



Land For Sale

Prime Howard Ave Development Site 2103 N Howard Ave, Tampa, FL 33607

For More Information:
813-254-6756 | EXT 44
Michael Braccia, P.A. | mike@baystreetcommercial.com
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,350,000
Lot Size:	23,392 SF
Zoning:	CI - Commercial Intensive
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	19,000

PROPERTY OVERVIEW

A unique opportunity for businesses or developers alike in this Howard Avenue Development Site. This assemblage consists of three vacant Commercial Intensive zoned parcels totaling 23,392 SF. The site can be used for a variety of uses such as multi-family or retail and is currently approved for a 17,900 SF, 4 story class A office structure with a rooftop deck with top floor executive offices and an outside private patio area overlooking the Downtown Tampa skyline. The site was designed with 48 parking places with an additional 9 street parking spaces. Design exceptions and site plan have been approved yet permits have not been applied for so a developer could take the project in a new direction for retail or multi-family as the Future Land Use is Community Commercial 35 (2.0 FAR) and Residential 35 (.60 FAR) allowing for higher density multifamily with a potential for increased density by use of The State of Florida's Live Local Act. The site also sits within the West Tampa Overlay as well as the West Tampa CRA (Community Redevelopment Area) and may be eligible for a variety of grants. Surveys and plans can be made available for review to interested parties and for use to eventual purchaser.

Traffic count of 19,000 VPD.

LOCATION OVERVIEW

Located in Tampa just north of I-275, offering easy access to surrounding areas.

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Subject Parcel Photos



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Nearby Historic Buildings and New Construction



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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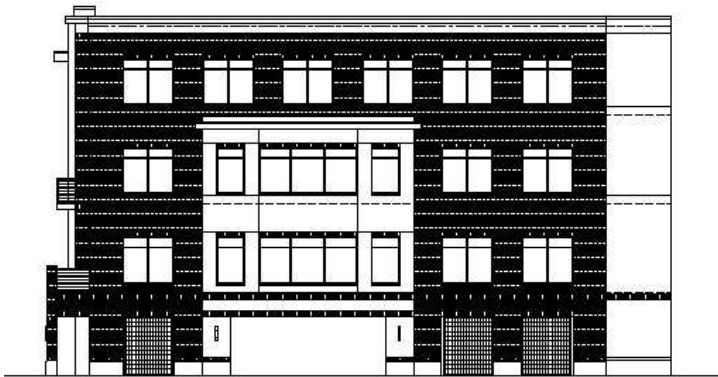
Conceptual - Elevations



1 HOWARD AVE. ELEVATION
SCALE: 1/8" = 1'-0"



2 PINE STREET ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



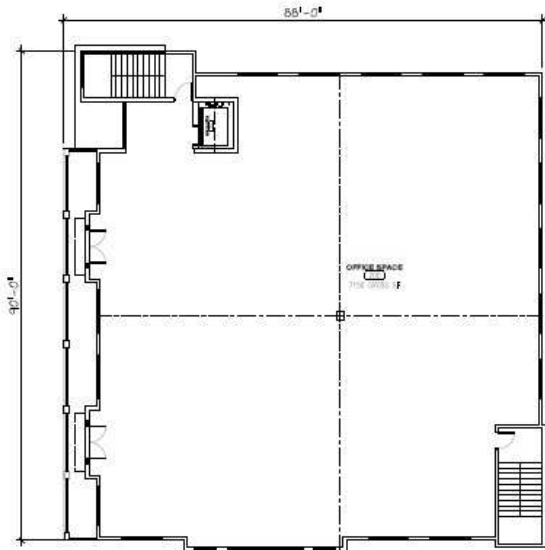
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



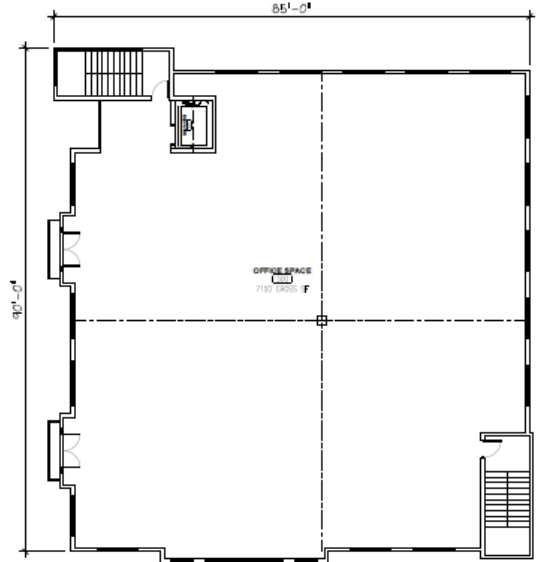
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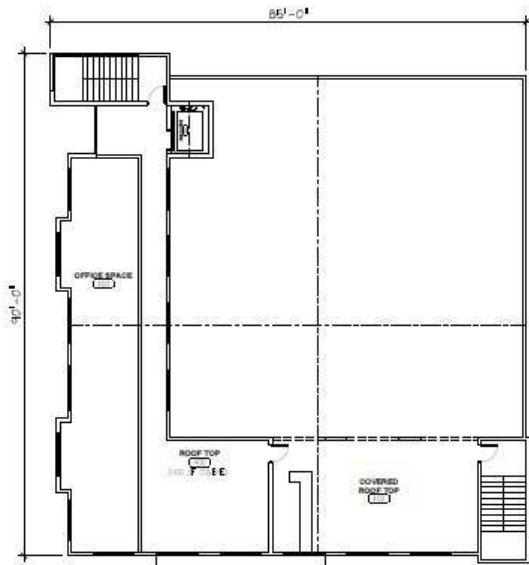
Conceptual - Floor Plans



1 2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 3RD FLOOR PLAN
SCALE: 3/32" = 1'-0"



3 4TH FLOOR / ROOF PLAN
SCALE: 3/32" = 1'-0"



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Future Land Use - Community Commercial 35 (2.0 FAR) / Residential 35 (.60 FAR)

Map Color	Category	FAR	Dwelling units/net acre	Other Considerations	Key Characteristics
CC-35	Community Commercial-35: <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> > Intensive and general commercial, service, office, and residential uses	Standard Development: • Up to 1.0 • >1.0 up to 2.0 with performance provisions met	Up to 30 du/acre Up to 35.0 du/acre with bonus provisions met	<ul style="list-style-type: none"> Gathering places such as a plaza, courtyard, or park. Compatible public, quasi-public, and special uses. Development should include a mix of non-residential and residential uses with more intense development near major intersections. Projects may be determined either by density or floor area ratio (FAR). If FAR is applied to a residential project to determine a site's maximum density potential, development shall be compatible in character and scale with the surrounding residential built environment. Single-use multi-family residential projects within the South Tampa Planning District or New Tampa Planning District shall not use FAR to determine a site's density potential. 	<ul style="list-style-type: none"> A development pattern with moderate lot coverage, limited side yard setbacks, and buildings sited up to the corridor to create a consistent street wall; More intense mixed-use development at intersections with stepped down residential uses in between; Building heights that are typically up to 5 stories (number of stories varies by location, special district, or overlay district); Building heights that are highest at major intersections and lower when adjacent to neighborhoods unless near a major intersection; Building facades and entrances that directly address the street; Buildings with pedestrian-oriented uses such as outdoor cafes located at the street level; Integrated (vertical and horizontal) residential and non-residential uses along the corridors; Parking that is located to the side or behind buildings, or in parking structures; Limited number of curb cuts along arterial streets, with shared and/or rear alley access to parking and service functions; Attractive streetscape with sidewalks designed to accommodate pedestrian traffic that includes appropriate landscaping, lighting, and pedestrian amenities/facilities; Public and semi-public outdoor spaces such as plazas, courtyards, and sidewalk cafes; and *Any proposed development, city-wide, may develop up to 1.5 FAR, if all of the following are met: <ul style="list-style-type: none"> Subject site is greater than 0.35 acres; Subject site maintains frontage on an arterial roadway (length of frontage must meet minimum lot width standard in City Code); and Structure must have vertically integrated mix of at least 2 uses from 2 separate general categories as outlined in City Code.
CMU-35	Community Mixed Use-35: <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> > Retail, general commercial, service, office, and residential uses	Vertical Mixed-Use Development: • Up to 1.5* • > 1.5 up to 2.0 with performance provisions met			

Map Color	Category	FAR	Dwelling units/gross acre	Other Considerations	Key Characteristics
R-83	Residential-83: <i>High density uses</i> > Multi-family dwellings	Up to 0.65	Up to 75 du/acre Up to 80 du/acre with bonus provisions met	<ul style="list-style-type: none"> Limited neighborhood serving commercial uses consistent with Locational Criteria for Neighborhood Commercial and Residential Office Uses. Competitive public, quasi-public, and special uses (for example churches, schools, recreational and daycare facilities) are allowed consideration. 	<ul style="list-style-type: none"> Buildings that establish a consistent setback from street that produces a pleasing definition to the public right-of-way (e.g., sidewalk, parkway strip, and street); Building facades and entrances that directly address the street and have a high degree of transparency (i.e., numerous windows) on street-facing facades. Building heights that are typically (number of stories varies by location, special district or overlay district): <ul style="list-style-type: none"> Up to 8 stories for Medium Density, and Up to 24 stories for High Density; An intermedial two-way street system that provides for traffic and route flexibility. Vertical and horizontal integration of complementary non-residential uses. Off-street parking that is integrated into the buildings or placed in separate parking structures. Minimal or no curb cuts along street fronts and facades. Side or rear access to parking and service functions. Road sidewalks appointed with appropriate pedestrian amenities/facilities. Street design that integrates pedestrian, bicycle, and vehicular use and incorporates traffic calming features and on-street parking. Consistent planting of street trees that provide shade and enhance character and identity; and Public parks and open space areas within walking distance of local residents.
R-50	Residential-50: <i>Medium density uses</i> > Multi-family dwellings; > Small-lot single family units (duplexes, condominiums, townhomes)	Up to 0.6 Up to 1.0 for stand-alone office uses Up to 2.0 in Ybor City Local Historic District only	Up to 40 du/acre Up to 50 du/acre with bonus provisions met		
R-35	Residential-35: <i>Medium density uses</i> > Multi-family dwellings; > Small-lot single family units (duplexes, condominiums, townhomes)	Up to 0.6 Up to 2.0 in Ybor City Local Historic District only	Up to 30 du/acre Up to 35/acre with bonus provisions met		

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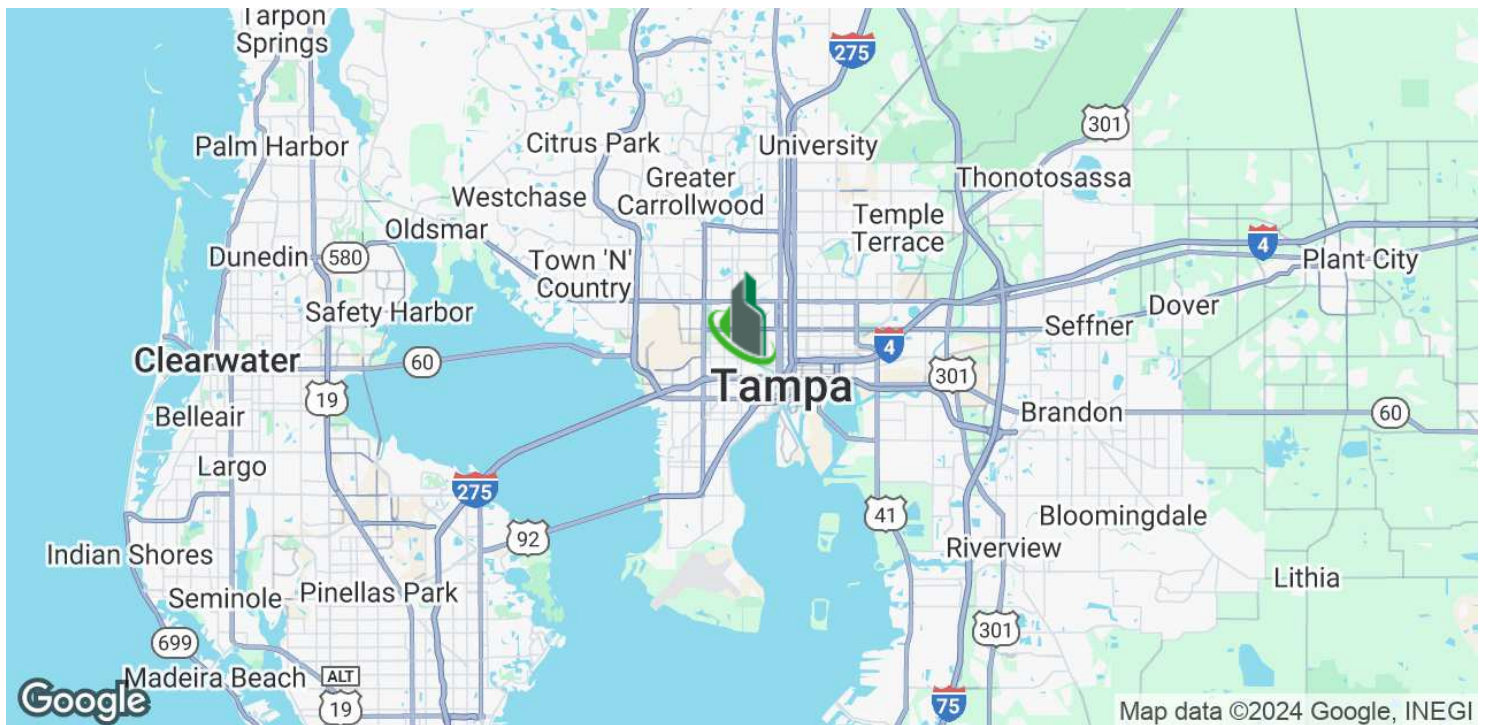
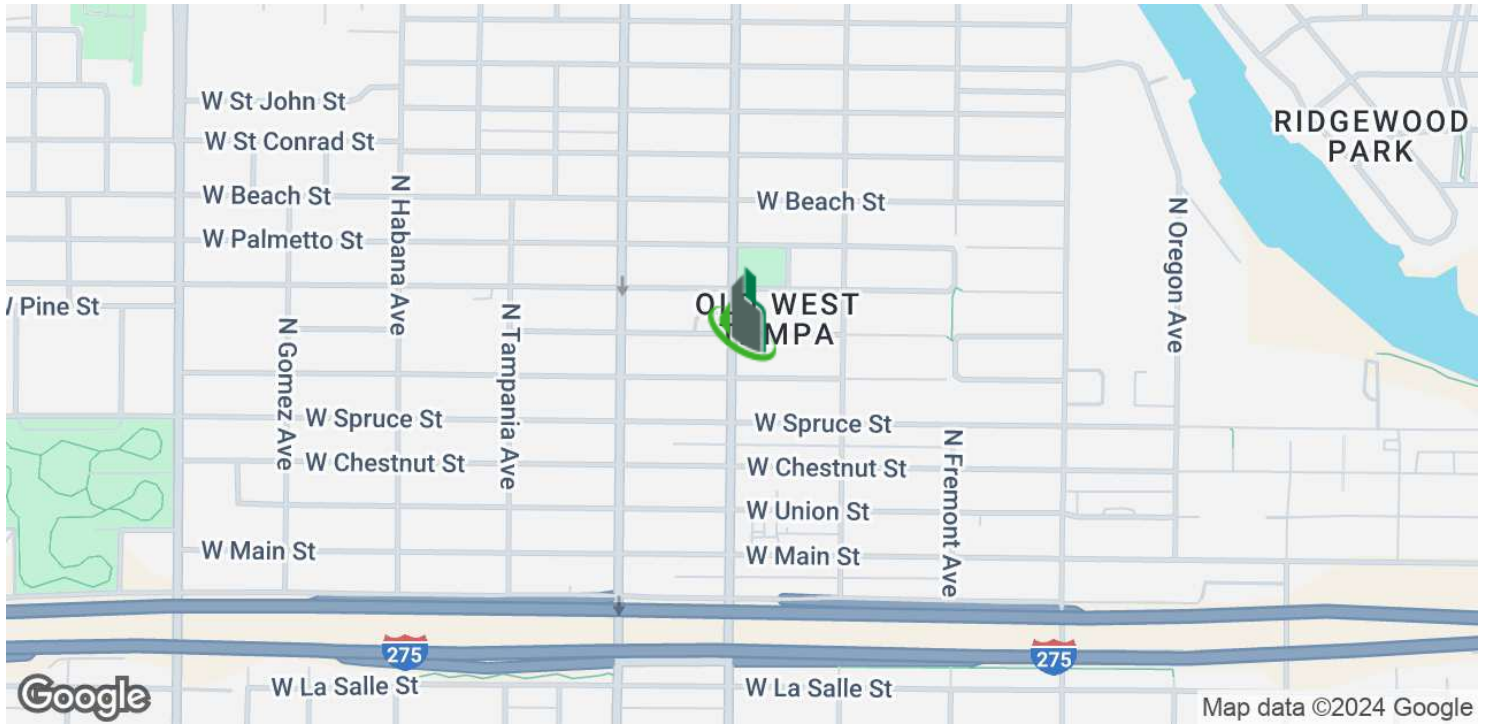




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Location Map



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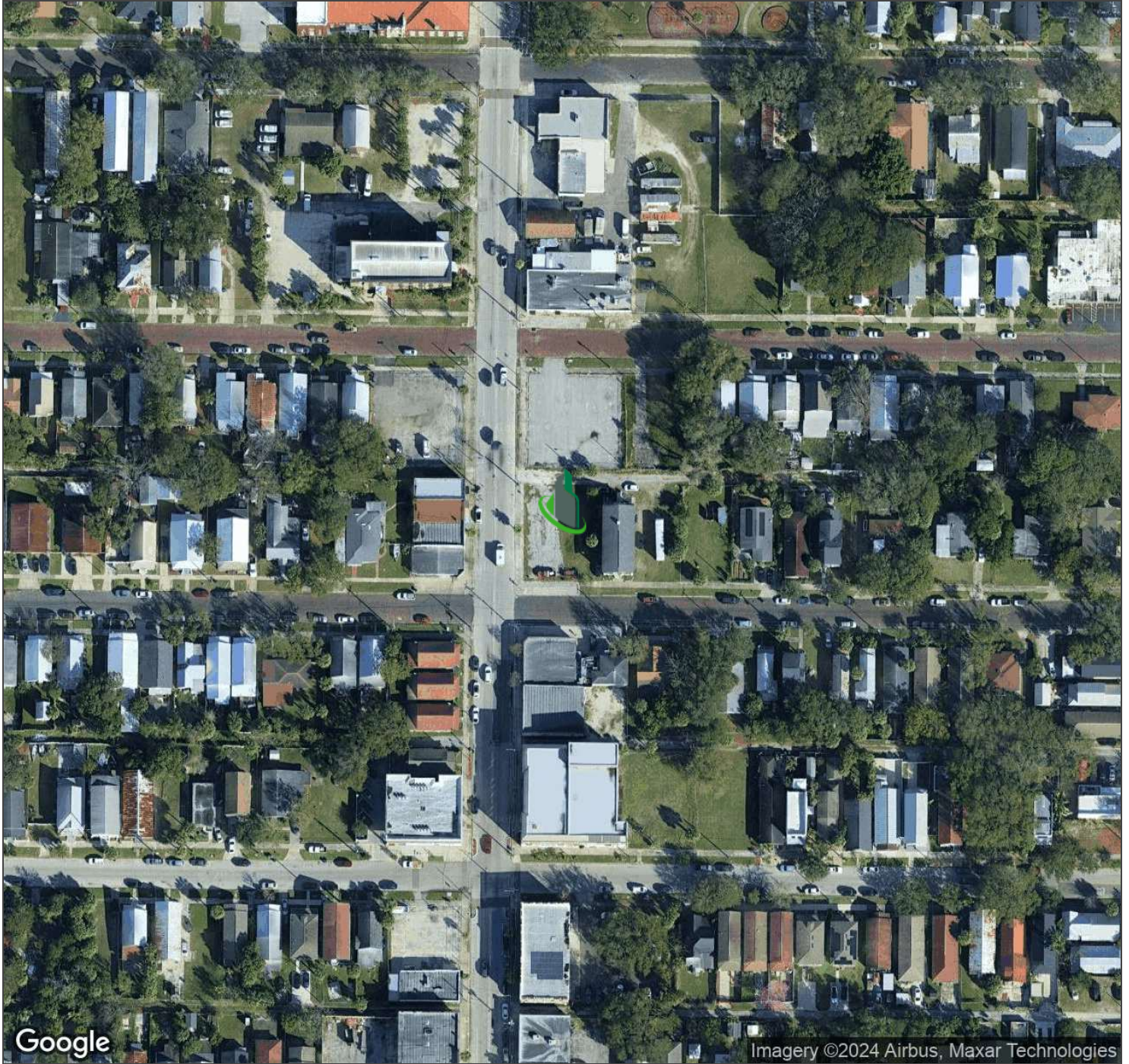




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Aerial Map



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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,394	4,810	18,687
Average Age	39	39	40
Average Age (Male)	38	38	38
Average Age (Female)	40	41	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	516	1,821	7,488
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$52,887	\$57,413	\$75,894
Average House Value	\$323,016	\$366,362	\$402,141
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	38.7%	44.1%	45.4%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	348	1,352	7,366
% White	25.0%	28.1%	39.4%
Total Population - Black	555	1,670	4,176
% Black	39.8%	34.7%	22.3%
Total Population - Asian	15	68	521
% Asian	1.1%	1.4%	2.8%
Total Population - Hawaiian	2	5	9
% Hawaiian	0.1%	0.1%	0.0%
Total Population - American Indian	5	17	131
% American Indian	0.4%	0.4%	0.7%
Total Population - Other	149	558	1,935
% Other	10.7%	11.6%	10.4%

TRAFFIC COUNTS

N Howard Ave & W Pine St 19,000/day

Demographics data derived from AlphaMap

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