



Opportunity Zone Investment!

Lots for Sale: Office, Retail, Hotel & Residential

Property Highlights

- 40 acre master-planned, mixed use community surrounded by neighborhoods of Central Business District, Channel District, Ybor City and Tampa Heights
- “Pad Ready” fully developed sites, with masterretention
- A master chiller system is in place to service the entire redevelopment as well as a solar energy park which will power the common area lighting
- Excellent access to I-4, State Road 60, I-275 and Leroy Selmon Crosstown Expy
- The site is located within the Central Park Community Redevelopment Area (CRA) and the Tampa Enterprise Zone (TEZ), allowing for various tax incentives to stimulate economic development


[Visit Website](#)

[Visit ENCORE!](#)
Encore MPUD Entitlements:
1,513 residential units, 85,000 feet of retail, 180,000 SF of office, and 200 hotel rooms with trade-off matrix providing flexibility of uses.

SITE	USE	STATUS	ACREAGE	MAXIMUM HEIGHT	ENTITLEMENTS			
					MULTIFAMILY	OFFICE	RETAIL	HOTEL
Ella	Residential / Retail	(Built 2012)			160 units	0	4,875 SF	0
Trio	Residential / Retail	(Built 2014)			141 units	0	5,456 SF	0
Reed	Residential / Retail	(Built 2014)			158 units	0	4,800 SF	0
Tempo	Residential / Retail	(Built 2018)			203 units	0	5,321 SF	0
Lot 5		FOR SALE	0.99	80'	✓	✓	✓	✓
Lot 8	Residential / Retail	ON HOLD	1.95	100'	178 units	0	5,000 SF	0
Lot 9 (The Independent)	Residential	SOLD	2.14	300'	288 units	0	5,000 SF	0
Lot 10		FOR SALE	1.96	280'	✓	✓	✓	✓
Lot 11 (Legacy at Encore)	Residential	SOLD	1.91	260'	228 units	0	0	0
Lot 12 (The Adderley)	Grocery / Retail / Office	FOR LEASE	1.31	100'	120 units	up to 5,300 SF	±30,000 SF	0

EXCITING THINGS ARE HAPPENING!



The Independent

MEET OUR NEWEST NEIGHBORS

The Independent will consist of 288 units in one six-story building with a total square footage of 275,000. The construction will include five levels of wood frame over one level of concrete podium, as well as a seven-story parking deck. The development will also showcase a mezzanine level of two-story loft apartment units. Community amenities will include a fitness center, clubhouse, bicycle storage, and a resort-style swimming pool with a lounge area overlooking it. Construction has started with ground work and is scheduled to be complete in early 2022. The developer is Transwestern Development Com, and the architect is Wilder Belshaw Architects, Inc.

source: <https://www.summit-contracting.com/2020/04/27/new-mid-rise-multifamily-under-construction-in-tampa>

The Legacy at Encore

The Legacy at Encore. Legacy Partners and Griffin Capital have broken ground on Legacy at Encore, a five-story, 228-unit multifamily community in downtown Tampa. The property will offer studio, one- and two-bedroom floor plans averaging 763 SF. Unit interiors will feature 10-foot ceiling heights, quartz countertops, stainless steel appliances, contemporary cabinets, a smart home technology package, full-sized washers and dryers, soaking tubs, glass-enclosed showers, walk-in closets and balconies. Communal amenities will include a fitness center with a yoga/spin studio, internet café with computers and coffee bar, heated saltwater pool with cabanas and lounges, outdoor living room, community kitchen with grilling stations, dog run, pet spa, package lockers, bike repair shop and storage space. The developers expect to deliver the first units in September 2021 and fully complete the project in early 2022.

source: <https://rebusinessonline.com>





Demographics	1-Mile	2-Miles	3-Miles
Population:	10,793	52,557	104,509
Pop. Growth (5 yrs):	7.50%	3.40%	2.10%
Employees:	55,604	91,144	120,461
Median Age:	33.5	32.9	35.4
Average HH Income:	\$53,968	\$64,415	\$67,465
Median HH Income:	\$30,902	\$35,706	\$39,182
Retail Sales:	\$181 M	\$739 M	\$1.5 B

ASKING PRICE

LOT 5	0.99 AC	\$75/SF	\$3,250,000
LOT 10	1.96 AC	\$100/SF	\$8,600,000

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