



**SALE**

## Vacant Land

**2213 E 4TH AVE**

Tampa, FL 33605

**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

**BEN GRAHAM**

O: 941.928.1546

[ben.graham@svn.com](mailto:ben.graham@svn.com)



PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$950,000
LOT SIZE:	0.44 Acres
ZONING:	YC-7
APN:	A1729194WA00002900002.0, A1729194WA00002900003.0, A1729194WA00002900004.0, A1729194WA00002900004.1, A1729194WA00002900005.0, A1729194WA00002900005.1

PROPERTY DESCRIPTION

Explore a world of potential with this prime property zoned YC-7, perfectly positioned in the thriving Tampa area. Boasting a coveted location, this versatile space presents a strategic opportunity for a range of ventures. With its prime zoning and favorable surroundings, the property offers a blank canvas for creative development. The YC-7 designation opens doors to diverse land use possibilities, making it an attractive prospect for savvy investors seeking a dynamic addition to their portfolio. Embrace the endless possibilities of this well-located property, and unlock the potential for a lucrative investment in the heart of Tampa's vibrant landscape.

PROPERTY HIGHLIGHTS

- Zoned YC-7, offering versatile land use opportunities
- Prime location in the thriving Tampa/Ybor City area
- Perfect for Mixed Use, Multi-Family, Affordable Living
- Strategic opportunity for a range of ventures
- Favorable surroundings for a lucrative investment

**GAIL BOWDEN**      **BEN GRAHAM**  
O: 941.223.1525      O: 941.928.1546  
gail.bowden@svn.com      ben.graham@svn.com

PROPERTY DETAILS

SALE PRICE	\$950,000
------------	-----------

LOCATION INFORMATION

BUILDING NAME	Vacant Land
STREET ADDRESS	2213 E 4th Ave
CITY, STATE, ZIP	Tampa, FL 33605
COUNTY	Hillsborough
MARKET	Tampa
CROSS-STREETS	E 4th Ave & N 22nd St
TOWNSHIP	29
RANGE	19
SECTION	17
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Mega
NEAREST HIGHWAY	0.2 Miles to US 41, 0.2 Miles to SR 60, 0.5 Miles to Selman Express Way Toll Road
NEAREST AIRPORT	6.7 Miles to Tampa International Airport

BUILDING INFORMATION

NUMBER OF LOTS	7
BEST USE	Multi Family, Affordable Living, Retail, Etc.

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Other
ZONING	YC-7
LOT SIZE	0.44 Acres
APN #	A1729194WA000029000002.0, A1729194WA000029000003.0, A1729194WA000029000003.1, A1729194WA000029000004.0, A1729194WA000029000004.1, A1729194WA000029000005.0, A1729194WA000029000005.1
LOT FRONTAGE	200 ft
LOT DEPTH	100 ft
CORNER PROPERTY	No
TRAFFIC COUNT	1900
TRAFFIC COUNT STREET	E 4th Ave
WATERFRONT	No
THOMAS GUIDE PAGE #	20

**GAIL BOWDEN**  
O: 941.223.1525  
gail.bowden@svn.com

**BEN GRAHAM**  
O: 941.928.1546  
ben.graham@svn.com



## AERIAL MAP



**GAIL BOWDEN**

O: 941.223.1525

gail.bowden@svn.com

**BEN GRAHAM**

O: 941.928.1546

ben.graham@svn.com



## AERIAL MAP



**GAIL BOWDEN**

O: 941.223.1525

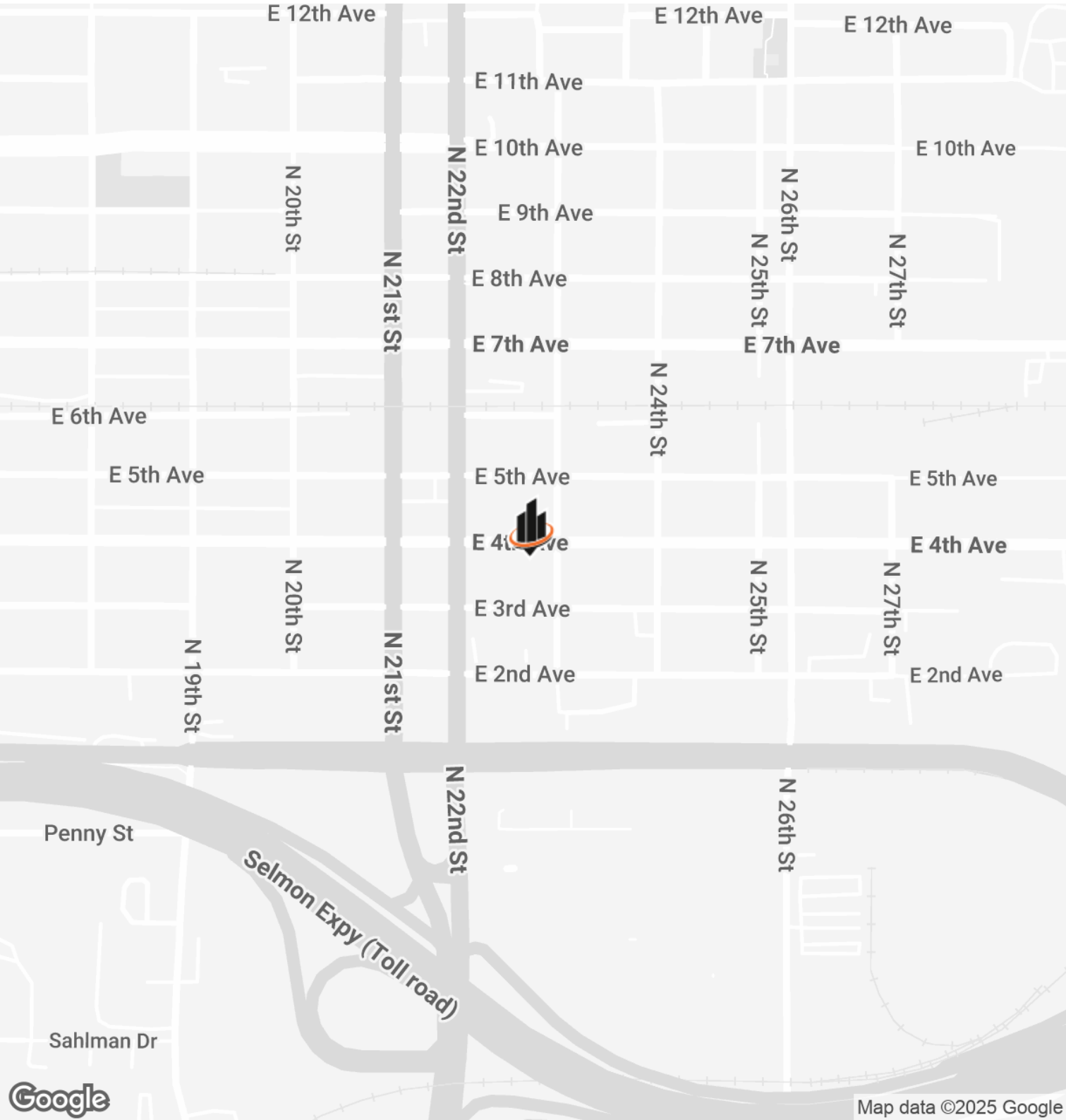
[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

**BEN GRAHAM**

O: 941.928.1546

[ben.graham@svn.com](mailto:ben.graham@svn.com)

LOCATION MAP



<b>GAIL BOWDEN</b>	<b>BEN GRAHAM</b>
O: 941.223.1525	O: 941.928.1546
<a href="mailto:gail.bowden@svn.com">gail.bowden@svn.com</a>	<a href="mailto:ben.graham@svn.com">ben.graham@svn.com</a>



## GAIL BOWDEN

Senior Investment Advisor

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

Direct: **941.223.1525** | Cell: **941.223.1525**

## PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

## RECENT TRANSACTIONS

- SOLD | Mount Dora | Medical Office Building | \$16,300,000

### SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

Sarasota, FL 34236

941.387.1200

### GAIL BOWDEN

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

### BEN GRAHAM

O: 941.928.1546

[ben.graham@svn.com](mailto:ben.graham@svn.com)



## **BEN GRAHAM**

Senior Advisor

ben.graham@svn.com

Direct: **941.928.1546** | Cell: **941.928.1546**

## **PROFESSIONAL BACKGROUND**

As a United States Marine Corps Veteran, Ben learned the value of honor, courage, and commitment early in life and these core values have influenced all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his business relationships.

In addition to his service in the military, Ben has excelled in several of Florida's top firms. The Ritz Carlton, PGA Fed-Ex Tour VIP - Sponsorship Sales, Executive Level Advertising Sales and was consistently in the Top Sales Agents for Michael Saunders & Co.

His honest and professional approach to the clientele he works with creates a sense of confidence that translates into continued business and mutually beneficial relationships.

Travel, friends, volunteering, golf, beaches, and musical entertainment are a few of his favorite pastimes. Living in Southwest Florida for the past 21 years, and working throughout the state of Florida, gives his clients a unique advantage and understanding of the Florida market.

### **SVN | Commercial Advisory Group**

1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236  
941.387.1200

### **GAIL BOWDEN**

O: 941.223.1525

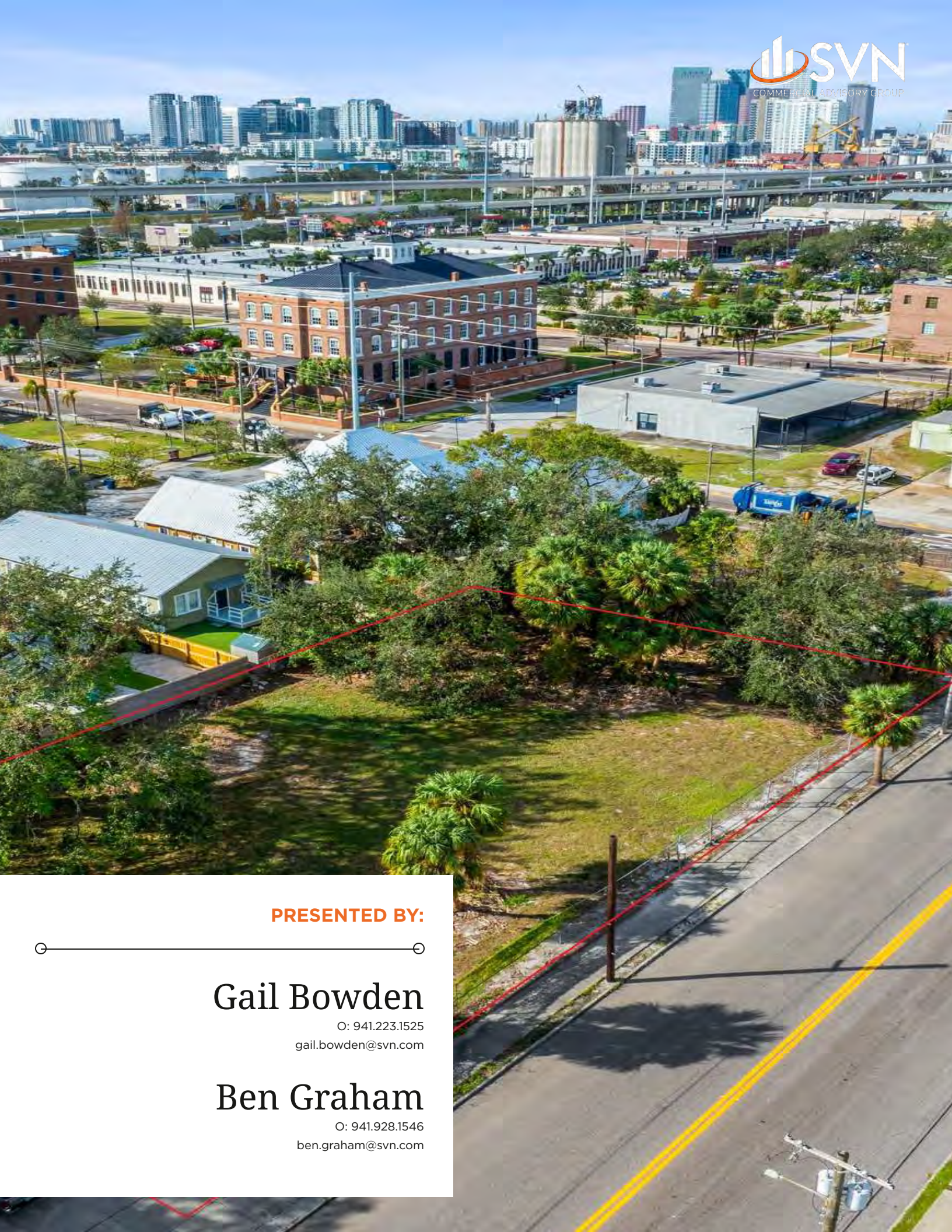
gail.bowden@svn.com

### **BEN GRAHAM**

O: 941.928.1546

ben.graham@svn.com





PRESENTED BY:

Gail Bowden

O: 941.223.1525  
gail.bowden@svn.com

Ben Graham

O: 941.928.1546  
ben.graham@svn.com