



FOR SALE
Lot 12 - 1.31 Acres
Downtown Tampa
Development Opportunity



URBAN INFILL

- Surrounded by neighborhoods of Central Business District, Channel District, Ybor City and Tampa Heights
- “Pad Ready” fully developed sites, with master retention
- Excellent access to I-4, State Road 60, I-275 and Leroy Selmon Crosstown Expressway
- Entitlements include 851 residential units, 65,000 feet of retail, 180,000 SF of office, and 200 hotel rooms
- **Trade off mechanism provides flexible entitlements**
- 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
- 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

ASKING PRICE \$ 2,850,000

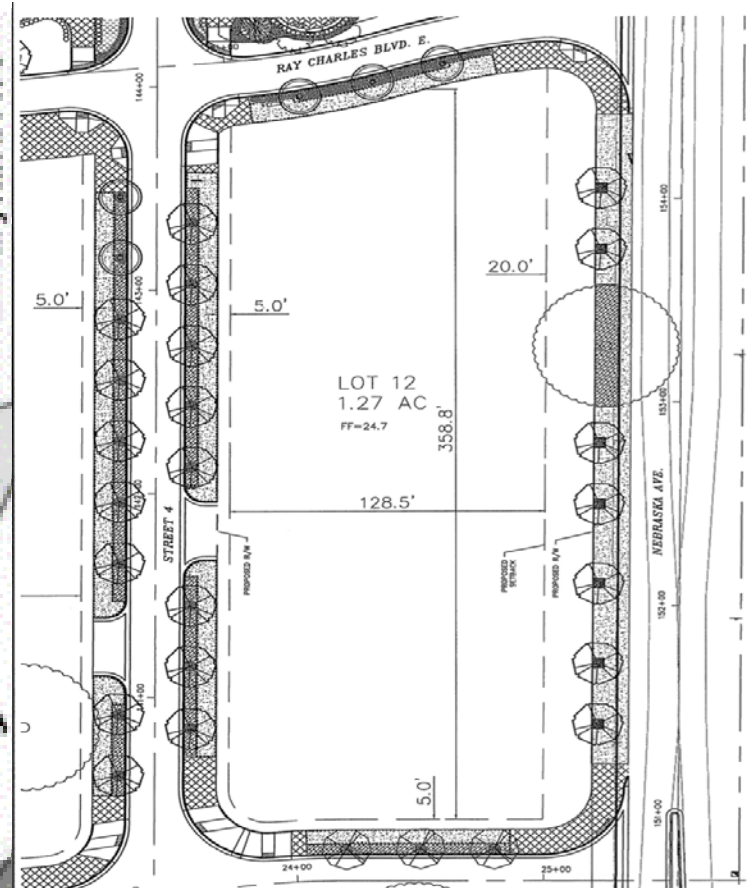
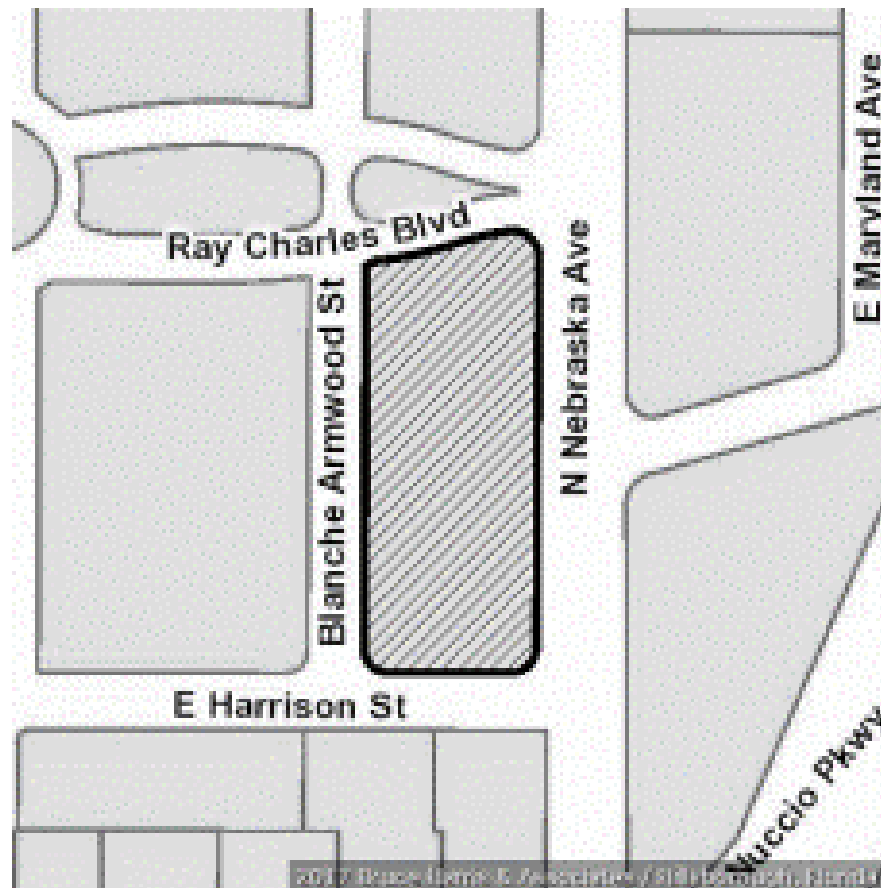


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Property Information – Lot 12

Land Size:	57,0636 SF:1.31 acres
Zoning:	Planned Development (PD)
Future Land Use:	RMU - 100
Maximum Height:	100'
Entitlements:	Retail 65,000 SF
Folio #:	183341-0092





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For more information, please contact:

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