

OFFERING MEMORANDUM

CHELSEA GARDENS

1903 E PALIFOX STREET, TAMPA, FL 33610

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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

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

PROPERTY DESCRIPTION

Chelsea Gardens is a 3 acre site zoned for residential single family development in East Tampa. The site is wooded with no wetlands on it. It perviously was awarded a \$200,000 grant by the East Tampa Community Revitalization Partnership to bring infrastructure to the property which wasn't used and may be available to a new developer, should they wish to reapply. Additionally, the site may be able to be rezoned for townhouses.

LOCATION DESCRIPTION

The property is located at 1903 E. Palifox Street in the city limits of Tampa. It is west of N. 22nd Street and south of E. Osborne Avenue in the east Tampa submarket. Access to the site is from an unimproved right of way on East Palifox Street.

PROPERTY SIZE

3.0 Acres

ZONING

RS-50

PARCEL ID

157166-0000 & 157164-5500

PRICE

\$399,000

BROKER CONTACT INFO

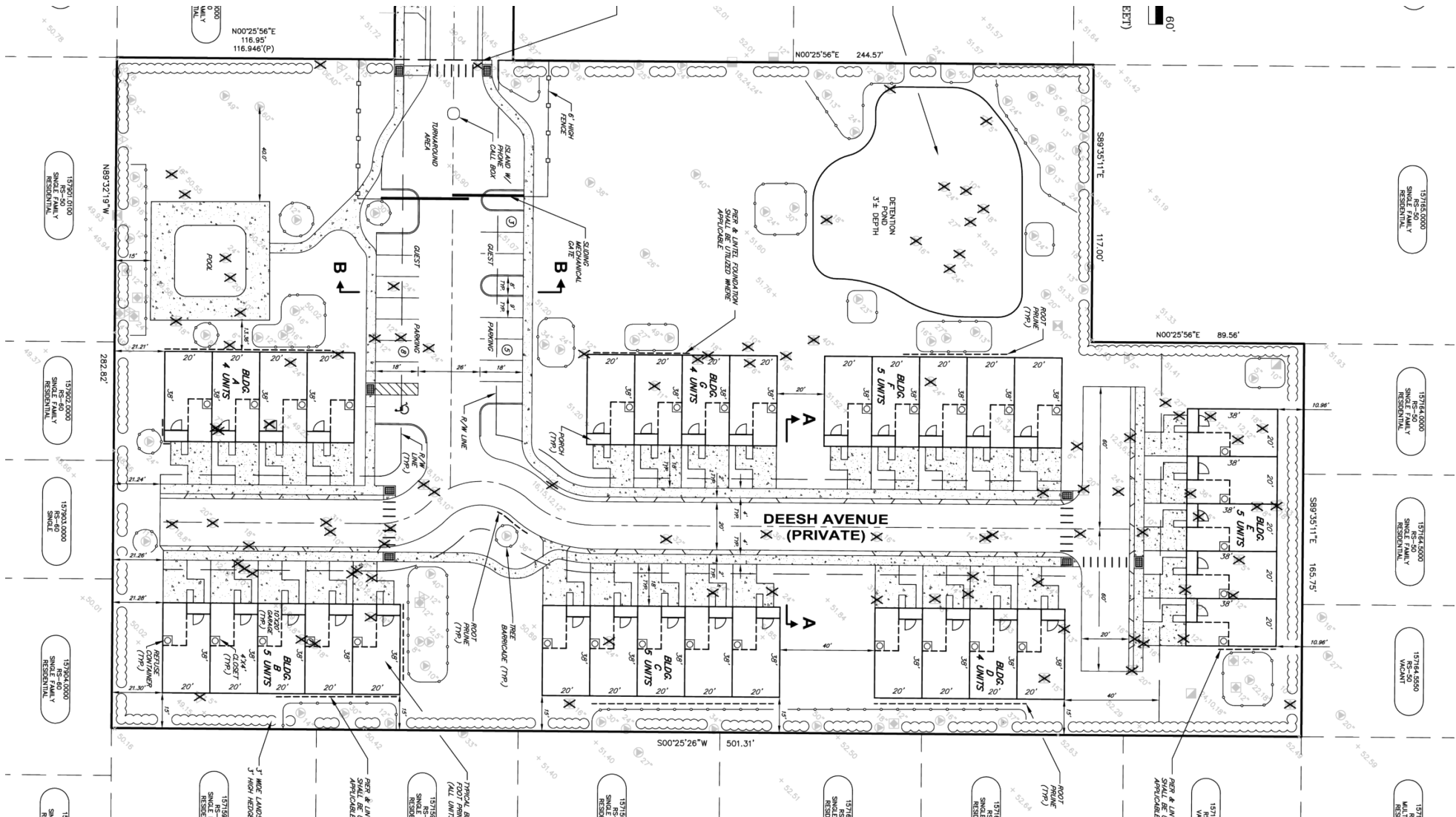
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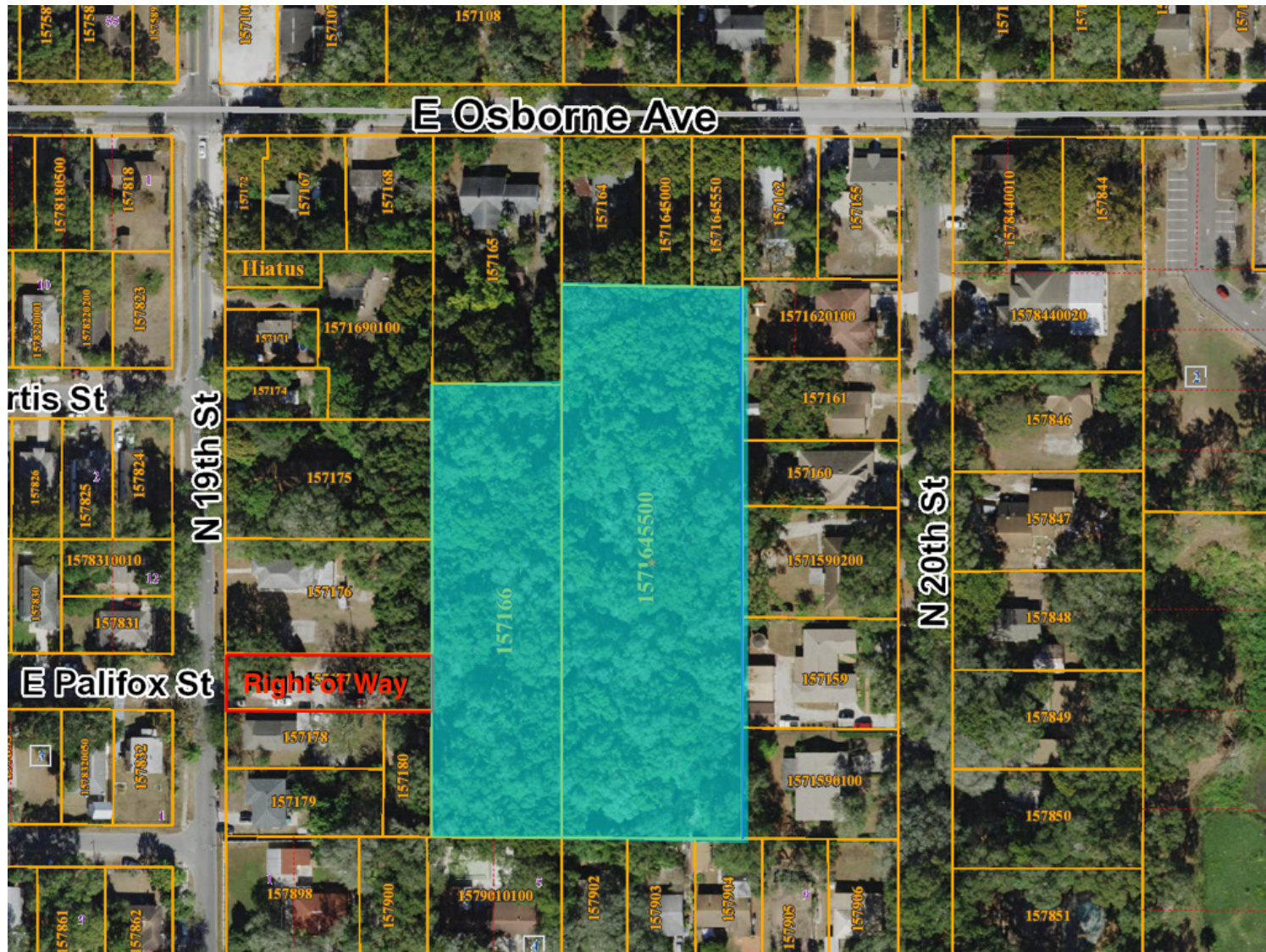


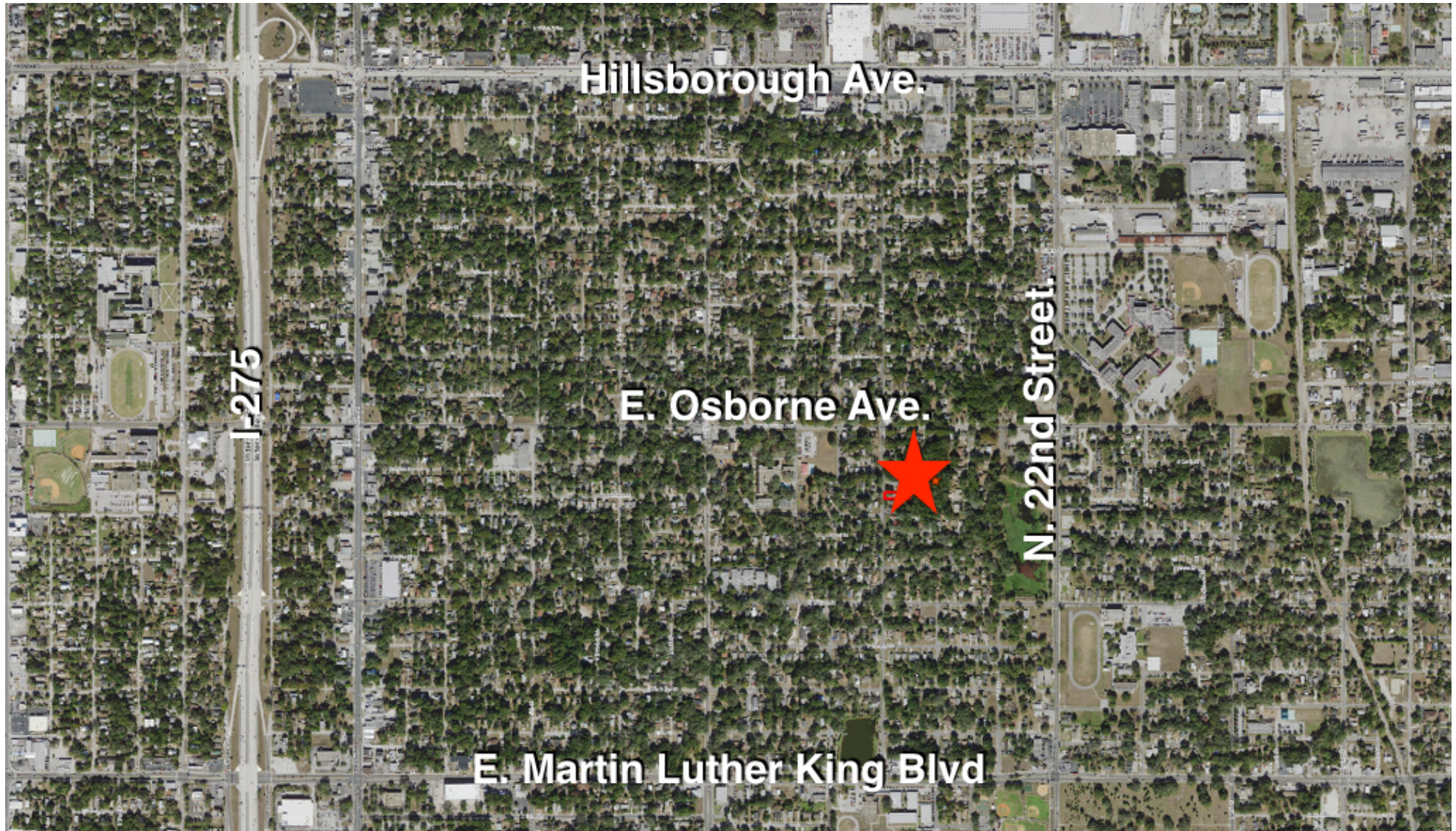
**Property outline and dimensions are approximate and shall not be relied upon. Actual parcel details shall be obtained from survey at buyer's expense.*

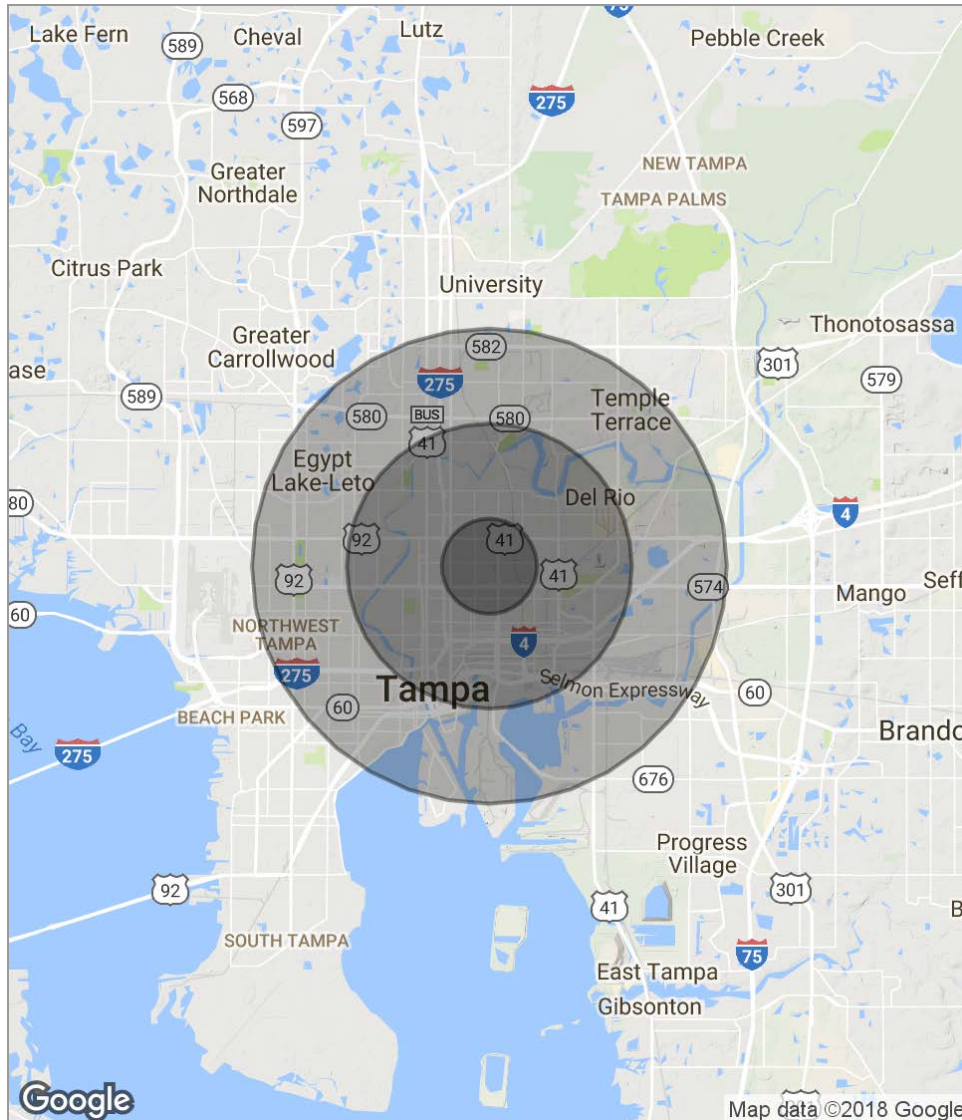


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,585	108,309	272,823
Median age	34.2	34.1	34.3
Median age (male)	30.7	32.3	32.9
Median age (Female)	35.5	35.4	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,115	41,759	106,840
# of persons per HH	2.9	2.6	2.6
Average HH income	\$37,323	\$42,403	\$49,459
Average house value	\$153,299	\$191,000	\$238,764

* Demographic data derived from 2010 US Census

