

# 2.5 Acre Commercial Parcel for Sale or Lease

5510 Carmack Rd., Tampa, FL 33610

EXECUTIVE SUMMARY



## Summary:

Purchase Price:	\$999,999
Lease Price:	\$5,000/Month
Folio #:	062850-0000
Zoning:	PD/Planned Development
Fenced Yard	Chain link with electric gate
Land Size:	2.5 Acres +/-
Dimensions:	156'x700' +/-
Current Use	Vacant/Storage
Municipality:	Unincorporated Hillsborough County
Utilities:	Well & Septic
Market:	East Tampa/Seffner
Taxes:	\$8,678

## Overview:

FOR LEASE OR SALE!!

This is a 2.5-acre commercial parcel located near Interstate-75 and Interstate 4. The Tampa/Seffner location near the I4/I75 apex provides good access to all of Tampa Bay and beyond. With access of US 92 the site is at the end of a dead-end street providing for a low-key location. The property has a chain link fence along the perimeter with an electric coded gate opener. There are several large trees providing a canopy for shade.

There is a small 1,152 sf frame building located on the property along with an old trailer, both are in "AS IS, WHERE IS" condition.

There are several allowed uses provided in the PD available for review.

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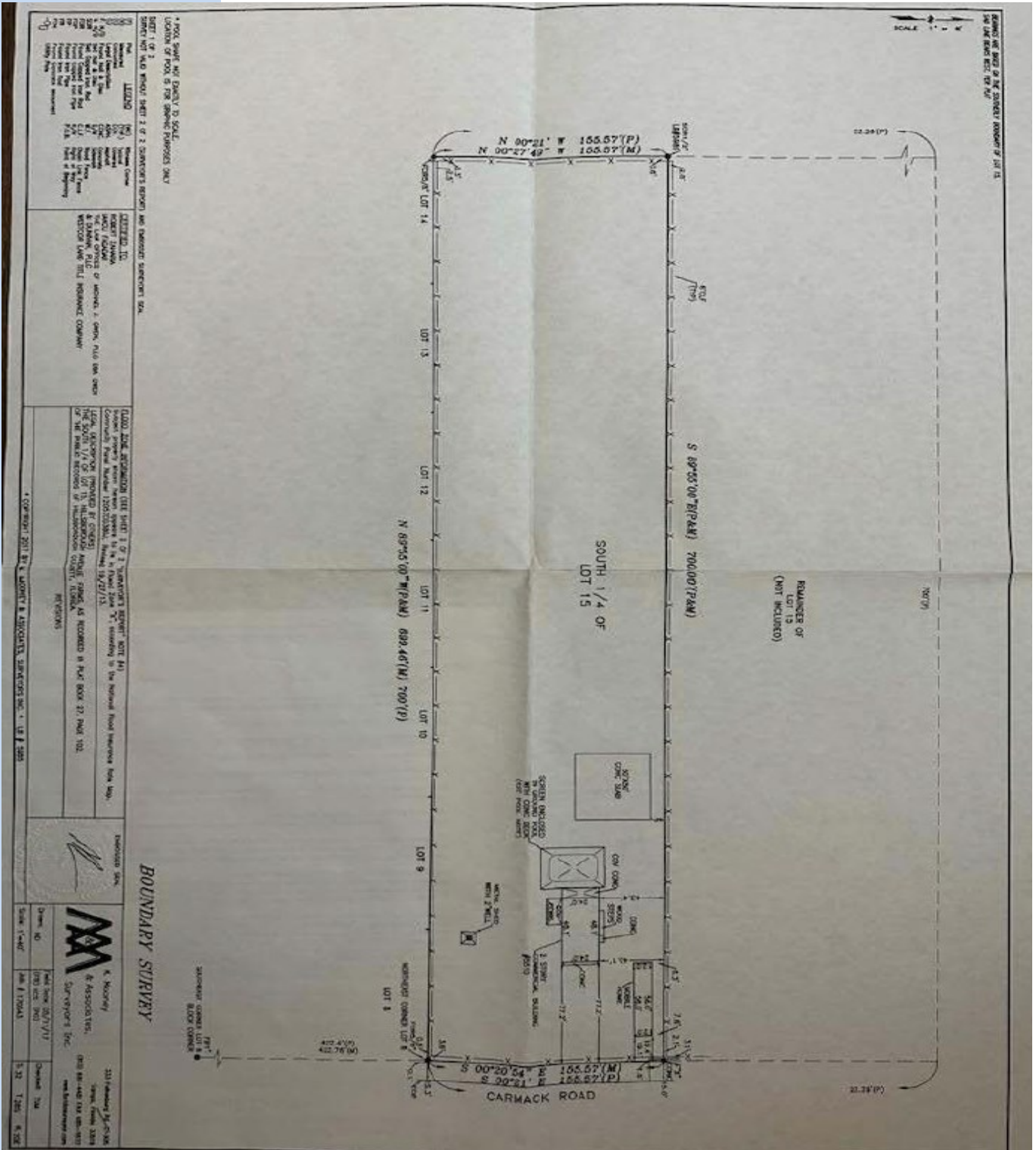
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SURVEY – SUBJECT TO VERIFICATION



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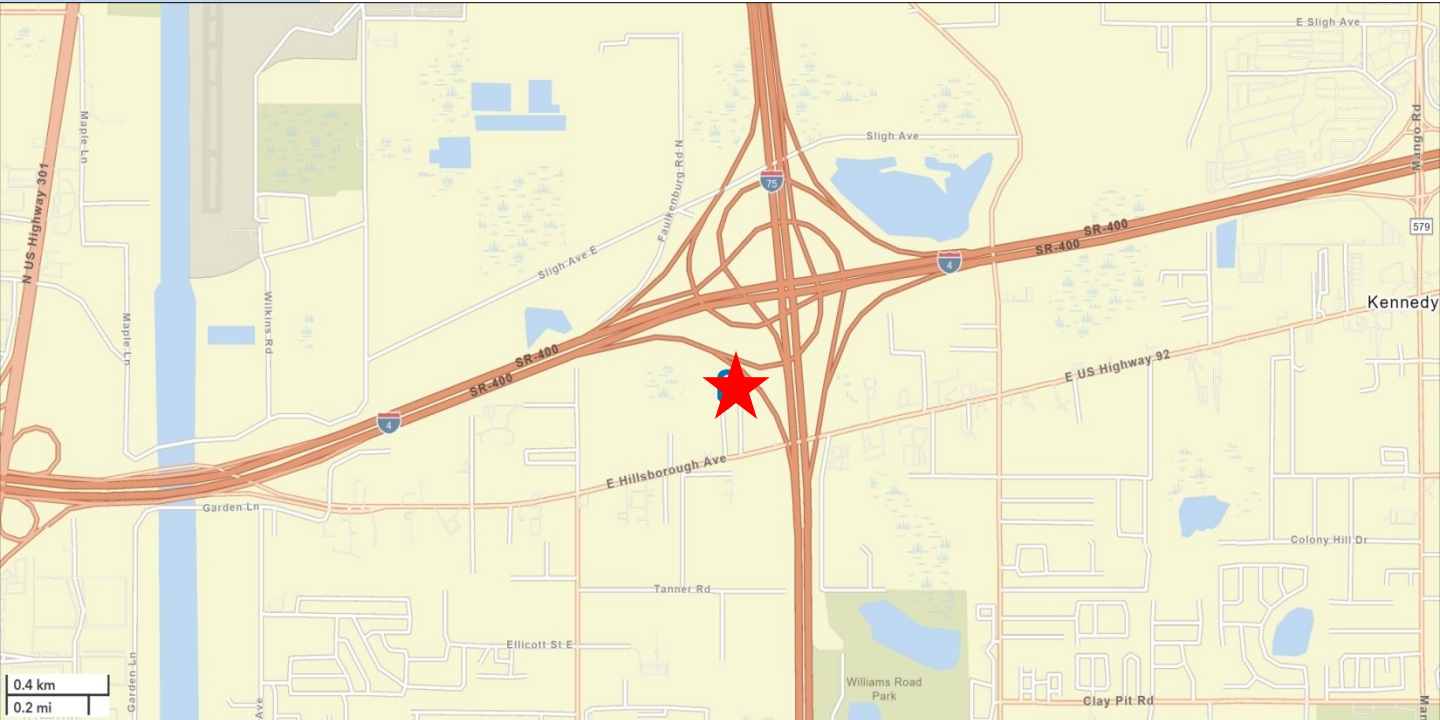
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LOCATION AND AERIAL MAPS



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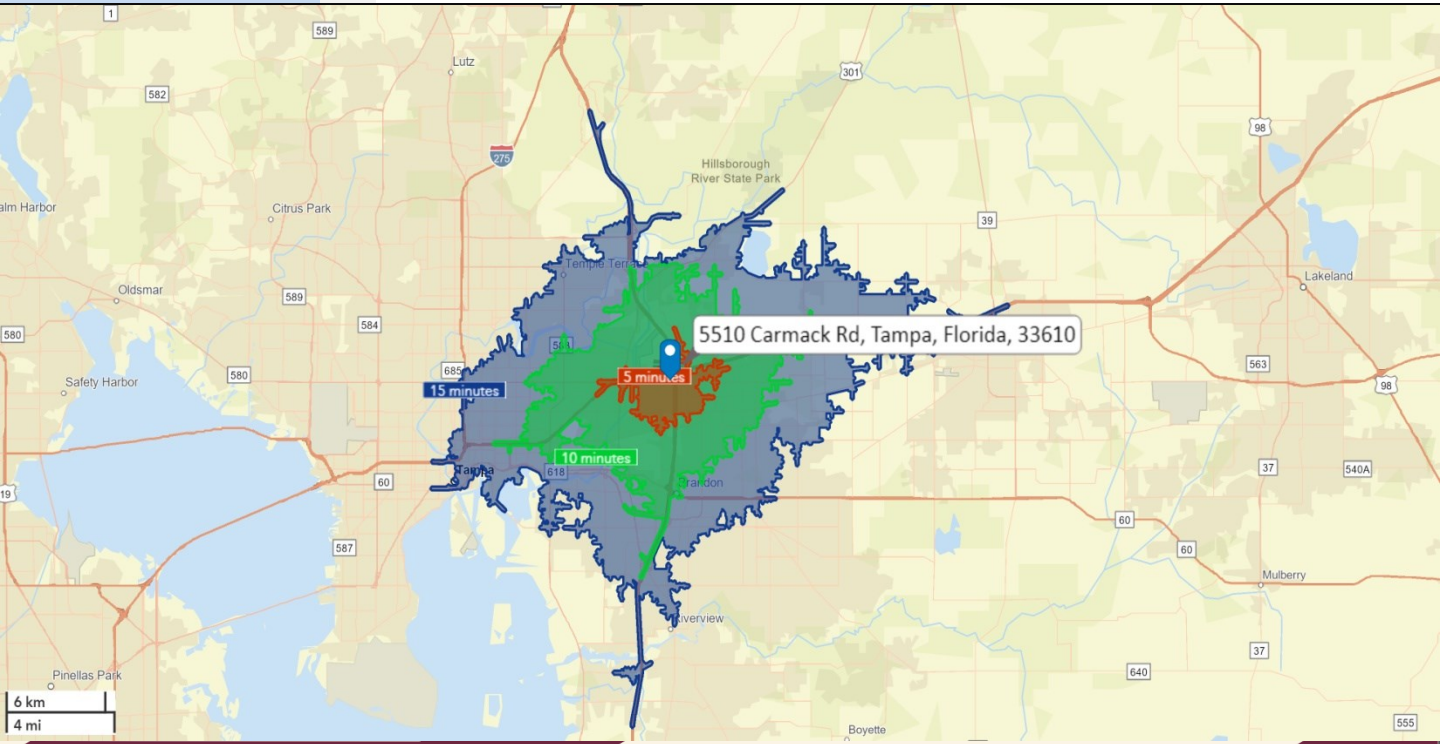
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DRIVE TIMES AND DEMOGRAPHICS



## Housing market characteristics

5510 Carmack Rd, Tampa, Florida, 33610 2  
Drive time of 5 minutes



**\$126,397** ↓  
Median Home Value

162% lower than Florida which is \$330,683



**161**

Housing Affordability Index



**15.5%**

Percent of Income for Mortgage



**61**

Percent of Income for Mortgage (Index)

Age <18 **3,591**

Age 18-64 **8,595**

Age 65+ **1,548**

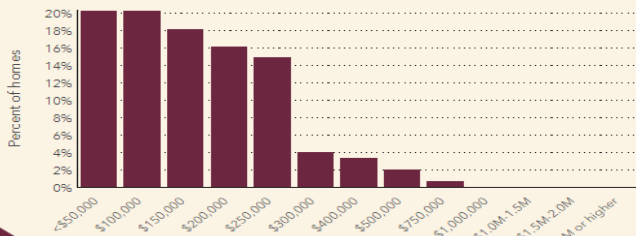
Total Pop **13,735**

Pop Growth **1.99%**

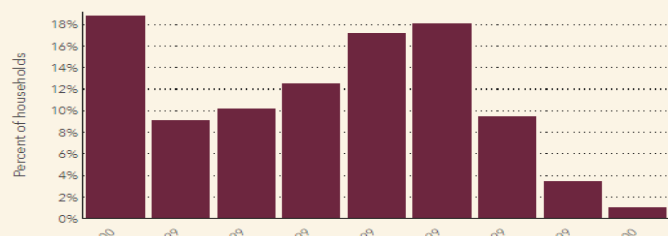
Average HH Size **2.77**

Median Net Worth **\$16,557**

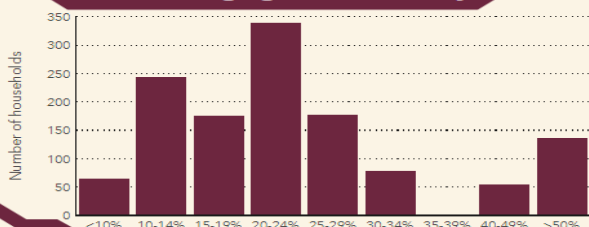
### Home value



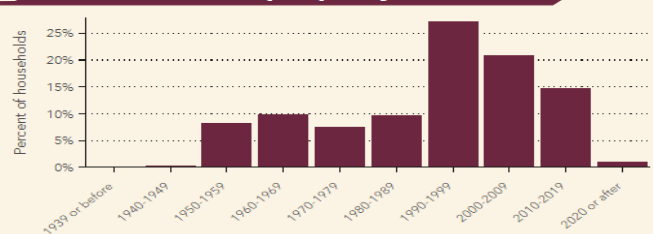
### Household income



### Mortgage as % salary



### Year property built



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Source: The data in this infographic comes from Esri, ACS, U.S. Census: 2023, 2017-2021, 2010.

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