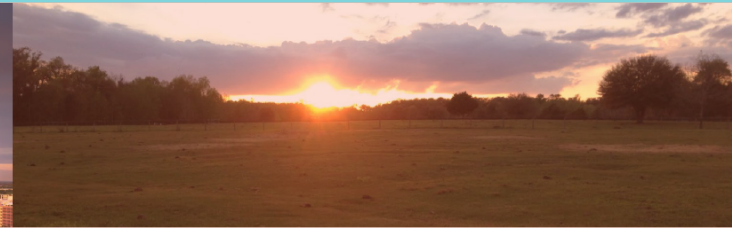
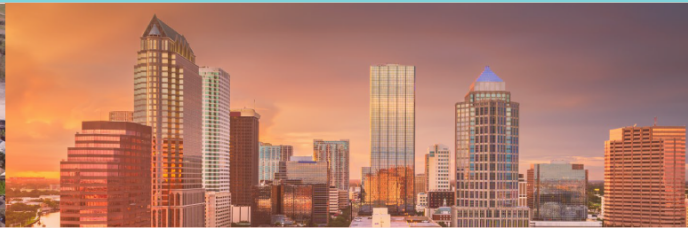


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

Vacant land within the Channel District ready for development. The property currently has a zoning of CD-3 and allows for up to a 3.5 FAR or 237,045 SF with a 300 ft max height however the property benefits from additional development rights that were transferred from another property that allows an additional 130,164 SF. This allows for up to approximately 367,209 SF to be built on the property or approximately a 5.42 FAR.

The property was formerly owned by the City of Tampa and was known as the 12th St Maintenance Yard. The property was a vehicle and maintenance yard for approximately 40 years and was contaminated by the discharge from maintenance activities for the City's maintenance vehicles. The Seller and City of Tampa entered into a Brownfield Site Rehabilitation Agreement with the Florida Department of Environmental Protection (FDEP) in 2004 to address the contamination. In 2011 the Seller satisfied the site rehabilitation requirements and the FDEP agreed to issue a Site Rehabilitation Completion Order with Conditions. This allows for the development of residential, retail, and/or office mixed-use.

LOCATION DESCRIPTION

The parcel is located at 419 N 12th St. in the Channel District of downtown Tampa. Situated at the NEC of N 12th St. and E. Twiggs St across the street from Garrison's Channel which leads into Tampa Bay. Located nearby are many Tampa points of interest such as The Florida Aquarium, Tampa Bay Lightning Games, Channelside, Tampa Cruise Terminal, Sparkman's Warf, neighborhood bars, and many more. I-275, I-4, and the Selmon Expressway are within easy access.

Located across from The Port of Tampa's mixed-use master plan - Vision 2030 - development of 45 acres to include waterfront parks with retail, marina, apartments, hotels, and offices (see renderings). Only half a mile to Strategic Property Partners 40-acre mixed-use Water Street development, which is set to include more than one million square feet of office, one million square feet of hotel and residential, 300,000 square feet of retail, and the USF medical school currently under construction.

PROPERTY SIZE

1.55± Acres

ZONING

CD-3: Allows for up to 300 ft max height with approximately 367,209 SF or a 5.42 FAR. Seller has plans for a 320 unit residential building with 4,700 SF of ground floor commercial space.

PARCEL ID

189743-0000

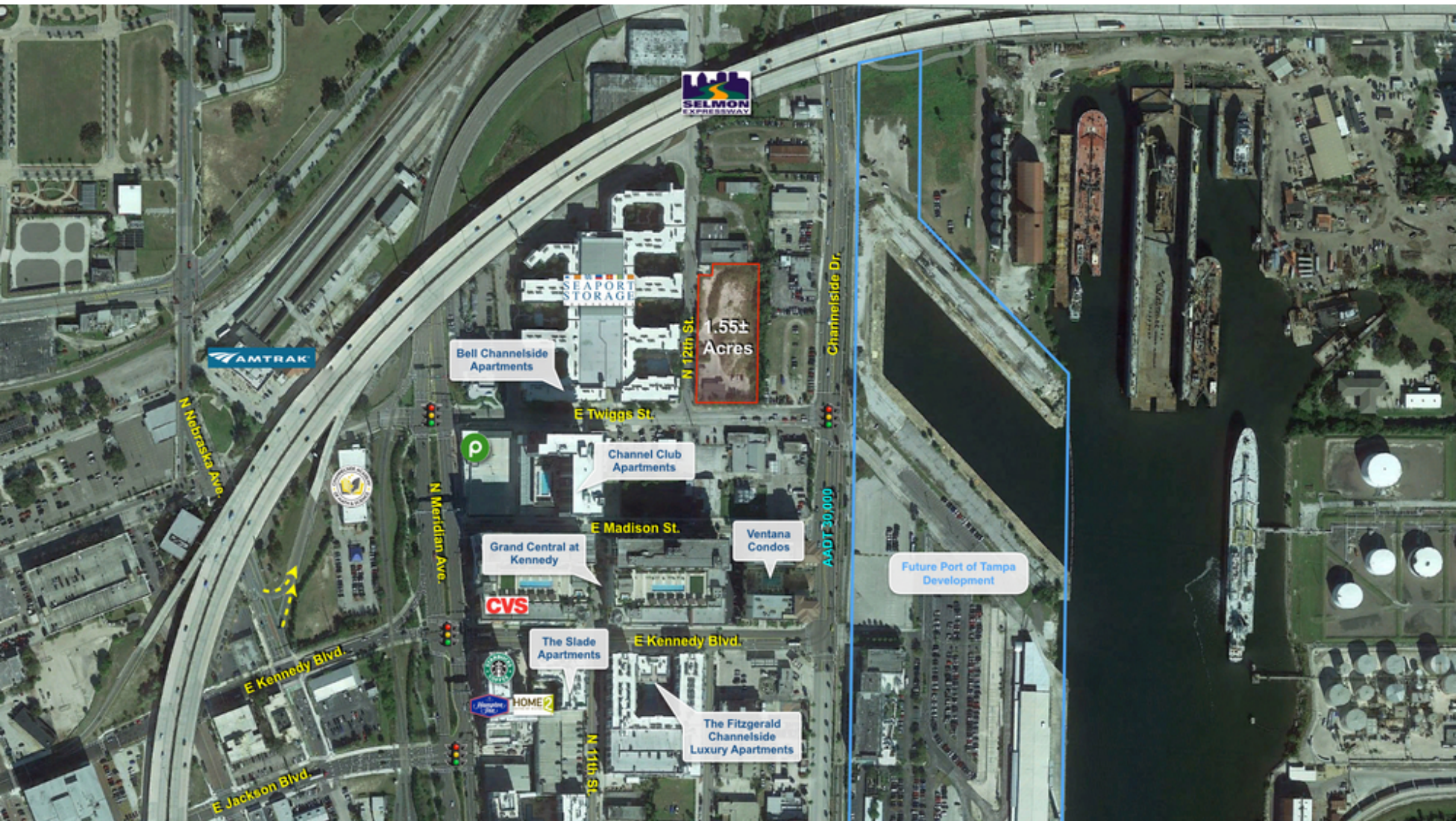
PRICE

\$6,400,000

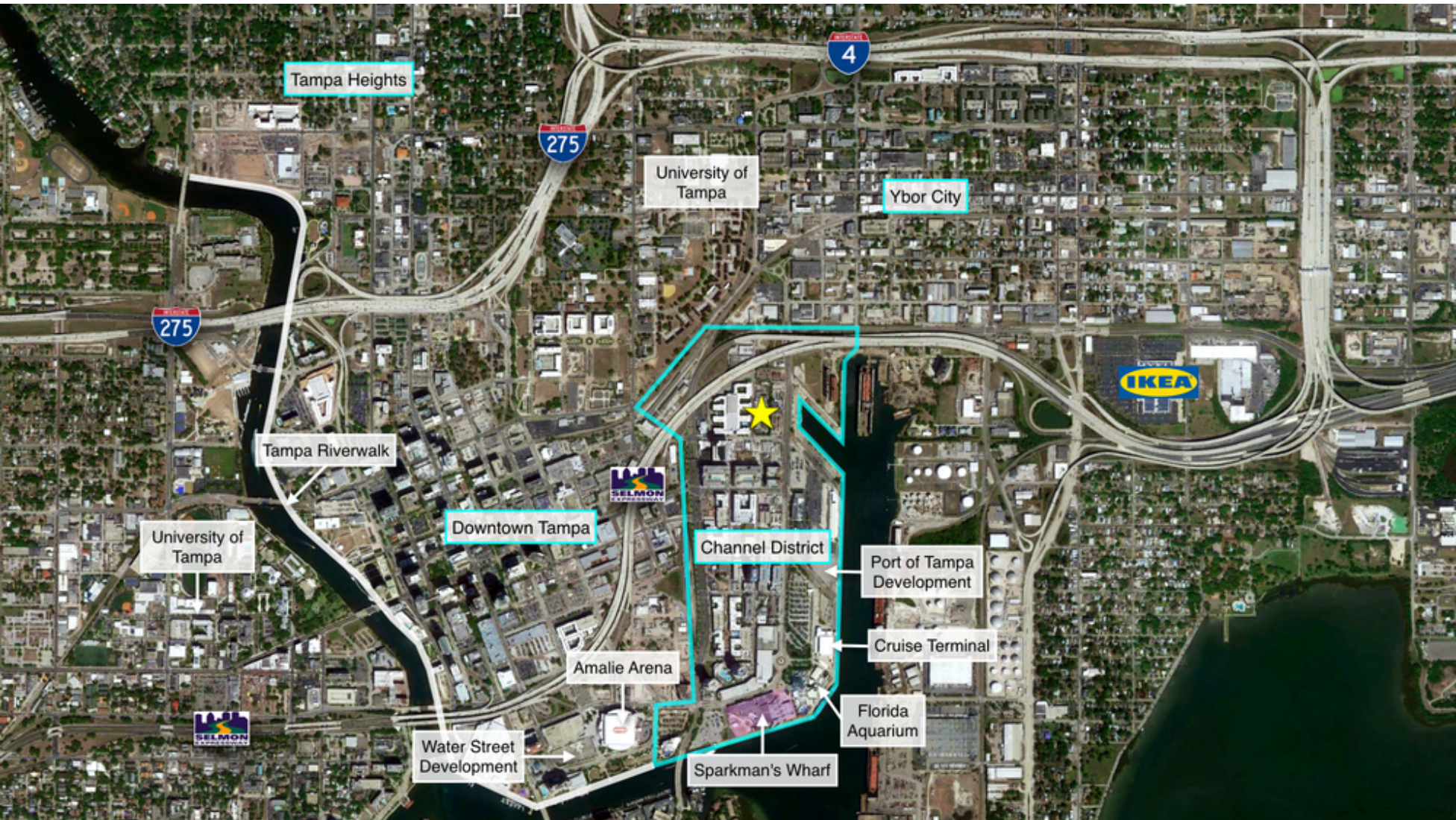
Aerial



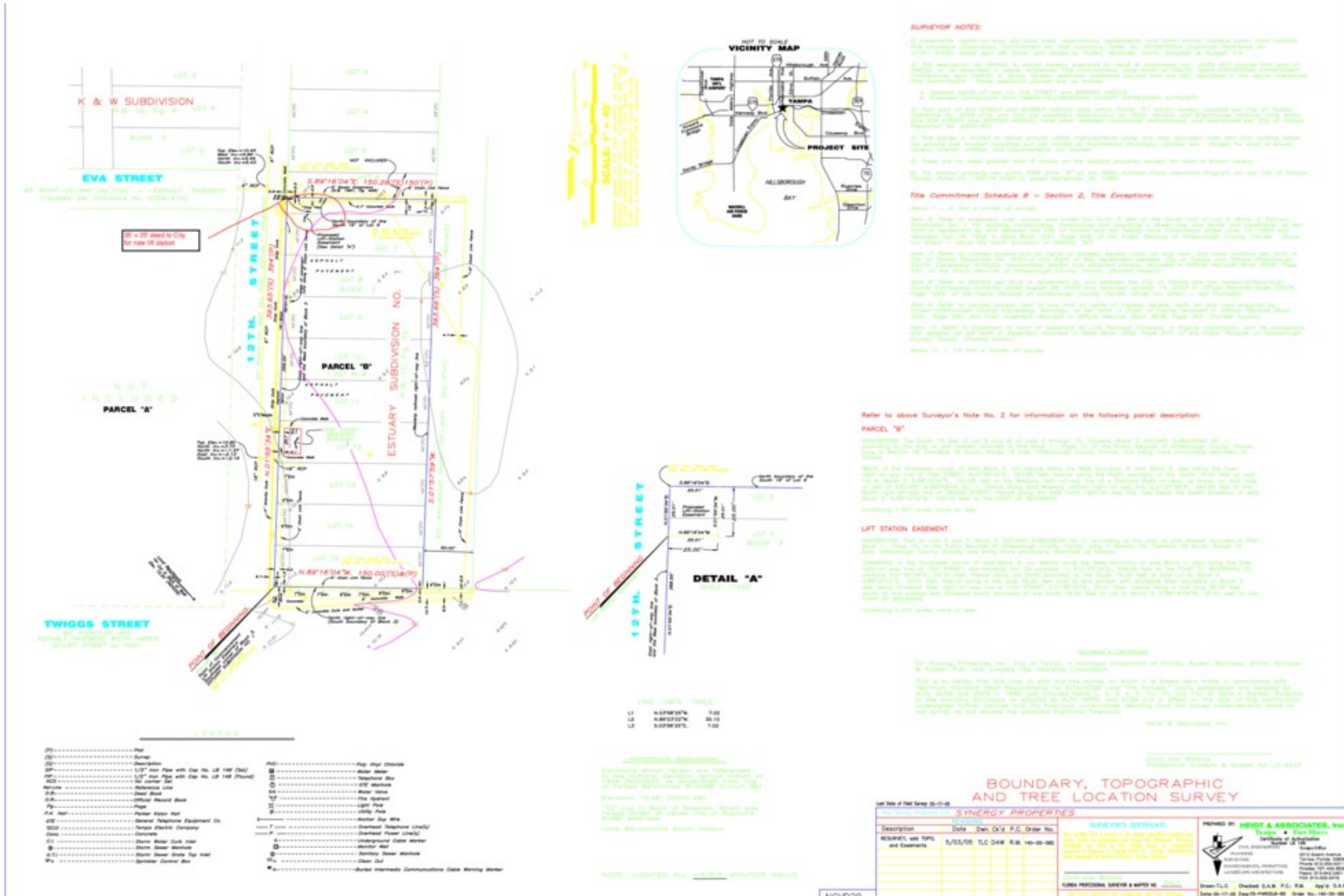
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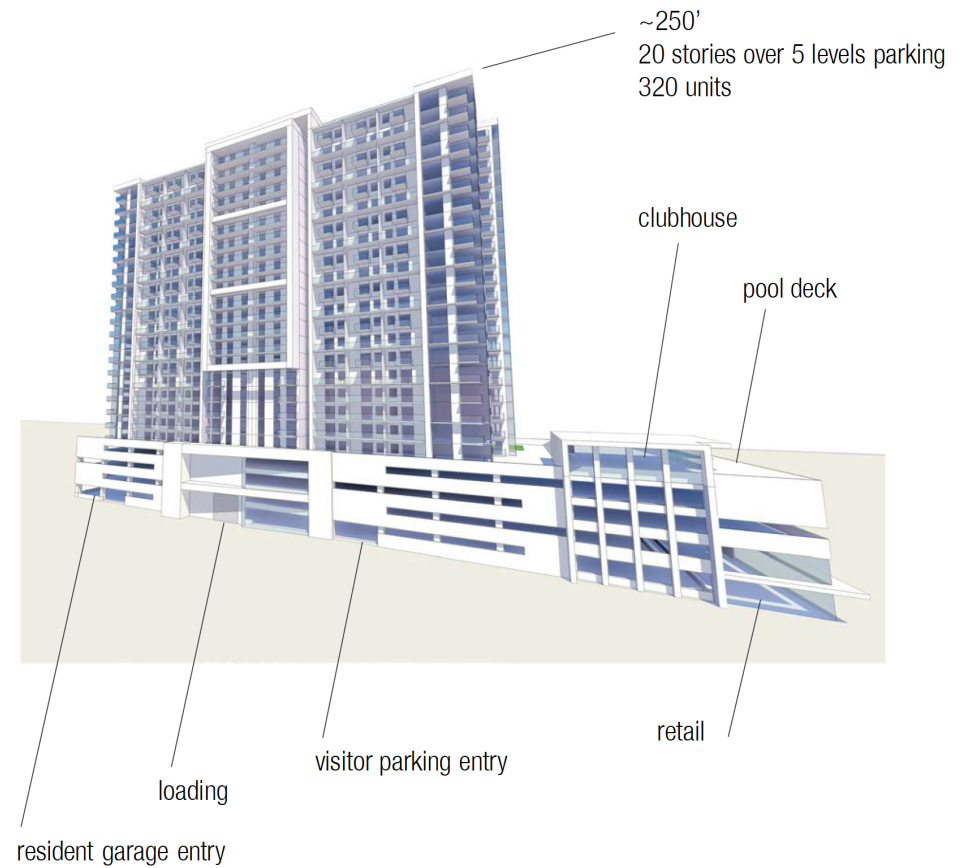
Proximity to Major Points of Tampa



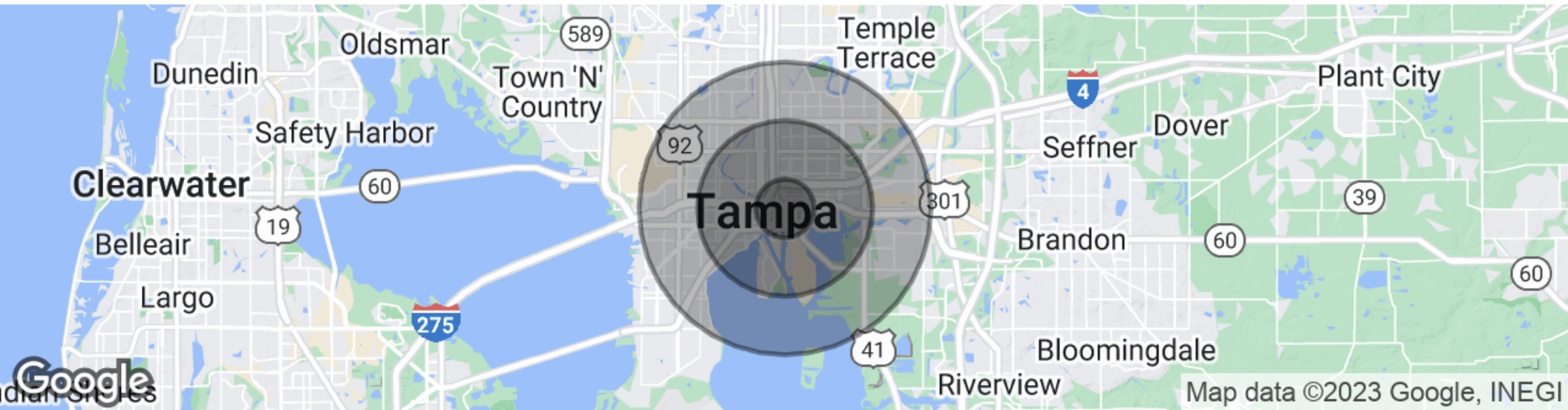
Survey



Project Renderings



Demographics Map & Report



POPULATION

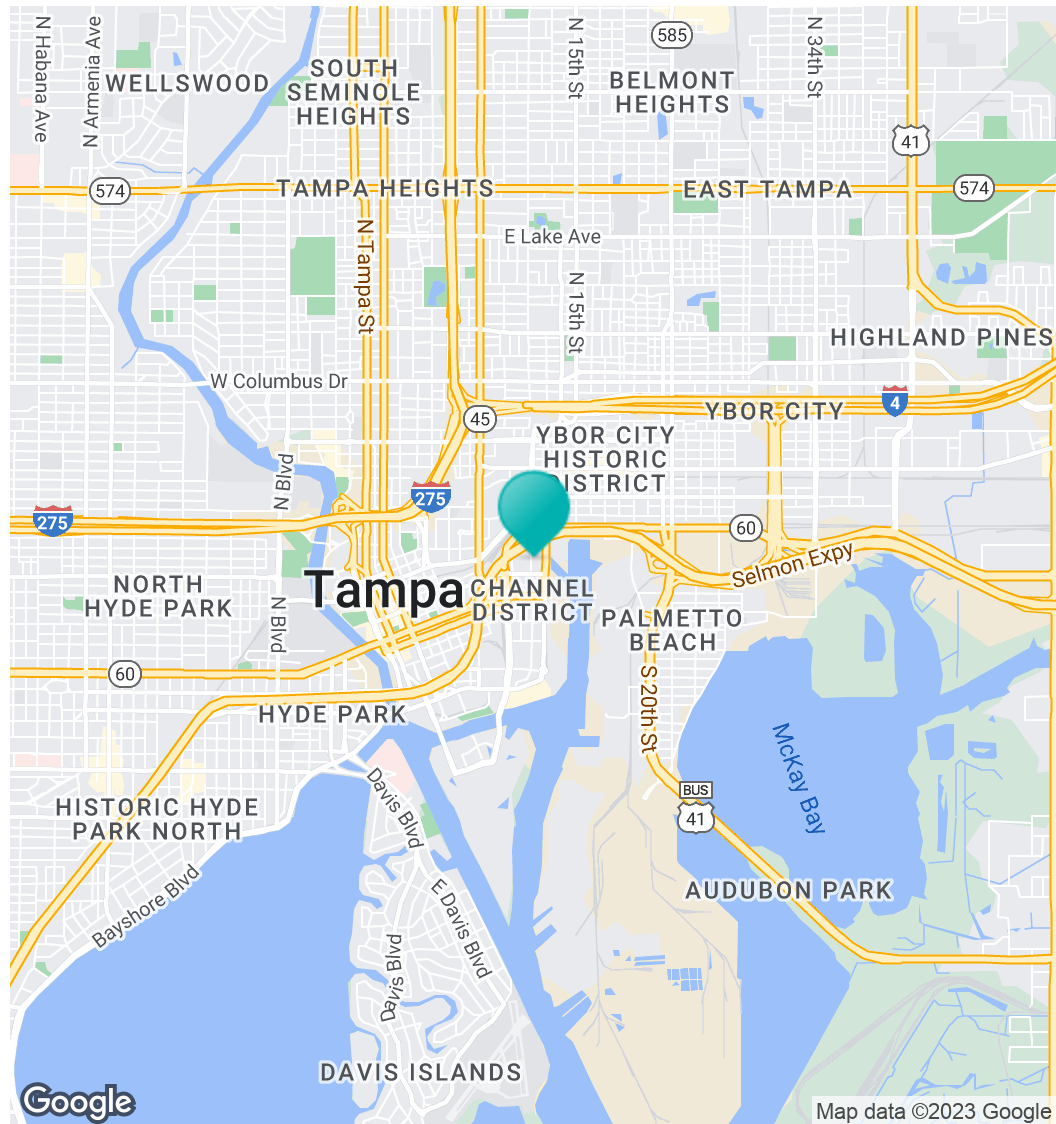
	1 MILE	3 MILES	5 MILES
Total population	7,462	84,789	209,885
Median age	34.7	33.8	35.7
Median age (Male)	33.4	32.0	34.2
Median age (Female)	33.8	35.0	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,952	34,838	84,994
# of persons per HH	1.9	2.4	2.5
Average HH income	\$61,968	\$64,218	\$61,679
Average house value	\$326,227	\$337,292	\$321,802

* Demographic data derived from 2020 ACS - US Census

Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.