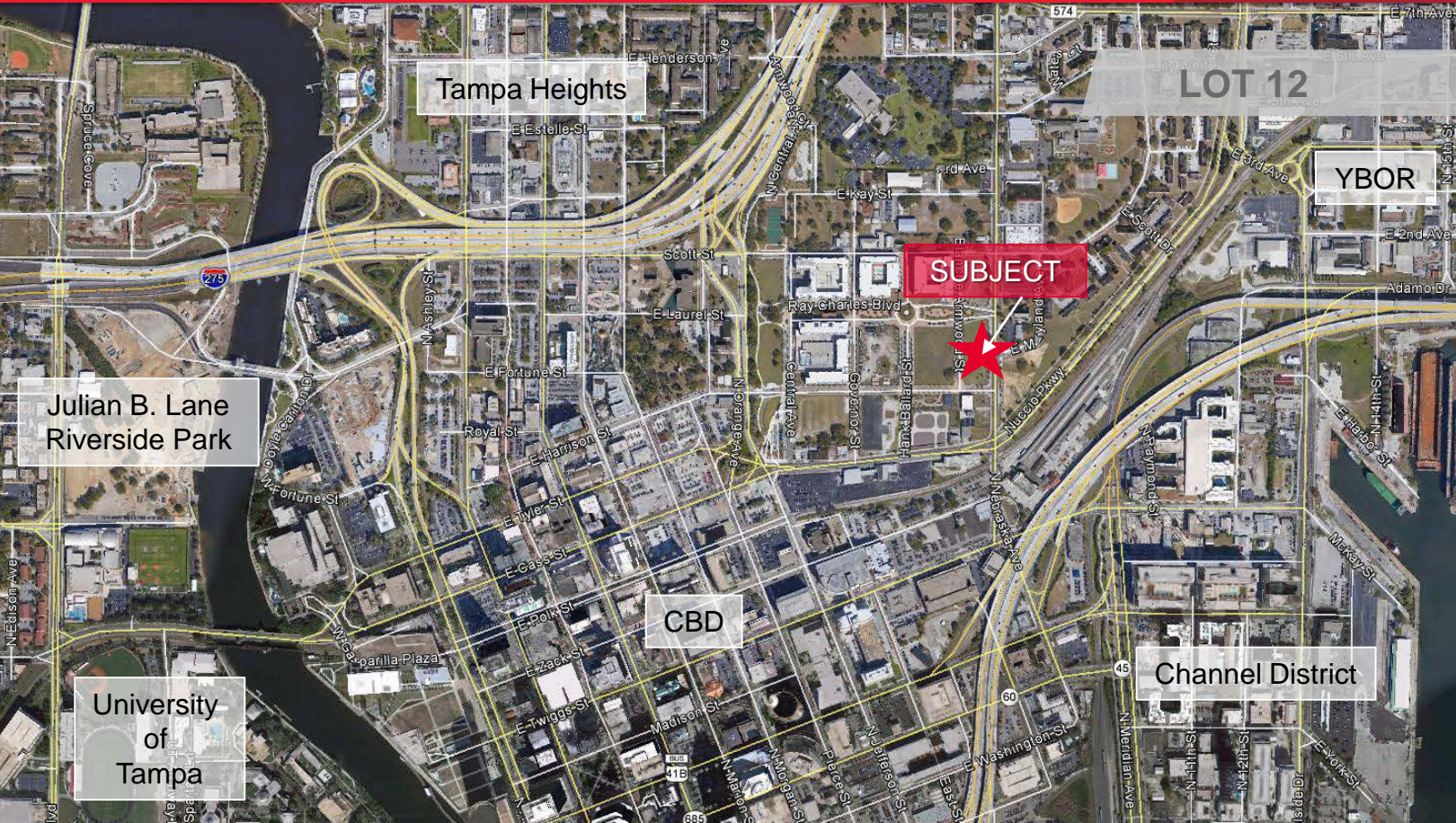




FOR SALE
Urban Infill Land Opportunity
Downtown Tampa

AP: \$2,850,000



Property Highlights

- 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

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

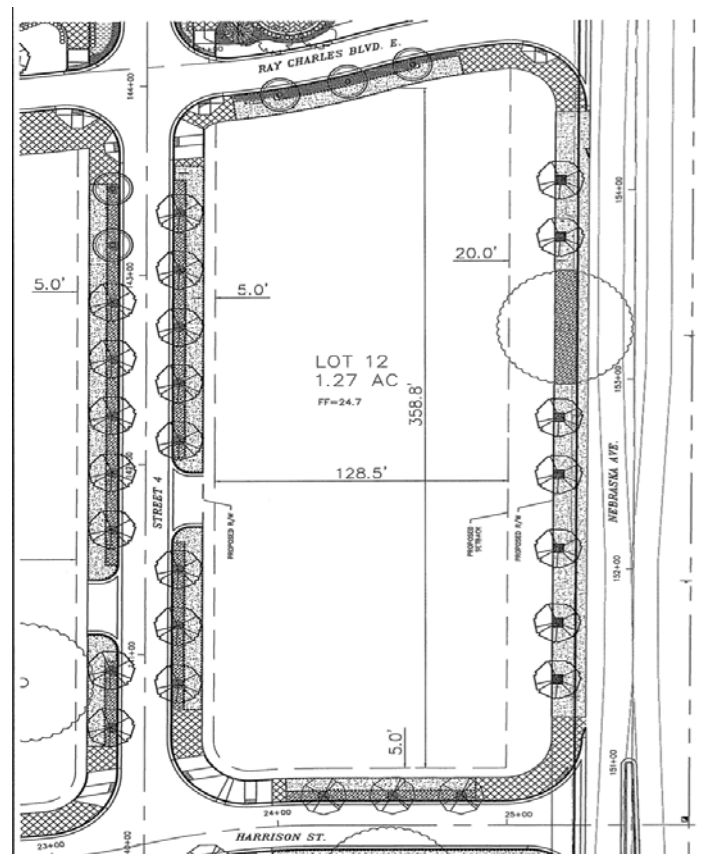


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DEMOGRAPHICS	1-MILE	2-MILES	3-MILES
Population:	10,793	52,557	104,509
Population Growth (5 Years):	7.50%	3.40%	2.10%
Employees:	55,604	91,144	120,461
Median Age:	33.5	32.9	35.4
Average HH Income:	\$53,968	\$64,415	\$67,465
Median HH Income:	\$30,902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



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