

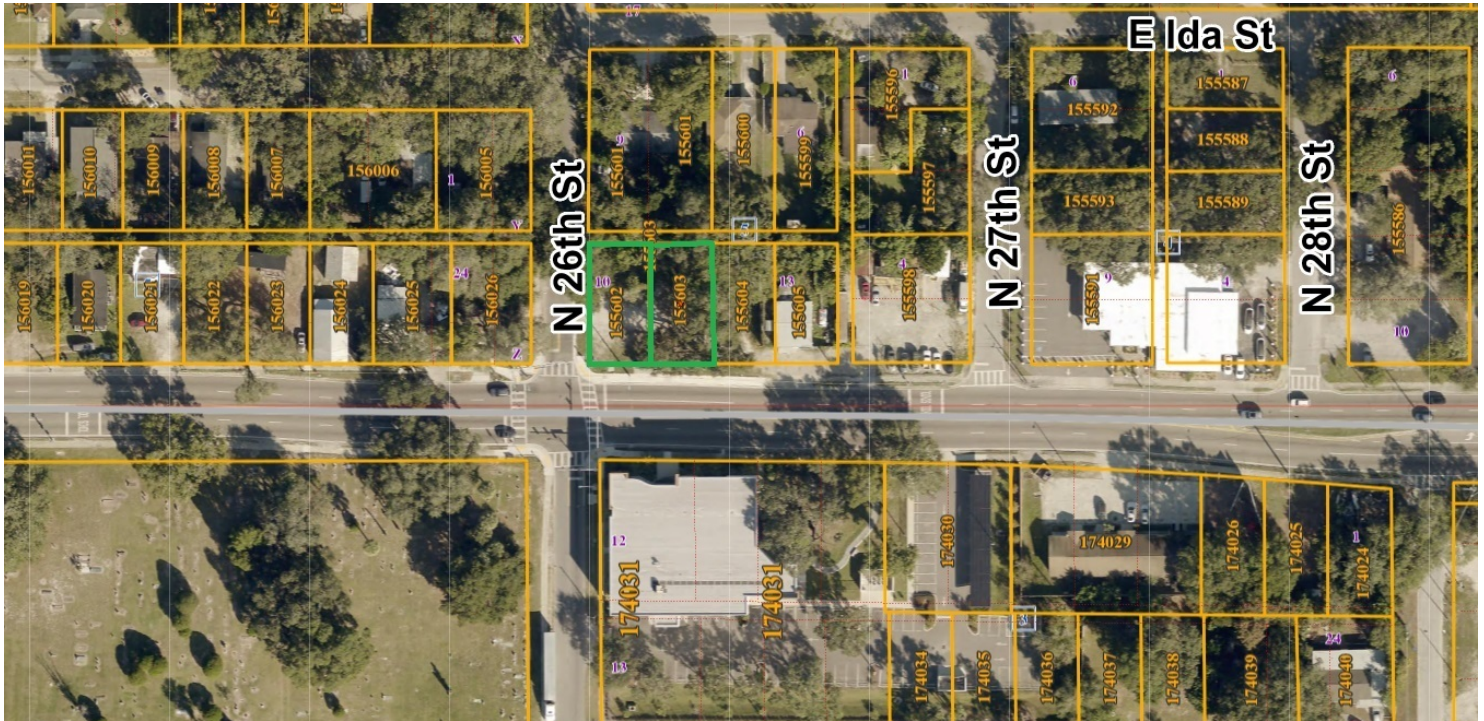


**2602 E Dr Martin Luther King Jr Blvd, Tampa, FL
33610**



Lighted Corner Mixed Use Development Site (Dr MLK & 26th) 2602 E Dr Martin Luther King Jr Blvd, Tampa, FL 33610

Executive Summary



OFFERING SUMMARY

Sale Price:	\$199,000
Price / Acre:	\$956,148
Lot Size:	9,066 SF
Zoning:	CI - Commercial Intensive
Future Land Use:	cc-35 and Res-20
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	2,600

PROPERTY OVERVIEW

This hard corner commercial site consists of two parcels that total 9,066 SF (0.20 acres) and also includes additional land from a recently vacated alleyway. The site is located at the lighted intersection of E. Dr Martin Luther King, Jr. Blvd. and 26th directly across from the new C. Blythe Andrew, Jr Public Library. Currently, these two parcels have CI - Commercial Intensive zoning and the Future Land Use is Community Commercial -35 (2.0 FAR).

A developer could also purchase the parcel to the north (same owner) which currently has a 1,454 SF single family residence and would increase the site to over 1/2 acre, creating a combined site that could yield potential development of 12 mixed use units totaling up to 20,257 SF or a less intense retail or drive through use.

* All totals are estimates based upon City of Tampa Land Use Plan and are subject to final review and site plan approval

LOCATION OVERVIEW

Located at the northeast corner of E Dr Martin Luther King Blvd and N 26th Street and east of I-275.



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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For More Information:

813-254-6756 | EXT 53

Property Webpage: www.properties.baystreetcommercial.com/894608-sale

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Future Land Use - Community Commercial 35 (2.0 FAR)

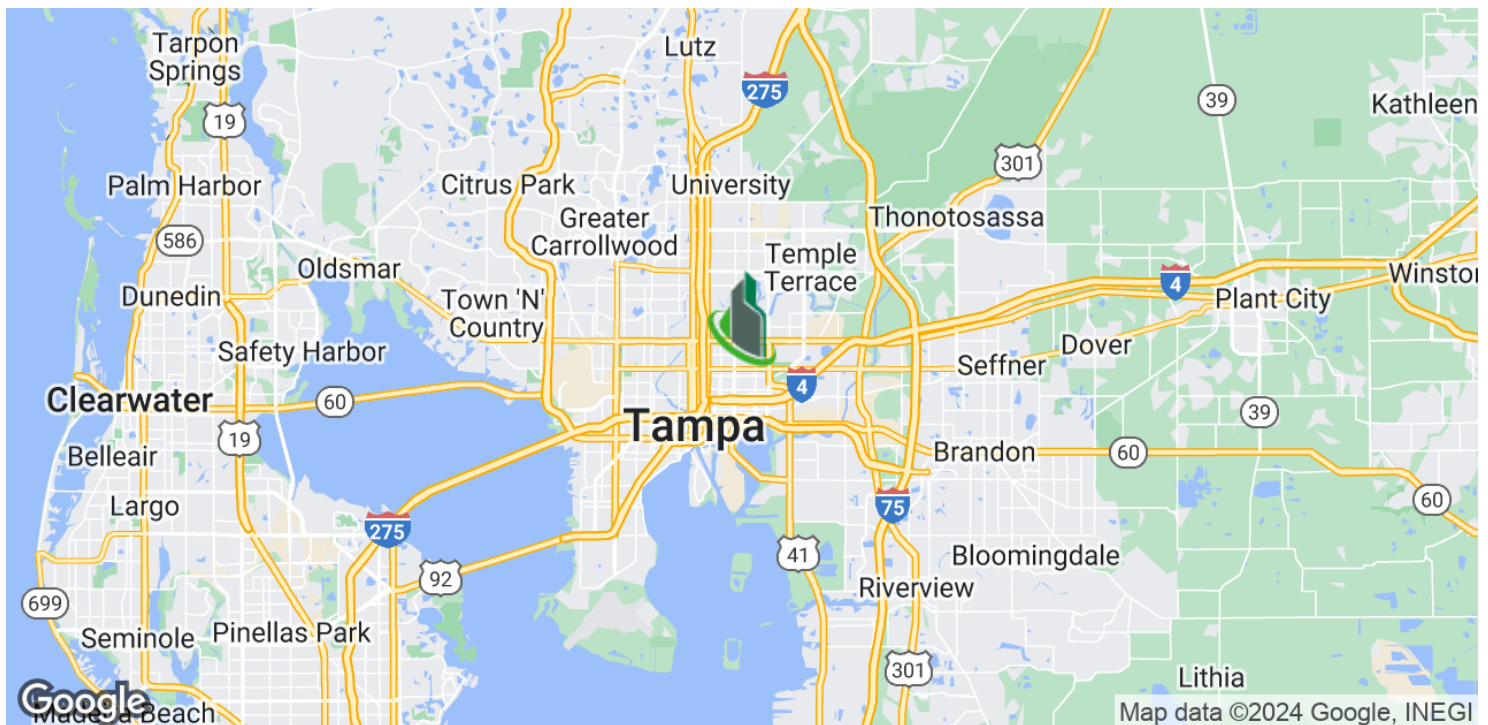
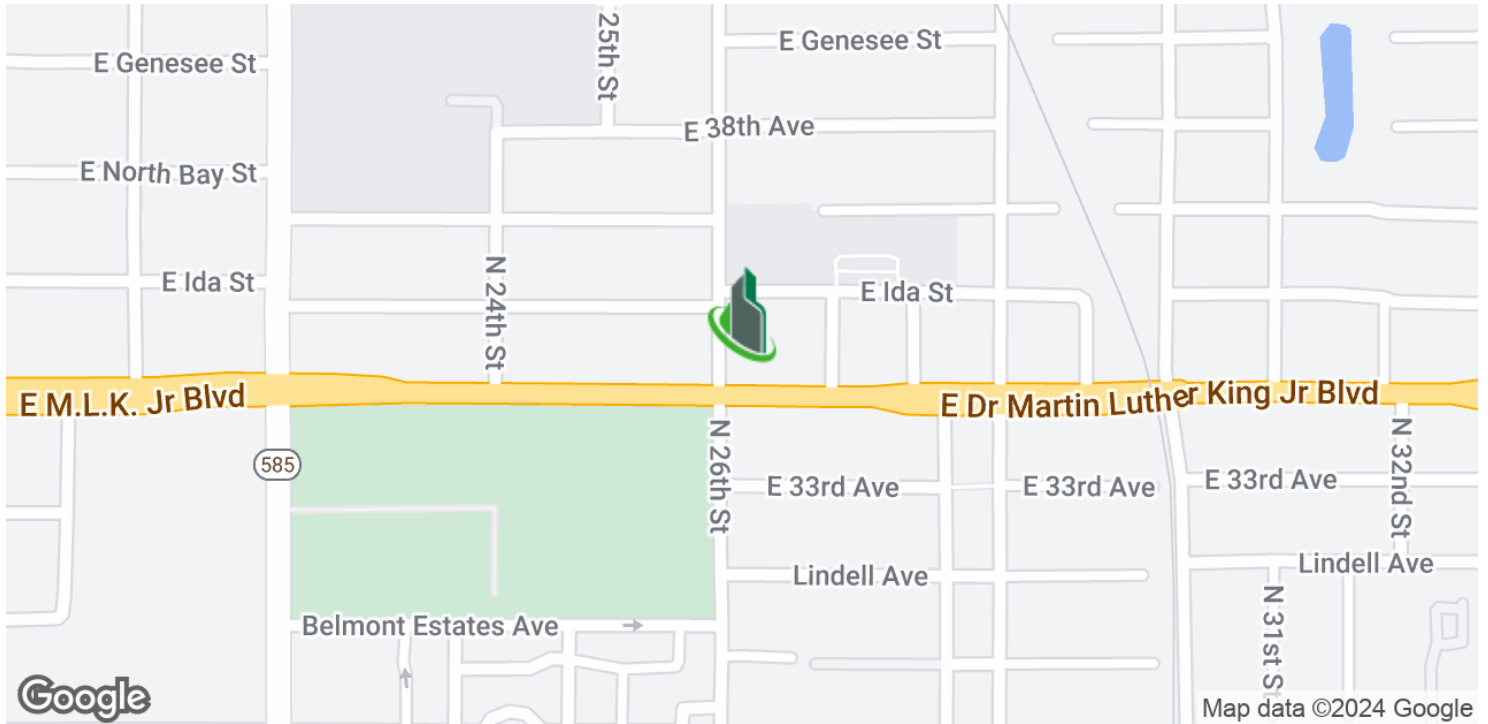
Map Color	Category	FAR	Dwelling units/net acre	Other Considerations	Key Characteristics
CC-35	Community Commercial-35: <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> ➤ Intensive and general commercial, service, office, and residential uses	Standard Development: • Up to 1.0 • >1.0 up to 2.0 with performance provisions met	Up to 30 du/acre Up to 35.0 du/acre with bonus provisions met	<ul style="list-style-type: none"> Gathering places such as a plaza, courtyard, or park. Compatible public, quasi-public, and special uses. Development should include a mix of non-residential and residential uses with more intense development near major intersections. Projects may be determined either by density or floor area ratio (FAR), whichever calculation is more beneficial to the development. If FAR is applied to a residential project to attain maximum density potential, development shall be consistent in character and scale with the surrounding residential built environment. 	<ul style="list-style-type: none"> A development pattern with moderate lot coverage, limited side yard setbacks, and buildings sited up to the corridor to create a consistent street wall; More intense mixed-use development at intersections with stepped down residential uses in between; Building heights that are typically up to 5 stories (number of stories varies by location, special district, or overlay district); Building heights that are highest at major intersections and lower when adjacent to neighborhoods unless near a major intersection; Building facades and entrances that directly address the street; Buildings with pedestrian-oriented uses such as outdoor cafes located at the street level; Integrated (vertical and horizontal) residential and non-residential uses along the corridors; Parking that is located to the side or behind buildings, or in parking structures; Limited number of curb cuts along arterial streets, with shared and/or rear alley access to parking and service functions; Attractive streetscape with sidewalks designed to accommodate pedestrian traffic that includes appropriate landscaping, lighting, and pedestrian amenities/facilities; Public and semi-public outdoor spaces such as plazas, courtyards, and sidewalk cafes; and *Any proposed development, city-wide, may develop up to 1.5 FAR, if all of the following are met: <ul style="list-style-type: none"> Subject site is greater than 0.35 acres; Subject site maintains frontage on an arterial roadway (length of frontage must meet minimum lot width standard in City Code); and Structure must have vertically integrated mix of at least 2 uses from 2 separate general use categories as outlined in City Code.
CMU-35	Community Mixed Use-35: <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> ➤ Retail, general commercial, service, office, and residential uses	Up to 2.0 in Ybor City Local Historic District Only Vertical Mixed-Use Development: • Up to 1.5* • >1.5 up to 2.0 with performance provisions met			



Lighted Corner Mixed Use Development Site (Dr MLK & 26th)

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Location Map



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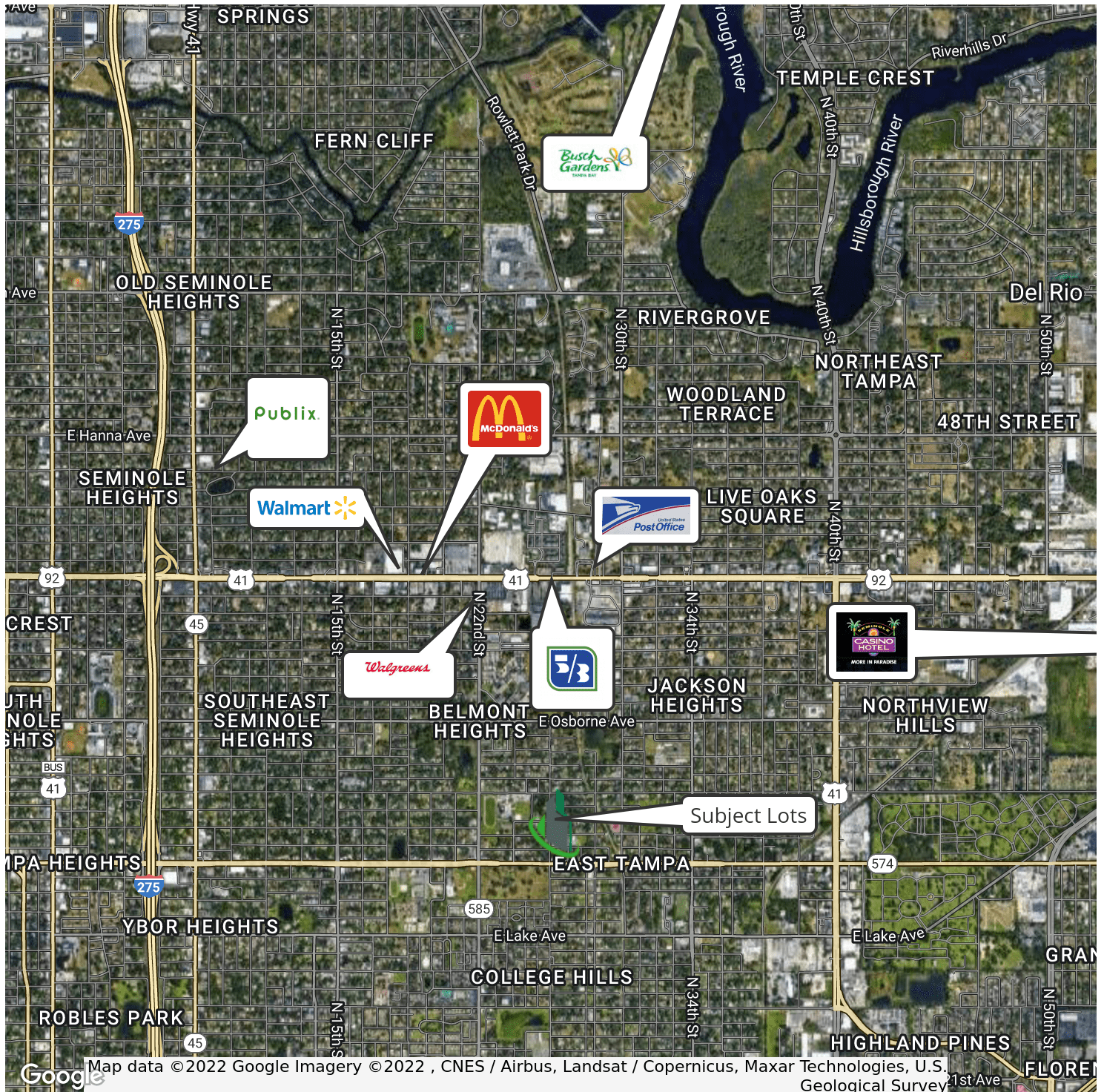
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Retailer Map



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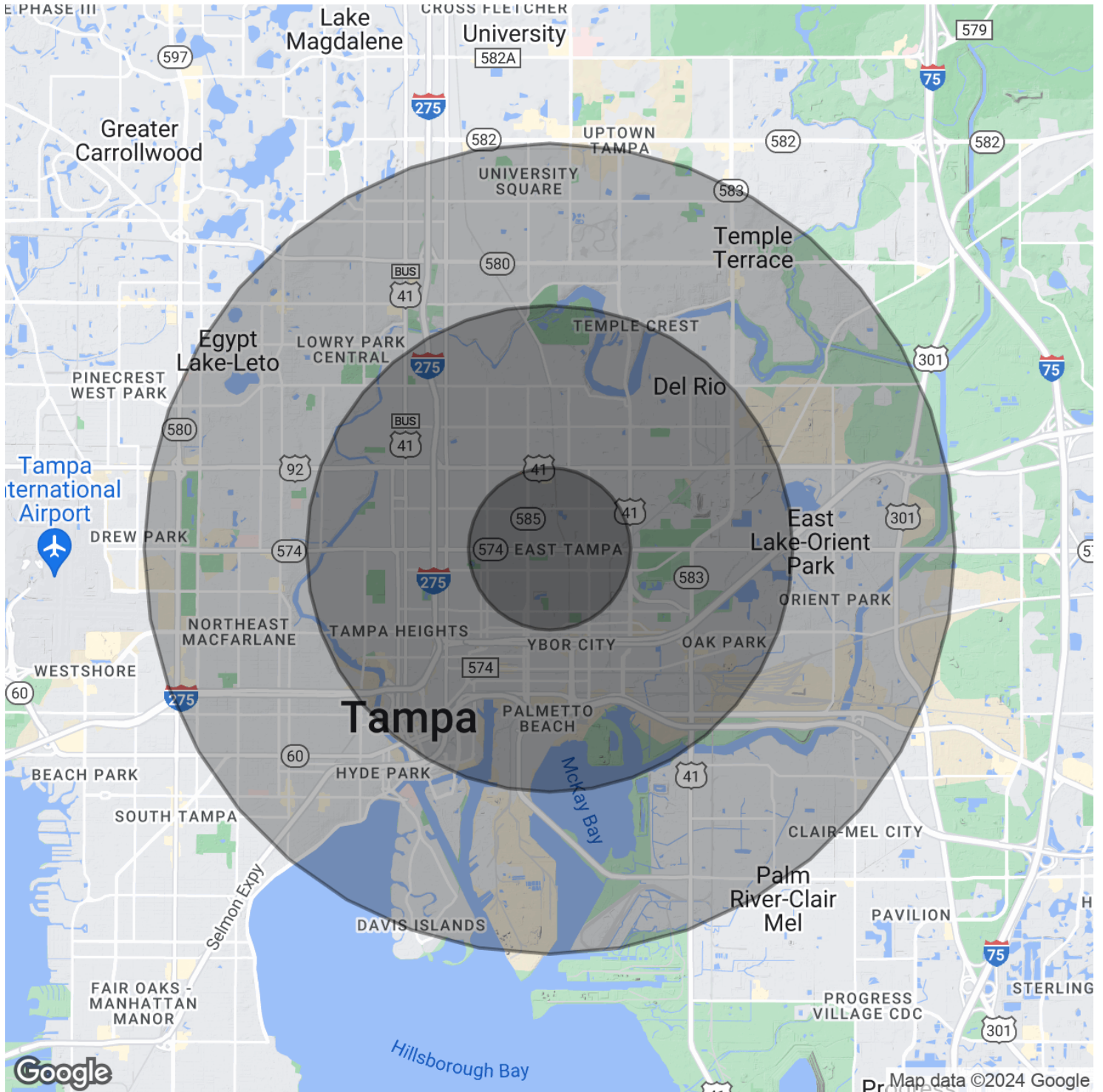
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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,653	94,240	256,723
Average Age	32.3	34.2	34.3
Average Age (Male)	27.7	32.1	32.9
Average Age (Female)	34.5	35.6	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,904	36,039	100,020
# of Persons per HH	3.0	2.6	2.6
Average HH Income	\$32,694	\$42,492	\$50,106
Average House Value	\$129,518	\$193,096	\$237,254

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	12.1%	19.9%	28.7%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	1,985	39,399	143,756
% White	13.5%	41.8%	56.0%
Total Population - Black	12,091	49,513	93,173
% Black	82.5%	52.5%	36.3%
Total Population - Asian	69	591	3,897
% Asian	0.5%	0.6%	1.5%
Total Population - Hawaiian	0	21	107
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	82	752	2,502
% American Indian	0.6%	0.8%	1.0%
Total Population - Other	277	2,218	7,955
% Other	1.9%	2.4%	3.1%

TRAFFIC COUNTS

E Dr Martin Luther King Blvd and N 26th St	2,600/day
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** Demographic data derived from 2020 ACS - US Census*