



**2.84 Acre PD-Zoned Site
IOS & Development Opportunity
6802 Causeway Blvd
TAMPA, FL 33619**

FOR SALE

 **APEX**
CAPITAL REALTY

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

LAND AREA	2.84 acres (3 parcels, 16 lots)
ZONING	PD (Planned Development) & RSC-9 (Residential Single-Family Conventional 9 u/ ac)
FRONTAGE	±250 ft on Causeway Blvd
UTILITIES	Public water / Septic required
QUALIFIED OPPORTUNITY ZONE (QOZ)	
TRAFFIC COUNT	21,000 VPD (Causeway Blvd & 78th St)

HIGHLIGHTS

- PD allows multiple commercial and light industrial uses
- IOS (Industrial Outdoor Storage) potential subject to PD conditions
- Level, high ground, and cleared site
- Surrounded by strong commercial, industrial, and residential growth
- Minutes to I-75, US-301, Selmon Expressway, and Port of Tampa



ASKING PRICE
\$2,800,000

PROPERTY DETAILS

ITEM	DESCRIPTION
Address	6802 Causeway Blvd, Tampa, FL 33619
Zoning	PD & RSC-9
Land Area	123,730 SF (2.84 Acres)
Frontage	±250 FT on Causeway Blvd
Utilities	Public Water / Septic Required
Folios	046200-0000 · 046205-0000 · 046207-0000
Flood Zone	X (non-flood)
Price	\$2,800,000
Year Built	1957 (existing 3,993 SF residential structure)



ZONING & ALLOWABLE USES

- The PD (Planned Development) designation allows flexible land-use planning beyond RSC-9 residential parameters.
- Uses typically permitted within PD overlays include office, distribution, light industrial, contractor yard, storage, and IOS, provided the PD site plan authorizes those uses.
- The RSC-9 base zoning supports residential density up to 9 units per acre.
- Buyer should confirm IOS/light industrial uses with the City of Tampa Development Services Department referencing the approved PD plan.
- Future Land Use and corridor context suggest strong support for commercial and light-industrial redevelopment.

MARKET & LOCATION HIGHLIGHTS

- Within 3 miles: ≈ 47,700 population | Avg HHI ≈ \$59,000 | Avg Age 33.4
- Nearby landmarks: Port of Tampa, CSX Rockport Yard, Brandon, Riverview, Downtown Tampa (10 min)
- Located between US-41 S and S. 78th Street – major industrial corridor
- Access to Interstate 75 (3 mi) · US-301 (2 mi) · Selmon Expressway (4 mi)
- Heavy traffic corridor (21,000 VPD) and QOZ investment benefits

INVESTMENT HIGHLIGHTS

- **Zoning Flexibility:** PD permits mixed commercial/light industrial development
- **IOS Potential:** Ideal for storage, fleet parking, or contractor yard operations
- **Strategic Location:** Easy access to highways, ports, and distribution networks
- **Opportunity Zone Advantages:** Capital gains deferral and basis step-up eligibility
- **Value-Add Upside:** Convert existing structure or redevelop for industrial use





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