



## 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

**10.26 ACRES**

**0.99 Acres to 2.14 Acres**

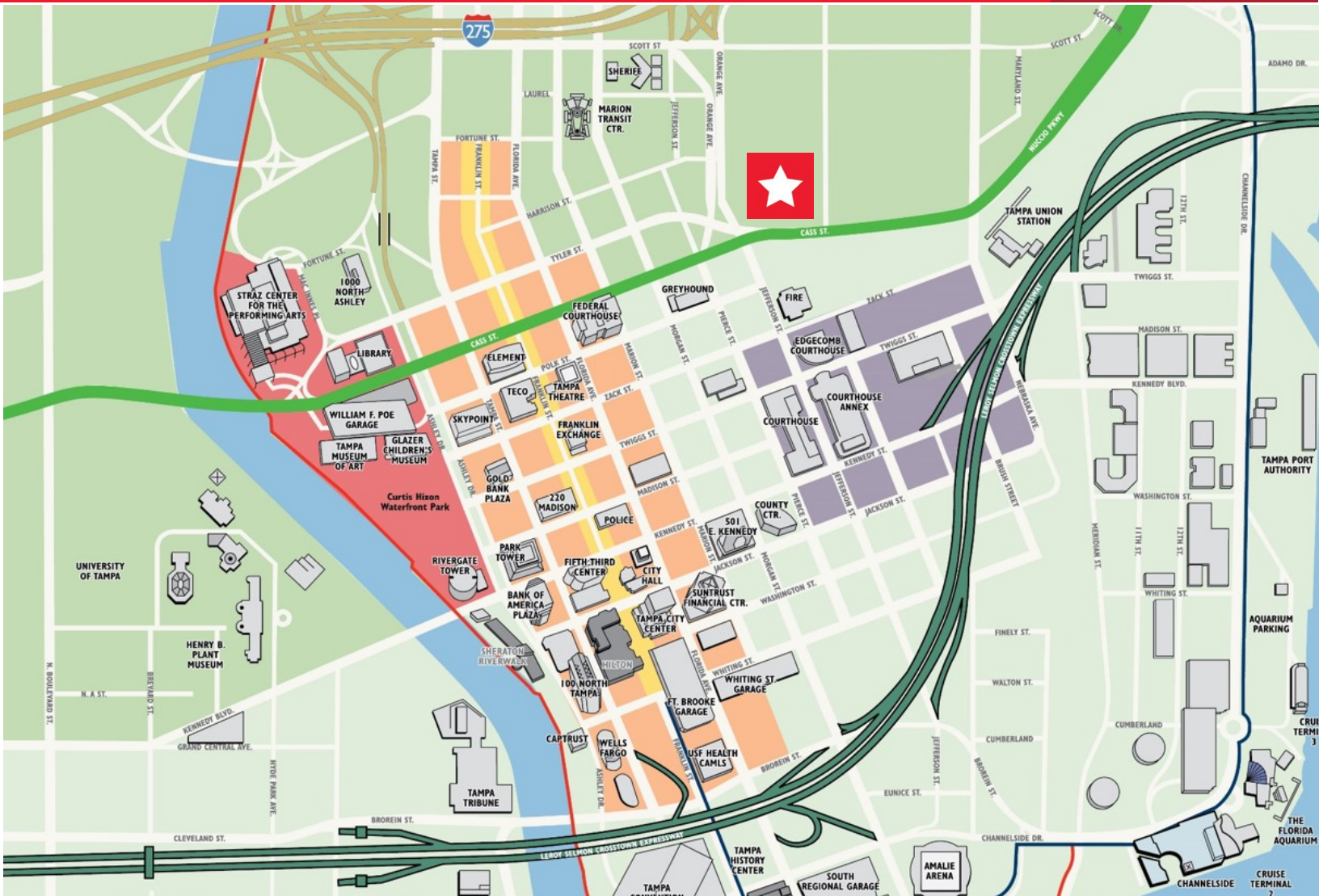
**Future Land Use: RMU - 100**

**Zoning: Planned Development (PD)**

**Density: 52.3 DU**

**Acre: 2.3 F.A.R.**

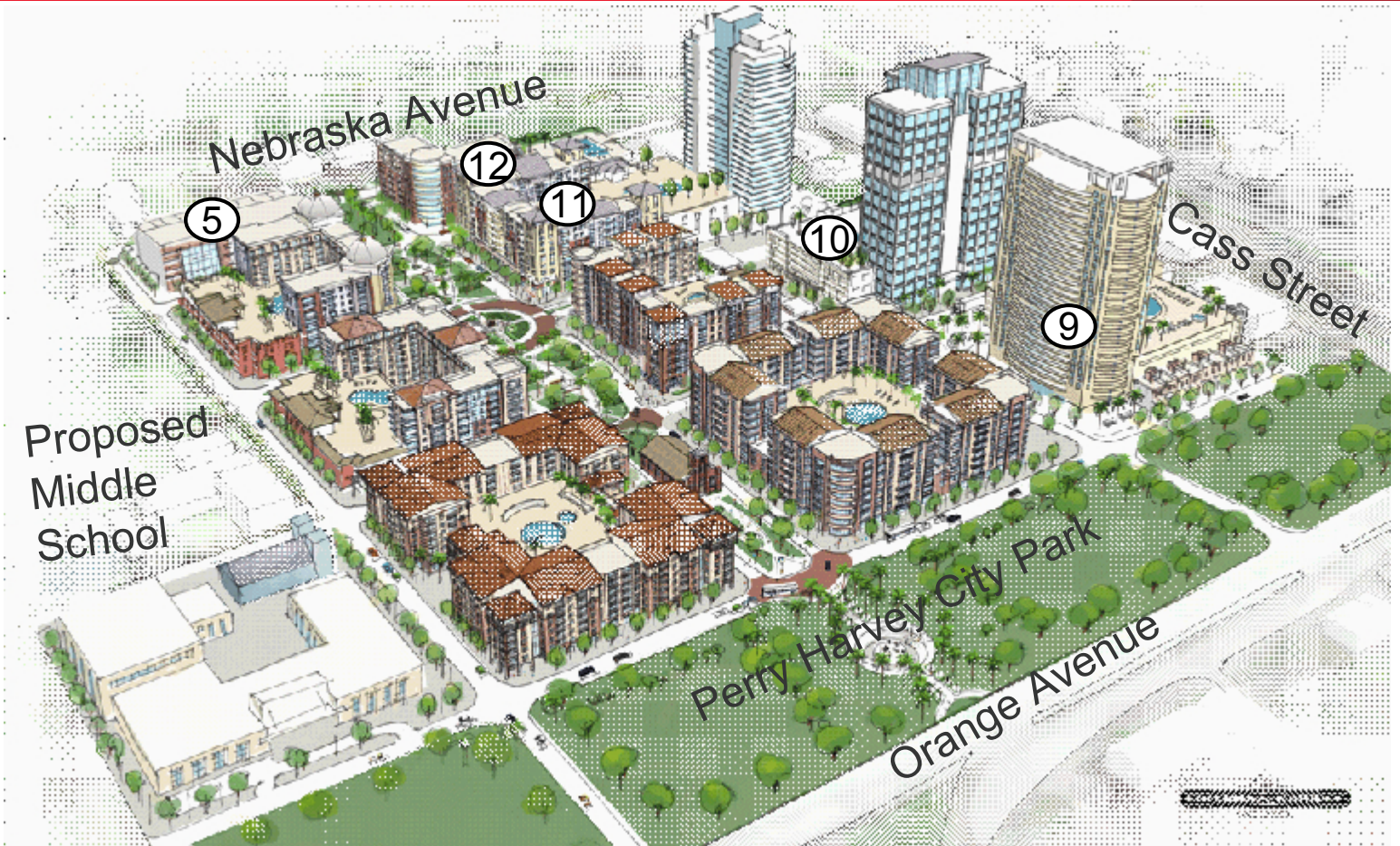
# Downtown Tampa Development Opportunities



- North Franklin Street Village
- Green Spine
- Cultural Arts District
- Franklin Street District
- Retail District (overlay)
- Government Center District
- Tampa Riverwalk
- TECO Line Streetcar

Urban Infill Development sites with excellent visibility and access.

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



SITE	ACREAGE	MAXIMUM HEIGHT	ENTITLEMENTS			
			MULTIFAMILY	OFFICE	RETAIL	HOTEL
LOT 5	.99	80'	0	65,000 SF		
LOT 8	1.95	100'	172 units	0	5,000 SF	
LOT 9	2.14	300'	380 units	60,000 SF	5,000 SF	200
LOT 10	1.96	280'	300 units	60,000 SF	5,000 SF	200
LOT 11	1.91	260'	300 units	60,000 SF	5,000 SF	
LOT 12	1.31	100'	0		65,000 SF	

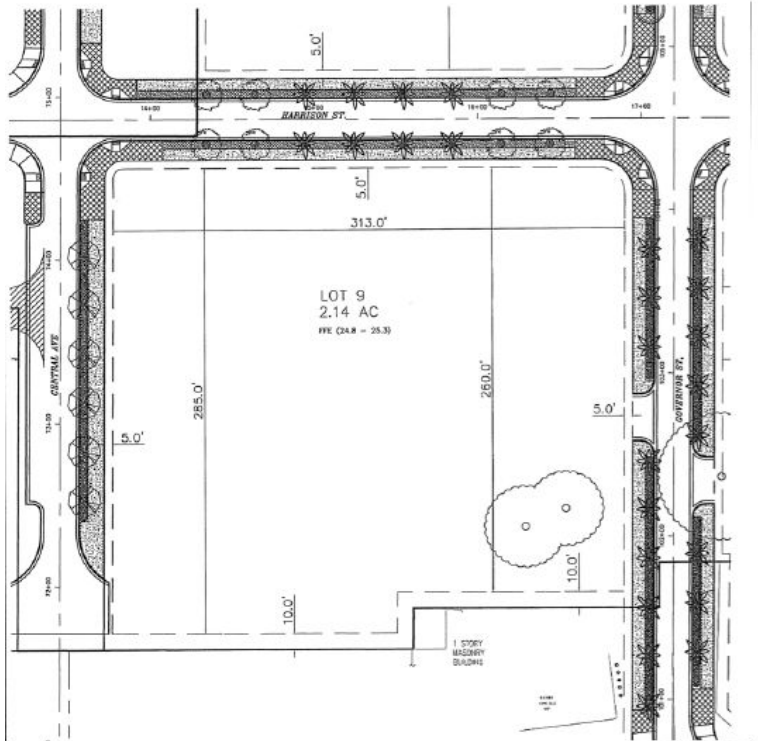
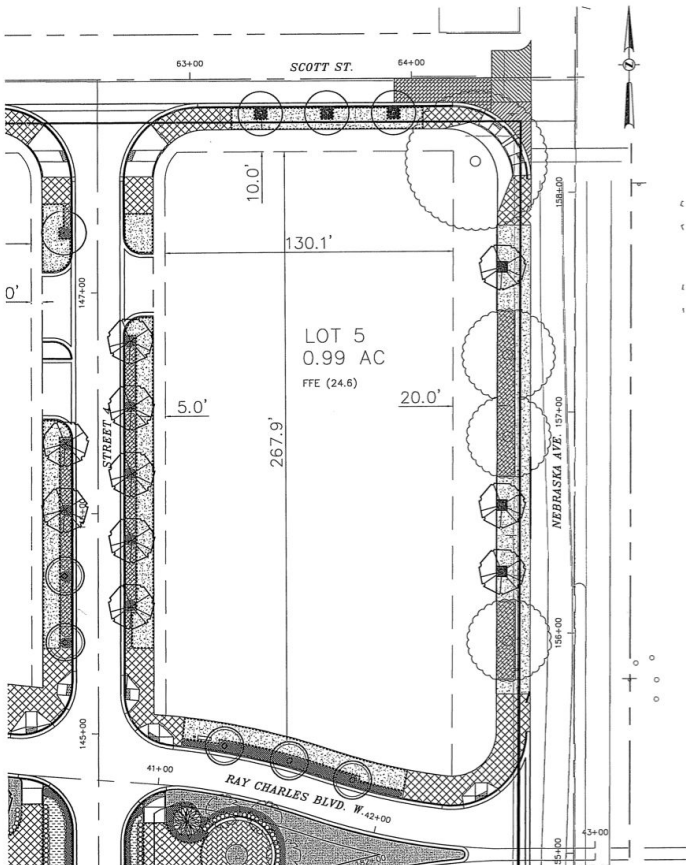
**PRICES STARTING AT \$46 PSF**



Parcel 5  
.99 Acres  
Retail/Office



Parcel 9  
2.14 Acres, 300', 380 units or 200 keys  
Hotel/Multifamily









FOR SALE

Downtown Tampa

Development Opportunities



For more information, please contact:

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