



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

Price:	\$11,500,000
Size:	3.24 Acres
Price Per Pad:	\$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, low-rise multifamily, and the MacDill boundary fence 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.

Property Address: 7409 S. Manhattan Ave. Tampa, FL 33616

Land Area: ±3.24 Acres

Parcel Numbers: A-20-30-18-42Q-000034-00001.0
A-20-30-18-42Q-000033-00001.0

Zoning: RS-50 - Residential Single-Family, allowing townhome product by right

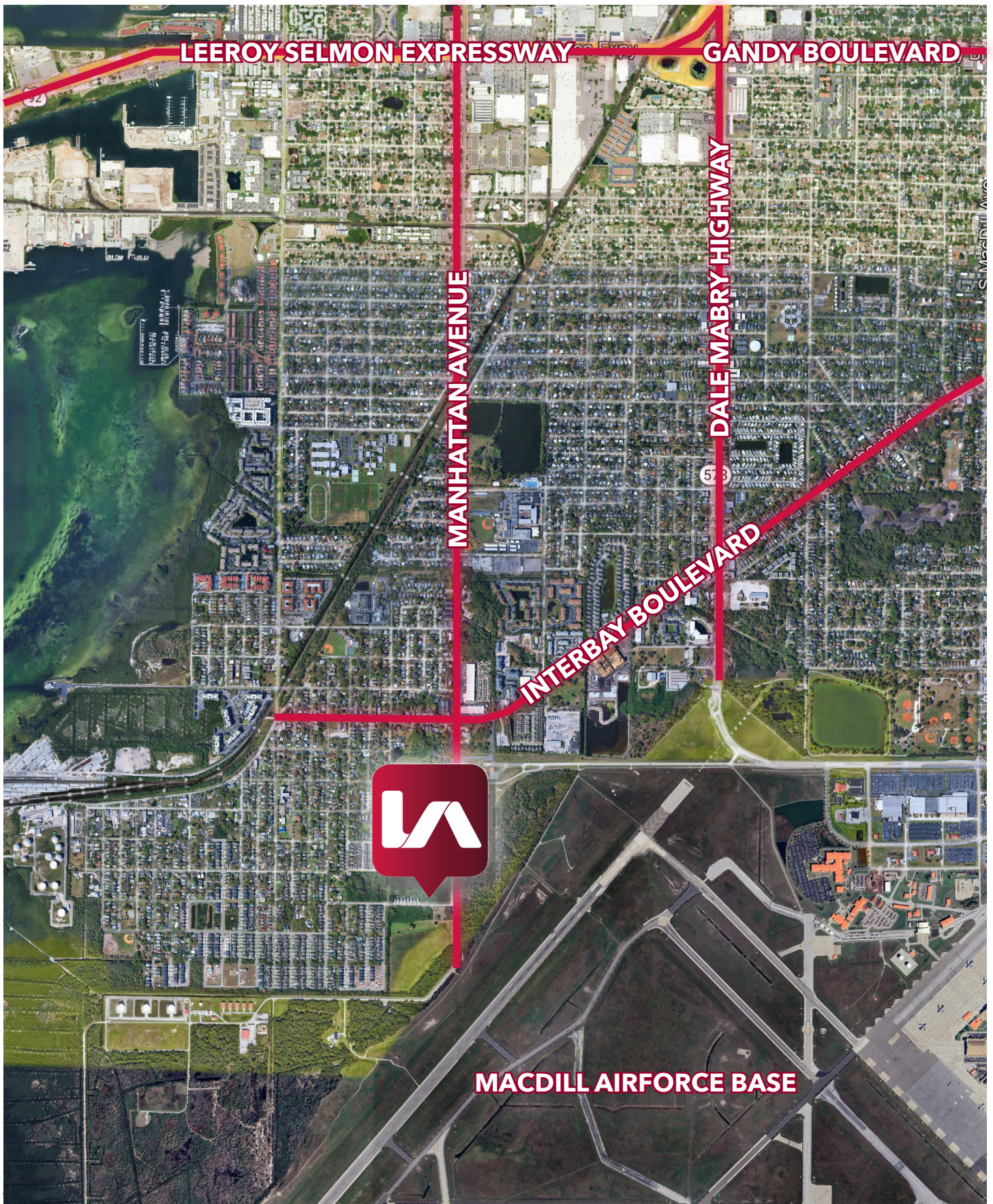
County: Hillsborough

Frontage: ±500' on W. Richardson Ave.

Access: Two-way ingress/egress from S. Manhattan Ave. and W. Richardson Ave.

Infrastructure: All utilities and infrastructure will be ready and available at the site

LOCATION MAP





LOCATION & DEMOGRAPHICS

1 MILE

KEY FACTS

9,545

Population



3,962

Households

36.6

Median Age

\$87,426

Median Disposable Income

3 MILES

KEY FACTS

46,236

Population



21,023

Households

38.4

Median Age

\$77,532

Median Disposable Income

5 MILES

KEY FACTS

77,918

Population



34,790

Households

39.5

Median Age

\$88,381

Median Disposable Income

INCOME



\$104,770

Median Household Income



\$66,052

Per Capita Income



\$161,362

Median Net Worth

INCOME



\$93,439

Median Household Income



\$63,557

Per Capita Income



\$171,150

Median Net Worth

INCOME



\$106,022

Median Household Income



\$75,304

Per Capita Income



\$300,347

Median Net Worth

36.6
Median Age

\$104,770
Median Household Income

\$484,236
Median Home Value

112
Wealth Index

79
Housing Affordability

76
Diversity Index

38.4
Median Age

\$93,439
Median Household Income

\$497,594
Median Home Value

108
Wealth Index

69
Housing Affordability

69
Diversity Index

39.5
Median Age

\$106,022
Median Household Income

\$616,741
Median Home Value

146
Wealth Index

63
Housing Affordability

64
Diversity Index

MORTGAGE INDICATORS



\$17,242

Avg Spent on Mortgage & Basics



28.9%

Percent of Income for Mortgage

MORTGAGE INDICATORS



\$14,537

Avg Spent on Mortgage & Basics



33.3%

Percent of Income for Mortgage

MORTGAGE INDICATORS



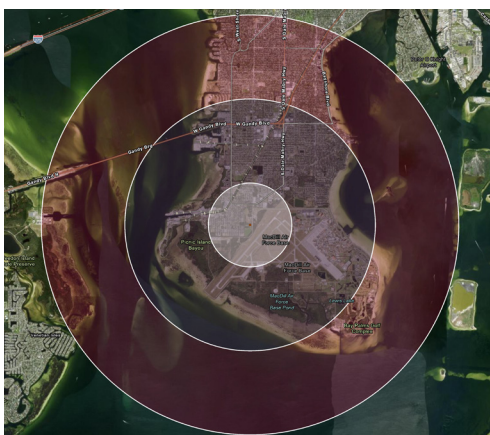
\$18,395

Avg Spent on Mortgage & Basics



36.4%

Percent of Income for Mortgage



STRATEGIC DRIVERS

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

LOCATION & DEMOGRAPHICS (CONTINUED)

1 MILE



\$484,236 ↑

Median Home Value

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

79 Housing Affordability Index	28.9% Percent of Income for Mortgage	102 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



\$497,594 ↑

Median Home Value

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

69 Housing Affordability Index	33.3% Percent of Income for Mortgage	117 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



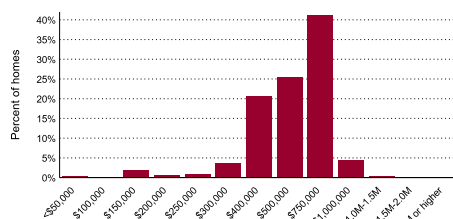
\$616,741 ↑

Median Home Value

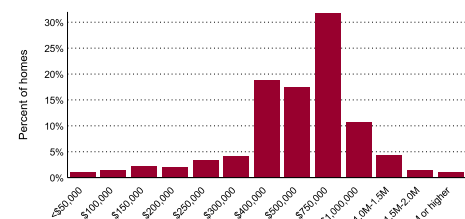
32% higher than Florida which is \$416,969

63 Housing Affordability Index	36.4% Percent of Income for Mortgage	128 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

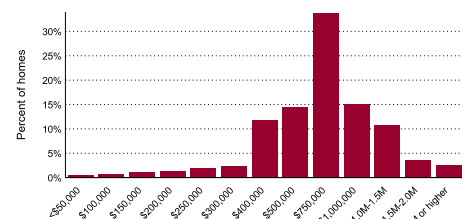
Home Value



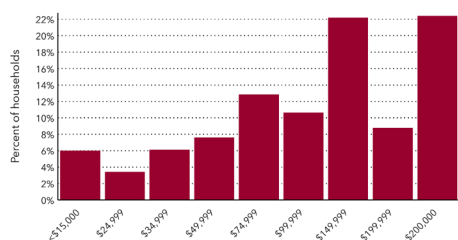
Home Value



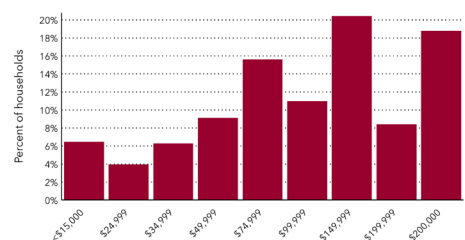
Home Value



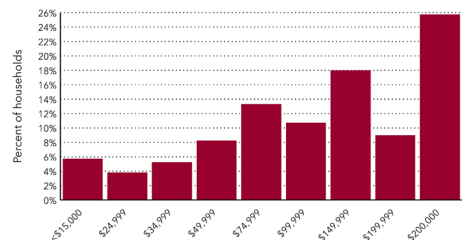
Household Income



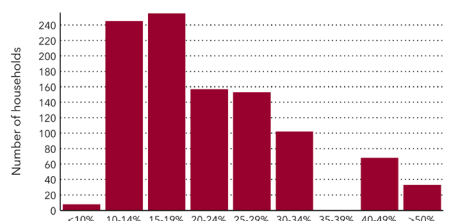
Household Income



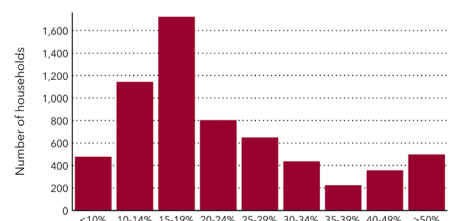
Household Income



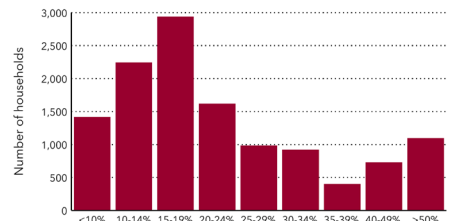
Mortgage as % Salary



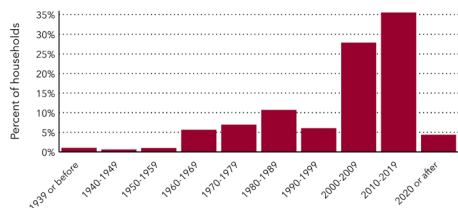
Mortgage as % Salary



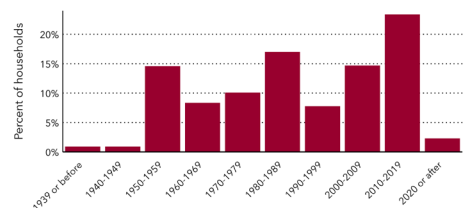
Mortgage as % Salary



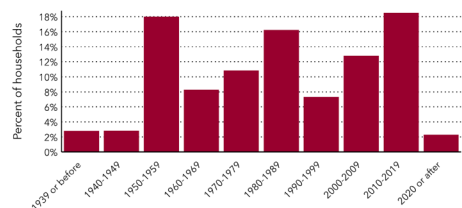
Year Property Built



Year Property Built



Year Property Built





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TAMPA BAY

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