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IN THE HEART OF TAMPA'S HISTORIC DISTRICT

CALL TODAY! 813-935-9600 | TINA MARIE ELOIAN, CCIM | TINA@FLORIDACOMMERCIALGROUP.COM

VACANT COMMERCIAL LAND FOR NEW DEVELOPMENT

900 E. 22nd AVENUE
TAMPA, FL 33605

\$246,000/

**** QUALIFIED OPPORTUNITY ZONE and QUALIFIED HUBZONE ****

Fantastic commercial parcel of vacant land available with great potential for many types of commercial usage. **TOTAL SQ FT: 5,473 SF**



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: \$246,000/

Price Per SF: \$44.94

Purchase Options: Cash, Hard Money, SBA

Income and Expenses: Available Upon Request

(Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

Street Address:

900 E. 22nd Avenue

City: Tampa

County: Hillsborough

Traffic Count/ Cross Streets:

14,100 VTD (2021 AADT) Nebraska Avenue/ E. 22nd Avenue

Market: Tampa-St. Petersburg-Clearwater

Sub-market: VM Ybor

THE PROPERTY

Folio Number: 186581-0000

Zoning: CG (Commercial General)

Current Use: Vacant Land

Future Land Use: Commercial Development

Lot Dimensions: 69' x 90'

Lot Size (Sq. Ft.): 5,473 SF

Front Footage: 69'

Total Acreage: .14

UTILITIES

Electricity: Tampa Electric

Water: The City of Tampa Utilities

Waste: The City of Tampa Utilities

Communications: Frontier, Spectrum, Verizon

TAXES

Tax Year: 2021

Taxes: \$7,444.49

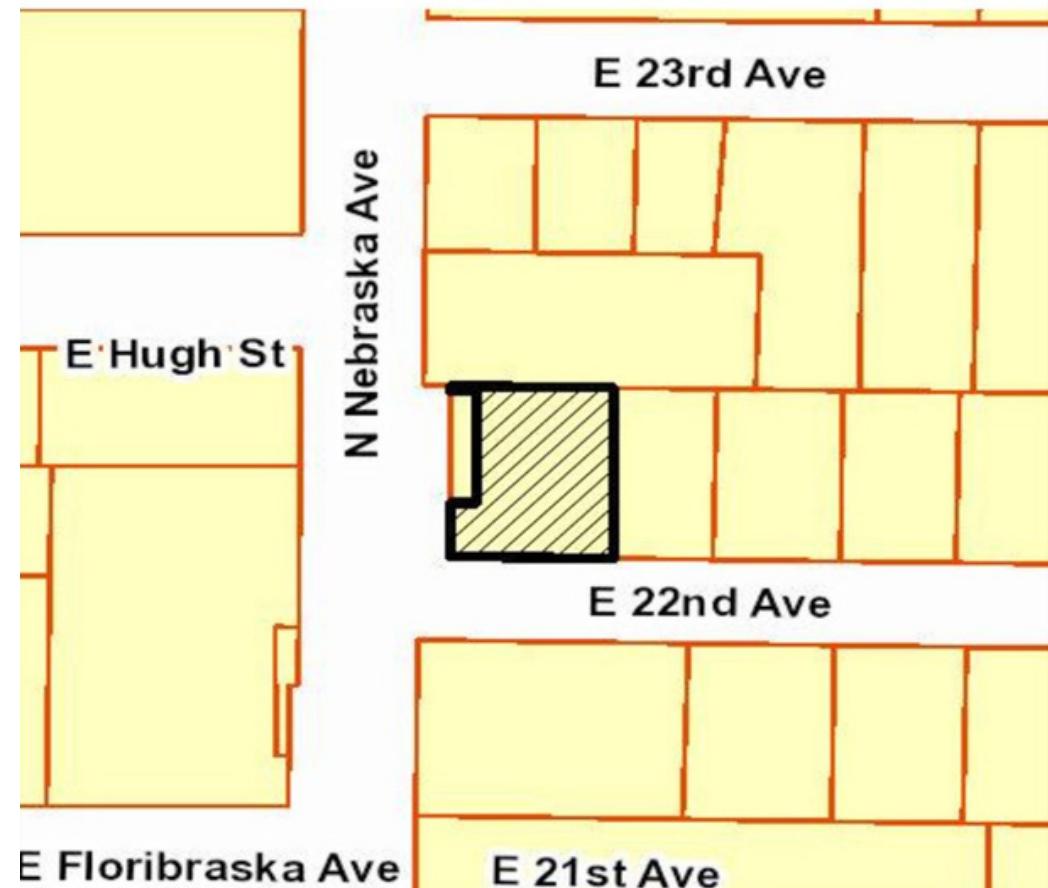
THE COMMUNITY

Neighborhood: Ybor Area N of I-4

Subdivision Name: Carlton Place

Flood Zone Area: X

Flood Zone Panel: 12057C0352H



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ACCESS TO DOWNTOWN TAMPA, CHANNEL DISTRICT, HISTORIC YBOR CITY & THE GREATER EAST TAMPA AREA



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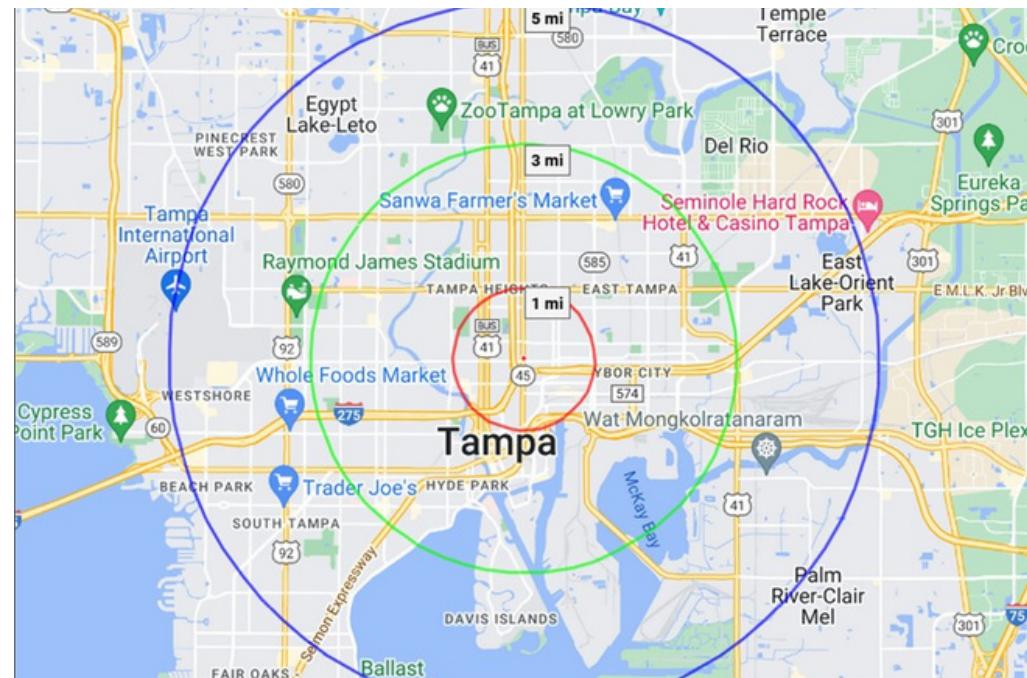


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PROPERTY HIGHLIGHTS | DEMOGRAPHICS

PRIME INVESTMENT OPPORTUNITY

Florida Commercial Group is pleased to present an opportunity to acquire and develop a commercial land site in bustling East Tampa. Situated on the main thoroughfare with excellent access, this property is conveniently located at the intersection of N. Nebraska Avenue and E. 22nd Avenue in Tampa. Subject features superb exposure and large traffic counts that head North and South on Nebraska Avenue's highly traveled stretch of road. Parcel sits approximately $\frac{1}{2}$ mile south of Dr. Martin Luther King Jr. Blvd. and $\frac{1}{4}$ mile north of Columbus Drive with a constant buzz of active businesses- such as Checkers, Family Dollar, Sunoco gas stations and numerous local mom and pop establishments within this immediate area. The area is growing quickly with commercial commerce and redevelopment of all types and has become an Enterprise Zone that offers tax incentives for land owners. This site is close to Interstate 275, Interstate 4 and Downtown Tampa. You'll be in close proximity to everything East Tampa has to offer. Call for additional property details and get in on the expansion of this growing area.



POPULATION	1 Mile	3 Miles	5 Miles
Total population	15,700	97,081	224,176
Median age	39.1	37.1	37.4
Median age (Male)	37.7	35.6	35.9
Median age (Female)	39.7	38.5	38.8

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	7,032	43,308	95,291
# of persons per HH	2.2	2.2	2.4
Average HH income	\$56,474	\$74,644	\$70,748
Average house value	\$250,673	\$384,769	\$327,001



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MAPS & DIRECTIONS



AERIAL MAP



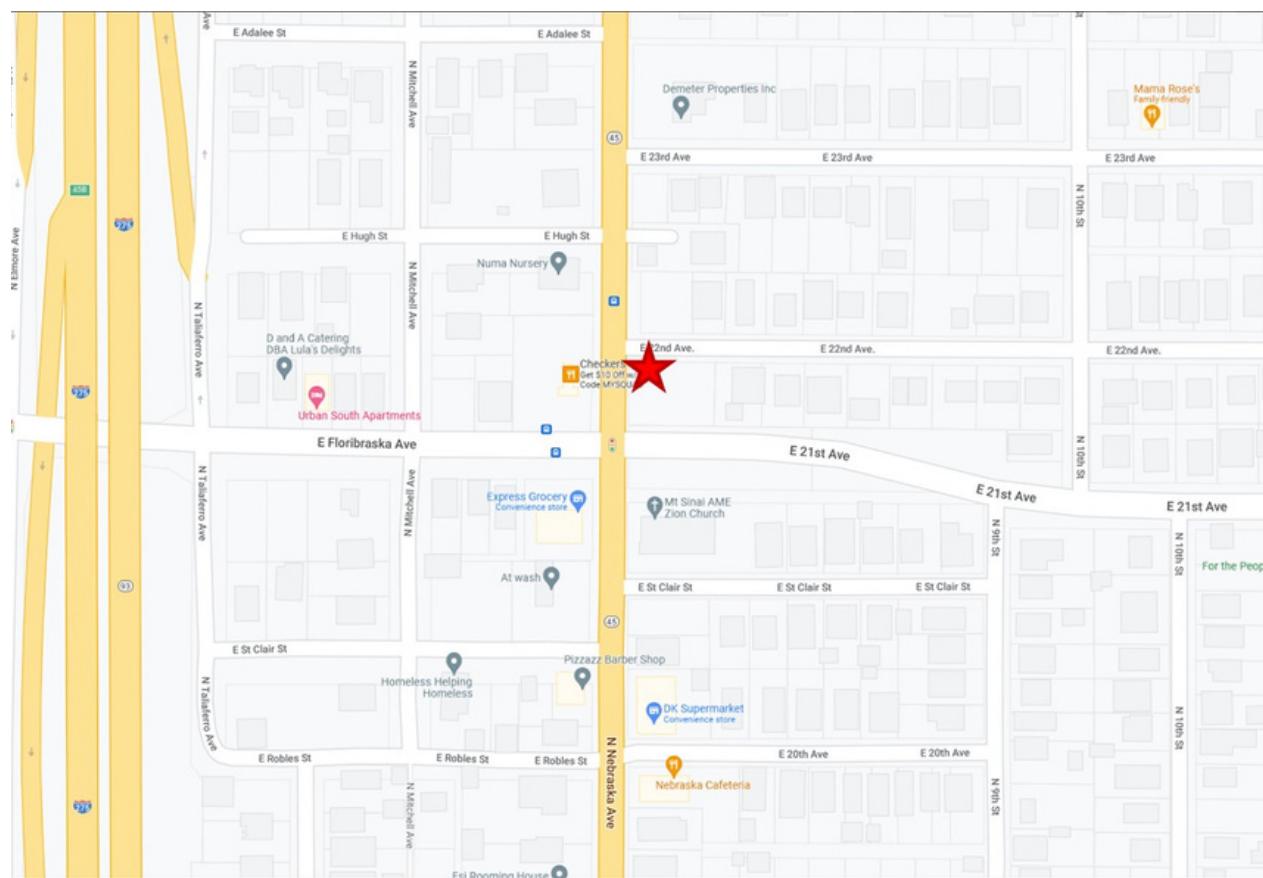
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DIRECTIONS

From 275 N- Southbound, exit 46A (E. Floribraska Avenue), Head South onto N. Elmore Avenue to E. Floribraska Avenue. Turn Left on to E. Floribraska Avenue. Head East for approximately 2/10 mile to N. Nebraska Avenue. Vacant land parcel is located on the Northeast corner of the intersection of N. Nebraska Avenue and E. 22nd Avenue.



Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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