



Land For Sale

Tampa 2.13 Acres Land for Development
5257 Eureka Springs Rd, Tampa, FL 33610

For More Information:
813-254-6756 | EXT 98
Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,500,000
Price / Acre:	\$1,173,709
Lot Size:	2.13 Acres
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	163,000

PROPERTY OVERVIEW

This 2.13 acre lot is located along the I-4 corridor just east of I-75 with direct visibility from I-4. The site is almost completely cleared and has an older PD and will need to be rezoned for development which gives a purchaser a great deal of flexibility to develop under the Community Mixed Use 12 (.50 FAR) future land use category which allows for agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose, and clustered residential and/or mixed-use projects. The CMU-12 allows for maximum development of up to .50 FAR or 46,391 SF of potential improvements.

Traffic Count: 163,000 VPD (Interstate-4)

LOCATION OVERVIEW

Located in Tampa between I-4 and E. Hillsborough Avenue, offering easy access to surrounding areas.

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Additional Photos



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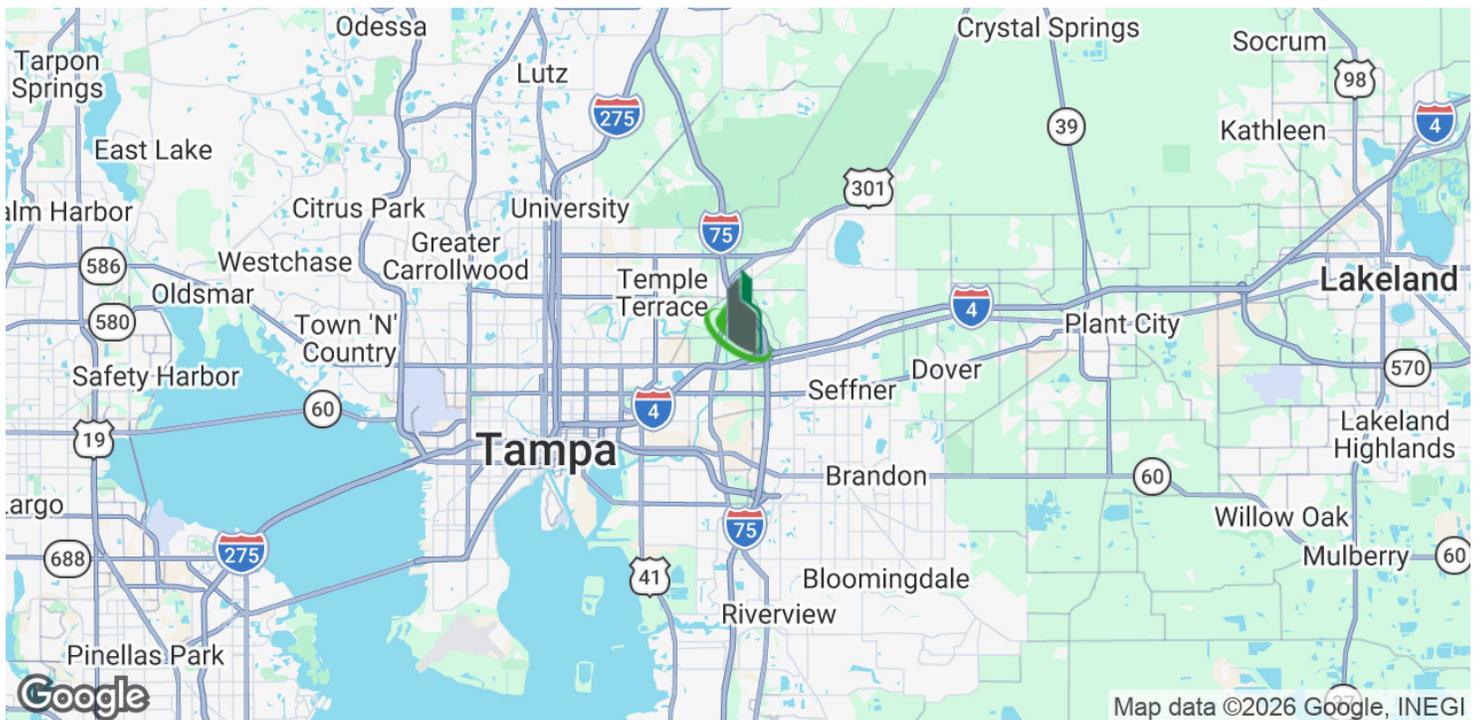
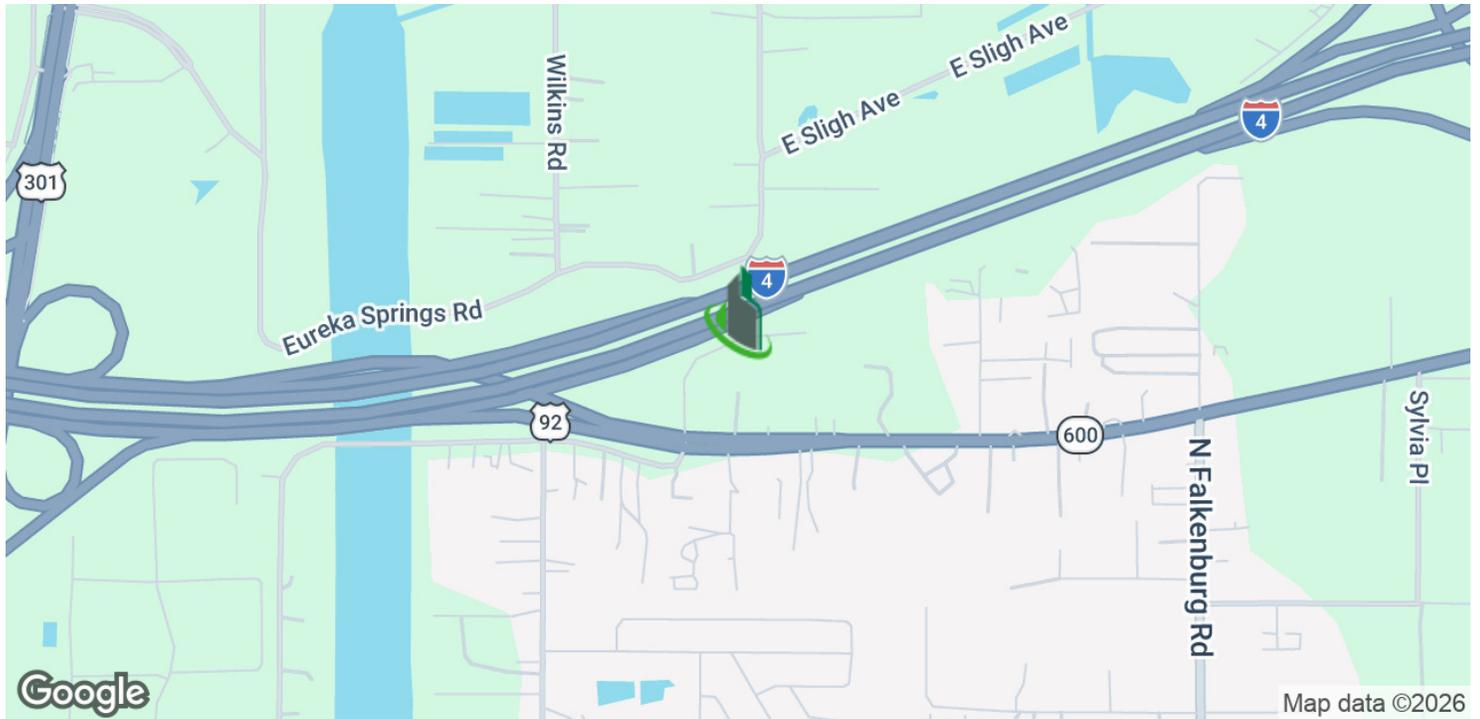
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Location Map



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Aerial Map



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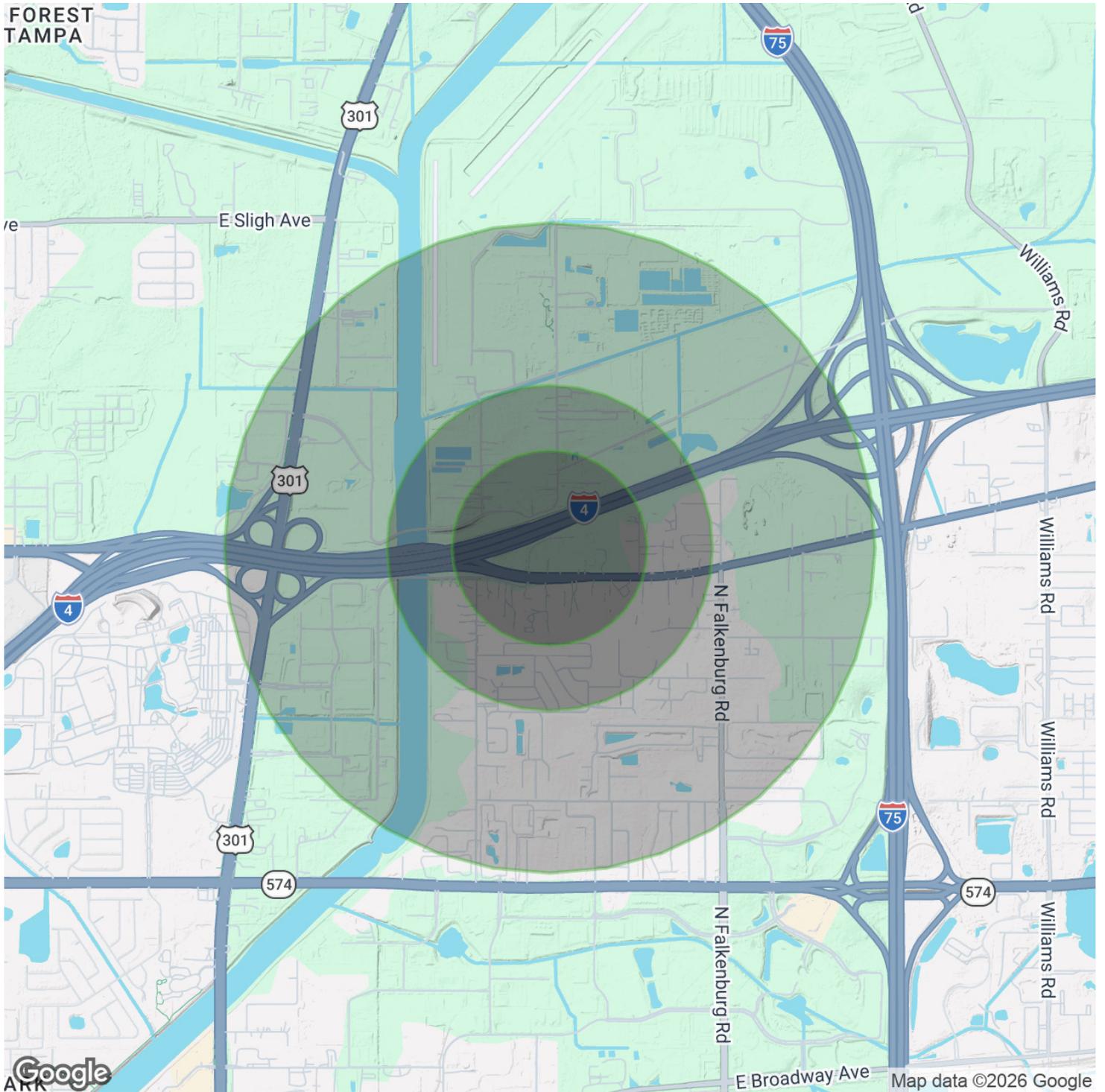
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Demographics Map & Report



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Demographics Map & Report

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	323	1,536	6,356
Average Age	35	35	34
Average Age (Male)	35	34	34
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	121	572	2,407
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$74,275	\$74,078	\$71,618
Average House Value	\$231,841	\$225,821	\$237,532

ETHNICITY (%)

	0.3 MILES	0.5 MILES	1 MILE
Hispanic	31.0%	31.8%	30.8%

RACE

	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	119	528	2,037
% White	36.8%	34.4%	32.0%
Total Population - Black	66	330	1,761
% Black	20.4%	21.5%	27.7%
Total Population - Asian	49	241	806
% Asian	15.2%	15.7%	12.7%
Total Population - Hawaiian	1	3	10
% Hawaiian	0.3%	0.2%	0.2%
Total Population - American Indian	3	12	42
% American Indian	0.9%	0.8%	0.7%
Total Population - Other	35	171	664
% Other	10.8%	11.1%	10.4%

TRAFFIC COUNTS

Eureka Springs Rd & I-4 Interchange 163,000/day

Demographics data derived from AlphaMap

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