



FOR SALE \$550,000

0.78 Acres

Zoned Commercial Intensive (CI)

4724 34th Ave S., Tampa, FL 33619

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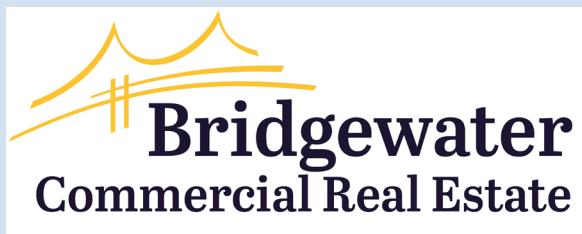
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SHANE BILLINGS, Broker Associate - Tampa
Specialties: Investment & Land Sales, Industrial & Office Sales & Leasing

Shane earned the title of Bridgewater’s Top Producer in both 2021 and 2024. He holds a BS in Environmental Science from Indiana University and brings 30 years of experience in the environmental field—setting him apart from other brokers. His expertise includes conducting over 1,000 environmental due diligence studies, primarily on commercial and industrial real estate across Florida. Shane offers property owners critical environmental insights, helping them tackle potential “red flags” early to avoid delays in transactions. He explains complex environmental issues in simple, accessible language and serves as a trusted resource for interpreting environmental consultant reports. His career success stems from delivering thorough, responsive service to clients and approaching every property deal as if it were his own investment. In 2025, Shane celebrates his ninth year in the commercial real estate industry.



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Jack Wynne, Broker Associate – St. Petersburg
Specialties: Office, Industrial, Automotive

Jack holds a B.A. in Economics from SUNY Oneonta University in New York. He brings a distinctive skill set to the real estate market, having facilitated transactions totaling over 700,000 square feet in sales and leasing across diverse property types, including office spaces, industrial sites, auto care facilities, warehouses, and land. His outstanding expertise earned him the prestigious Commercial and Investment Real Estate Certification (CIREC) in 2017, an accolade achieved by fewer than 4% of real estate professionals. Prior to relocating to St. Petersburg, Jack co-founded a thriving boutique commercial real estate firm in Manhattan. Now residing in South Pasadena, he serves clients throughout Pinellas County, Pasco County, Hillsborough County, and the surrounding regions.



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OFFERING HIGHLIGHTS

Price for Real Estate	\$550,000
Total Acreage	0.78 acres
Water Service	City of Tampa
Zoning	Commercial Intensive (CI)
Current Use	Vacant Residential
Parcel #	046806-0000
Opportunity Zone	Yes
Outdoor Storage Allowed	Yes

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Bridgewater Commercial Real Estate is pleased to offer this ±0.78-acre corner parcel as a compelling redevelopment opportunity in an established industrial and heavy commercial corridor within Hillsborough County’s Palm River area. The property is currently improved with a vacant single-family residence but is zoned Commercial Intensive (CI), a designation specifically created for intense commercial activities that generate greater external effects such as noise, traffic, vibration, and outdoor storage. The property is also located in a federally designated Opportunity Zone, providing potential tax advantages for qualifying investors.

The CI zoning provides significant flexibility and immediate usability. Permitted uses prominently include open storage and storage yards for equipment, machinery, vehicles, and materials, along with motor vehicle sales, rental, repair, body work, painting, truck terminals, warehousing, distribution, wholesale operations, lumber and building materials sales (with or without open storage), mini-warehouses, and various light industrial and heavy commercial activities. This makes the property especially attractive for owner-users or investors seeking outdoor storage capabilities that are far more restricted in lighter commercial districts.

The site benefits from strong surrounding land-use compatibility. All adjoining parcels to the north, east, and south are zoned Manufacturing, with the three parcels to the west also zoned CI. Future Land Use designations for surrounding properties are predominantly Manufacturing and Light Industrial, creating a cohesive environment with minimal transition risk. Recent portfolio sales of adjacent parcels to the west demonstrate strong buyer interest in this immediate industrial corridor.

The property is connected to City of Tampa water service and enjoys excellent visibility and access along S 34th Avenue, with convenient proximity to S 50th Street, I-75, and other major transportation routes. Strategically positioned in South Tampa, the location offers excellent market access with the broader Tampa Bay workforce, port facilities, airport, and regional customer base all reachable within a 5 to 25-minute drive.

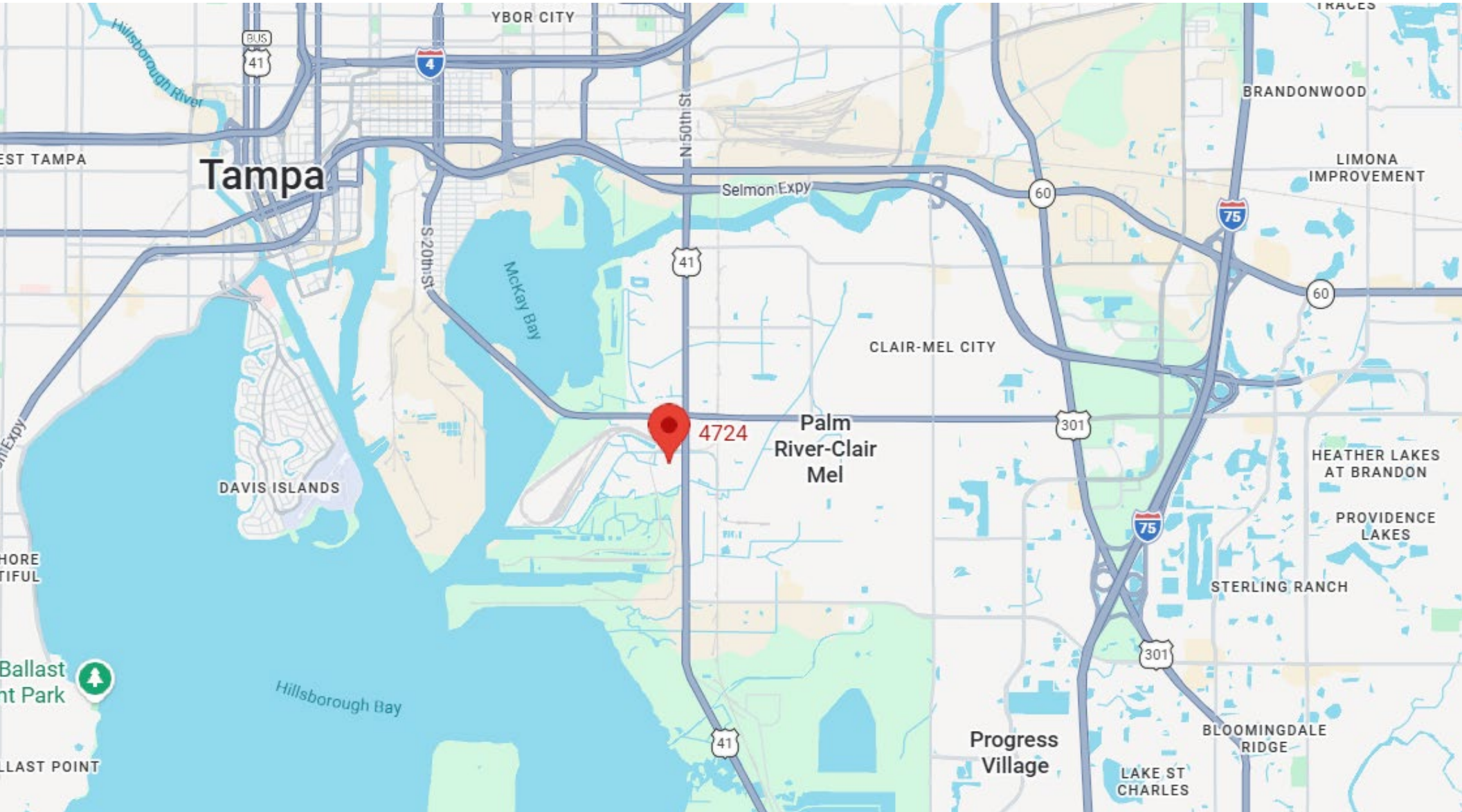
In summary, this 0.78-acre CI-zoned parcel in an Opportunity Zone represents a rare opportunity to acquire a versatile site in a transitioning industrial corridor with explicit allowances for high-demand outdoor storage and heavy commercial uses. Investors can utilize a Qualified Opportunity Fund (QOF) to defer capital gains taxes by reinvesting gains into this property. The property is ideally suited for redevelopment into uses that capitalize on its zoning advantages and surrounding industrial character, offering strong upside potential in one of Florida’s most dynamic markets.

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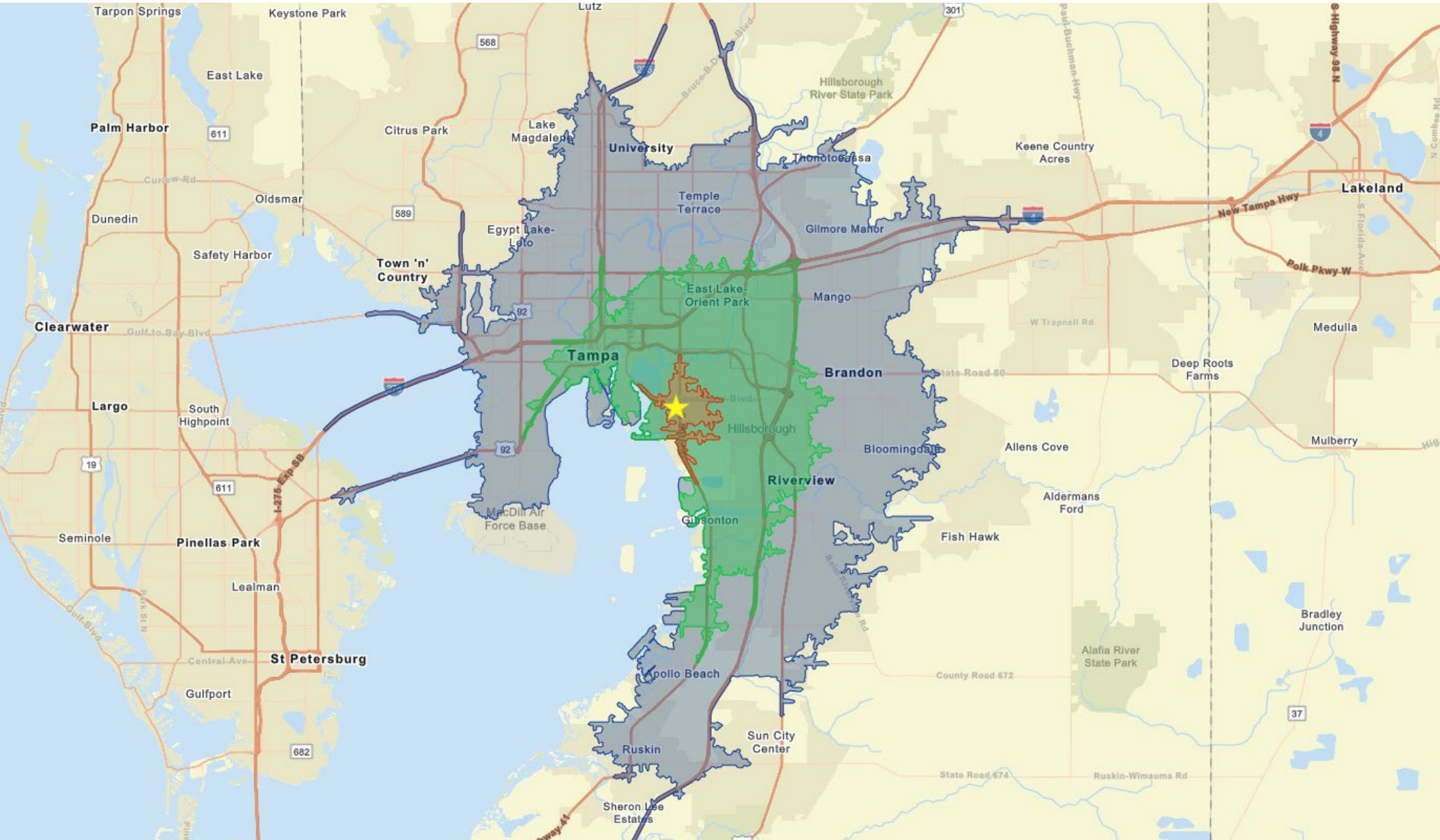
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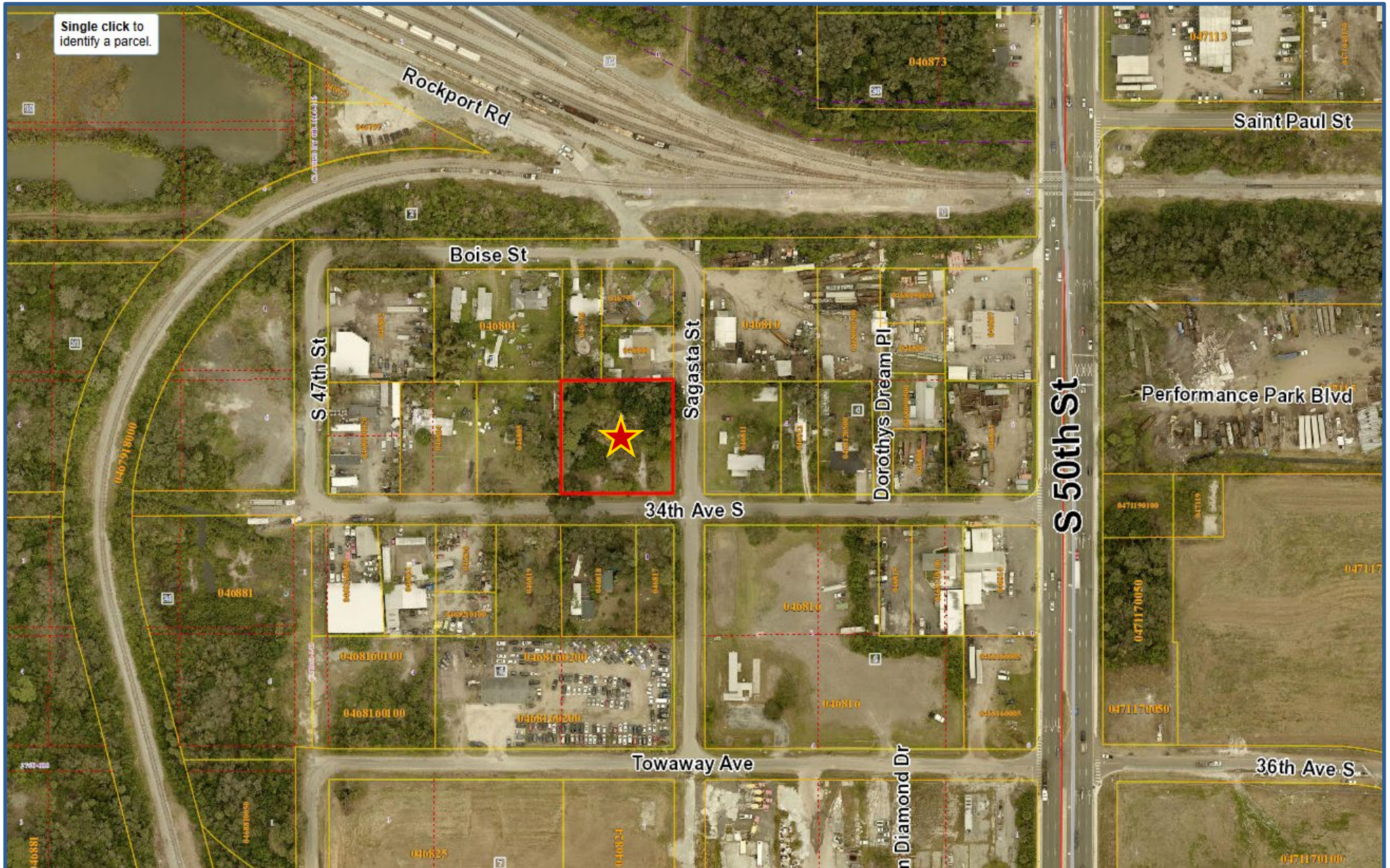
LOCATION MAP (GOOGLE MAPS)



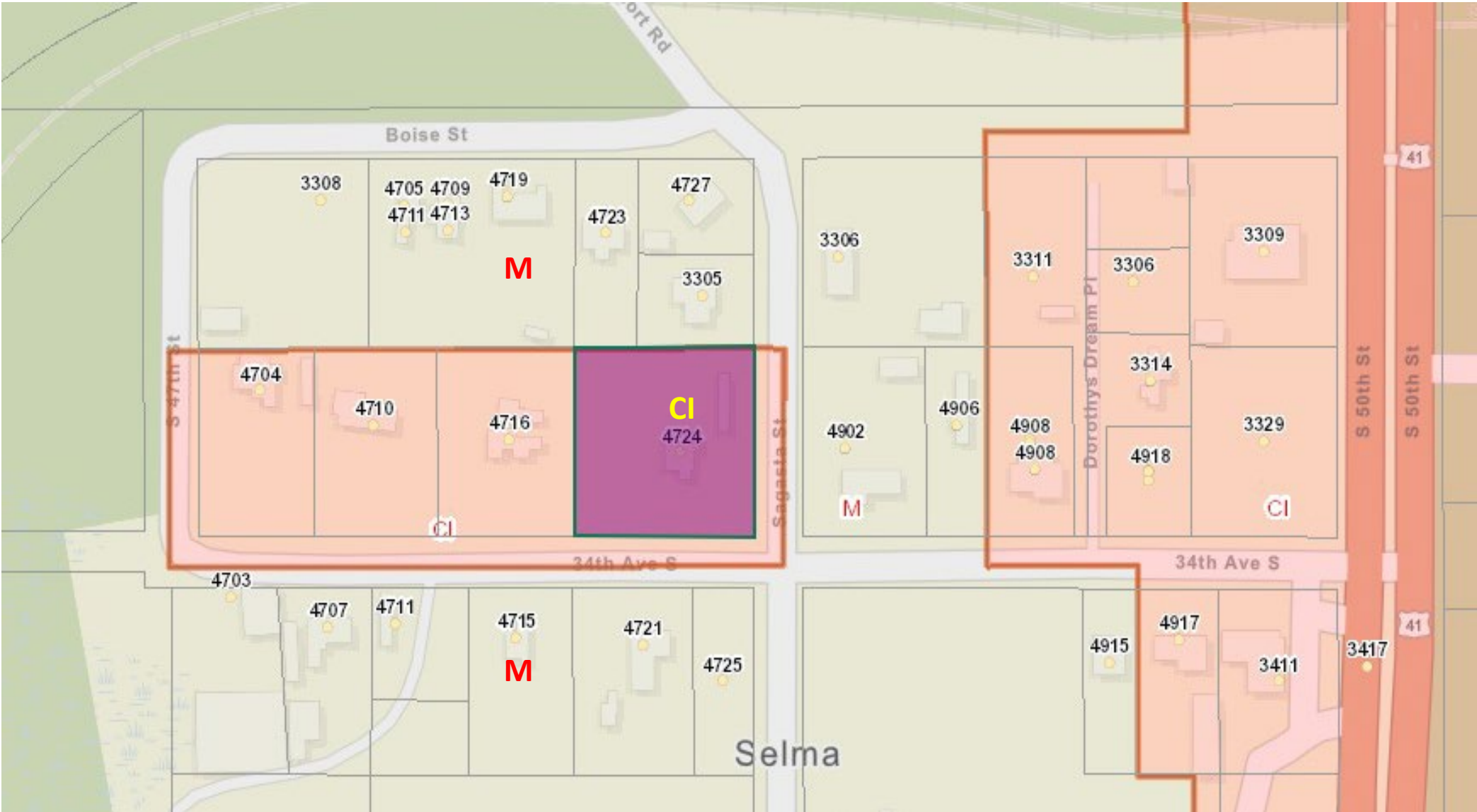
5-15-25 Minute Drive Time Map



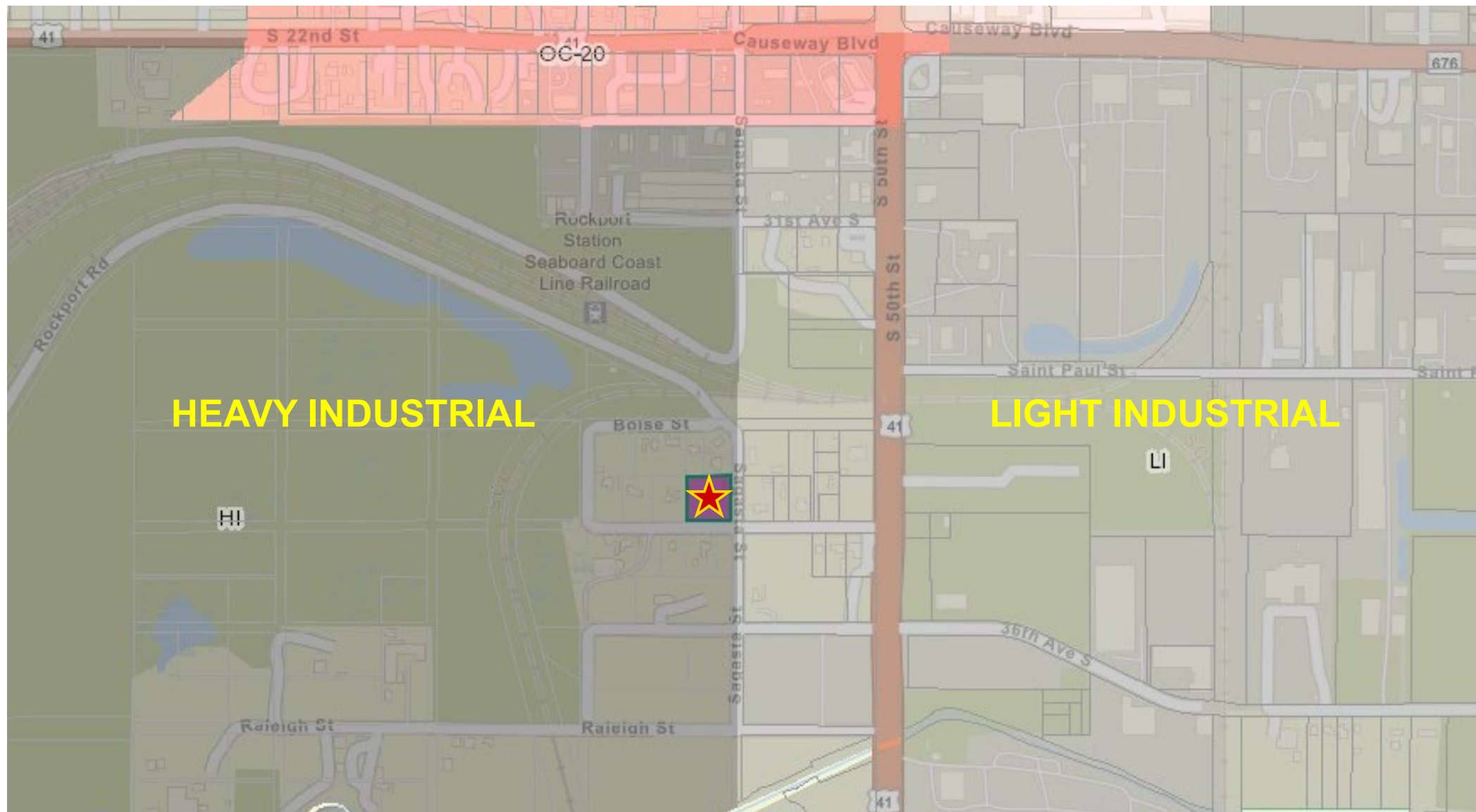
AERIAL MAP (HILLSBOROUGH COUNTY PROPERTY APPRAISER 2025)



CURRENT ZONING MAP



FUTURE ZONING MAP



COMMERCIAL INTENSIVE PERMITTED USES

The following was summarized from the Hillsborough County Land Development Code Sec. 2.02.02 (Table of Allowable Uses in Zoning Districts).

Viewers of the following must conduct their own due diligence to confirm the uses by reviewing the LDC as uses may change:

https://library.municode.com/fl/hillsborough_county/codes/land_development_code

CI- Commercial, Intensive

The purpose of this district is to provide areas for intense commercial activities permitting commercial and service uses which have greater external effects such as noise, traffic, vibration, or outdoor storage. This district shall only be applied at appropriate locations in conformance with the goals, objectives, and policies of the Comprehensive Plan. This district shall be located where it will not adversely impact the facilities and services of the County and where it will not set a precedent for the introduction of inappropriate uses into an area.

Permitted uses are detailed in Land Development Code (LDC) Sec. 2.02.02 (Table of Allowable Uses in Zoning Districts). "P" = permitted (subject to standards); "C" = conditional (per Article VI standards, no public hearing unless specified); blanks = prohibited. Many uses also have additional standards in Article VI.

Key Permitted/Conditional Uses in CI (Summary from LDC Table) Uses are grouped for clarity. This is not exhaustive - consult the full table and standards for specifics, footnotes, and updates.

Commercial/Retail/Service (many P or C): Motor vehicle repair (minor/major), body work/painting, sales/rental/service of vehicles/trucks/RVs, vehicle parts/auctions.

Other: Open storage (P), storage yards for equipment/machinery, mini-warehouses (C), lumber/building materials (with/without open storage).

Office/Professional: General offices, business services (many P).

Industrial/Heavy Commercial (many P or C): Warehousing/distribution, wholesale, trucking/truck terminals, large-scale printing, manufacturing/assembly (limited), heavy manufacturing (in some cases).

Outdoor/storage-intensive uses are more readily allowed here than in lighter commercial districts.

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34th Avenue

Sagasta Street

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34th Avenue

Sagasta Street

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US 41 / 50th Street

Sagasta Street

34th Avenue



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