



**4902/4904/4908  
W PRICE AVE**  
TAMPA, FLORIDA 33611



**PROPERTY HIGHLIGHTS**

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	312	1,970	5,896
Total Population	618	3,594	11,964
Average HH Income	\$113,459	\$91,720	\$81,928

For More Information

**ADAM DOAK**  
Commercial Realtor  
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adoak@americanpropertygroup.com

# RARE 1.1 ACRES IN WESTSHORE MARINA DISTRICT



## OFFERING SUMMARY

Sale Price:	\$3,900,000
Lot Size:	1.1 Acres

## PROPERTY OVERVIEW

This RARE site sits near the water and right in the heart of the WestShore Marina District. This giant mixed-use development consists of retail and 1000+ brand-new residential apartments/units (<https://westshoremarinadistrict.com>)

### Highlights:

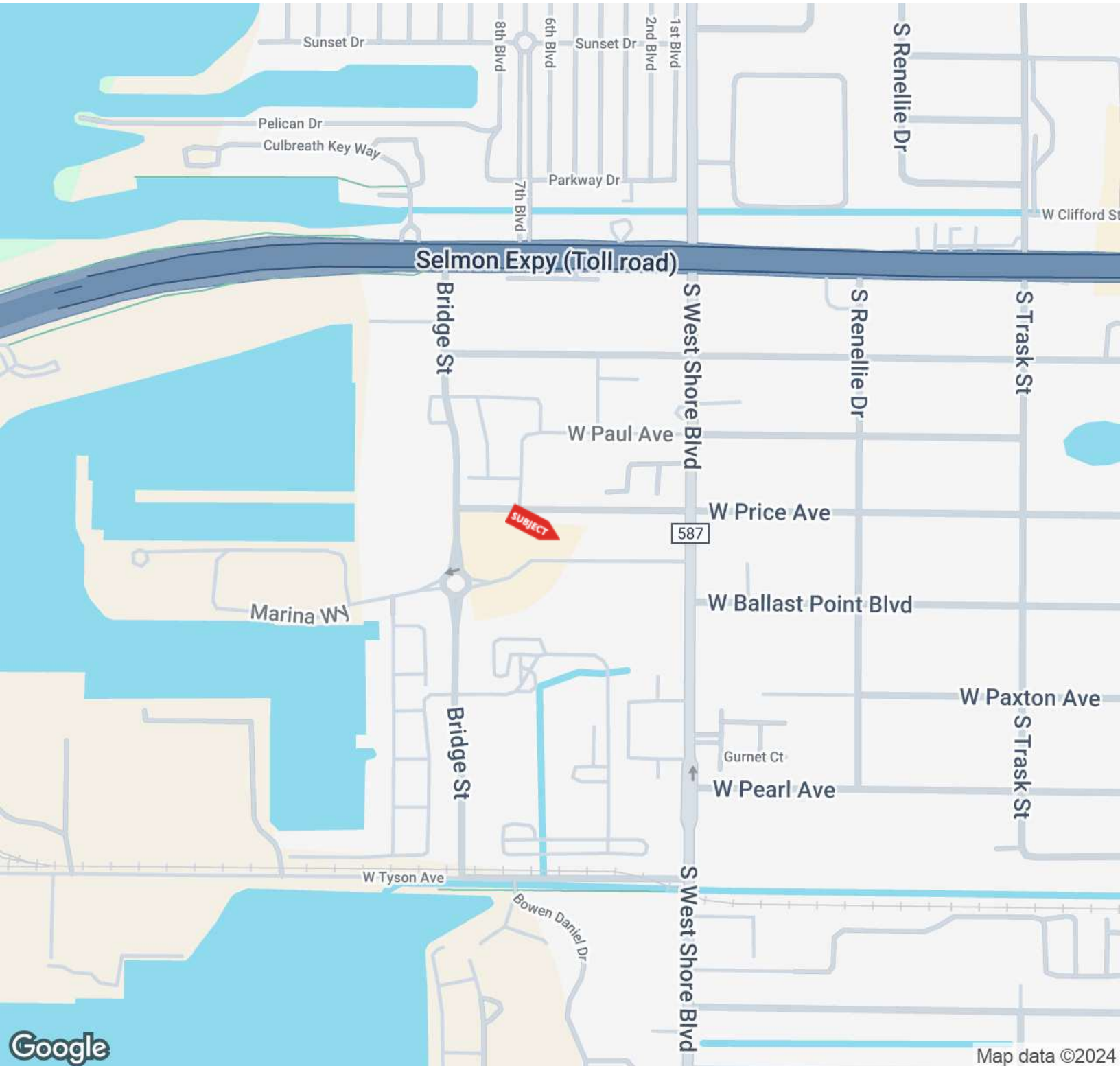
- 1.1 Acres
- Survey and Environmental (Phase I) completed
- GeoTech Report Available
- Just off of Gandy and Dale Mabry (Two of Tampa's busiest roads)
- Retail/ Storage / CI Zoning

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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

# RARE 1.1 ACRES IN WESTSHORE MARINA DISTRICT

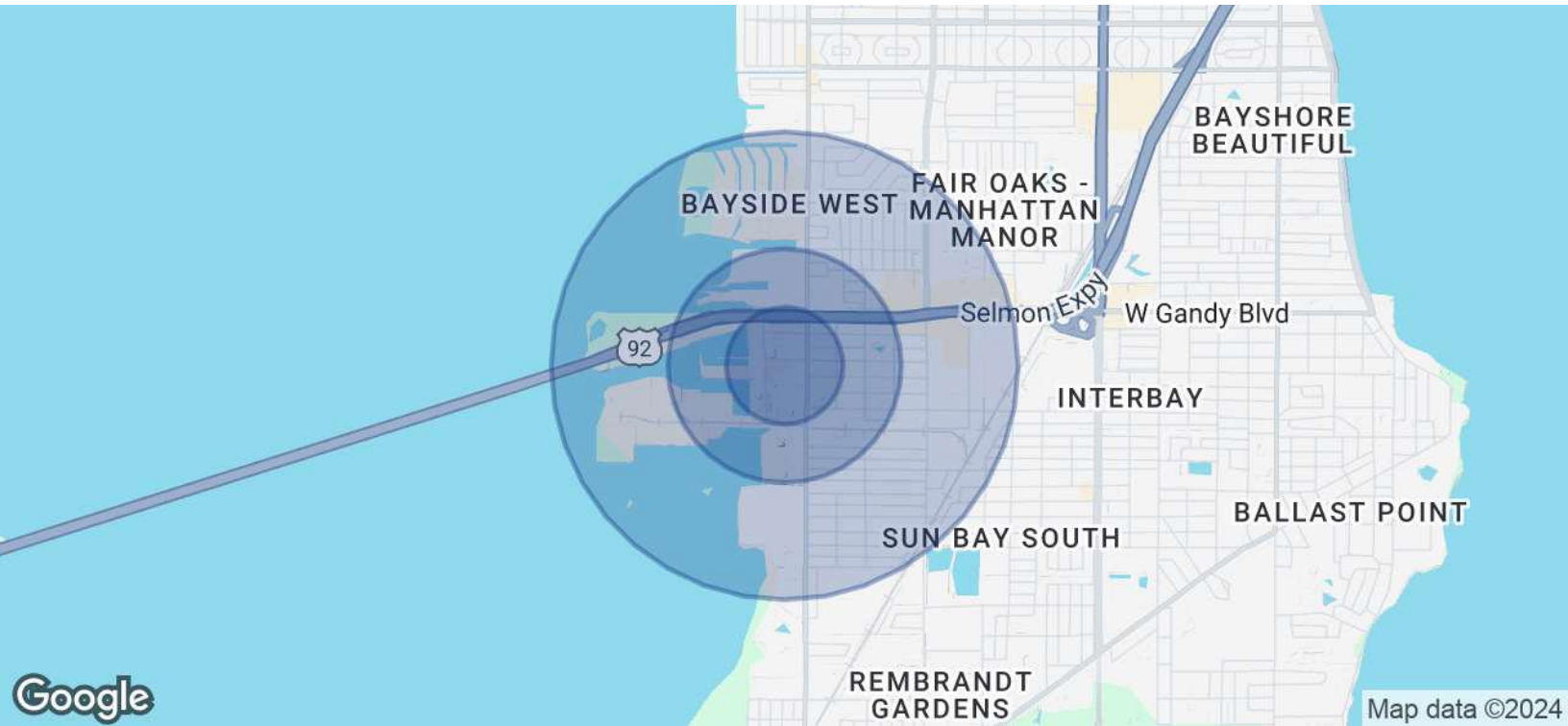


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# RARE 1.1 ACRES IN WESTSHORE MARINA DISTRICT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	618	3,594	11,964
Average Age	37.4	42.3	40.6
Average Age (Male)	36.8	43.7	42.3
Average Age (Female)	35.7	39.4	38.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	312	1,970	5,896
# of Persons per HH	2.0	1.8	2.0
Average HH Income	\$113,459	\$91,720	\$81,928
Average House Value	\$557,689	\$400,592	\$318,077

2020 American Community Survey (ACS)

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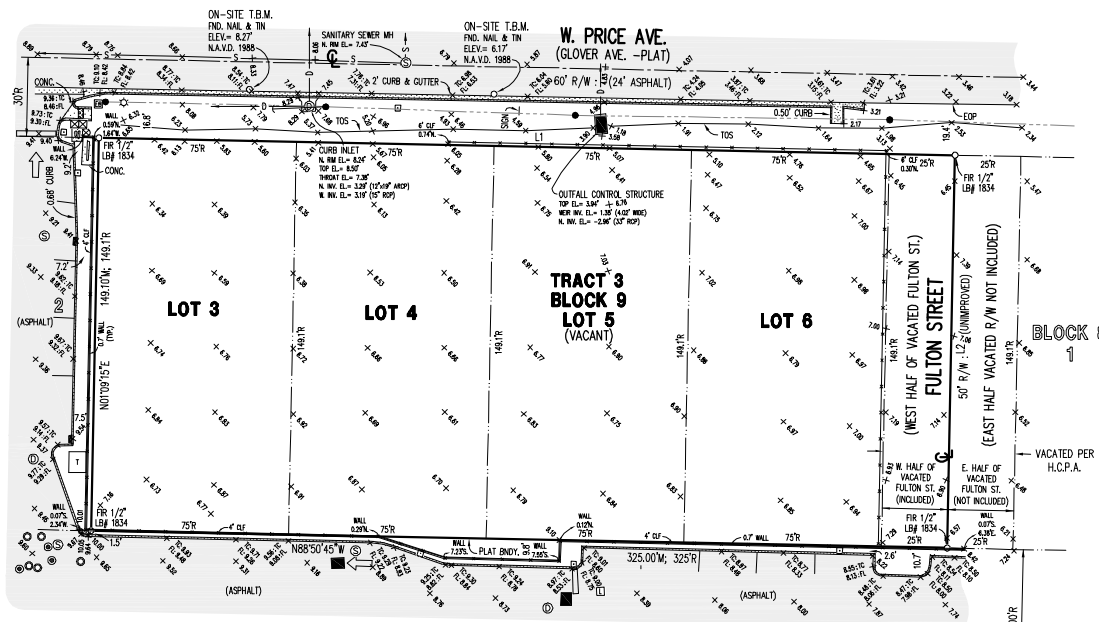


SECTION 8, TWP. 30 S., RNG. 18 E., HILLSBOROUGH COUNTY, FLORIDA



GRAPHIC SCALE  
1 inch = 30 feet

BEARINGS ARE BASED ON THE CENTERLINE OF SOUTH WESTSHORE BOULEVARD, BEARING N01°03'37"E PER STATE OF FLORIDA D.O.T. RIGHT-OF-WAY MAP SECTION NO. 1000-119 PAGES 1 AND 2.



LEGEND

- ◻ - ADA PAD
- ◻ - BACKFLOW PREVENTER
- ◻ - ELECTRIC BOX
- + - ELEVATION
- - GRATE INLET
- - GREASE TRAP
- ◻ - LID (METAL)
- - LIGHT POLE
- - POWER POLE
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - SEWER CLEAN OUT
- ⊙ - SIGN
- ⊙ - STORM SEWER MANHOLE
- ⊙ - TRANSFORMER
- ⊙ - WATER METER
- ⊙ - WATER VALVE
- - GUY WIRE
- - OVERHEAD WIRES
- - U.G. SANITARY SEWER LINE
- - U.G. STORM SEWER LINE
- H.C.P.A. - HILLSBOROUGH COUNTY PROPERTY APPRAISER

UNPLATTED PROPERTY OWNED BY MARINA LANDINGS RETAIL DEVELOPER LLC

UNPLATTED PROPERTY OWNED BY MARINA LANDINGS RETAIL DEVELOPER LLC

TRACT 2 PROPERTY OWNED BY 5201 S. WESTSHORE LLC

LEGAL DESCRIPTION

LOTS 3, 4, 5, AND 6, TOGETHER WITH THE WEST HALF OF VACATED FULTON STREET LYING EAST AND ABUTTING THE EAST BOUNDARY OF LOT 6, BAYBRIDGE REVISED, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE (BASE FLOOD ELEVATION OF 10 FEET), IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF TAMPA, HILLSBOROUGH COUNTY, COMMUNITY NUMBER 120114 (MAP NUMBER 12057C-0344--), MAP DATED OCTOBER 7, 2021.

PREPARED FOR

PRICE STREET PROPERTY, LLC.

LINE L1  
S88°50'45"E - 325.00M; 325'R  
LINE L2  
S01°09'15"W - 149.10M; 149.1'R

BOUNDARY SURVEY - SHEET 1 OF 2

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 64-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.		JOB NUMBER: 220261 DRAWING FILE: 220261.DWG LAST REVISION: N/A	DATE SURVEYED: 8-3-2022 DATE DRAWN: 8-10-2022 X REFERENCE: N/A
<p style="text-align: center; font-weight: bold; color: red;">UNOFFICIAL COPY</p> <p style="text-align: center; font-size: small; color: red;">FOR INFORMATIONAL PURPOSES ONLY FOR THE CERTIFIED PARTIES</p>		<b>GEORGE A. SHIMP II</b> AND ASSOCIATES, INCORPORATED LAND SURVEYORS' LAND PLANNERS 3301 DUNSTON BOULEVARD, SUITE D PALM HARBOR, FLORIDA 34683 PHONE (727) 784-5486 FAX (727) 788-1836	
		K.V. LB 1834	

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