

# 12811 Bayou Branch Avenue

**12811 BAYOU BRANCH AVENUE**

**TAMPA, FL 33635**

*Presented By:*

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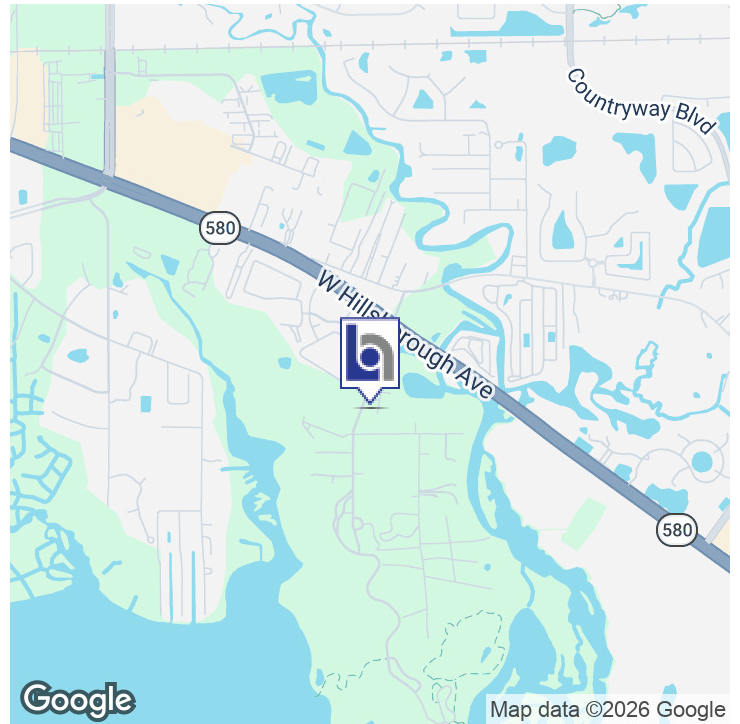
**bounat**

Boutique Firm | National Reach





# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$900,000
Entitled:	3,900 SF
Lot Size:	0.28 Acres
Price / Acre:	\$3,214,286

## PROPERTY OVERVIEW

Impeccably positioned within the thriving Tampa area, this prime property presents an opportunity for Land and Office investors. Boasting a strategic location with access to major transportation routes and the bustling business hubs of Tampa, this property offers a of convenience and potential. The layout and versatile spaces cater to a spectrum of business ventures and development opportunities, ensuring flexibility for future occupants.

## PROPERTY HIGHLIGHTS

- .28 acres
- Right off W Hillsborough Ave
- Adjacent multi tenant retail
- 3 adjacent retail outparcels
- 2 Apartment Complexes in walking distance
- Preserve at Mobbly Bay have 316 units
- The Sedona Apartments have about 240 units



## Property Description



### PROPERTY DESCRIPTION

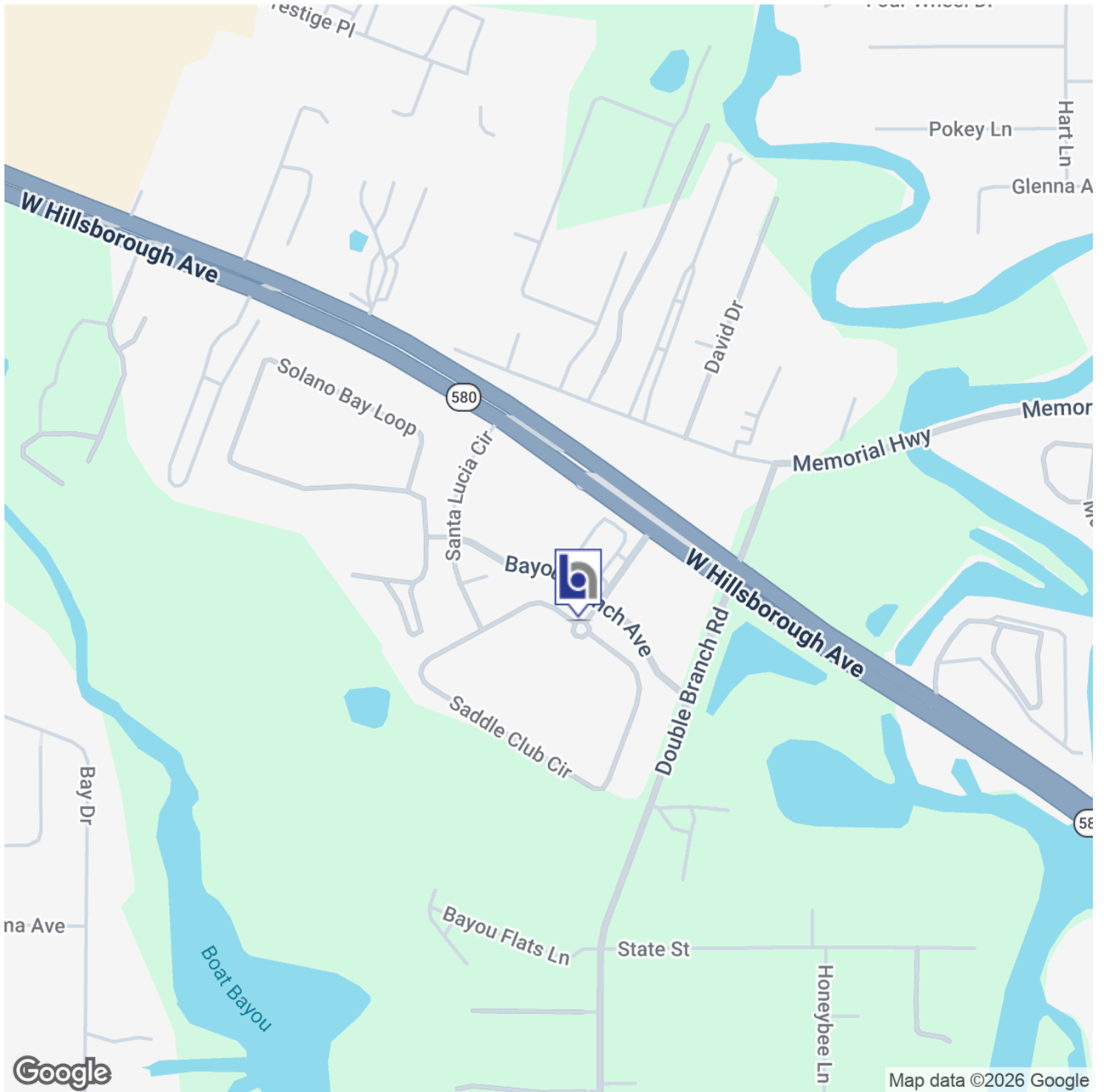
Impeccably positioned within the thriving Tampa area, this prime property presents an opportunity for Land and Office investors. Boasting a strategic location with access to major transportation routes and the bustling business hubs of Tampa, this property offers a of convenience and potential. The layout and versatile spaces cater to a spectrum of business ventures and development opportunities, ensuring flexibility for future occupants.

### LOCATION DESCRIPTION

Discover the thriving opportunities that await in the vibrant city of Tampa, Florida. Situated within close proximity to beautiful Gulf Coast beaches, the cultural fusion of Ybor City, and the dynamic business district of Downtown Tampa, the location offers a diverse array of attractions and amenities for Land and Office investors. Residents and visitors alike enjoy the lively atmosphere of the Tampa Riverwalk, convenient access to Tampa International Airport, and a wealth of dining and entertainment options. Whether it's a day of outdoor recreation or exploring the renowned museums, the area surrounding the property presents an exciting landscape for investment prospects in commercial real estate.



# Location Map



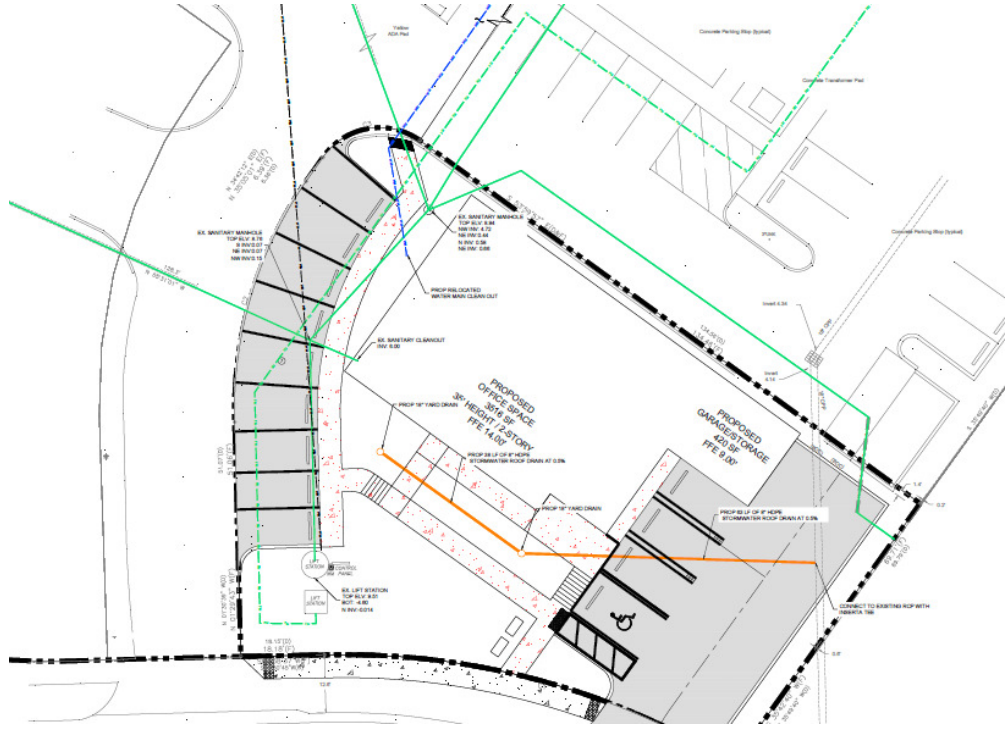
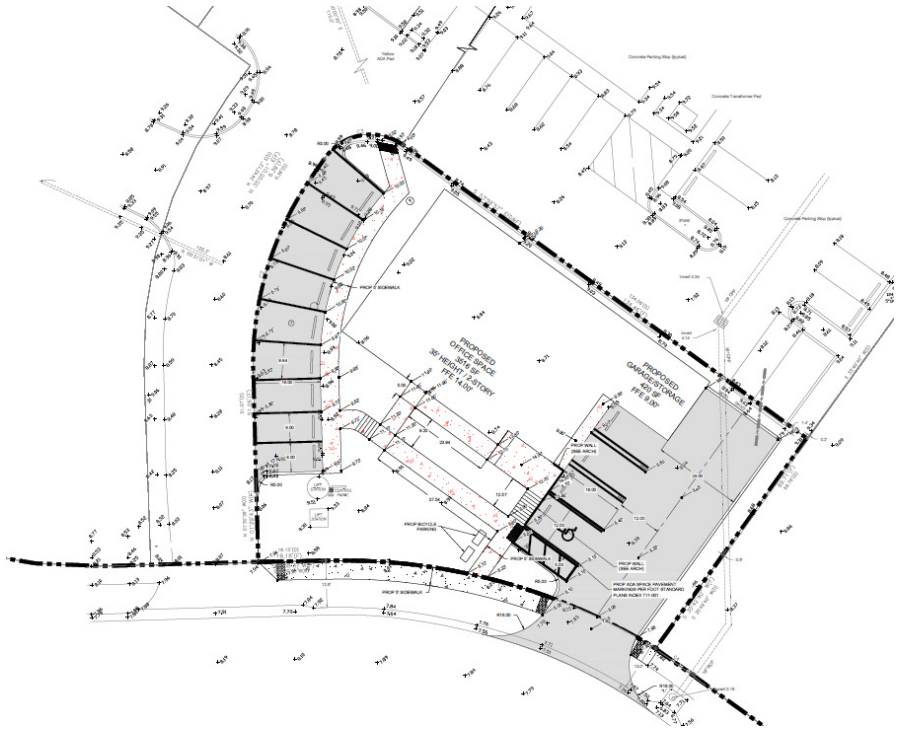


# Aerial Map





# Site Plans



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**12975 Race Track Rd (Part of a 2-Property Sale)**

Tampa, FL 33626 (Hillsborough County) - Northwest Tampa Submarket



Retail

Sold	12/31/2025	Land Area	0.86 AC/37,462 SF
Sale Price	\$1,384,615 (\$449.55/SF)	Sale Comp Status	Research Complete
GLA	3,080 SF	Sale Comp ID	7499594
Price Status	Allocated	Parcel Numbers	U-07-28-17-04B-000000-00003.0
Built	2019		



Type	Name	Location	Phone
Recorded Buyer	12981 Race Track Llc	-	-
True Buyer	Alan L. Kahana	Tampa, FL 33605	(813) 263-5770
Recorded Seller	Sampath Realty Llc	-	-
True Seller	Krishnaswamy Sampath	Missouri City, TX 77459	(281) 261-7129

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**13836 Monroes Business Park - Lot 31 and Lot 32**

Tampa, FL 33635 (Hillsborough County) - Northwest Tampa Submarket



Land

Sold	7/28/2025	Price/SF Land	\$20.09
Sale Price	\$875,000	Price Status	Confirmed
Land Area AC	1.00	Sale Comp Status	Research Complete
Land Area SF	43,560	Sale Comp ID	7310320
Price/AC Land	\$875,000	Parcel Numbers	A-21-28-19-43J-000021-00002.0 +1



Type	Name	Location	Phone
Recorded Buyer	Mmak325 Llc	-	-
True Buyer	Monty Kosloski	Oldsmar, FL 34677	(727) 934-0323
Recorded Seller	Castilho Marcio	-	-
True Seller	Castilho, Marcio	Palm Harbor, FL 34685	(727) 733-5611

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**12898 Race Track Rd - .93 ac Zoned PD Race Track Rd**

Tampa, FL 33626 (Hillsborough County) - Northwest Tampa Submarket



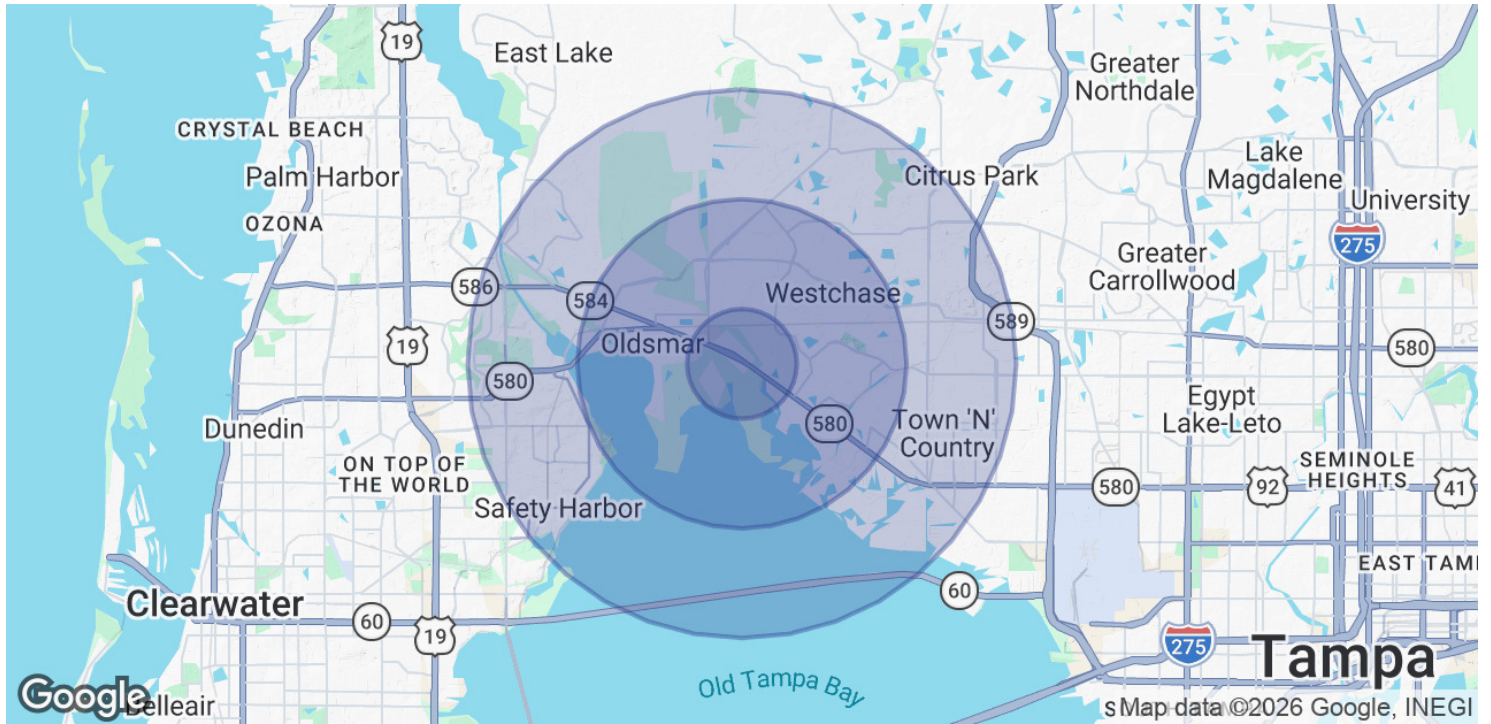
Land

Under Contract	328 Days on Market	Price/SF Land	\$44.43
Asking Price	\$1,800,000	Land Area AC	0.93
Number of Lots	1	Land Area SF	40,511
Lot Size	0.93 AC	Parcel Numbers	003521-0685
Price/AC Land	\$1,935,484		





# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,959	50,001	152,520
Average Age	38.9	39.7	43.0
Average Age (Male)	38.2	38.6	41.6
Average Age (Female)	39.9	41.3	44.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,339	19,355	59,755
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$136,553	\$123,927	\$117,654
Average House Value	\$627,151	\$459,600	\$397,896

2023 American Community Survey (ACS)