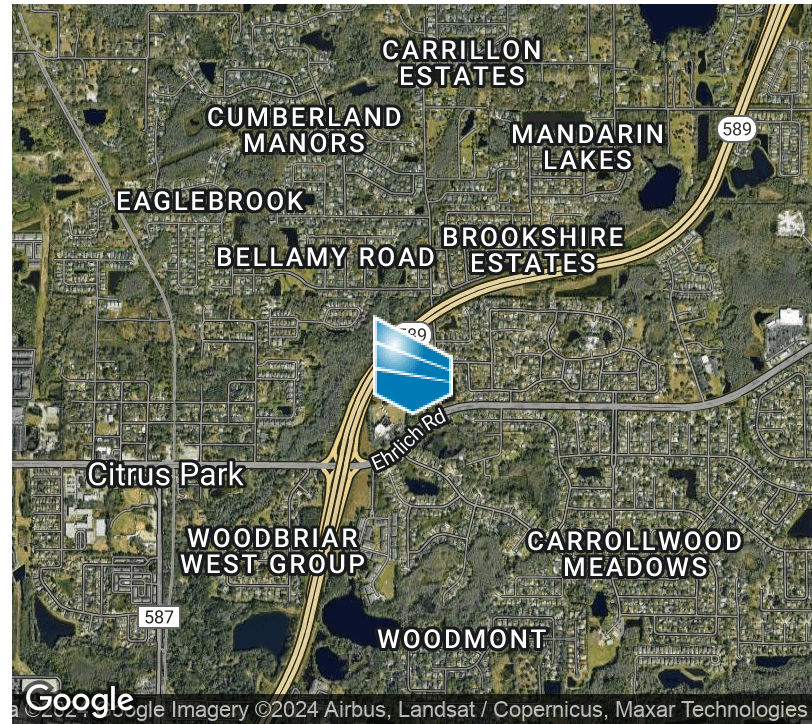
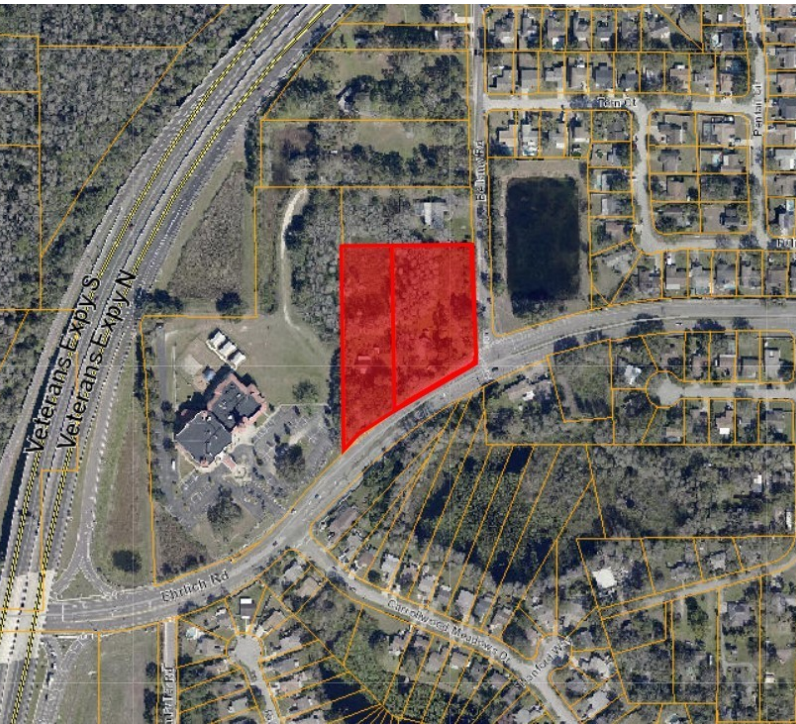


For Sale | Ehrlich & Bellamy

5911 EHRlich ROAD & 14702 BELLAMY ROAD, TAMPA , FL 33625



OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	3.68 Acres
Price / Acre:	\$380,435
Zoning:	AS 1 -Agricultural, Single Family
Market:	Tampa
Submarket:	Carrollwood

PROPERTY OVERVIEW

Vast potential for redevelopment in high density and desirable location.

Lighted hard corner location with access onto Veterans Expressway within several hundred feet.

Eleven (11) minutes from Tampa International Airport. Highly visibility and accessible.

Will contract subject to rezoning.

PROPERTY HIGHLIGHTS

- Sellers will consider all offers and allow time for rezoning if needed.
- Traffic count on Ehrlich is 31,000+/- and 74,400 +/- on the Veterans (AADT from FDOT).
- Adjacent property owner will consider selling his 1.37 acres.



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SITE DESCRIPTION

Acreage is fenced with a locked gated, has a 1,453 sf Single Family Home and 560 sf auxiliary building.

Potential to utilize or expand existing structures for veterinarian clinic, charter or private school, daycare, senior care, professional office, home occupation, or redevelop the site for agricultural uses, school, assisted living, offices, or a multitude of home occupations that require warehouse or outside storage space, or other.



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LOCATION INFORMATION

Building Name	Ehrlich & Bellamy
Street Address	5911 Ehrlich Road & 14702 Bellamy Road
City, State, Zip	Tampa , FL 33625
County	Hillsborough
Market	Tampa
Sub-market	Carrollwood
Cross-Streets	Ehrlich Road & Bellamy Road

BUILDING INFORMATION

Best Use	Neighborhood friendly uses
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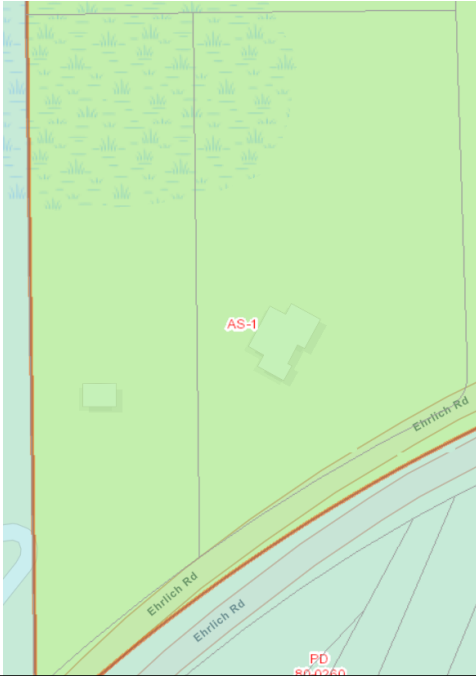
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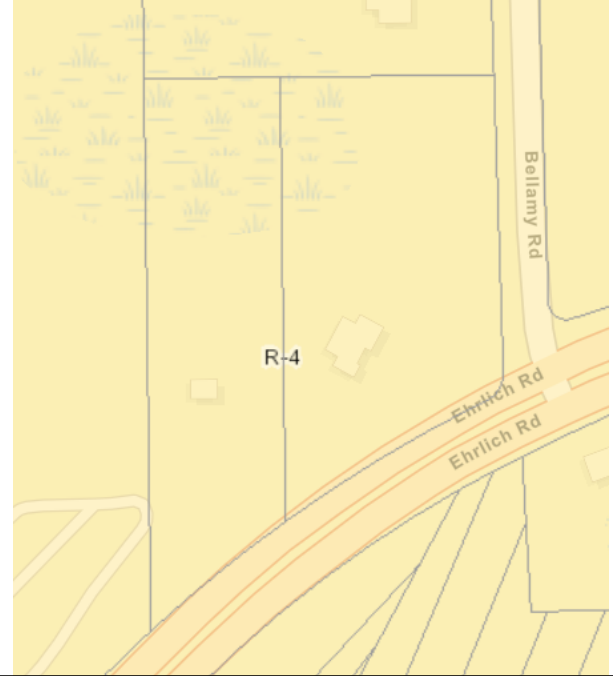


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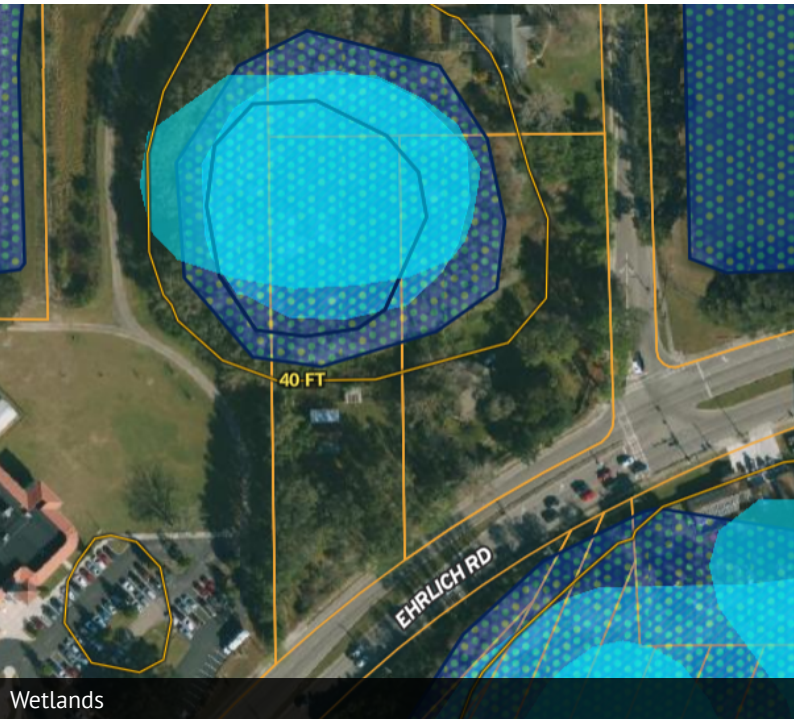
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Current Zoning



Future Land Use



Wetlands



Ehrlich Eastbound



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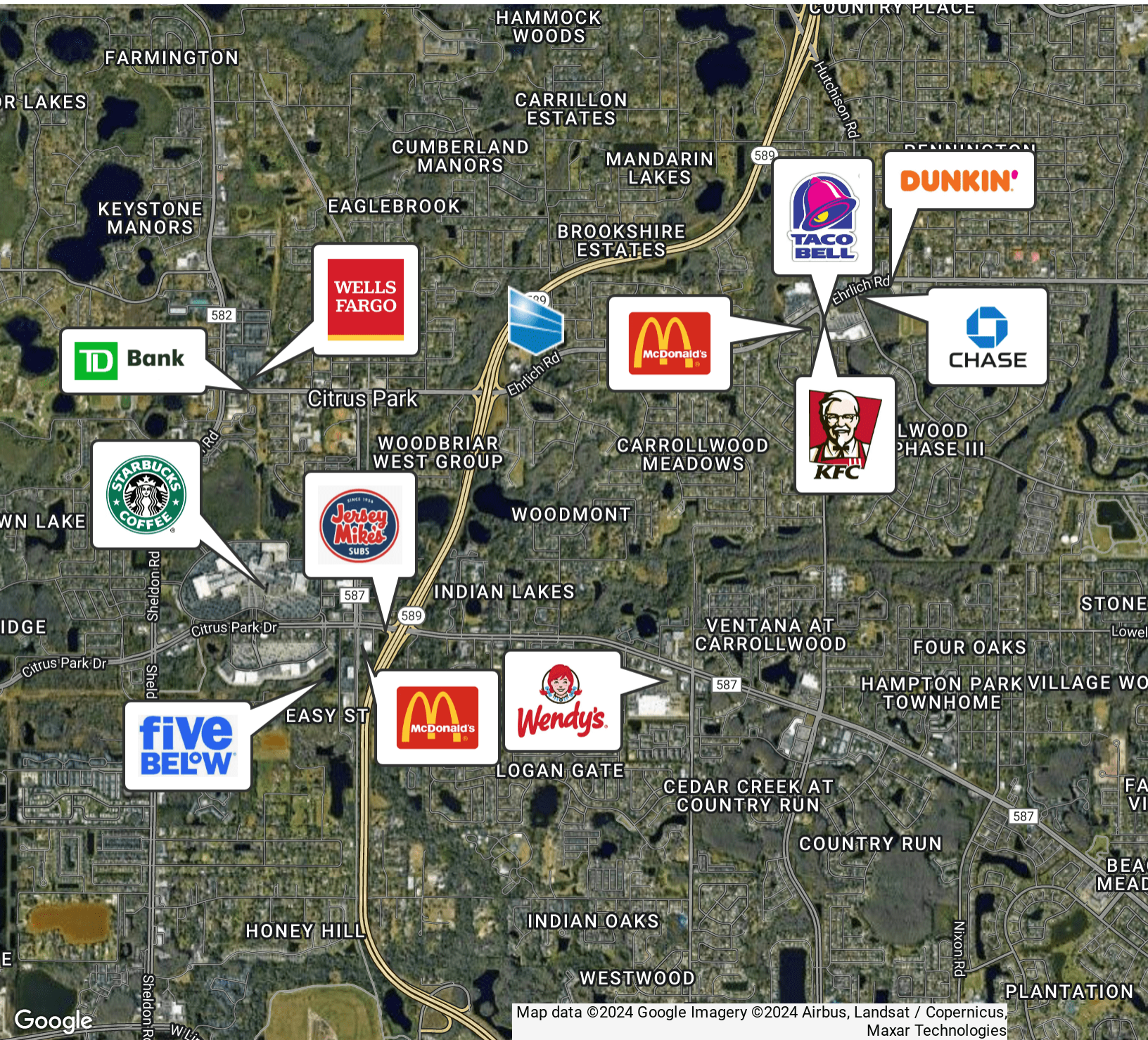
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Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies



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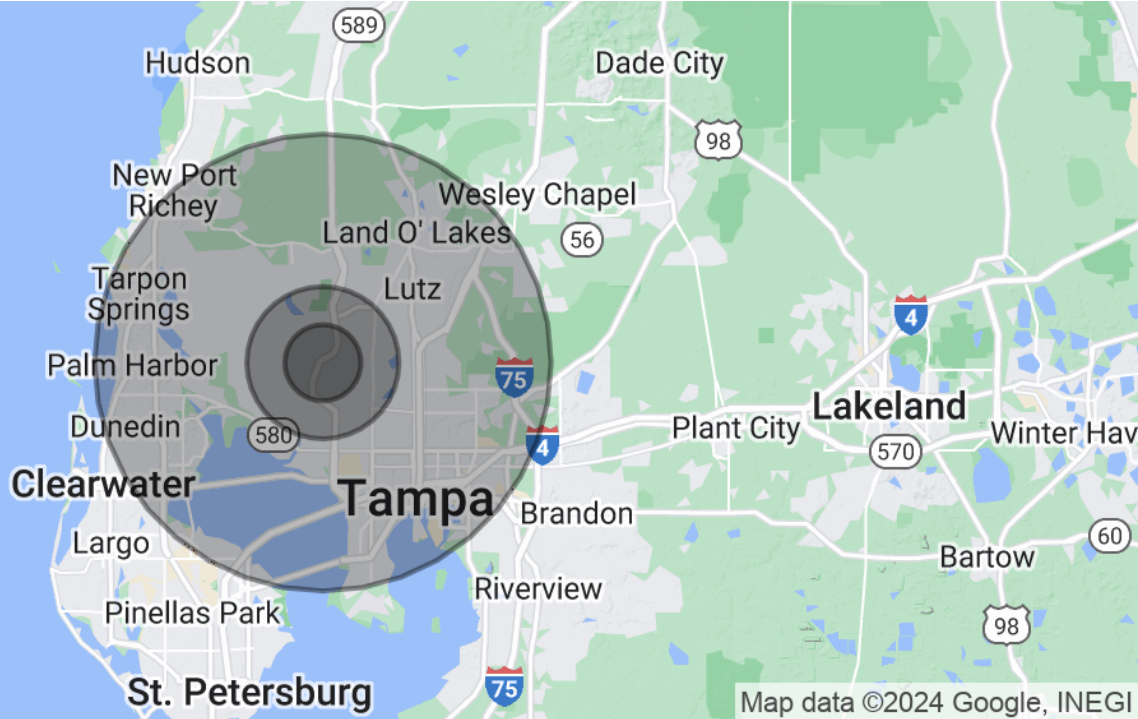
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POPULATION

	2.5 MILES	5 MILES	15 MILES
Total Population	53,347	197,757	1,555,307
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME

	2.5 MILES	5 MILES	15 MILES
Total Households	20,587	77,939	639,002
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$115,720	\$117,982	\$103,911
Average House Value	\$450,192	\$446,575	\$411,874

Demographics data derived from AlphaMap



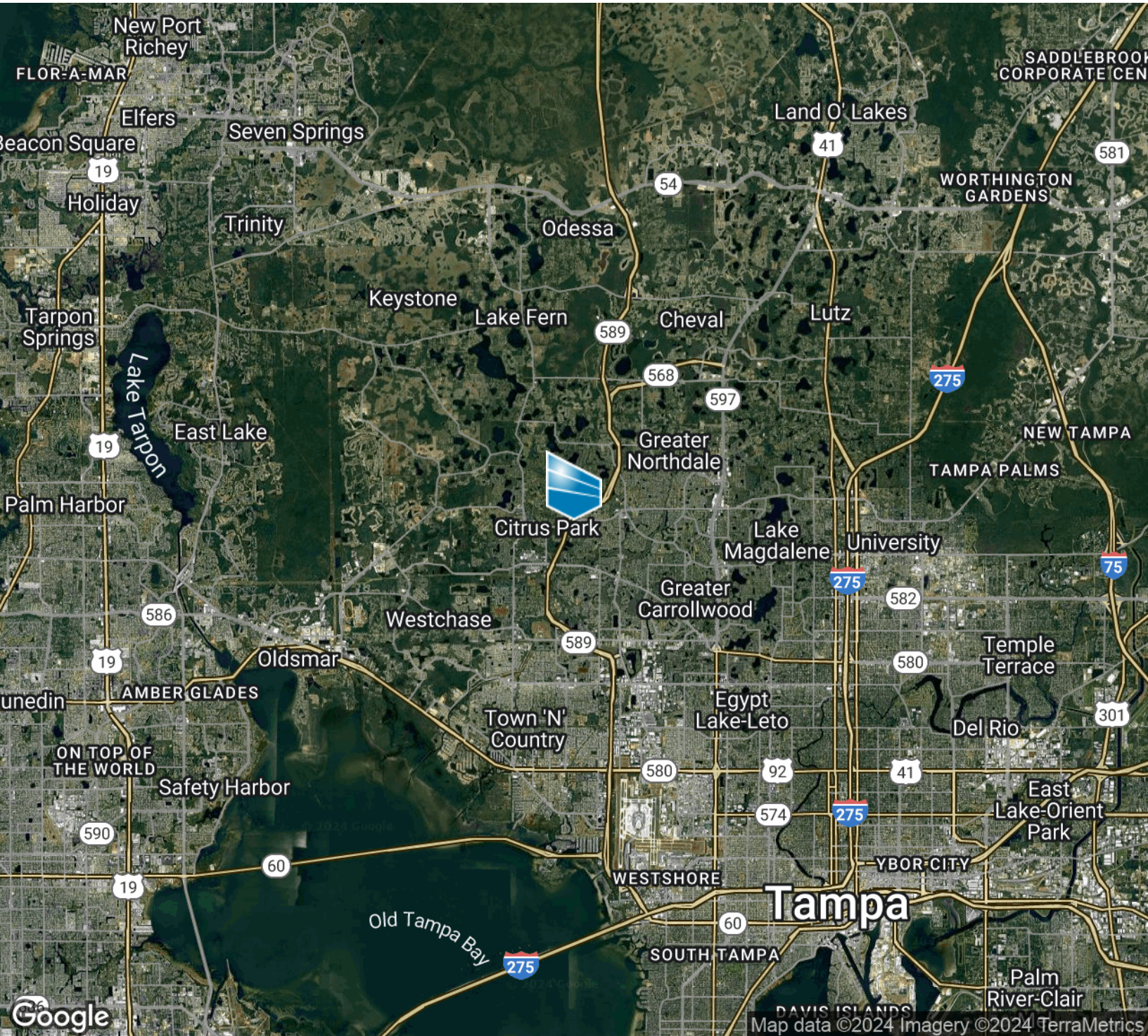
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