

FOR SALE – RESIDENTIAL INFILL REDEVELOPMENT OPPORTUNITY

1721-1725 W Chestnut Street | Tampa, Florida 33607

Prime West Tampa Assemblage | Future Multifamily / Townhome Redevelopment

PROPERTY OVERVIEW

Lamm Properties is pleased to offer 1721-1725 W Chestnut Street, a rare two-parcel assemblage totaling approximately ±0.32 acres (13,777 SF) in the heart of West Tampa. The site is well positioned for future residential redevelopment, including townhomes or small multifamily, subject to required approvals.

This offering represents a **land-driven opportunity**, with value derived from location, assemblage size, and long-term redevelopment potential rather than existing improvements.

SITE DETAILS

- **Total Land Area:** ±0.32 acres (13,777 SF) - 2 contiguous parcels
- **Addresses:**
 - 1721 W Chestnut St (IG zoning / LI FLU)
 - 1725 W Chestnut St (RMC-16 zoning / R-20 FLU)
- **Configuration:** Rectangular, infill parcels suitable for unified redevelopment
- **Assemblage Status:** **Offered together; seller intends unified sale**
- **Utilities:** Available to site (buyer to verify)

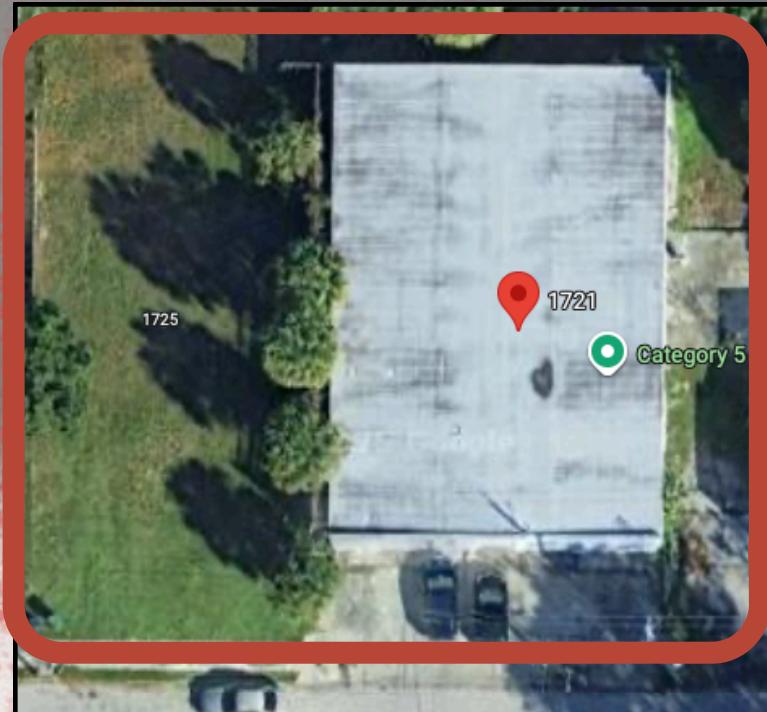
Contact for more information:

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Website: www.lammproperties.net

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Lic. Real Estate Broker



REDEVELOPMENT & ENTITLEMENT OVERVIEW

The Chestnut Street assemblage is being marketed as a future residential infill redevelopment opportunity requiring entitlement work typical for urban sites in the City of Tampa.

The two parcels currently carry different Future Land Use (FLU) designations:

- 1721 W Chestnut Street has a Light Industrial (LI) FLU, which does not permit residential uses. A buyer would need to pursue a Comprehensive Plan Map Amendment to a residential designation.
- 1725 W Chestnut Street has a Residential-20 (R-20) FLU, which permits residential use, though its standalone density is limited. Its primary value is as part of the combined assemblage.

Planning guidance indicates that, following a FLU amendment for 1721 W Chestnut Street, a buyer would pursue a single, unified Planned Development (PD) rezoning for both parcels. Reviewing the site as one project allows for a cohesive residential design and density evaluation.

This entitlement process involves additional time, cost, and public review, which is reflected in pricing and underwriting. However, it is consistent with other successful residential infill projects throughout West Tampa.

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PROPOSED ENTITLEMENT PATH

Existing Conditions

LI FLU (1721) + R-20 FLU (1725)



Step 1: Comprehensive Plan Map Amendment

Amend 1721 W Chestnut to a residential FLU designation (e.g., R-20)



Step 2: Unified PD Rezoning

Single PD rezoning covering both parcels



Step 3: Site Plan Approval & Permitting

Final unit count, layout, and building design

*Disclaimer: Entitlement path shown for illustrative purposes only. Buyer to verify all zoning and development requirements with the City of Tampa and Hillsborough County Planning Commission.

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West Tampa Infill location



LOCATION HIGHLIGHTS

- Minutes to Downtown Tampa, Westshore, and Tampa International Airport
- Central West Tampa infill location with growing residential redevelopment activity
- Convenient access to I-275, I-4 and major transportation corridors
- Supply-constrained submarket with limited comparable infill opportunities
- Compatible neighborhood scale ideal for townhome or low-rise multifamily development

OFFERING INFORMATION

- Zoning & FLU: Buyer to perform independent due diligence
- Sale Structure: Fee simple
- Price: Call for pricing
- Drone aerial video is available
- Due diligence materials are available with an executed CA

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