

Oslin St. | Tampa, FL 33165

1.2 AC Multifamily Dev. Lot

Major new developments happening on the State Road
Opportunity Zone
Zoning allows flexible retail development
Utilities coming soon to the site

**Offering Memorandum
Development Site
1.2 AC**

For Sale: \$200,000

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Google Earth
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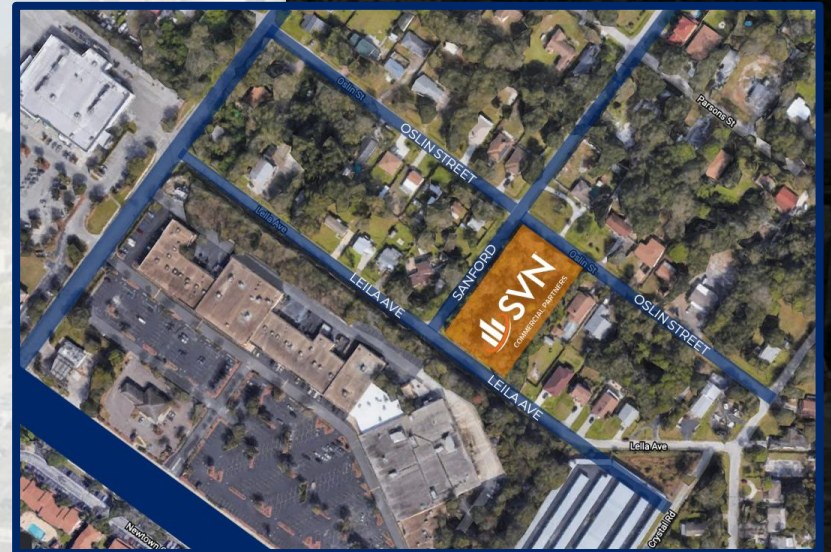
Key Metrics

List Price: \$299,000

Lot Size: 52,272 SF / 1.2 Acres

Buildable up to 7 units

Next to lots of retail, schools/daycares



Executive Summary

SVN Commercial Partners, as exclusive advisor, is pleased to present the 1.2 AC residential zoned multifamily development opportunity.

The sale provides an excellent opportunity to acquire a strategically located corner lot along the centrally located Oslin Street, perfect for any multifamily residential development of 7 units or less. The site is located right behind the Colony Crossing shopping center. This is an ideal location for residential development with many local businesses nearby which include schools, daycares, grocery stores and restaurants. Demographics : There are approximately 20,000 households within a 5 mile radius with the average median household income of \$ 70,000.

This property does have a wetland in which the seller has already done all of the due diligence to determine the possibility and price to mitigate. This will be at the buyer's expense, but all updated reports and data on the wetland will be provided to the buyer for investigation.

01

1.2 Acres

02

Buildable up to 7 units or less

03

Lots of Retail, Restaurants, Schools and Daycares nearby

04

Future Multifamily Development Potential

05

RSC- 2 Zoning

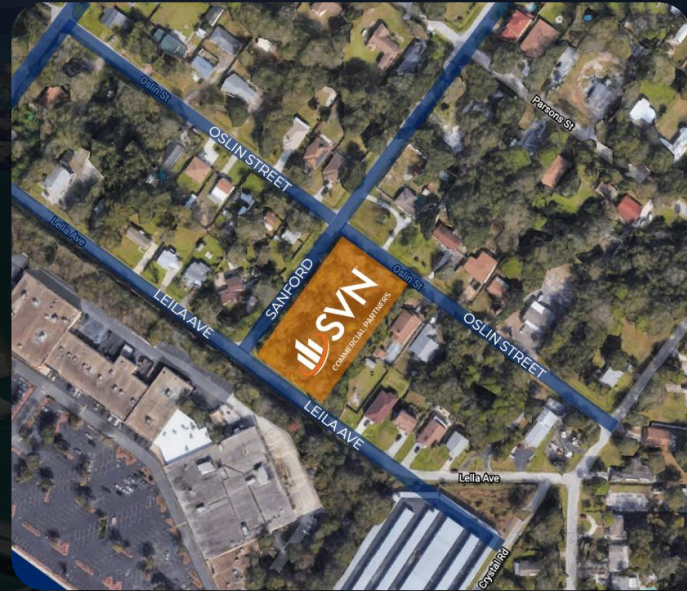
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Wetland Mitigation research has been done by seller

07

08

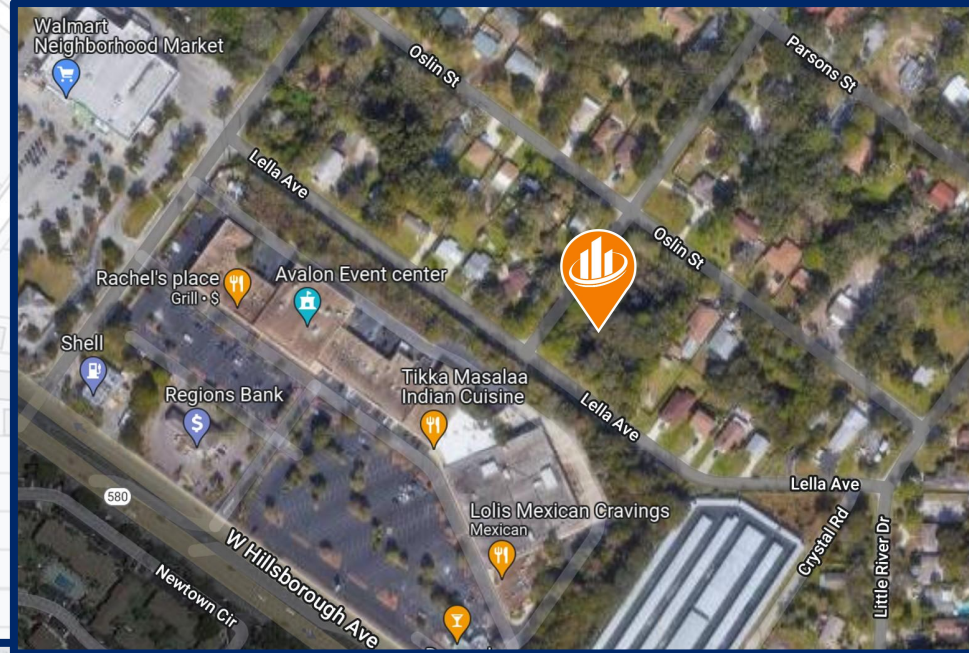
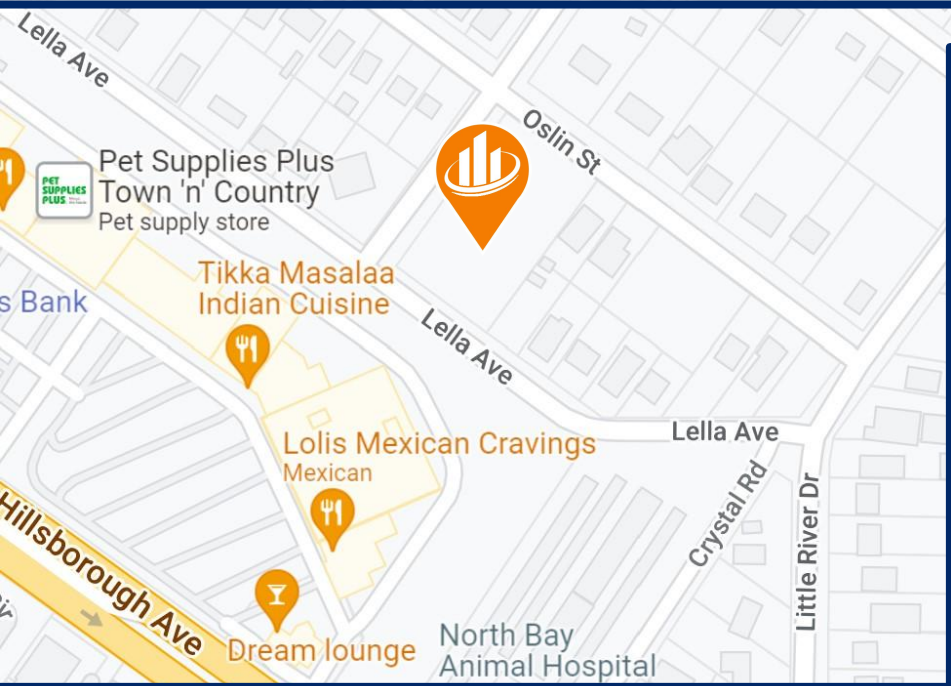
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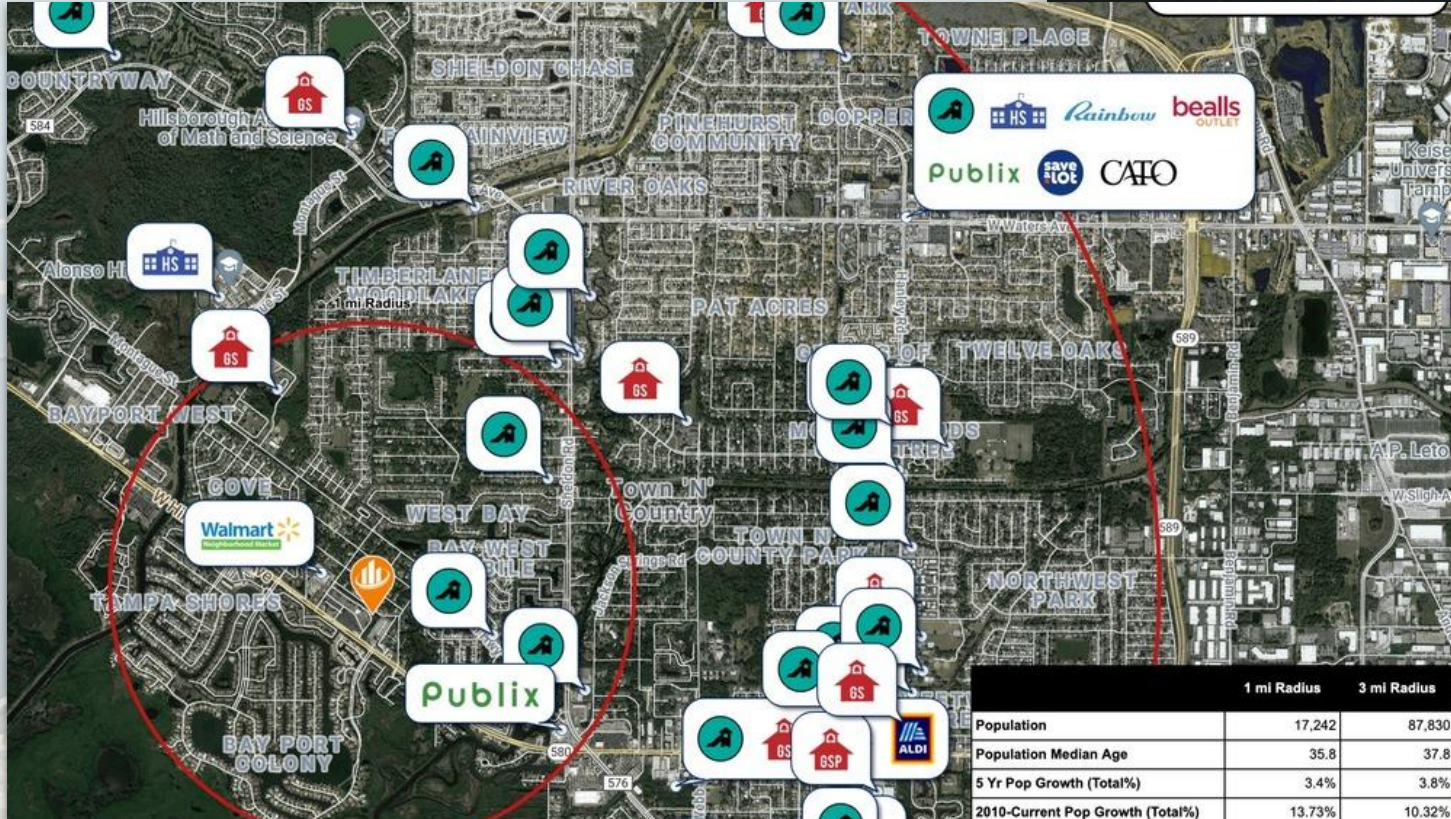
Property Highlights

Google Earth
Data SIO, NOAA, U.S. Navy

Location Maps



Location Maps



Location Details



WETLAND

**Subject Parcel
1.2 AC**

**Wetland research has
been paid for and
completed by seller.**

**Mitigation is buyers
responsibility**

**Parcel
Breakdown**



Location Overview

Tampa, FL

The subject property is located near the Town 'N' Country subdivision in Tampa Florida, on the corner of Sandford and Oslin street. Located nearby lots of retail, schools and restaurants.

TOTAL POPULATION	1,865	56,352	126,583
AVERAGE AGE	35.0	34.1	35.2
AVERAGE AGE (MALE)	34.4	31.3	33.7
AVERAGE AGE (FEMALE)	36.0	36.5	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	611	17,983	41,061
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$67,996	\$55,325	\$67,009
AVERAGE HOUSE VALUE	\$231,560	\$201,674	\$244,526

Population
56,352

Land Area
3 sq mi

Zip Code 33165

Advisory Team



**Saira
Marin**

Marketing Director
561-584-4603
Saira.Marin@svn.com



**Fuje
Ara**

Advisor
954-235-5309
Fuje.Ara@svn.com



**Rob
Henry**

Advsor
352-631-4200
Rob.Henry@svn.com



COMMERCIAL PARTNERS

Office Locations

Miami

3250 NE 1st Ave
Suite 305
Miami, FL 33137

Sarasota

2044 Constitution Blvd
Sarasota, FL 34231

Boca Raton

1800 NW Corporate
Blvd, Suite 100
Boca Raton, FL 33431

Fort Myers

2401 First St,
Suite 201
Fort Myers, FL 33901

Charlotte County

4161 Tamiami Trail
Suite 501
Port Charlotte, FL 33954

Google Earth
Data SIO, NOAA, U.S. Navy