



COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY

**±3.24 ACRE PAD**  
**READY MULTIFAMILY**  
**DEVELOPMENT OPPORTUNITY**

7409 S. Manhattan Ave. | Tampa, FL 33616



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

# THE OFFERING

The ±3.24-acre assemblage at 7409 S. Manhattan Avenue represents one of the last undeveloped blocks fronting MacDill Air Force Base and sits minutes from Downtown, Westshore, Bayshore Boulevard, and Tampa International Airport. Current RS-50 zoning supports an attached-townhome concept of roughly 52 units, giving a sponsor the flexibility to pursue either build-for-sale or build-to-rent strategies. MacDill's 18,000-person workforce, combined with South Tampa's chronic supply constraints and rising household incomes, creates a durable pipeline of end-users and renters seeking attainable, well-located housing.

Recent appraisal guidance values the land near \$7 million "as-is," suggesting an attractive basis relative to competing infill parcels, while limited competing supply and strong velocity for new townhome product offer multiple exit options and the potential for compelling risk-adjusted returns.

INVESTMENT SUMMARY	
<b>Price:</b>	\$11,500,000
<b>Size:</b>	3.24 Acres
<b>Price Per Pad:</b>	\$221,153.85

## PROPERTY SUMMARY

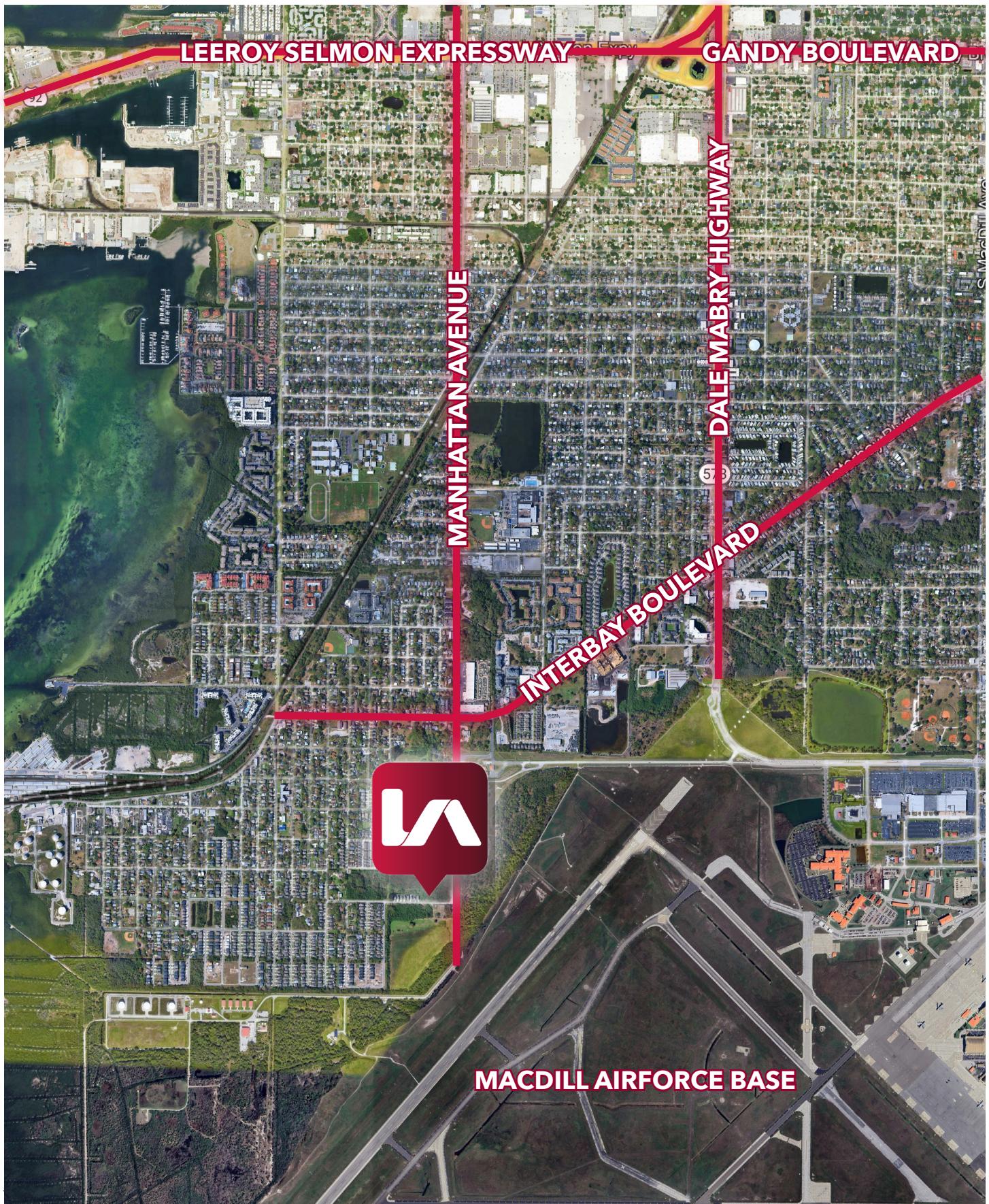
The site encompasses two contiguous parcels with approximately 500 feet of frontage on W. Richardson Avenue and 200 feet on S. Manhattan Avenue, providing dual ingress/egress and excellent visibility.

The property will be delivered in pad ready condition with all utilities and infrastructure brought to the site. The property is entitled and approved for 52 town homes.

Surrounding uses include single-family neighborhoods, immediately to the south, creating a cohesive residential context and a built-in tenant base. Taken together, these physical attributes, entitlement status, and strategic location establish 7409 S. Manhattan Avenue as a rare, shovel-ready canvas for a developer or land investor seeking a high-barrier, lifestyle-oriented Tampa address.

<b>Property Address:</b>	7409 S. Manhattan Ave. Tampa, FL 33616
<b>Land Area:</b>	+3.24 Acres
<b>Parcel Numbers:</b>	A-20-30-18-42Q-000034-00001.0 A-20-30-18-42Q-000033-00001.0
<b>Zoning:</b>	RS-50 – Residential Single-Family, allowing townhome product by right
<b>County:</b>	Hillsborough
<b>Frontage:</b>	±500' on W. Richardson Ave.
<b>Access:</b>	Two-way ingress/egress from S. Manhattan Ave. and W. Richardson Ave.
<b>Infrastructure:</b>	All utilities and infrastructure will be ready and available at the site

# LOCATION MAP



# AERIAL



# LOCATION & DEMOGRAPHICS

## 1 MILE



## 3 MILES



## 5 MILES



### INCOME



### INCOME



### INCOME



36.6	\$104,770	\$484,236	38.4	\$93,439	\$497,594	39.5	\$106,022	\$616,741
Median Age	Median Household Income	Median Home Value	Median Age	Median Household Income	Median Home Value	Median Age	Median Household Income	Median Home Value
112	79	76	108	69	69	146	63	64
Wealth Index	Housing Affordability	Diversity Index	Wealth Index	Housing Affordability	Diversity Index	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



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## STRATEGIC DRIVERS

<b>Built-In Demand:</b>	MacDill AFB houses 15 000 active-duty personnel + 3 000 civilians; \$2.9 B annual economic impact.
<b>Location Efficiency:</b>	5 min to MacDill main gate, 10 min to Downtown & Westshore.
<b>Supply Constraints:</b>	South Tampa has limited entitled land and strong household-income growth, sustaining velocity for attainable townhomes.

# LOCATION & DEMOGRAPHICS (CONTINUED)

## 1 MILE



14% higher than Florida which is  
**\$416,969**

Housing Affordability Index	Percent of Income for Mortgage	Percent of Income for Mortgage (Index)
Age <18 2,216	Age 18-64 6,267	Age 65+ 1,063
Total Pop 9,545	Pop Growth 7.52%	Average HH Size 2.41

Median Net Worth \$161,362

## 3 MILES



16% higher than Florida which is  
**\$416,969**

Housing Affordability Index	Percent of Income for Mortgage	Percent of Income for Mortgage (Index)
Age <18 8,536	Age 18-64 30,103	Age 65+ 7,597
Total Pop 46,236	Pop Growth 2.53%	Average HH Size 2.16

Median Net Worth \$171,150

## 5 MILES

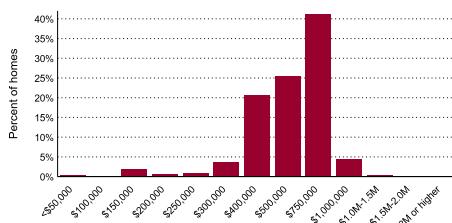


32% higher than Florida which is  
**\$416,969**

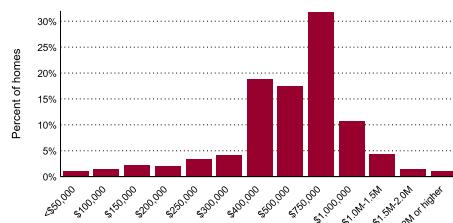
Housing Affordability Index	Percent of Income for Mortgage	Percent of Income for Mortgage (Index)
Age <18 15,704	Age 18-64 48,820	Age 65+ 13,394
Total Pop 77,918	Pop Growth 1.55%	Average HH Size 2.21

Median Net Worth \$300,347

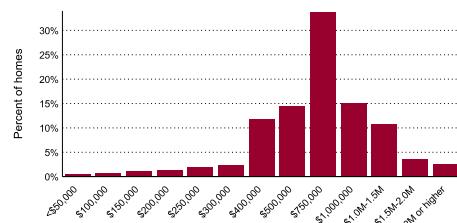
### Home Value



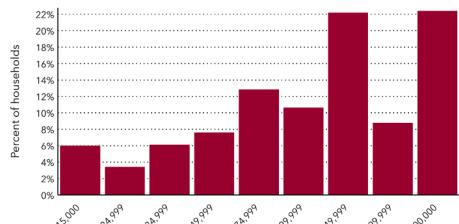
### Home Value



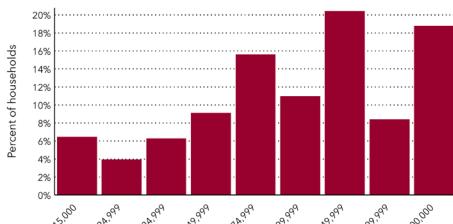
### Home Value



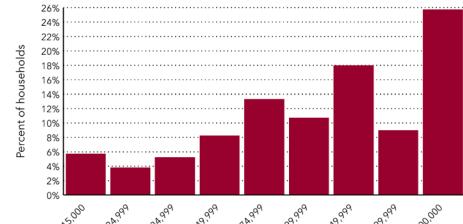
### Household Income



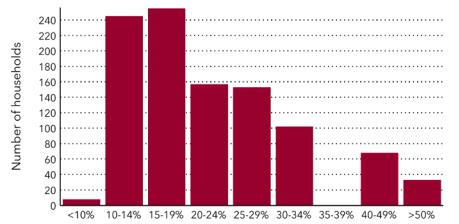
### Household Income



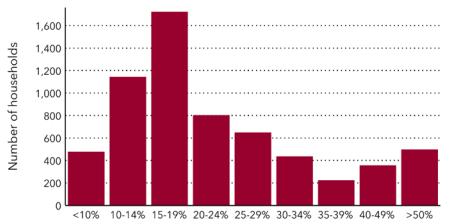
### Household Income



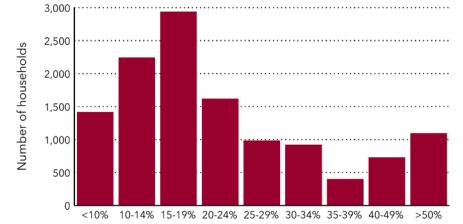
### Mortgage as % Salary



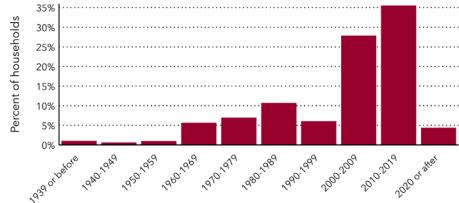
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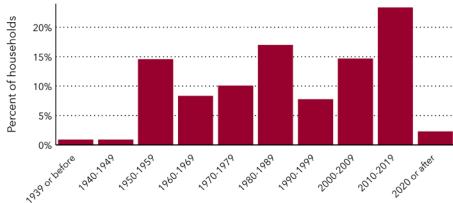
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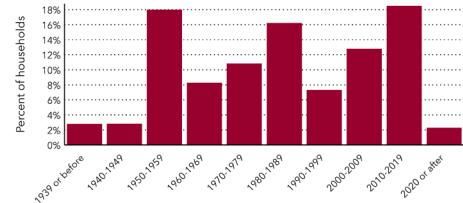
### Year Property Built



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TAMPA BAY

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