



Land For Sale / Lease

Hyde Park Buildable Lot

330 S Hyde Park Ave, Tampa, FL 33606

For More Information:

813-254-6756 | EXT 48

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	\$649,000
Lot Size:	9,940 SF
Zoning:	RO-1 - Residential Office
Future Land Use:	RES-50 Residential 50 units per acre
Market:	Tampa-St Petersburg-Clearwater

PROPERTY OVERVIEW

This rare 9,940 SF buildable lot is located in the center of Hyde Park, arguably one of the most sought after areas in Tampa. The parcel is currently zoned RO-1 (Residential Office) with a 1.0 FAR and, as such, allows for a potential development based upon existing zoning of up to 9940 SF of Residential or Office use, although parking requirements and overlay requirements may limit the maximum building envelope. Preliminary plans have been drawn (displayed in the "Documents" tab) which show a potential multi-story development (parking beneath structure) of general office space of up to 4848 SF with 16 parking spaces or a Medical Office development of approximately 3000 SF, assuming a variance to reduce parking by 2 spaces.

The Future Land Use of RES-50 (Residential - 50 Units per acre) offers additional design and development possibilities for multi-family development. Currently, the site would offer a potential multi-family development of up to 9 units (40 du/ acre) without meeting bonus provisions for the 50 du / acre maximum density) assuming development meets the development guidelines and architectural review within the Hyde Park Historic District.

With Office, Medical, and Residential being in such short supply in this highly demanded market, this property offers a unique opportunity to design to personal specs as one of the last undeveloped parcels of land in the district.



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Additional Photos



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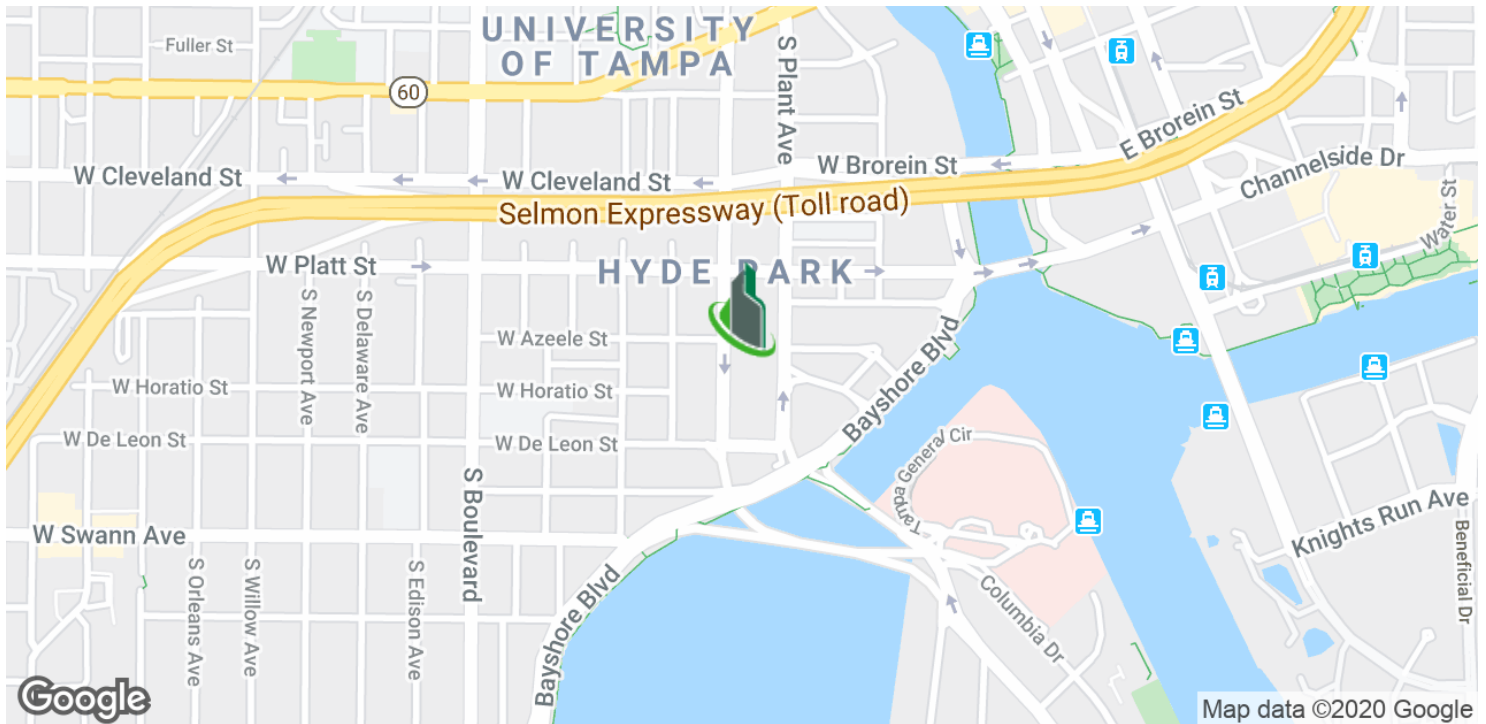




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Location Maps



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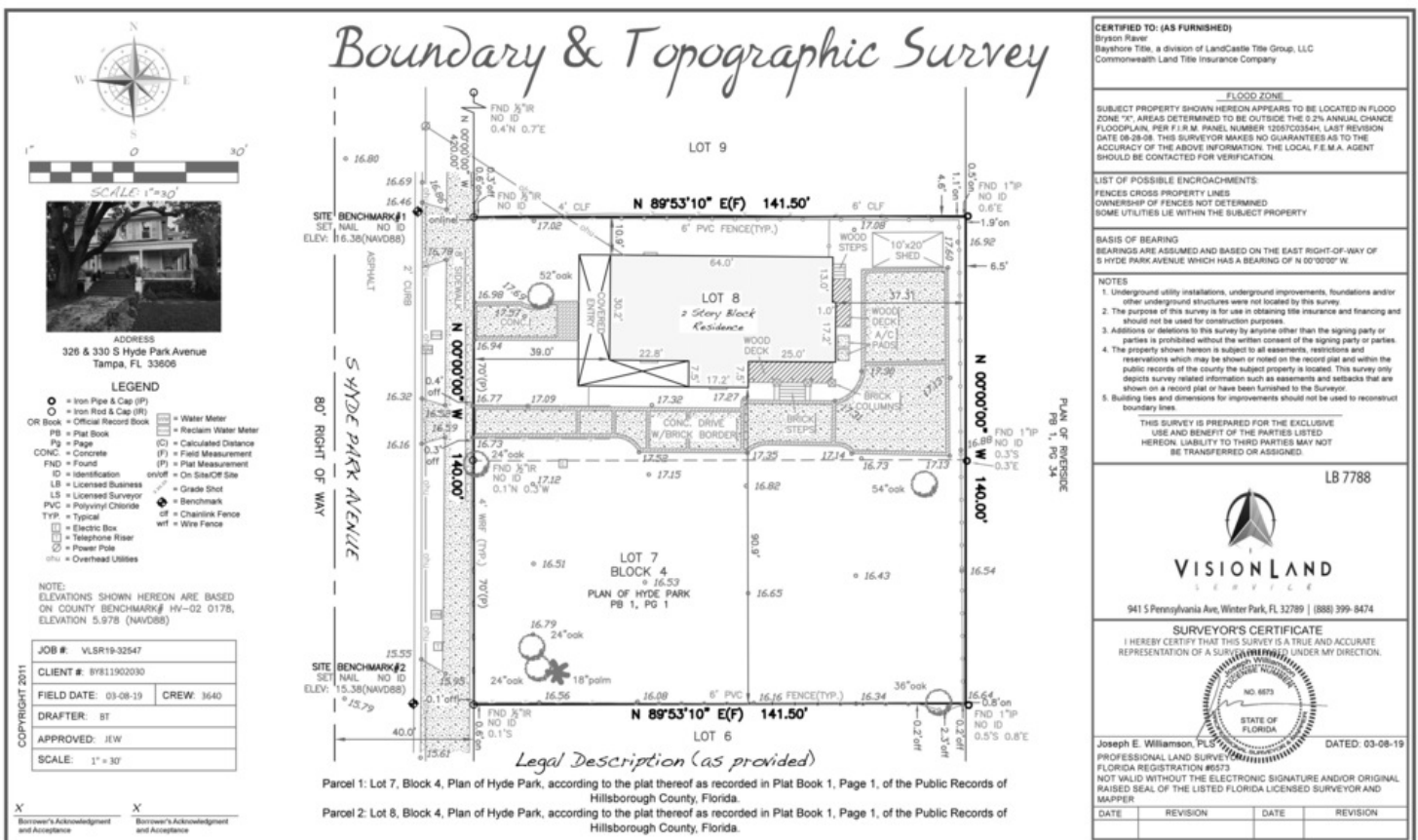




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Survey



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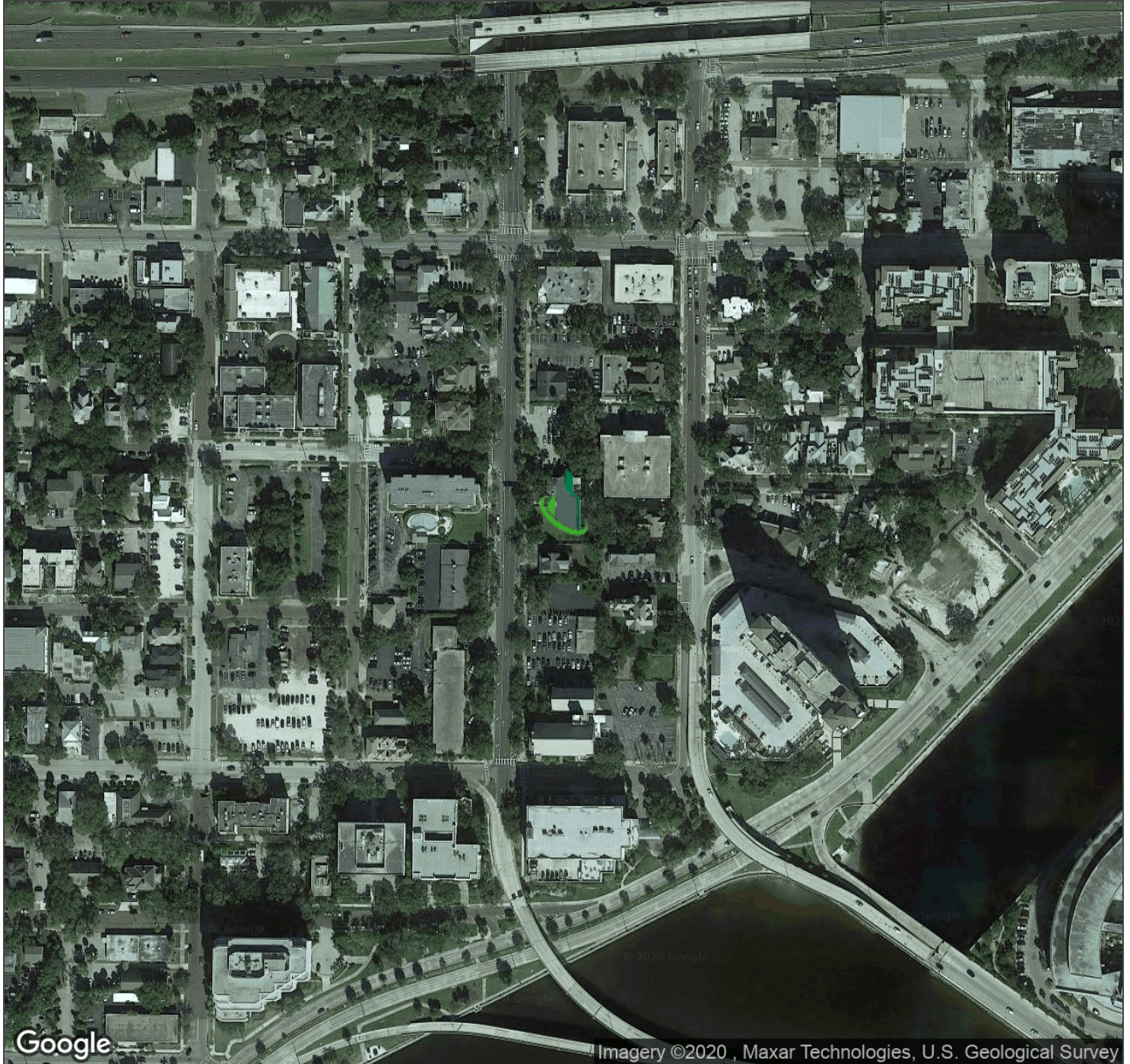
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Aerial Map



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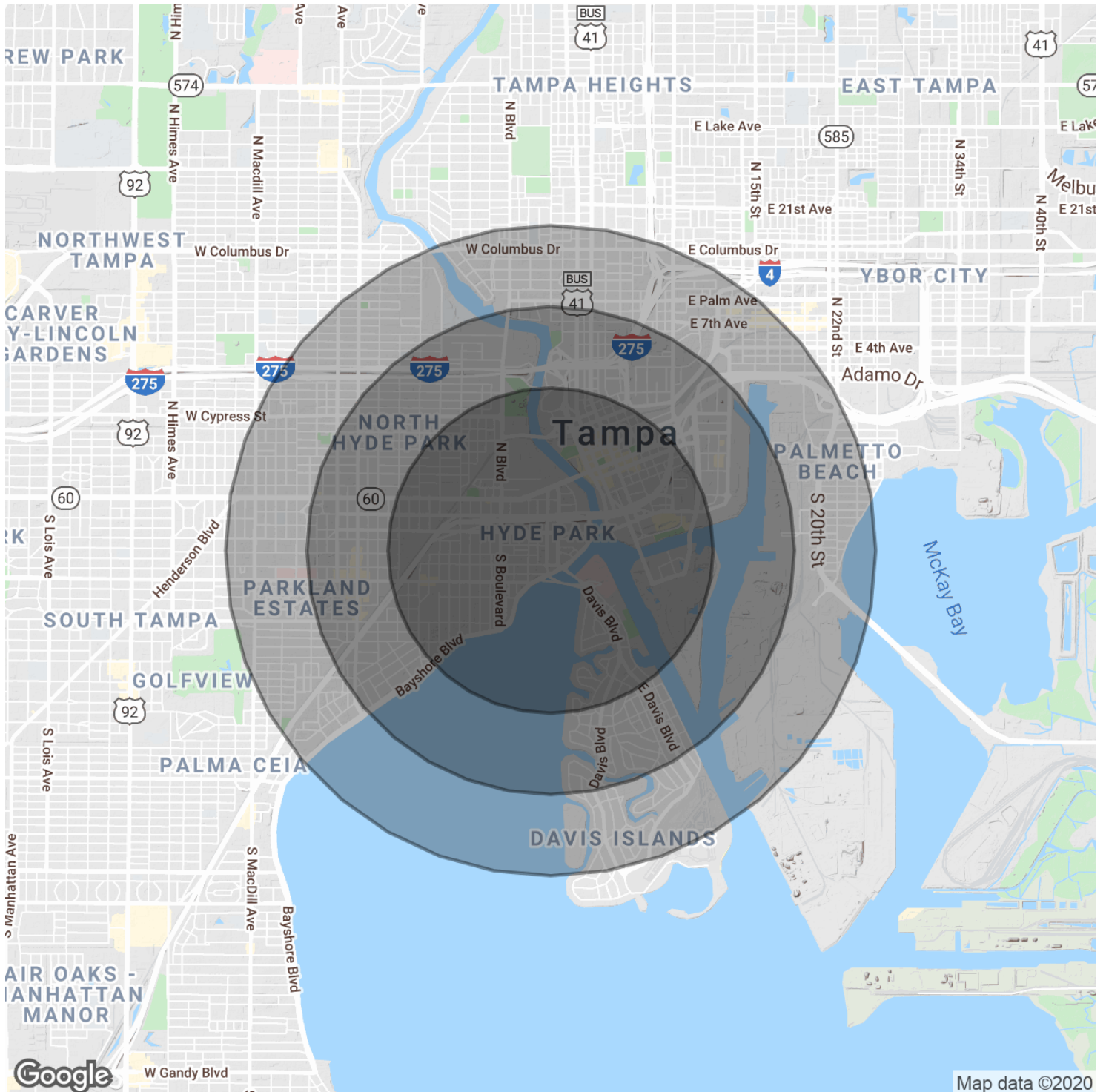




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	1.5 MILES	2 MILES
Total Population	10,231	24,936	40,624
Median age	33.1	31.6	33.3
Median age (Male)	32.9	30.8	31.9
Median age (Female)	32.8	32.4	34.4

HOUSEHOLDS & INCOME

	1 MILE	1.5 MILES	2 MILES
Total households	4,829	11,696	18,642
# of persons per HH	2.1	2.1	2.2
Average HH income	\$101,706	\$95,144	\$87,222
Average house value	\$497,630	\$465,576	\$472,233

ETHNICITY (%)

	1 MILE	1.5 MILES	2 MILES
Hispanic	10.6%	11.4%	14.8%

RACE

	1 MILE	1.5 MILES	2 MILES
Total Population - White	7,789	16,911	26,252
% White	76.1%	67.8%	64.6%
Total Population - Black	1,768	6,462	11,918
% Black	17.3%	25.9%	29.3%
Total Population - Asian	329	712	897
% Asian	3.2%	2.9%	2.2%
Total Population - Hawaiian	23	40	42
% Hawaiian	0.2%	0.2%	0.1%
Total Population - American Indian	41	167	393
% American Indian	0.4%	0.7%	1.0%
Total Population - Other	127	343	663
% Other	1.2%	1.4%	1.6%

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