



FOR SALE
Lot 11 - 1.91 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 \$ 4,160,000

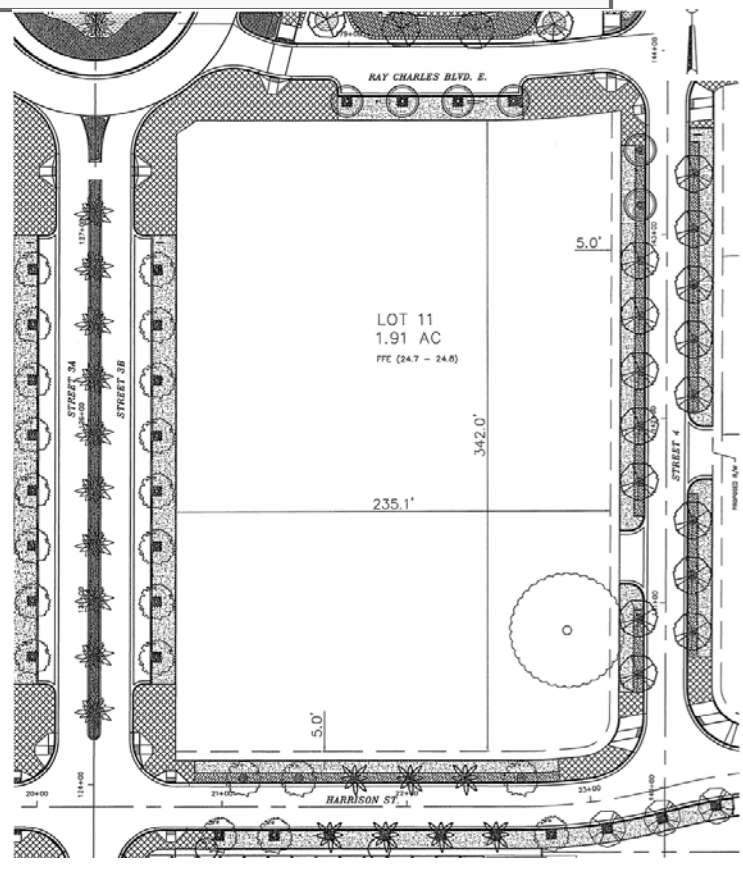
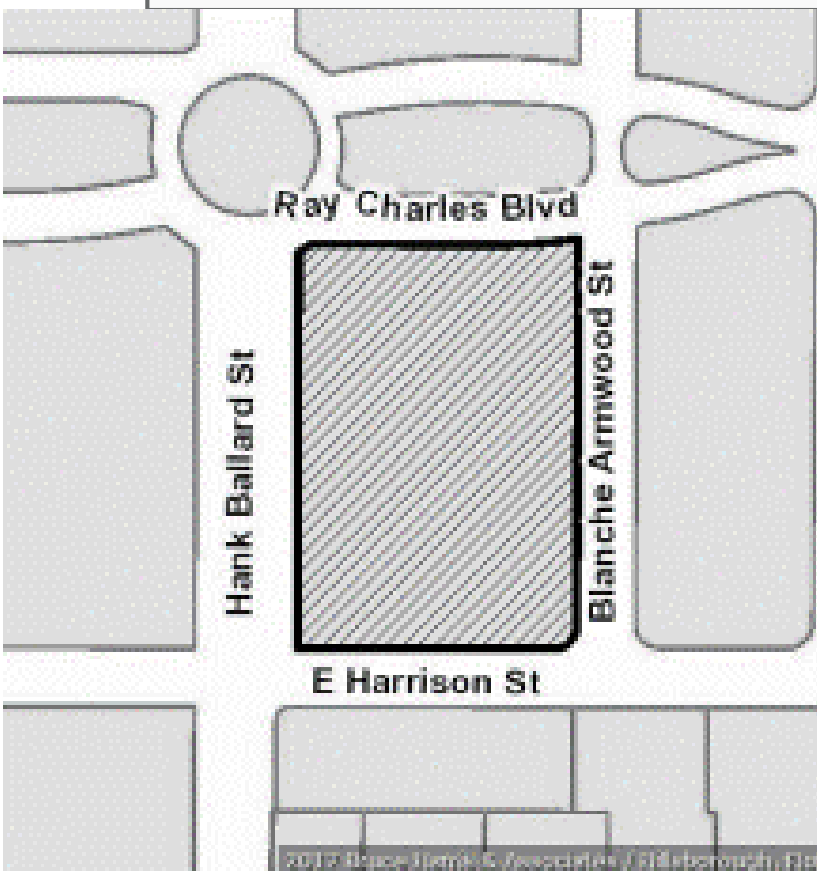


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Property Information – Lot 11

Land Size: 83,200 SF; 1.91 acres
Zoning: Planned Development (PD)
Future Land Use: RMU - 100
Maximum Height: 260'
Entitlements: Multifamily 300 units
Office 60,000 SF Retail 5,000 SF
Folio #: 183341-0090





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For more information, please contact:

Bruce Erhardt, ALC
Executive Director
+1 813 223 6300
bruce.erhardt@cushwake.com

Patrick Berman
Senior Director
+1 813 204 5363
patrick.berman@cushwake.com

Jeannette Jason, CCIM
Director
+1 813 254 4900
jeannette.jason@cushwake.com

Jason Donald
Managing Director
+1 813 204 5329
jason.donald@cushwake.com

Todd Tolbert
Associate
+1 813 204 5350
todd.tolbert@cushwake.com