



Land For Sale

Gibsonston Mixed Use Redevelopment Land
9013 Symmes Rd, Tampa, FL 33534

For More Information:

813-254-6756 | EXT 37

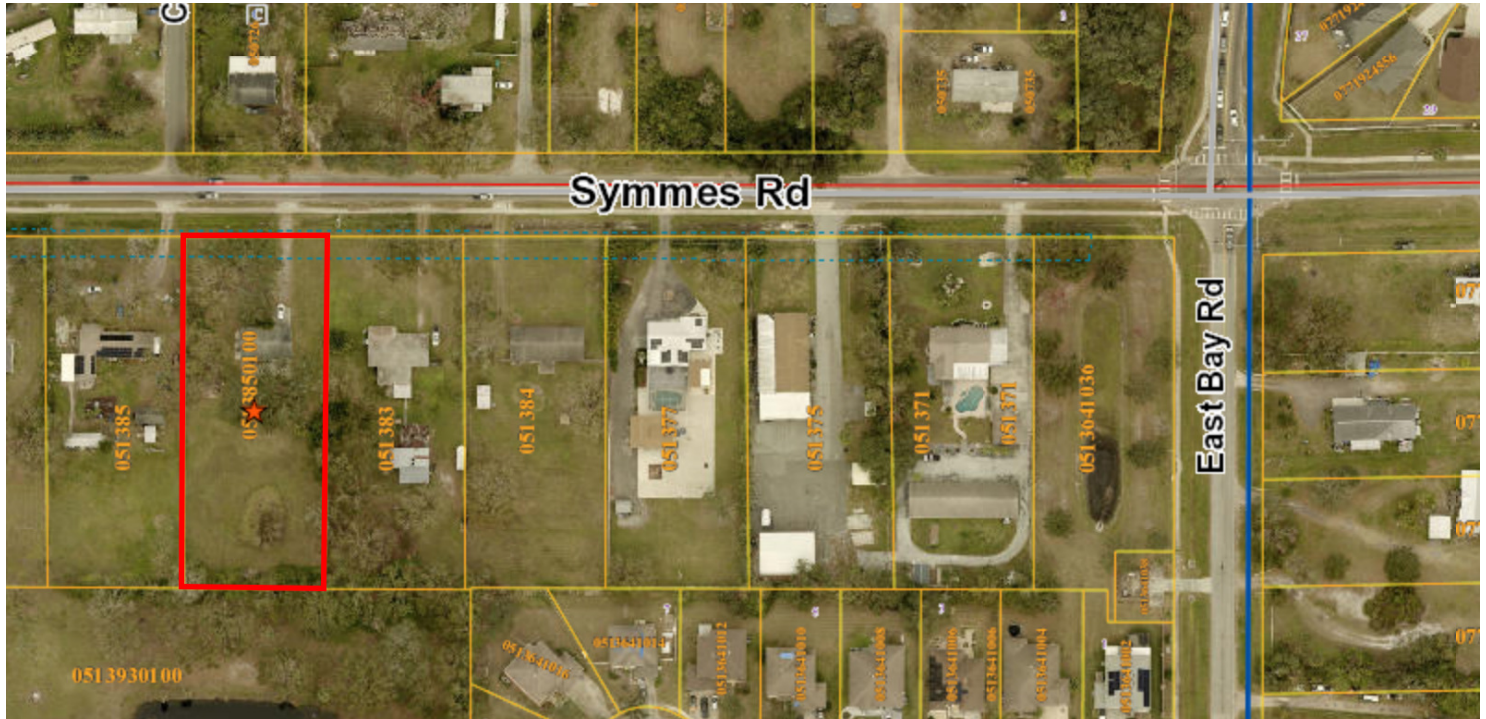
Michael Braccia, P.A. | mike@baystreetcommercial.com



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Executive Summary



OFFERING SUMMARY

Sale Price: \$375,000

Price / Acre: \$375,000

Lot Size: 1 Acres

Zoning: RSC-2 - Res SF
Conventional 2
uts/acre

Market: Tampa-St
Petersburg-
Clearwater

Traffic Count: 9,900

PROPERTY OVERVIEW

This one acre Gibsonton lot currently has a 1,204 SF concrete block residential home and may have future residential development potential. The property currently has a zoning of Residential Single Family Conventional (RSC)-2 which allows for two residential single family conventional homes while the Future Land Use is Suburban Mixed Use-6 (.35 FAR). The SMU-6 land use may allow for a site plan of up to 6 units of mixed use development with a potential development of up to 15,000 SF. The SMU category lends itself to a variety of uses including residential, office, retail and some light industrial uses, although development is subject to county use and site plan approval. The site does benefit from great roadway access within a rapidly growing market close to new development and major roadways.

LOCATION OVERVIEW

Located in Gibsonton with close access to I-75, offering easy access to surrounding areas.



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Additional Photos



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

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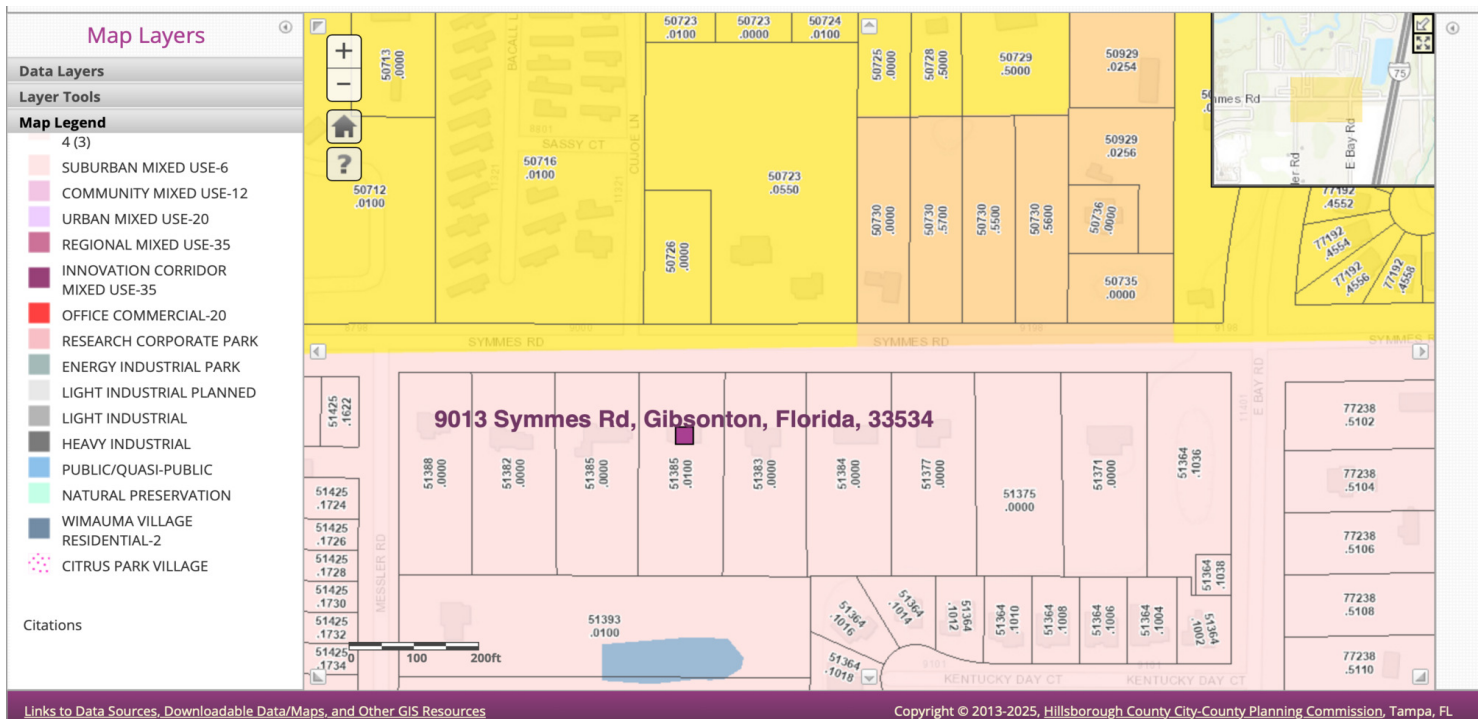
Future Land Use - (Suburban Mixed Use - 6)

Up to 6.0 dwelling units per gross acre, provided the project demonstrates a clustered, planned development utilizing open space which ensures the preservation of the natural and scenic qualities of open lands. Projects utilizing this option must meet the requirements specified below. Clustering will be demonstrated through higher than typical residential net densities and preservation of open space to preserve the natural and scenic qualities of open lands. Rezoning shall be approved through a site planned controlled rezoning district in which the site plan demonstrates detailed internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.

Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. Projects which provided mixed uses in this category must demonstrate detailed integration, scale, diversity and internal relationships of uses on site.

Suburban scale neighborhood commercial, projects limited to 175,000 sq. ft. or 0.25 FAR, whichever is less intense for free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park. Actual square footage is dependent on the classification of the roadway intersection where a project is located. Office uses, research corporate park uses, light industrial multi-purpose and mixed use projects at an FAR up to 0.35 can be considered provided a project meets the following requirements. Light industrial uses may achieve an FAR up to 0.50. Lxxix Rezoning shall be approved through a site planned controlled rezoning district in which the site plan demonstrates internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations. Neighborhood Commercial uses shall meet locational criteria or be part of a larger mixed use planned development. Other non-residential land uses must be compatible with residential uses through established techniques of transition or be restricting the location of incompatible uses.

The SMU area shall be urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available. Neighborhood retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for commercial uses to arterials shall be prohibited. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. The SMU category emphasizes the protection of environmental features and open space demonstrating a greater clustering percentage. In order to protect on-site upland habitat, and sensitive wetland systems a SMU project may be required to preserve up to fifty percent open space within the project.



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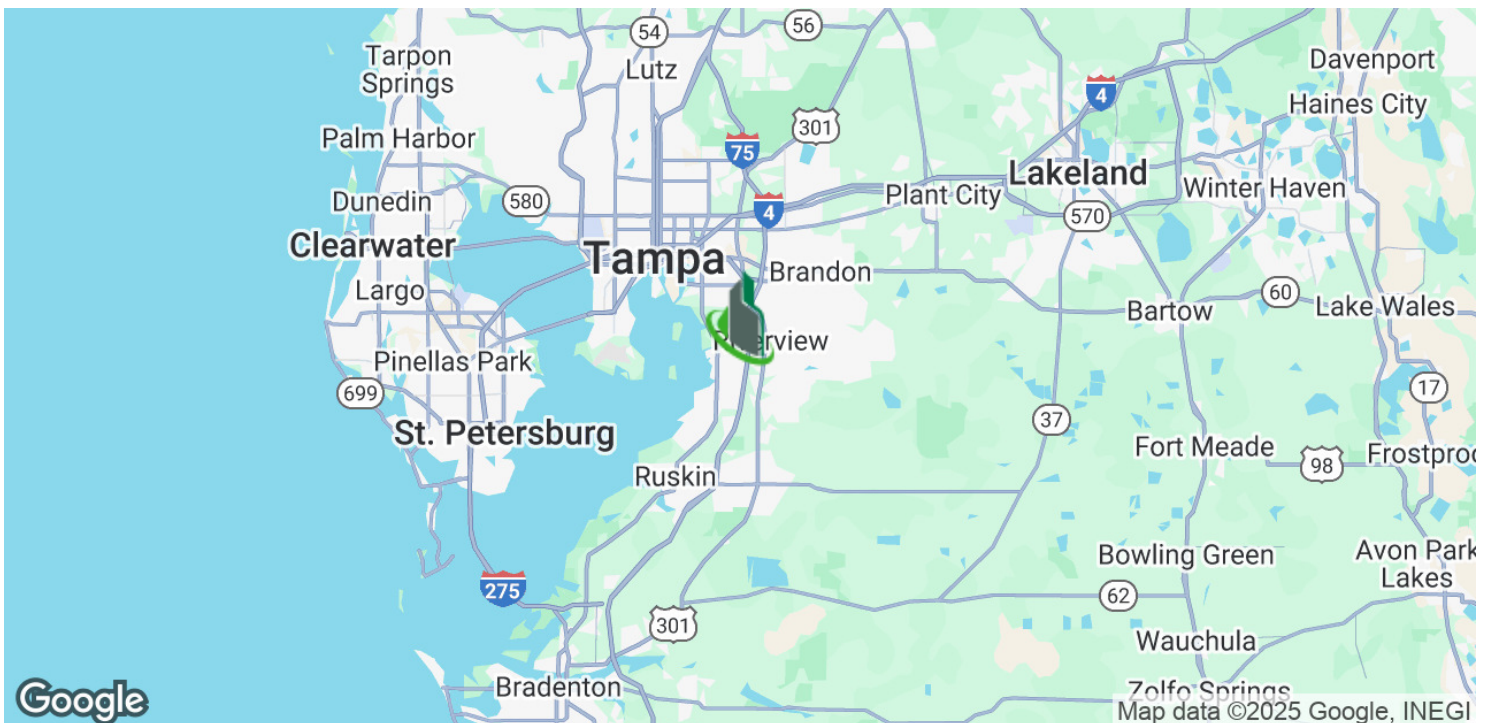
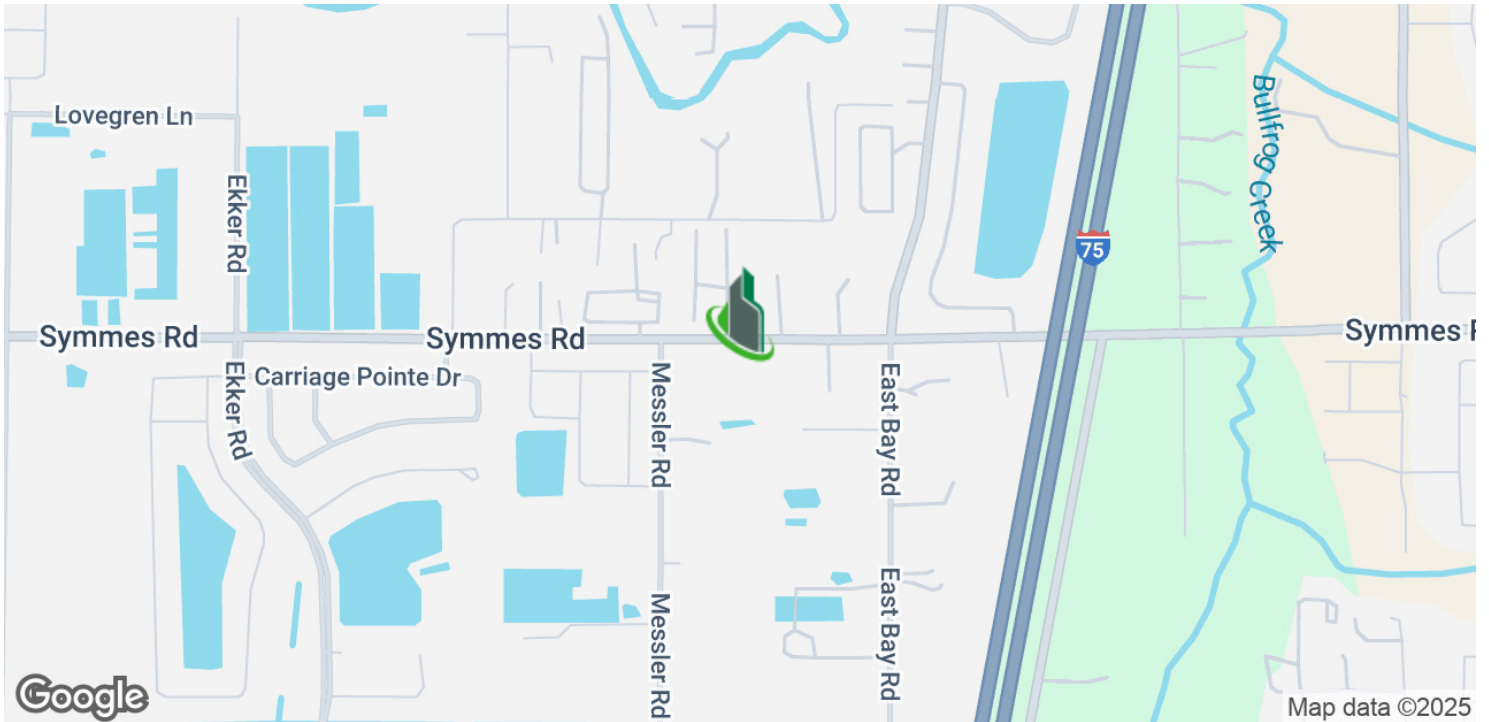




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Location Map



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Retail Map



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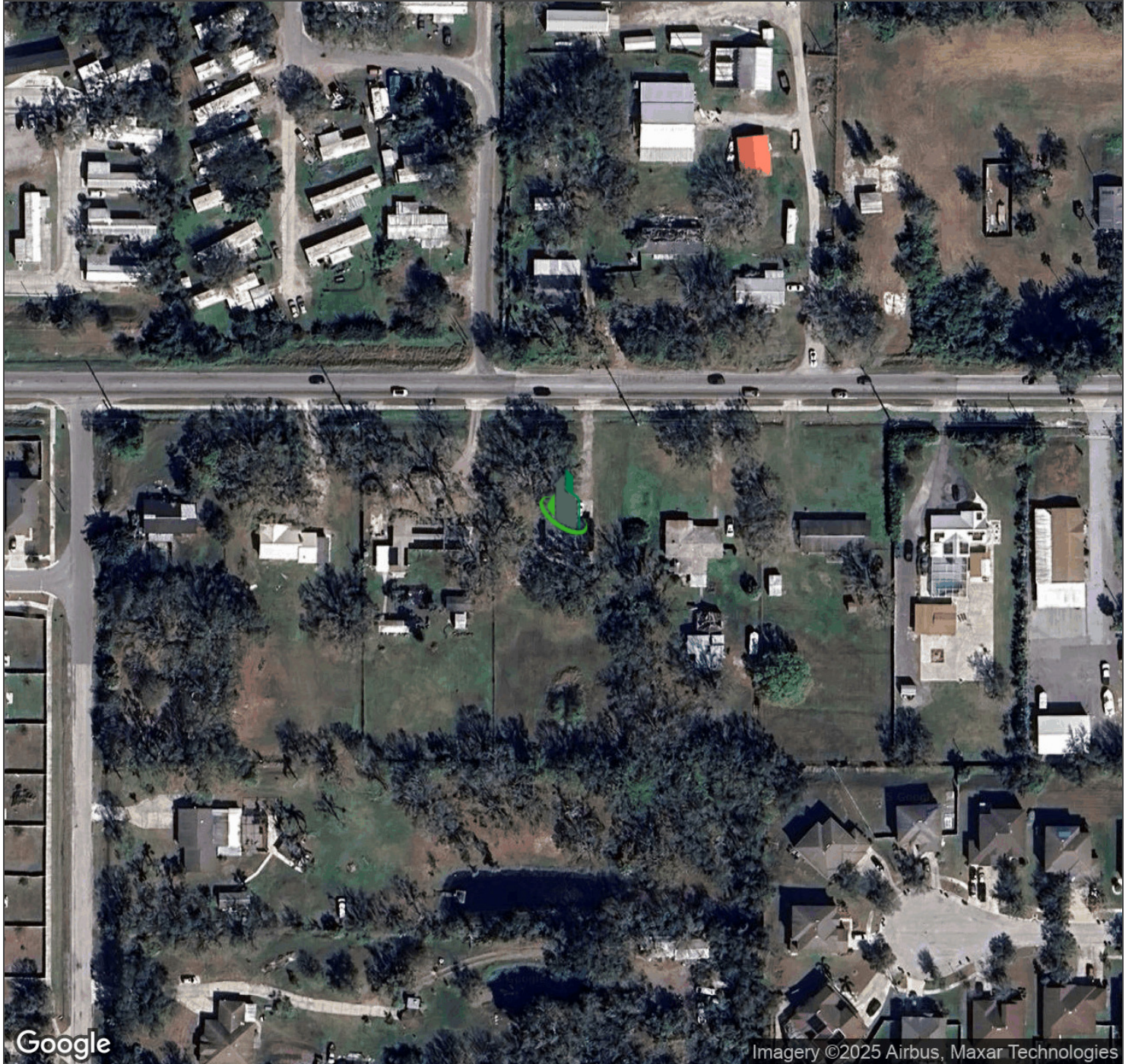




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Aerial Map



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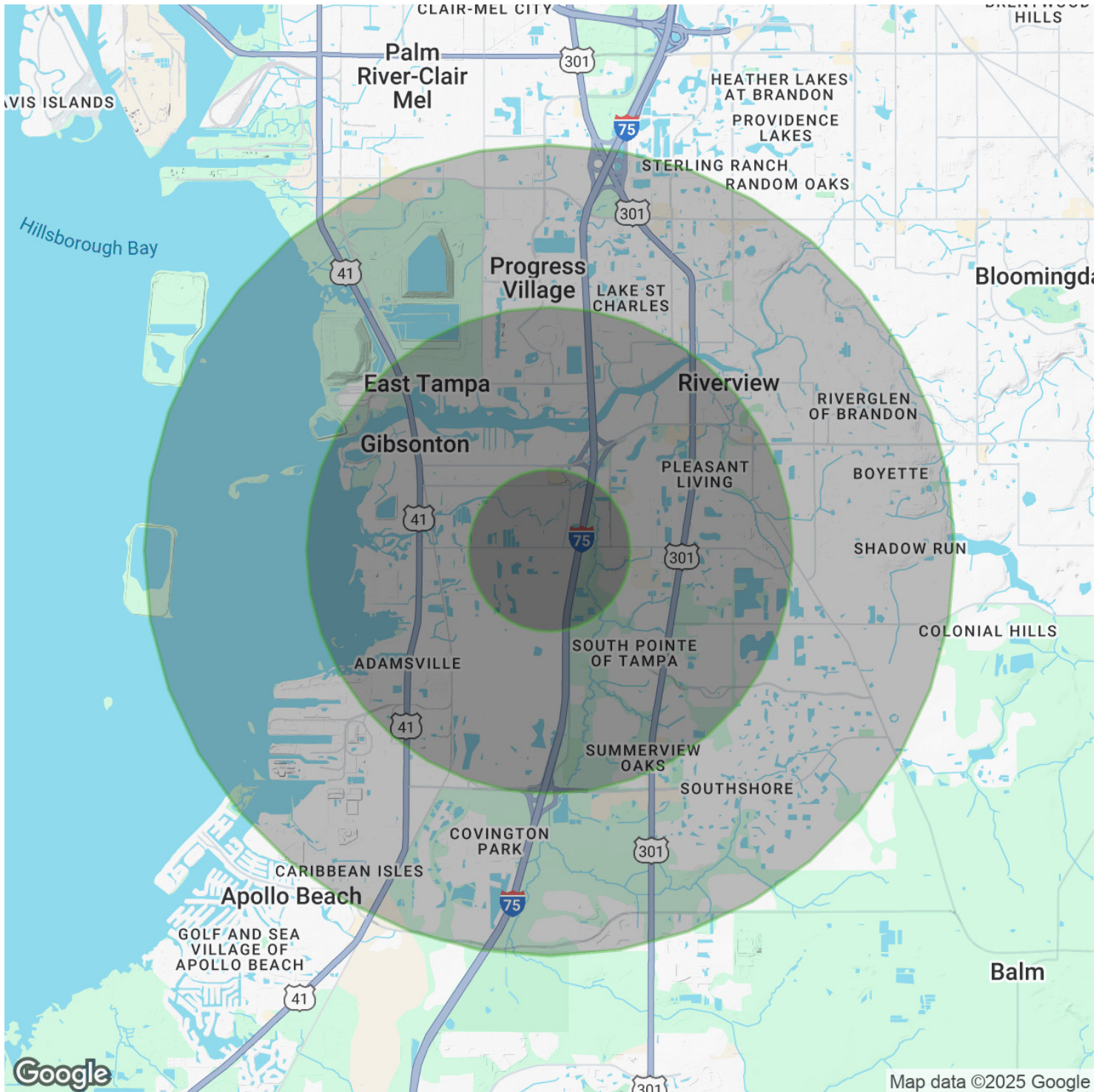




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,643	67,920	159,774
Average Age	34	37	37
Average Age (Male)	34	36	36
Average Age (Female)	35	38	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,124	23,430	55,746
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$93,822	\$100,246	\$108,949
Average House Value	\$306,818	\$334,752	\$352,350

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	35.5%	32.3%	29.0%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	2,382	28,494	73,423
% White	35.9%	42.0%	46.0%
Total Population - Black	2,011	16,437	36,358
% Black	30.3%	24.2%	22.8%
Total Population - Asian	155	2,607	6,084
% Asian	2.3%	3.8%	3.8%
Total Population - Hawaiian	9	83	163
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	26	355	721
% American Indian	0.4%	0.5%	0.5%
Total Population - Other	754	7,405	14,734
% Other	11.4%	10.9%	9.2%

TRAFFIC COUNTS

Symmes Rd & I-75	9,900/day
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Demographics data derived from AlphaMap