



**LAND FOR SALE**

**5.69 Acres**

5116 Palm River Rd  
Tampa, FL 33619

**Hwy 41  
39,000 VPD**



**Brent Nye**  
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# 5.69 Acres for development zoned for 40 townhomes

5116 Palm River Rd, Tampa, FL 33619

For Sale  
5.69 Acres



## PROPERTY DESCRIPTION

An exceptional opportunity awaits for developers on this expansive 5.69 +/- acre parcel of vacant land, boasting PD zoning approval for the construction of 40 townhomes. These parcels, totaling five in number, are prominently positioned along two paved roads in a burgeoning area of Tampa, in close proximity to both Ybor and downtown.

## PROPERTY HIGHLIGHTS

- Easy Access to the interstate, shopping, restaurants, parks, and entertainment.
- Site is located within miles of Ybor City, Channelside, Brando Hwy 301 and the Crosstown.

## OFFERING SUMMARY

|                    |             |
|--------------------|-------------|
| <b>Sale Price:</b> | \$2,500,000 |
| <b>Lot Size:</b>   | 5.69 Acres  |

| DEMOGRAPHICS             | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| <b>Total Households</b>  | 2,463    | 25,221   | 55,690   |
| <b>Total Population</b>  | 6,850    | 62,618   | 143,384  |
| <b>Average HH Income</b> | \$50,883 | \$63,041 | \$62,607 |

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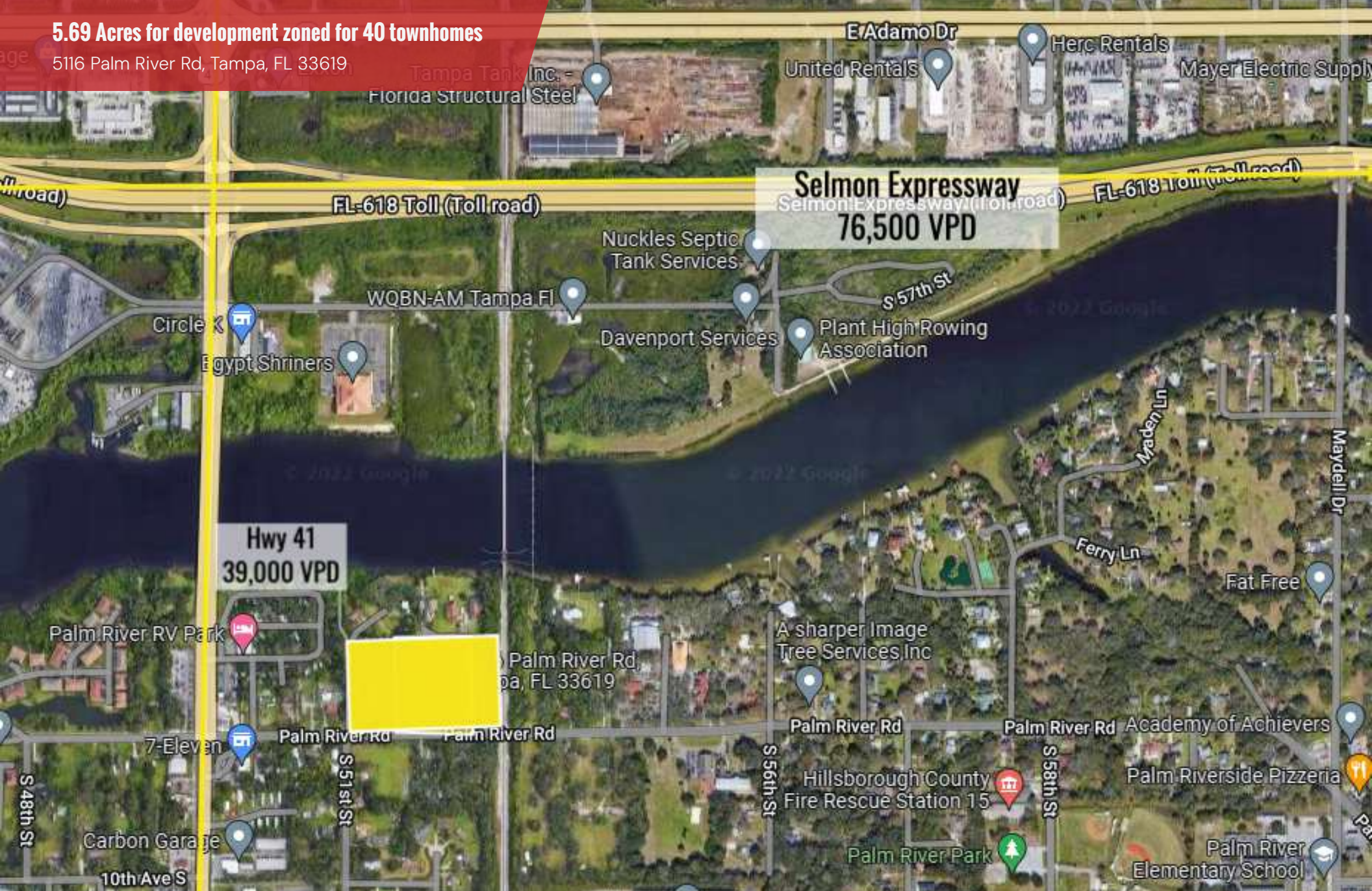
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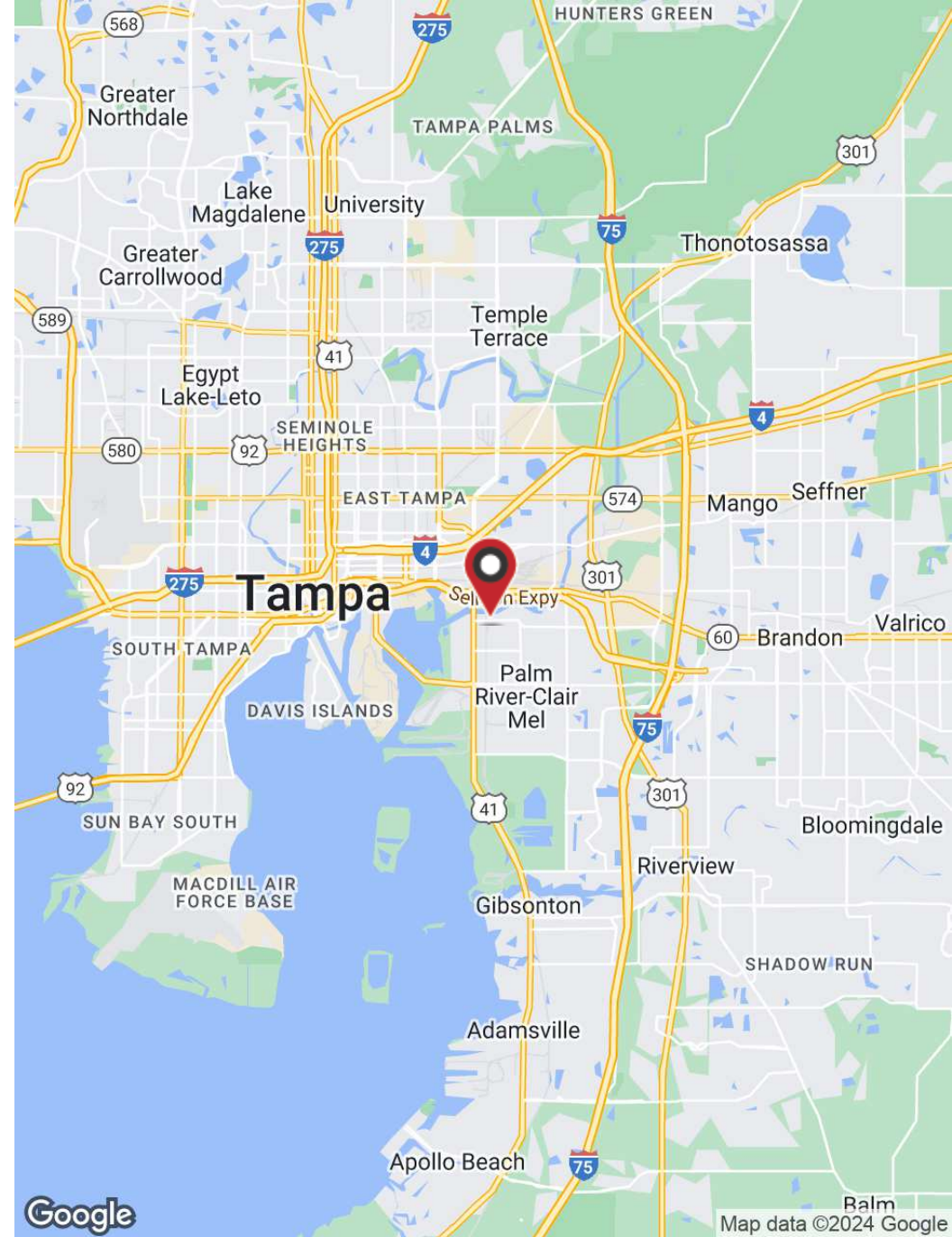
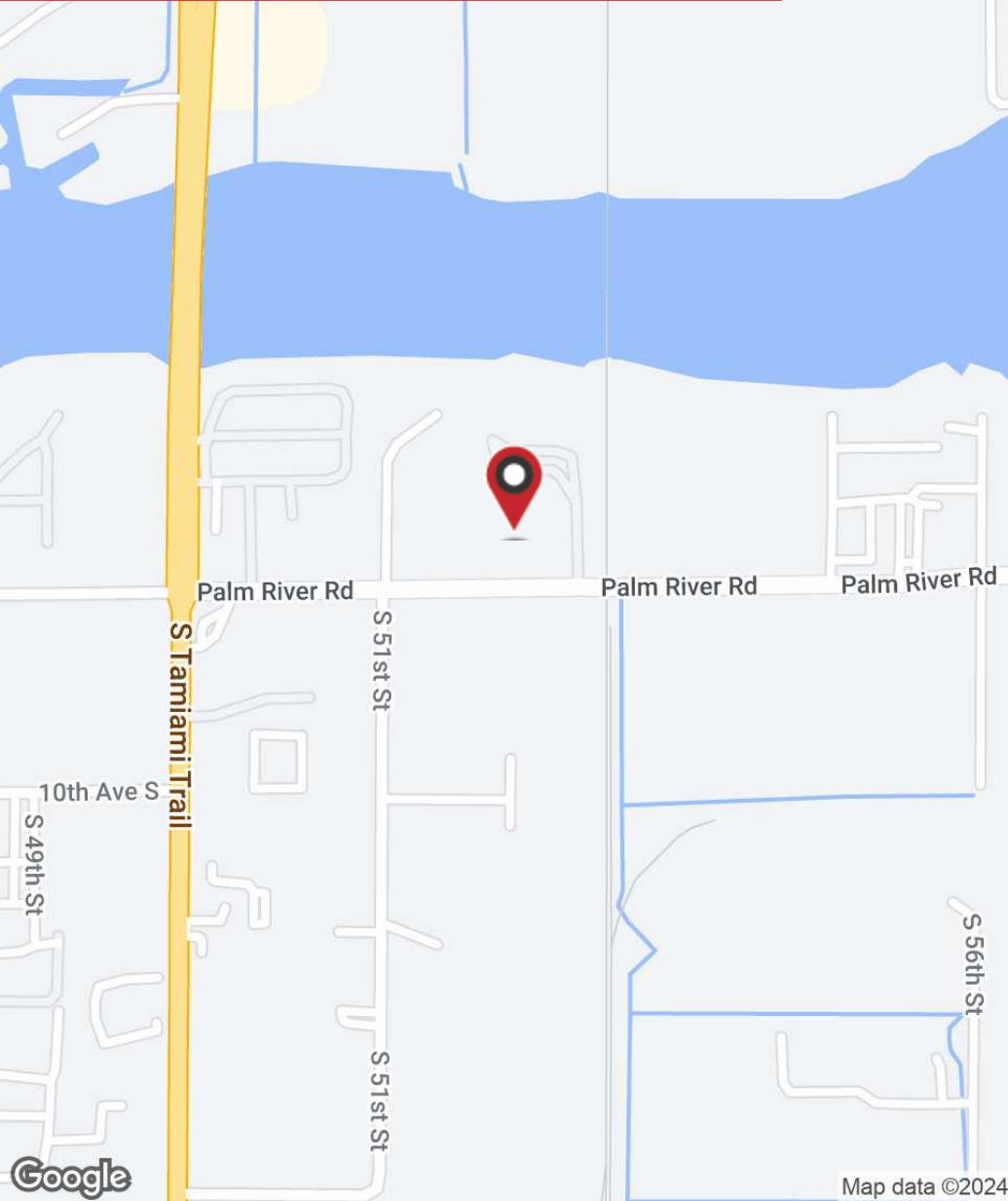




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E Washington St E Washington St



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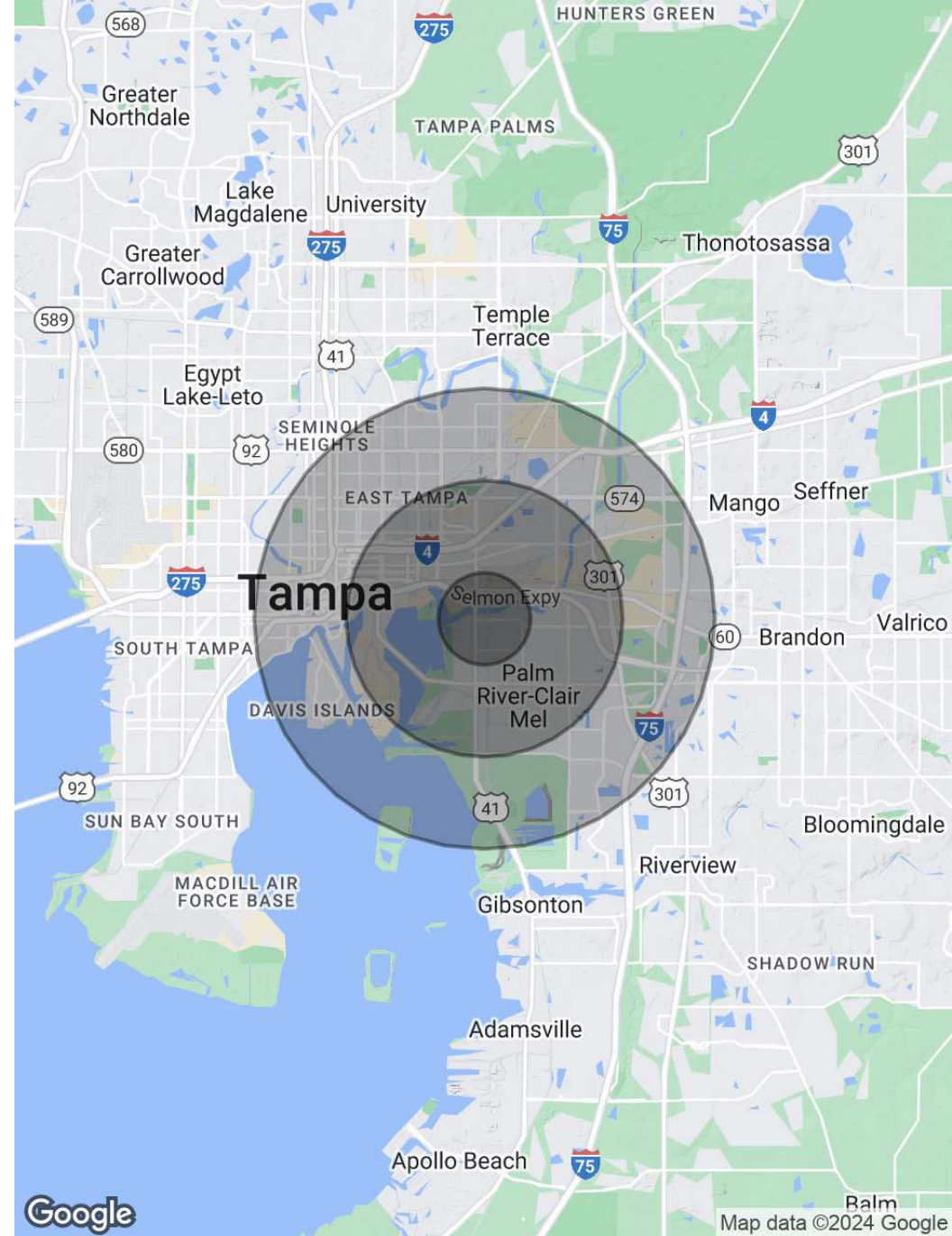


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| POPULATION                  | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------------|-----------|-----------|-----------|
| <b>Total Population</b>     | 6,850     | 62,618    | 143,384   |
| <b>Average Age</b>          | 33.2      | 35.4      | 34.0      |
| <b>Average Age (Male)</b>   | 26.7      | 33.6      | 33.1      |
| <b>Average Age (Female)</b> | 44.1      | 37.5      | 35.3      |
| HOUSEHOLDS & INCOME         | 1 MILE    | 3 MILES   | 5 MILES   |
| <b>Total Households</b>     | 2,463     | 25,221    | 55,690    |
| <b># of Persons per HH</b>  | 2.8       | 2.5       | 2.3       |
| <b>Average HH Income</b>    | \$50,883  | \$63,041  | \$62,607  |
| <b>Average House Value</b>  | \$126,259 | \$154,031 | \$207,003 |

2020 American Community Survey (ACS)



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