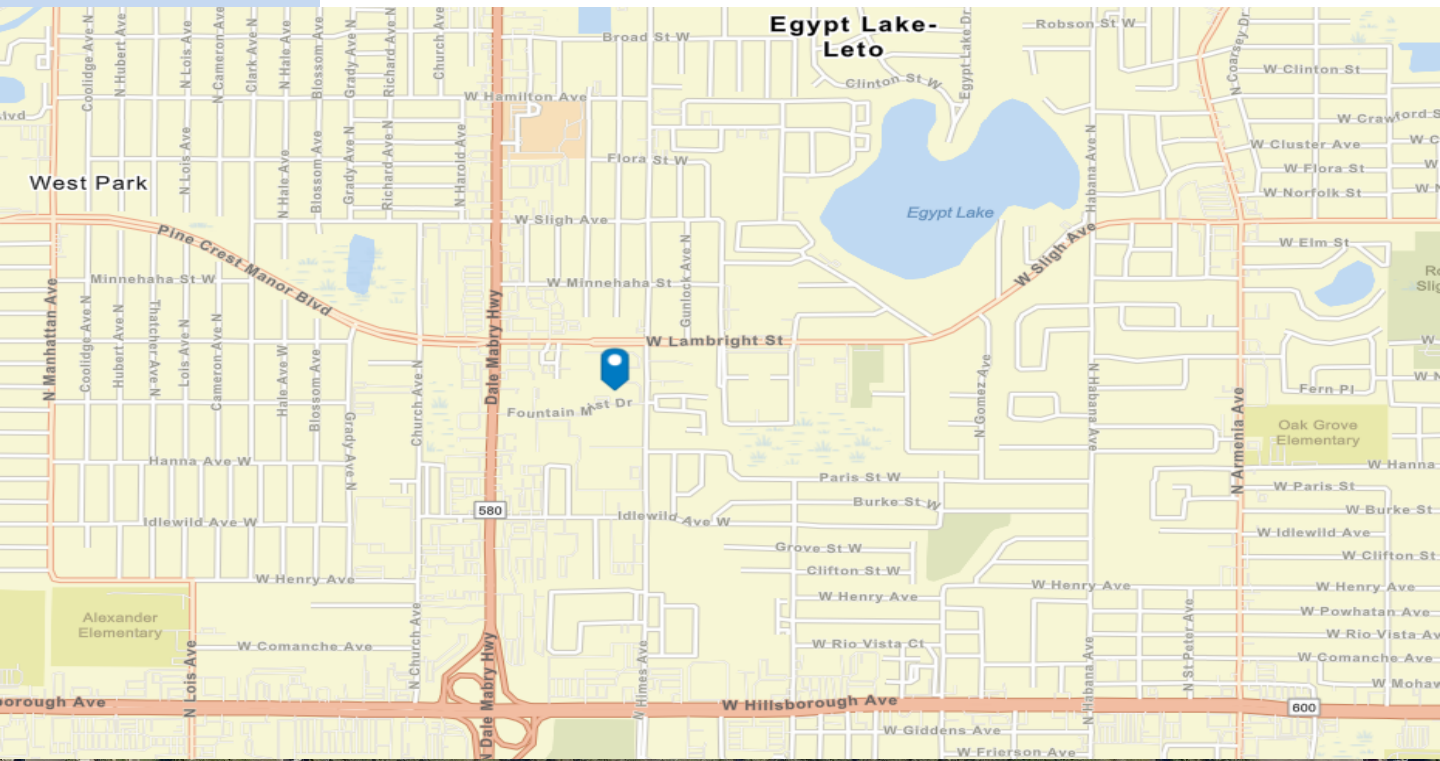
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2.4 Acres Vacant Land for Sale

TBD (Part of 6202 N Himes Ave.), Tampa, FL 33614

LOCATION AND PICTOMETRY MAP



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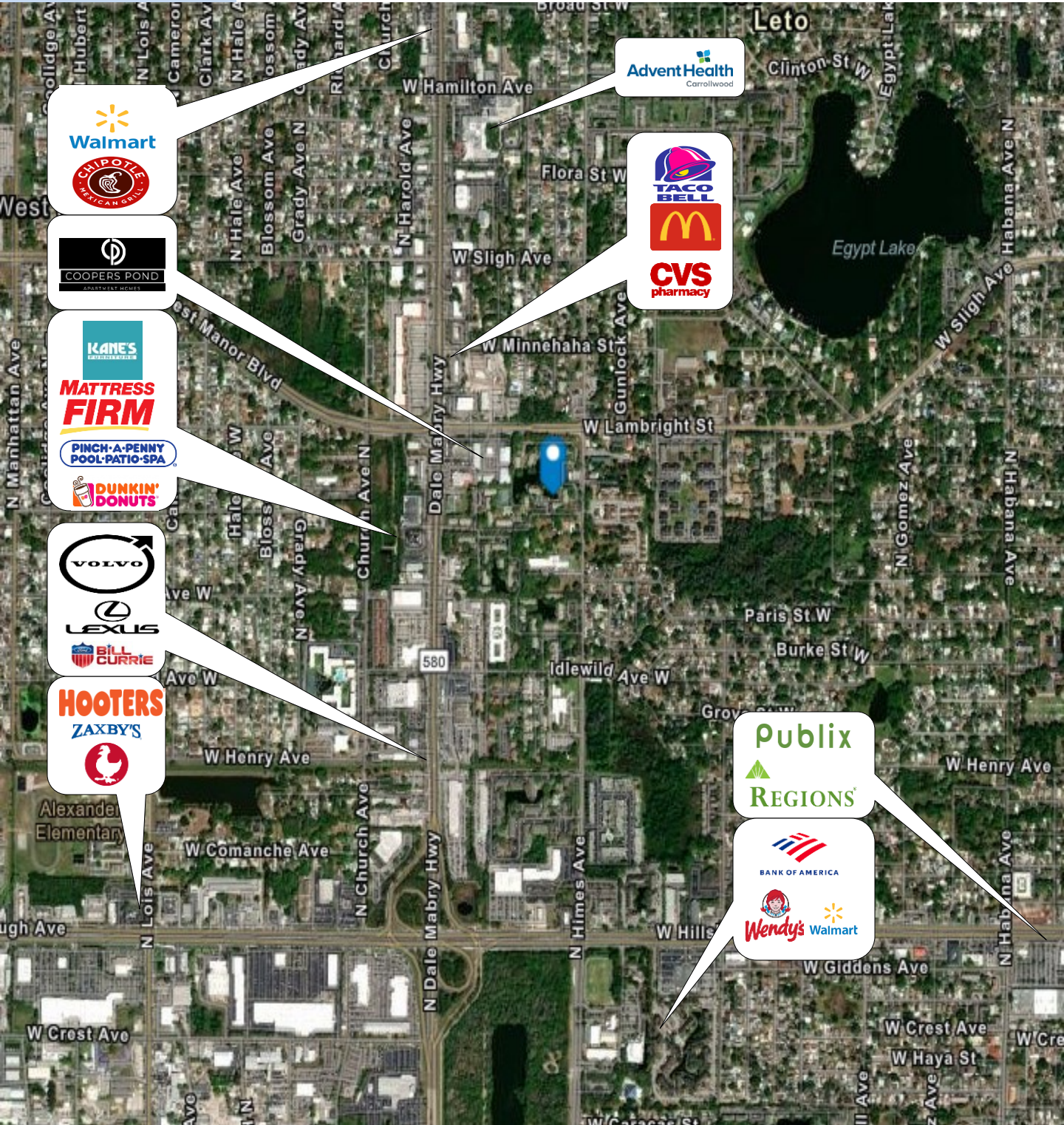
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2.4 Acres Vacant Land for Sale

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SURROUNDING RETAIL MAP



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2.4 Acres Vacant Land for Sale

TBD (Part of 6202 N Himes Ave.), Tampa, FL 33614

DEMOGRAPHICS



Housing market characteristics

6202 N Himes Ave, Tampa, Florida, 33614
Drive time of 5 minutes

\$272,447 ↓
Median Home Value
21% lower than Florida which is \$330,683

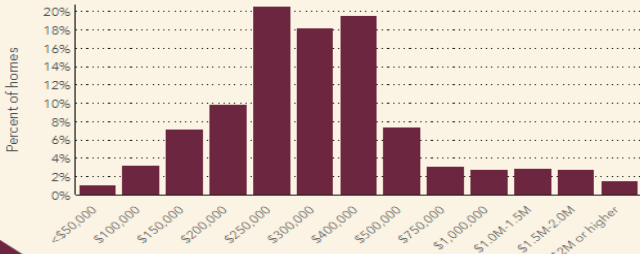
76
Housing Affordability Index

33.4%
Percent of Income for Mortgage

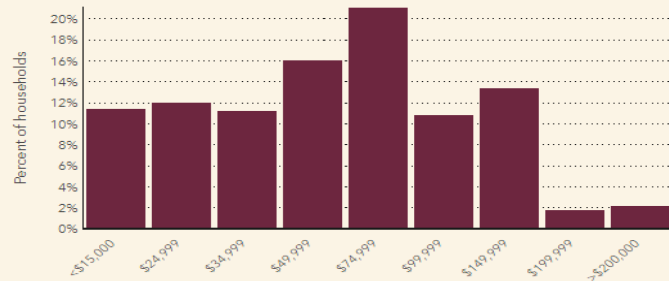
130
Percent of Income for Mortgage (Index)

Age <18 **6,085** Age 18-64 **19,188** Age 65+ **4,689** Total Pop **29,962** Pop Growth **-0.25%** Average HH Size **2.56** Median Net Worth **\$38,319**

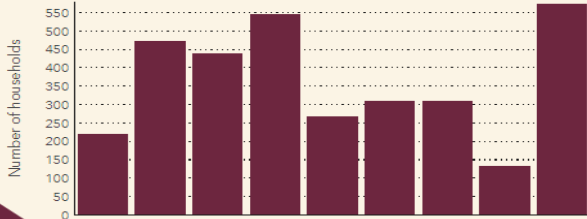
Home value



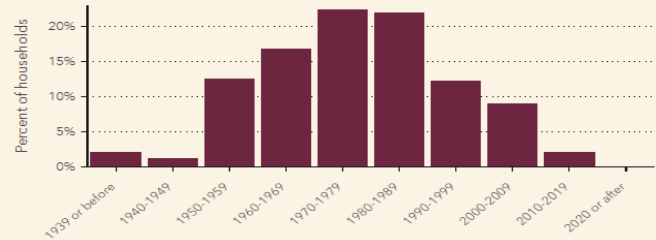
Household income



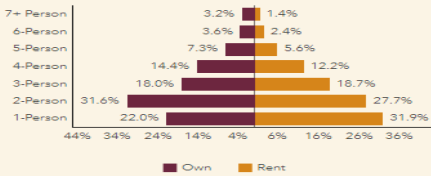
Mortgage as % salary



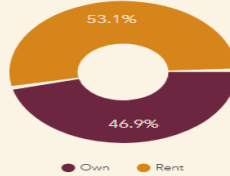
Year property built



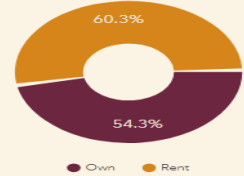
2010 Census housing by size



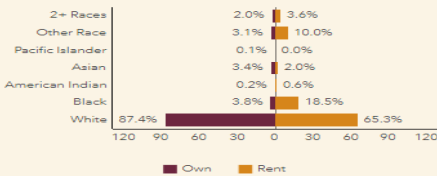
Home ownership



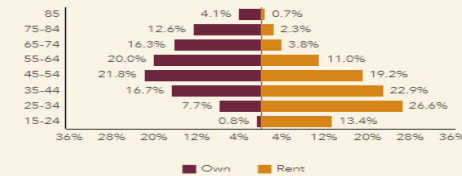
Hispanic home ownership



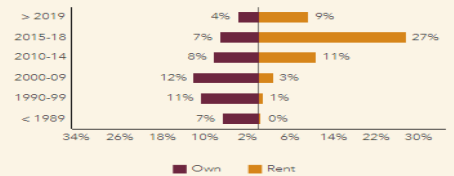
2010 Housing by race of householder



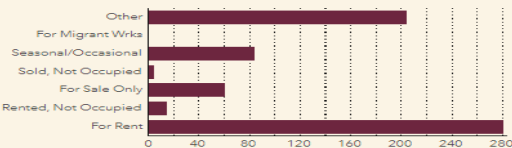
Housing by age of householder



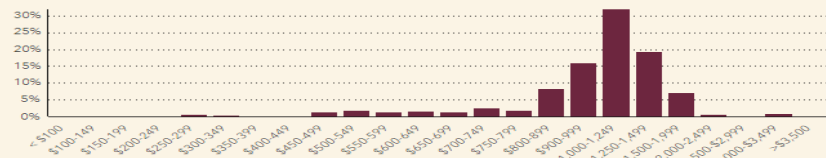
Year householder moved in



Vacant housing units (Total 650)



Gross rent



Source: The data in this infographic comes from Esri, ACS, U.S. Census: 2023, 2017-2021, 2010.

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