

LAND WITH BUILDING FOR SALE

2.95 ACRES - RENOVATE OR REDEVELOP

City Of Tampa - 4740 Wishart Blvd, Tampa, FL 33603



PROPERTY DESCRIPTION

Prime 2.95 acre property offers an excellent opportunity to renovate or redevelop within the city limits. The site is centrally located in the heart of Tampa. It is a neighbor to Tampa Catholic High School.

The property was utilized as the campus for Seminole Church of the Christ until the northern portion was damaged from hurricane winds. The structure encompasses over 14,444 SF built in 1957. The site could be renovated for use as a Church, School, or Retreat.

It could be redeveloped as residential single family homes with municipal approval. Development under the Live Local Act may be possible.

The RS-60 zoning appears to allow for 12 - 15 residential units (subject to municipal review and approval of your site plan).

The surrounding neighborhoods are known for their eclectic dining and retail charm. Riverwalk, Armature Works, Ybor City, Zoo Tampa, and Busch Gardens. Within a five-mile radius, total consumer spending reaches \$3.5 billion. There is strong demand for new construction residential properties.

Agents please note that no co-brokerage commission is being offered. Buyer's agents will need to secure compensation directly from their client.

LOCATION DESCRIPTION

City of Tampa, Florida. W. Hillsborough Avenue to the north, N. Armenia Avenue to the west, W. MLK Jr. Boulevard to the south, and the Hillsborough River to the east. Downtown Tampa is 4 miles away. Tampa International Airport is 6 miles. The property is in the Wellswood Neighborhood. This area is home to many businesses, residences and highly rated schools.

PROPERTY HIGHLIGHTS

- \$3,500,000
- Prime Tampa location, 4 miles from downtown
- 2.95 acre Non Flood Zone
- 14,444 Gross SF special purpose building
- Stable neighborhood and demographics
- Growing demand for New Residential Construction

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HAL HOLDER

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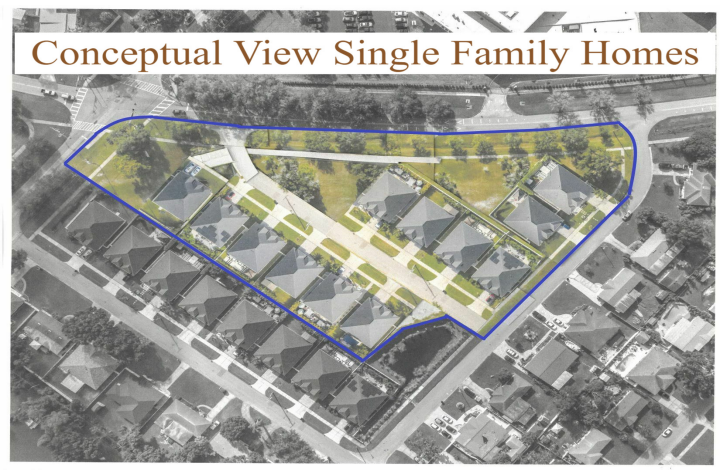
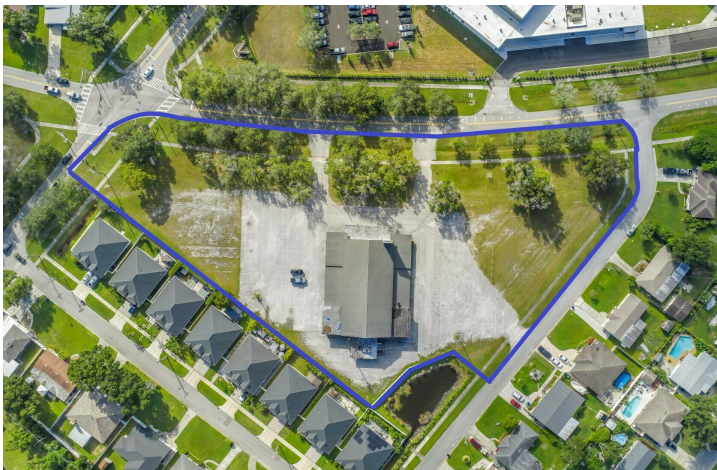
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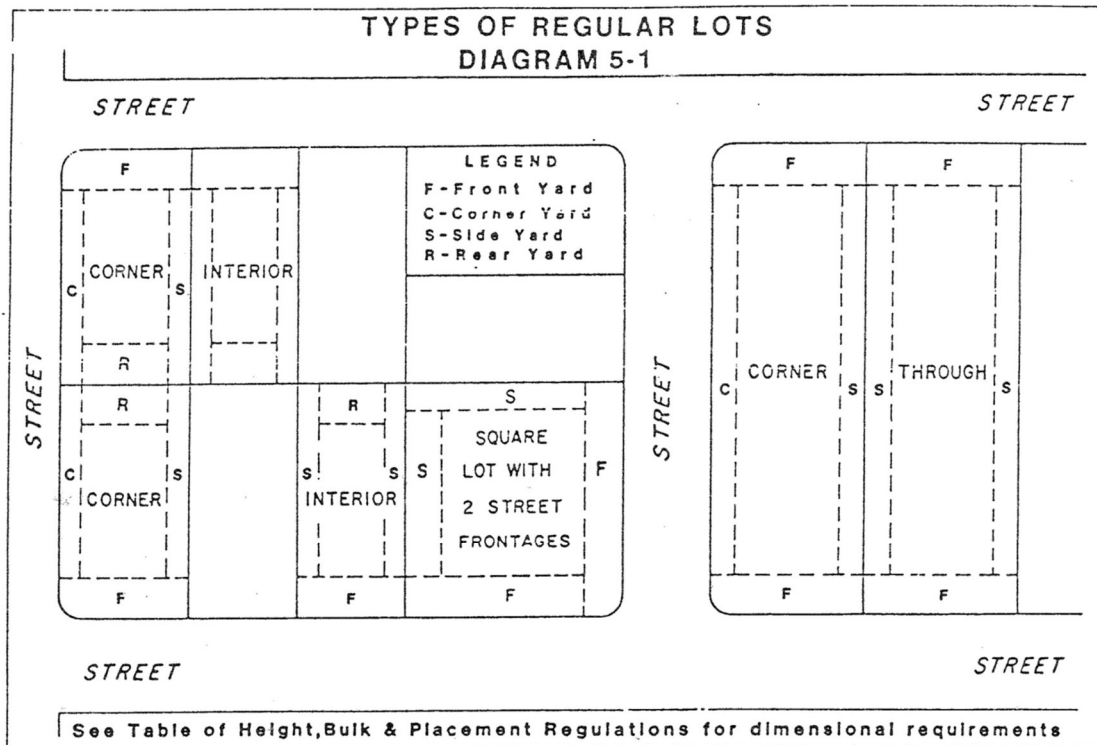
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RS-60 Residential Single Family Zoning	
Minimum Area (SF)	6,000
Lot Size Width (ft.)	60
Dwelling Unit (SF)	6,000
Front Yard (ft.)	25
Side Yard (ft.)	7
Rear Yard Interior Lot (ft.)	20
Rear Yard Corner Lot (ft.)	20
Corner Yard (ft.)	5
Maximum Height (ft.)	35



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Rev. 9/10/90

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AREAS THAT REQUIRE REPAIR

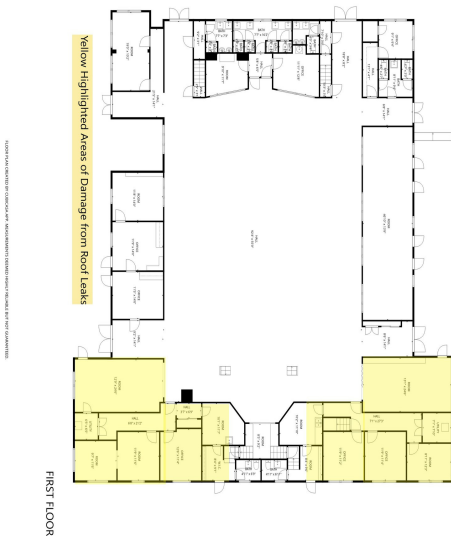
Certain portions of the building experienced damage when hurricane force winds compromised several sections of the flat roof. The HVAC units were also damaged.

The damaged was confined to the north portion of the building. The roof over the Worship Hall was not damaged. See example photos and highlighted areas of the floor plan on this page.

No renovations nor remediation has been undertaken in these areas. No estimates have been received for renovations.

Buyers should conduct their own investigation regarding renovations and restoration to damaged areas.

The building did not experience ground water flooding. The property is located in Flood Zone "X".



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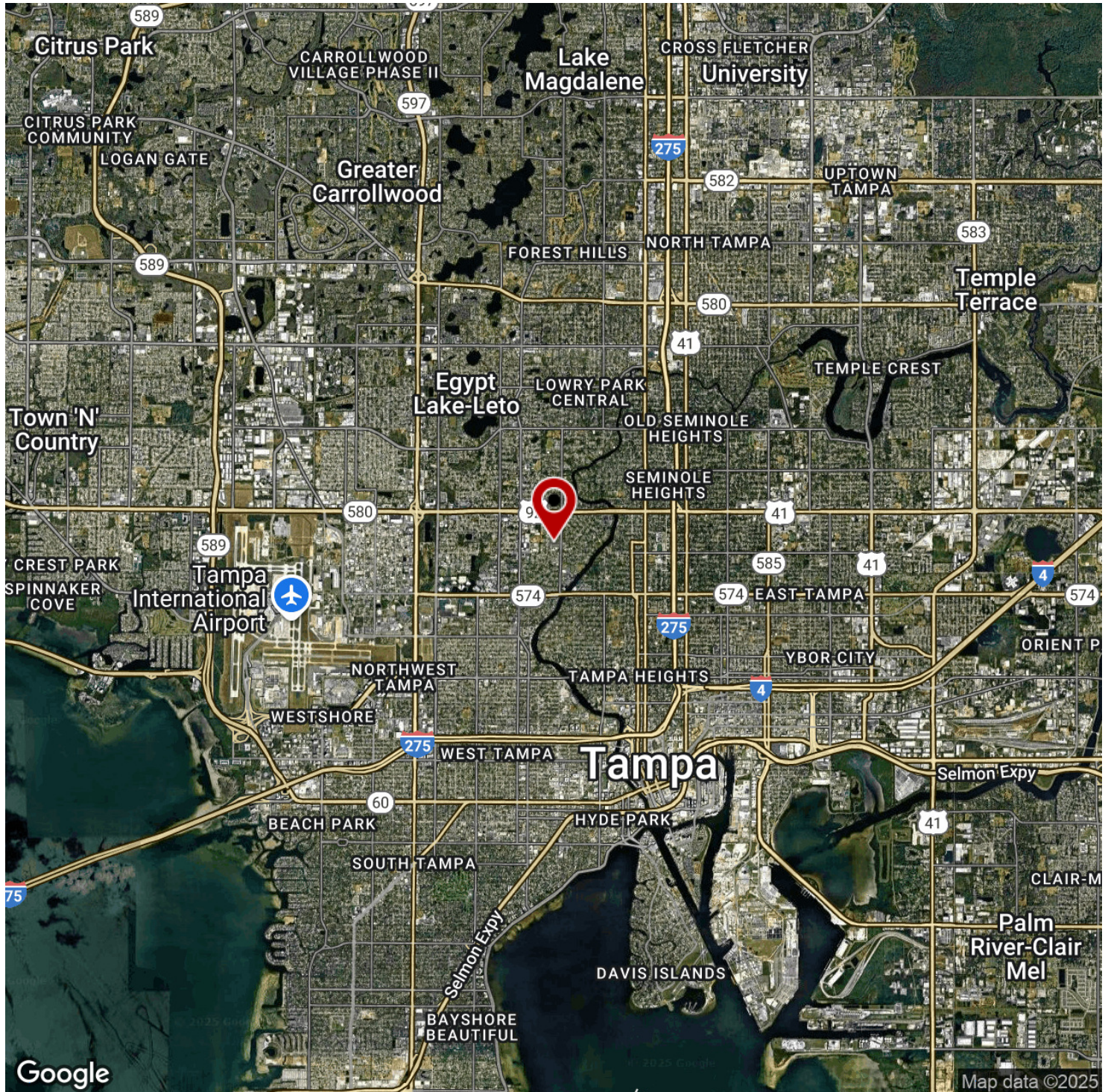
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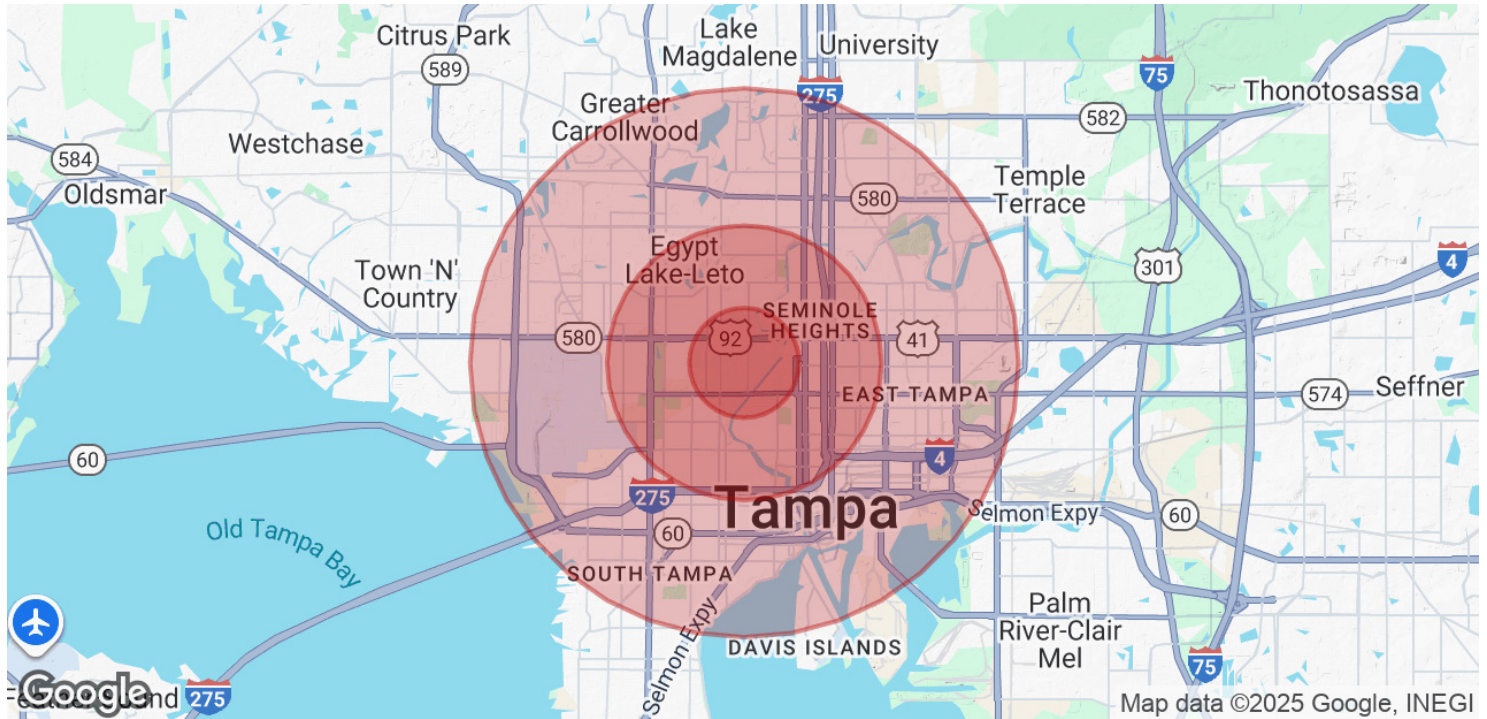
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POPULATION	1 MILE	2.5 MILES	5 MILES
Total Population	15,445	97,912	312,897
Average Age	44	41	40
Average Age (Male)	42	40	39
Average Age (Female)	45	42	41

HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
Total Households	6,698	40,299	129,386
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$80,862	\$76,059	\$89,371
Average House Value	\$531,357	\$403,162	\$431,245

Demographics data derived from AlphaMap

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