



BROKERAGE DONE DIFFERENTLY



IN TAMPA BAY!

813.935.9600

TINA MARIE ELOIAN, CCIM  
TINA@FLORIDACOMMERCIALGROUP.COM

**FLORIDA COMMERCIAL GROUP**  
401 EAST PALM AVENUE, TAMPA, FL 33602  
FLORIDACOMMERCIALGROUP.COM

2305 & 2309 N. NEBRASKA AVENUE, TAMPA, FL 33602  
907 E. 15TH AVENUE, TAMPA, FL 33605

# .98 ACRES COMMERCIAL REDEVELOPMENT HISTORIC V.M. YBOR

FOR SALE \$2,800,000 /



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

## LISTING DETAILS

### FINANCIAL & TERMS

Status: **Active**

Offering Price: **\$2,800,000/**

Price per acre: **\$2,857,142.80/**

Financing Available:

**Cash, Hard Money, PMM, Conventional, SBA, Seller financing**

Expenses: **Available Upon Request**

### LOCATION

Street Addresses:

**2305 & 2309 N. Nebraska Avenue**

**907 E. 15th Avenue**

Street City: **Tampa**

County: **Hillsborough**

Traffic Count/ Cross Streets: **13,900 VTD, Columbus Drive and N.**

**Nebraska Avenue (AADT, 2022)**

Market: **Tampa-St. Petersburg-Clearwater**

Sub-market: **V.M. Ybor City**

### THE PROPERTY

Folio Number:

**198402-0000, 198370-0000, 198371-0000**

Zoning: **YC-5 (General Commercial)**

Current Use: **Retail/ land**

Site Improvements: **864 SF Freestanding building**

Future Use: **Investment/ Redevelopment**

Lot Dimensions: **193' x 217' (approx.)**

Lot Size: **41,725 SF Total (up to 3 parcels)**

Total Acreage: **.98 AC (approx.)**

Parking: **Onsite, TBD**

### THE LISTING

Driving Directions:

**From Tampa, Head South on I-275. Take exit 46A to Floribraska Ave. Merge onto N. Elmore Avenue. At the light, turn left on Floribraska Ave., Head East to N. Nebraska Ave. Turn Right. Head South 3/10ths of a mile. Arrive at property on the left. 2305-2309 N. Nebraska Avenue.**

### THE COMMUNITY

Community/Subdivision Name: **Ybor City/East Seminole Heights Area**

Flood Zone Area: **X**

Flood Zone Panel: **12057C0354J**

### UTILITIES

Electricity: **TECO**

Water: **City of Tampa**

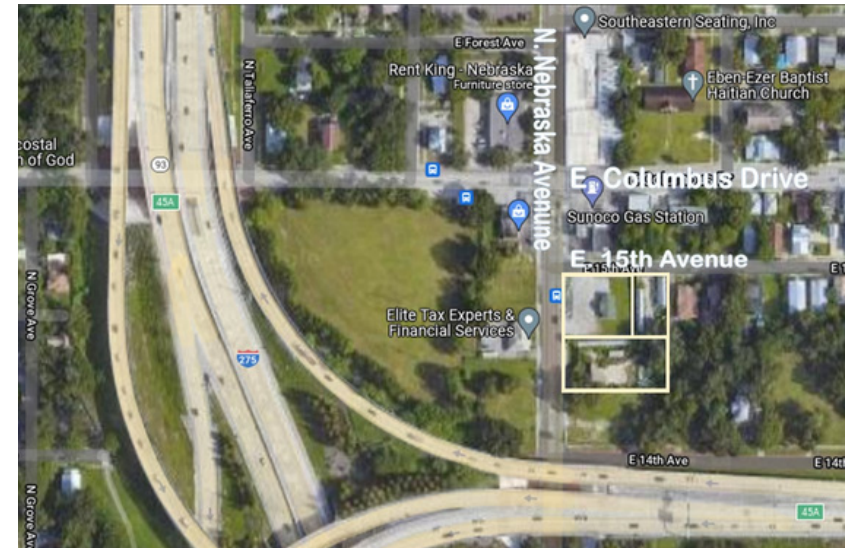
Waste: **City of Tampa**

Communications: **Spectrum/ Frontier**

### TAXES (Total for 3 parcels)

Tax Year: **2023**

Taxes: **\$11,229.39**



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**PROPERTY PHOTOS**



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**3 PARCEL AERIAL MAP**



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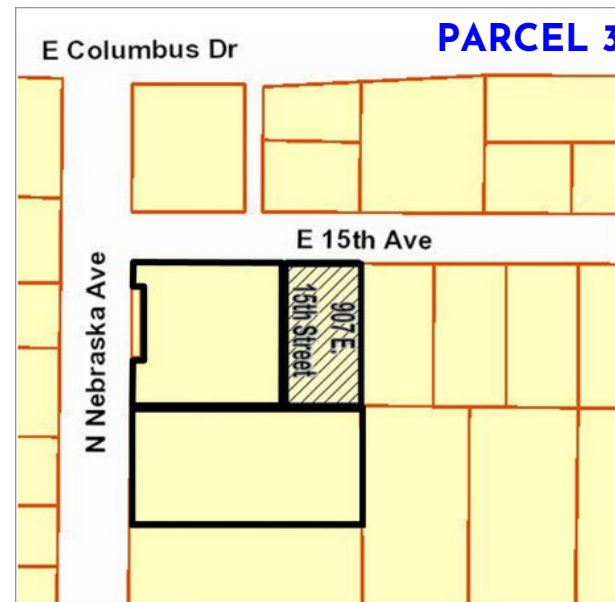
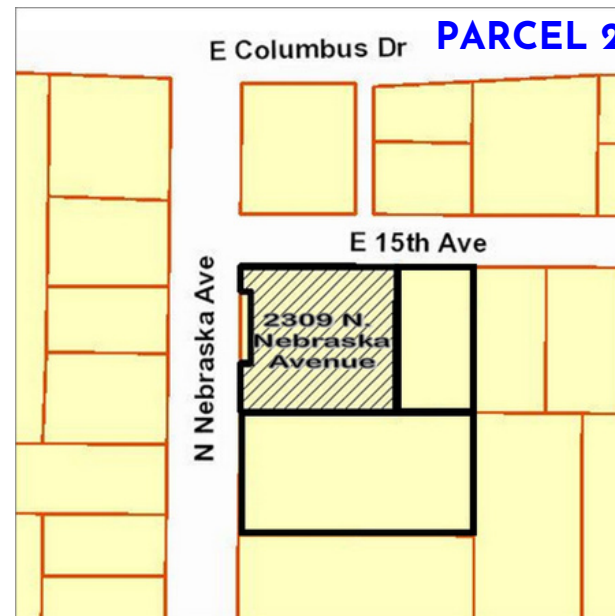
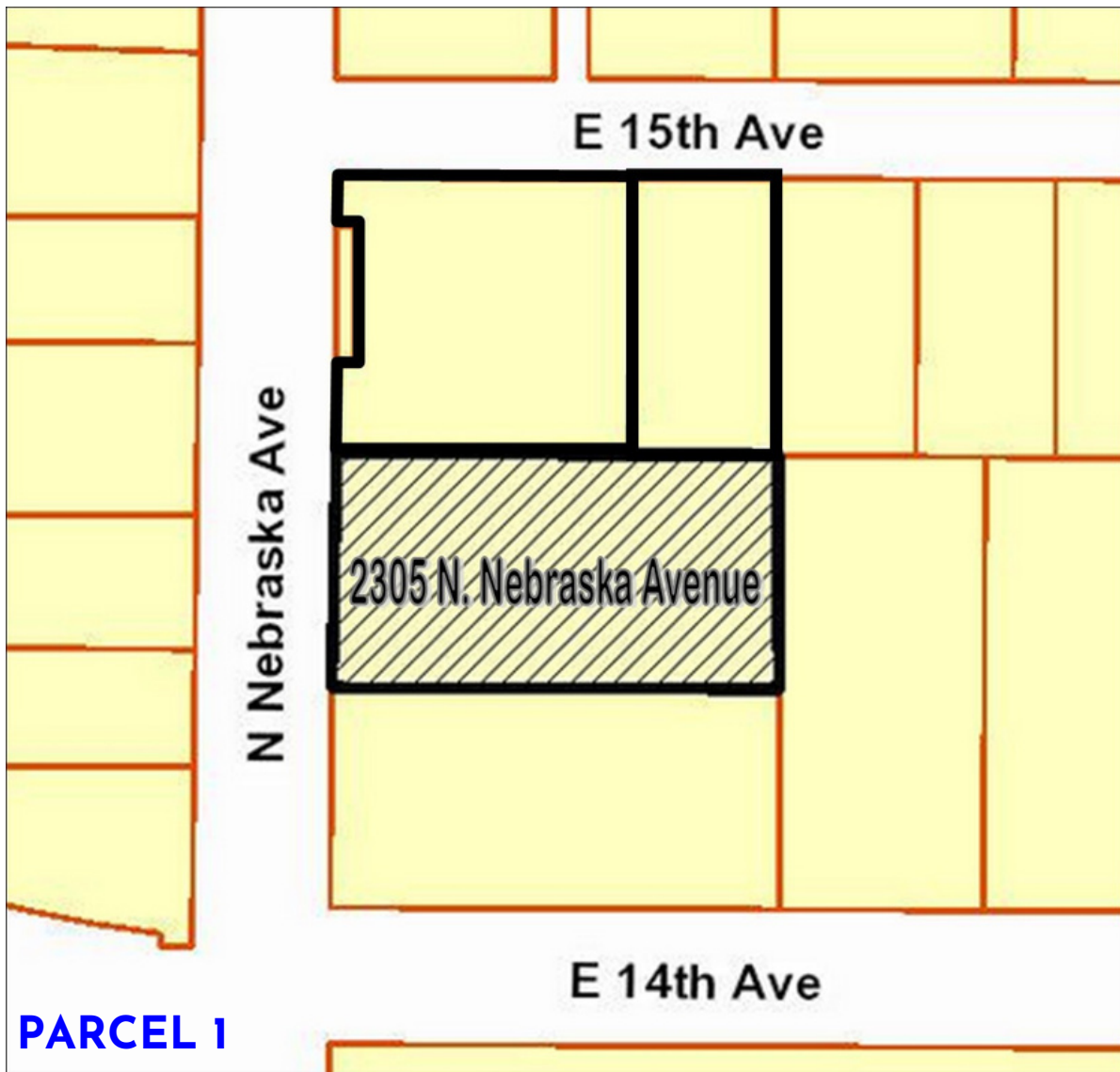
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### 3 PROPERTIES- PARCEL MAPS



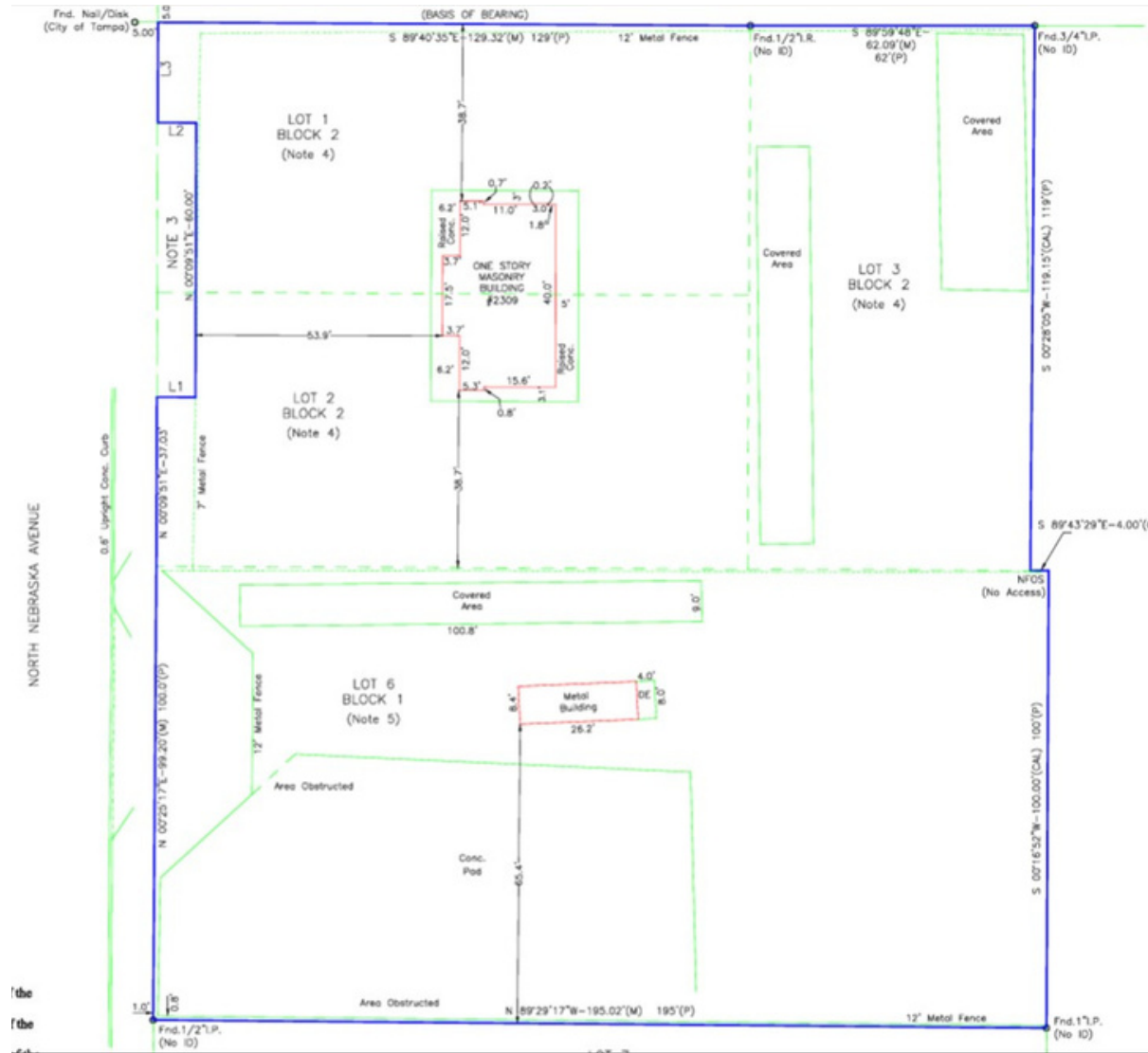
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**ZONING AND SITE SURVEY**

**YC-5 Zoning:** General Commercial, this sub-district comprises land used and designated for retail and commercial service operations primarily to serve the residents of the immediate area



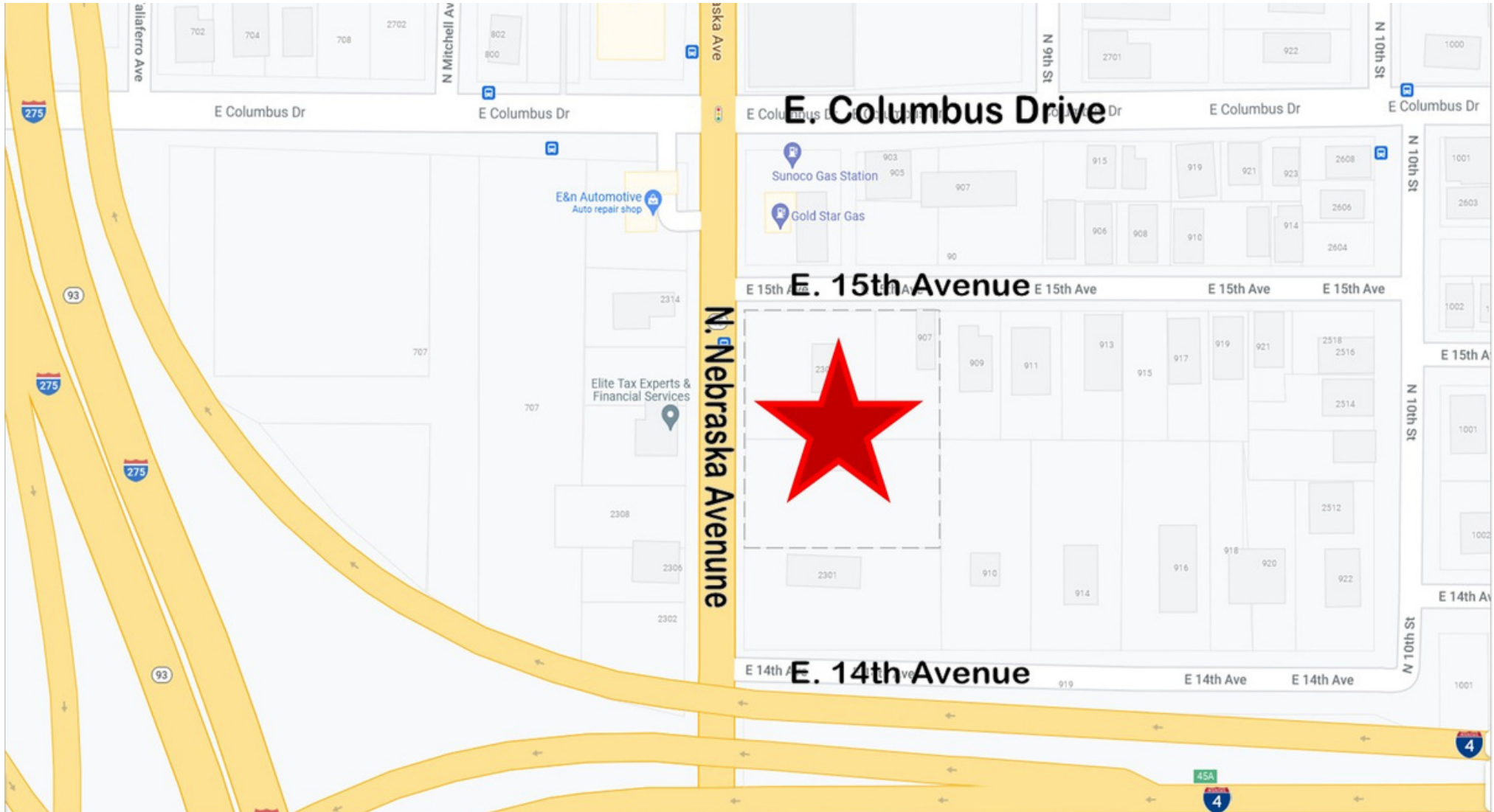
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## DIRECTIONAL MAP



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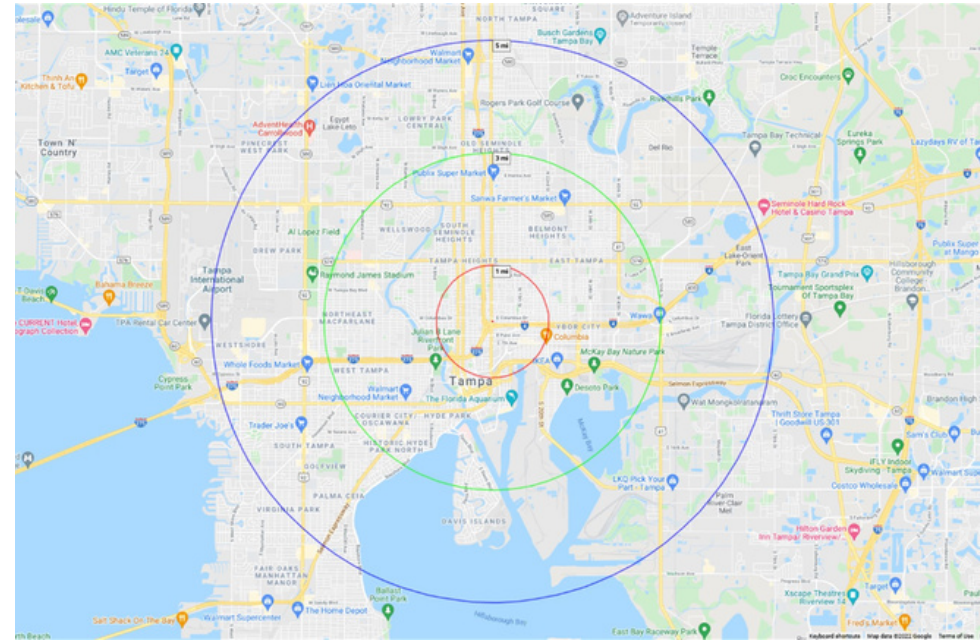
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## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

- Superior corner location, great development opportunity
- AMAZING frontage, visibility and access.
- Level topography with all utilities to the site
- 3 parcels totaling (approx.) 41,725 SF/ .98 Acres
- 193' fronting Nebraska Avenue
- Located on a heavily traveled corridor of N. Nebraska Avenue
- Traffic counts total 13,900 VTD (AADT, 2022)
- New residential, retail and office development within immediate proximity of this site
- Value-add opportunity
- Signalized intersection of Columbus Drive and N. Nebraska Avenue 1 block North
- Located in Historic V.M. Ybor (a National Landmark District), East Tampa
- Literally around the corner from Historic Ybor City
- Less than 1 mile from upcoming South Nebraska Avenue Development Projects
- One mile Northwest of Downtown Tampa
- Barely 1.5 miles Northeast of the Channel District
- **FDOT widening I-275 northbound merge lane at 14th St. & Nebraska Ave.**
- OPPORTUNITY AND HUBZONE QUALIFIED- providing long-term tax benefits to the developer and investors
- Quick accessibility to highways and major thoroughfares, ie... Interstate 275, Interstate 4, Selmon Crosstown Expressway, Florida Avenue, Dr. Martin Luther King Jr. Blvd and Hillsborough Avenue
- Neighboring businesses include: Sunoco Gas, Checkers, Rent King, Centro Asturiano, Kforce, TECO Energy, Children's Board, Hillsborough Community College, La Segunda Bakery and more
- High energy business and residential district that is frequented by local & regional visitors- a great place to invest, relocate or expand your business
- The area is exploding with new commercial development and residential growth



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total population</b>	17,240	118,484	267,769
<b>Average age</b>	34.9	36.4	37.2
<b>Average age (Male)</b>	34.6	36.1	36.1
<b>Average age (Female)</b>	35.9	37.3	38.7
<b>HOUSEHOLDS &amp; INCOME</b>			
<b>Total households</b>	8,943	56,585	118,777
<b># of persons per HH</b>	1.9	2.1	2.3
<b>Average HH income</b>	46,310	69,502	71,981
<b>Average home value</b>	\$162,743	\$252,519	\$261,310

**CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600**



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## Your Tampa Bay and Beyond Commercial Real Estate Experts

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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

### How Can We Help?

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- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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## CALL OUR TEAM TODAY!

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THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!  
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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