

# VACANT LAND FOR SALE IN THE CHANNEL DISTRICT

TAMPA, FLORIDA

## BACK ON THE MARKET

ENTITLED FOR 220 RESIDENTIAL UNITS  
AND 4,520 SF OF RETAIL

### PROPERTY DETAILS

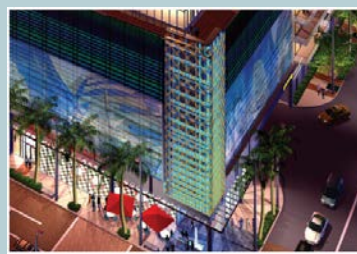
- Folio: 190207
- Zoning: CD-3: Site Plan Approved in 2006
- Site Dimensions: 190 x 115
- Sewer:
  - 15' line located on E. Washington Street
  - 8' line located on Channelside Drive
- Water
  - 16" main to the north, 12" main to the west

### PROPERTY HIGHLIGHTS

- Walkscore 80
- Walking distance to many points of interest, including Tampa Bay Lightning Games, Riverwalk, Florida Aquarium, Sparkman's Wharf, Publix, Duckweed, neighborhood bars and
- Historic Trolley stop across Channelside Drive
- Easy access to Interstates I-275, I-4 and Selmon's Expressway
- Excellent development opportunity for hotel, multifamily or mixed use
- Located across from Port Tampa mixed use master plan development of 45 acres to include waterfront parks with retail, marina, apartments, hotels and offices. See more information [here](#)
- Located proximate to Strategic Property Partners 40 acre Water Street Development, which will include more than one million square feet of office, one million square feet of hotel and residential, 250,000 square feet of retail and the USF medical school currently under construction. See more information [here](#)



2006 Phase II - Entitlement Rendering

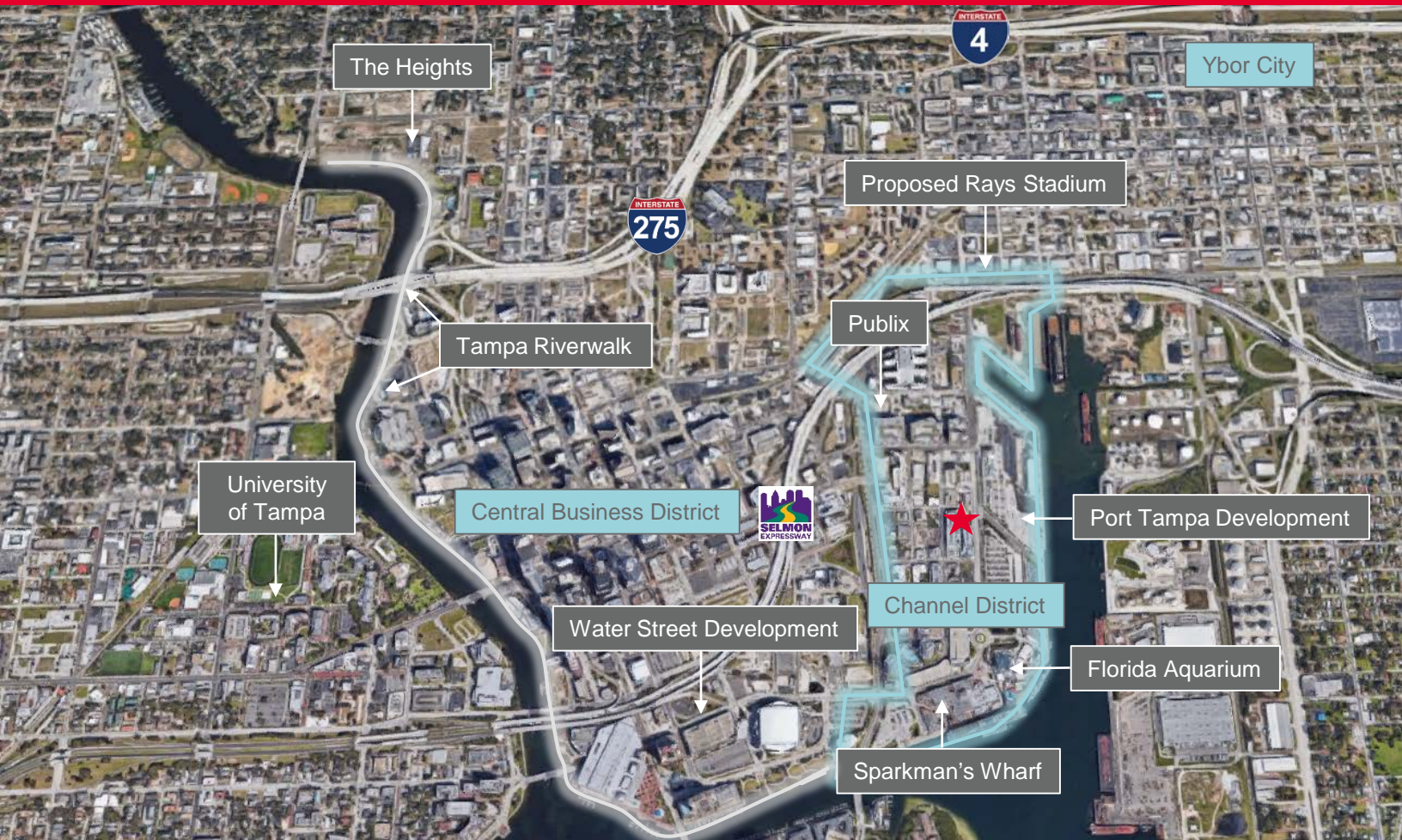


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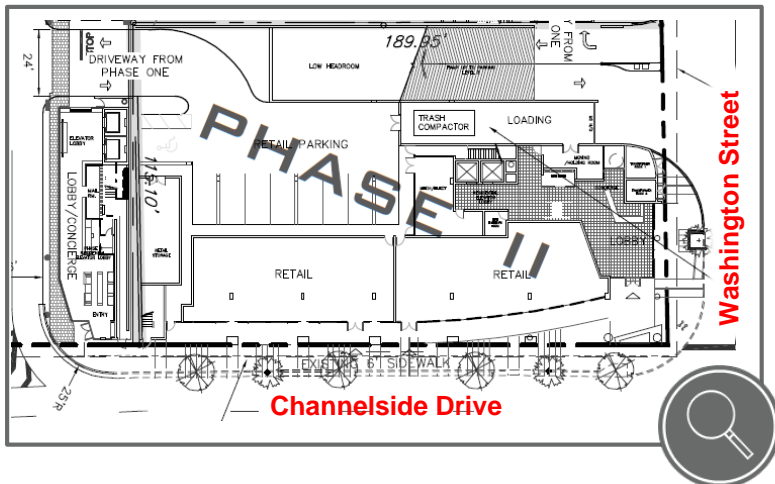
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## SITE PLAN



## 2006 ENTITLEMENT DETAILS

Site Area: 0.50± acres

### Building Areas:

Retail	4,520 sf
Storage	3,890 sf
Residential	302,850 sf (220 units)
<b>Building Area Total</b>	<b>311,360 sf</b>

Parking	Required	Provided
Retail (3/1000)	14	18
Residential (1/unit)	220	263
<b>Total</b>	<b>234 spaces</b>	<b>261 spaces</b>

Maximum Height: 350'

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