

AERIAL OVERVIEW



FOR MORE INFORMATION, PLEASE CONTACT:

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BANK OWNED

DOWNTOWN TAMPA
CHANNELSIDE DISTRICT
DEVELOPMENT OPPORTUNITY

6.15 ACRES
zoned for urban mixed-use



PRIME DOWNTOWN LOCATION
ZONING ALLOWS RETAIL,
RESTAURANT, OFFICE, HOTEL AND
MULTIFAMILY RESIDENTIAL

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Global Real Estate SolutionsSM

PROPERTY OVERVIEW

SITE SIZE
6.15 Acres MOL

LOCATION
North side of Brorein Street, between Caesar Street and Nebraska Avenue in downtown Tampa, Hillsborough County, Florida 33602

ZONING
CBD-2, "Central Business District, City of Tampa". Previously approved for 425 condominium units.

CENSUS TRACT
51.01

FLOOD ZONE
"X". Map No. 12O57C0354H, dated August 28, 2008.

UTILITIES
Available

PRICE
\$8,000,000 (\$29.86/sf)

MARKET INFORMATION

- A total of 2,218 residential units have been completed in the previous five years creating a dynamic base for future development.
- Development opportunities include multifamily rentals, retail, hotel, mixed use, or office.
- Near the St. Pete Times Forum. The 20,000 seat capacity forum is ranked #8 nationwide and hosts over 150 events per year.
- Located on the waterfront, the Tampa Convention Center is one of the top 25 in the country with over 600,000sf of meeting space and an annual draw of over 300,000 attendees.
- Downtown Tampa office market has 6.425 million square feet.
- 60,000 people work in downtown Tampa and 80,000 people live within a 3-mile radius.
- The Port of Tampa houses four vessels from three cruise lines: Carnival Cruise Line, Holland America and Royal Caribbean. 802,937 passengers departed from Tampa in 2009.
- The Port of Tampa is Florida's largest port handling 38 million tons of cargo in Fiscal Year 2009.
- 2.8 million people attend downtown events annually.
- 2,745 hotel rooms in the Tampa CBD.

COMPLETED RESIDENTIAL PROJECTS

- 1 The Meridian**
37 Units
- 2 Parkside at One Bayshore**
104 Units
- 3 Victory Lofts**
89 Units
- 4 The Arlington**
21 Units
- 5 Residences on Franklin St.**
40 Units
- 6 Spain Lofts**
6 Units
- 7 1000 Channelside**
15 Units
- 8 Grand Central at Kennedy**
392 Units
- 9 Ventana**
84 Units
- 10 Towers at Channelside**
257 Units
- 11 SkyPoint**
380 Units
- 12 The Place at Channelside I**
245 Units
- 13 The Plaza at Harbour Island**
138 Units
- 14 Franklin Street City Lofts**
4 Units
- 15 Element**
395 Units (rentals)
- 16 Seaport at Channelside**
422 Units (rentals)
- 17 Slade**
280 Units

