



Land For Sale

Brandon Area Multifamily Development Site

10706 & 10708 Bryan Rd, Tampa, FL 33610

For More Information:

813-254-6756 | EXT 32

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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,900,000
Price / Acre:	\$612,903
Lot Size:	3.1 Acres
Future Land Use:	UMU-20
Planned Units:	60
Market:	Tampa-St Petersburg- Clearwater

PROPERTY OVERVIEW

This 3.10 acre multifamily development site is located on Bryan Road just east of I-75 and just north of E Dr Martin Luther King Jr Blvd and just minutes to the Hard Rock Hotel and Casino. The site has a future land use category of Urban Mixed Use-20 and the current owner has completed extensive due diligence and has preliminary plans drawn and positive advanced communications with Hillsborough County for rezoning to PD which would allow for a 60 unit multifamily development. Most stages of the review process have been completed and the owner received no major objections to the proposed development. The site is free from restrictive trees and wetlands. A 28 acre / 500+ unit development is slated directly to the south and the location is surrounded by market rate and affordable housing sites which immediate access to Interstates and major county roadways and commerce centers. Please call the listing agents for further details.

* Disclaimer - All density and unit references are calculations based upon maximum allowable under future land use. Site Plans are subject to municipal approval for final development approvals.

LOCATION OVERVIEW

Located in Tampa just east of I-75 and north of E. Martin Luther King, Jr. Blvd. offering easy access to surrounding areas.

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Additional Photos



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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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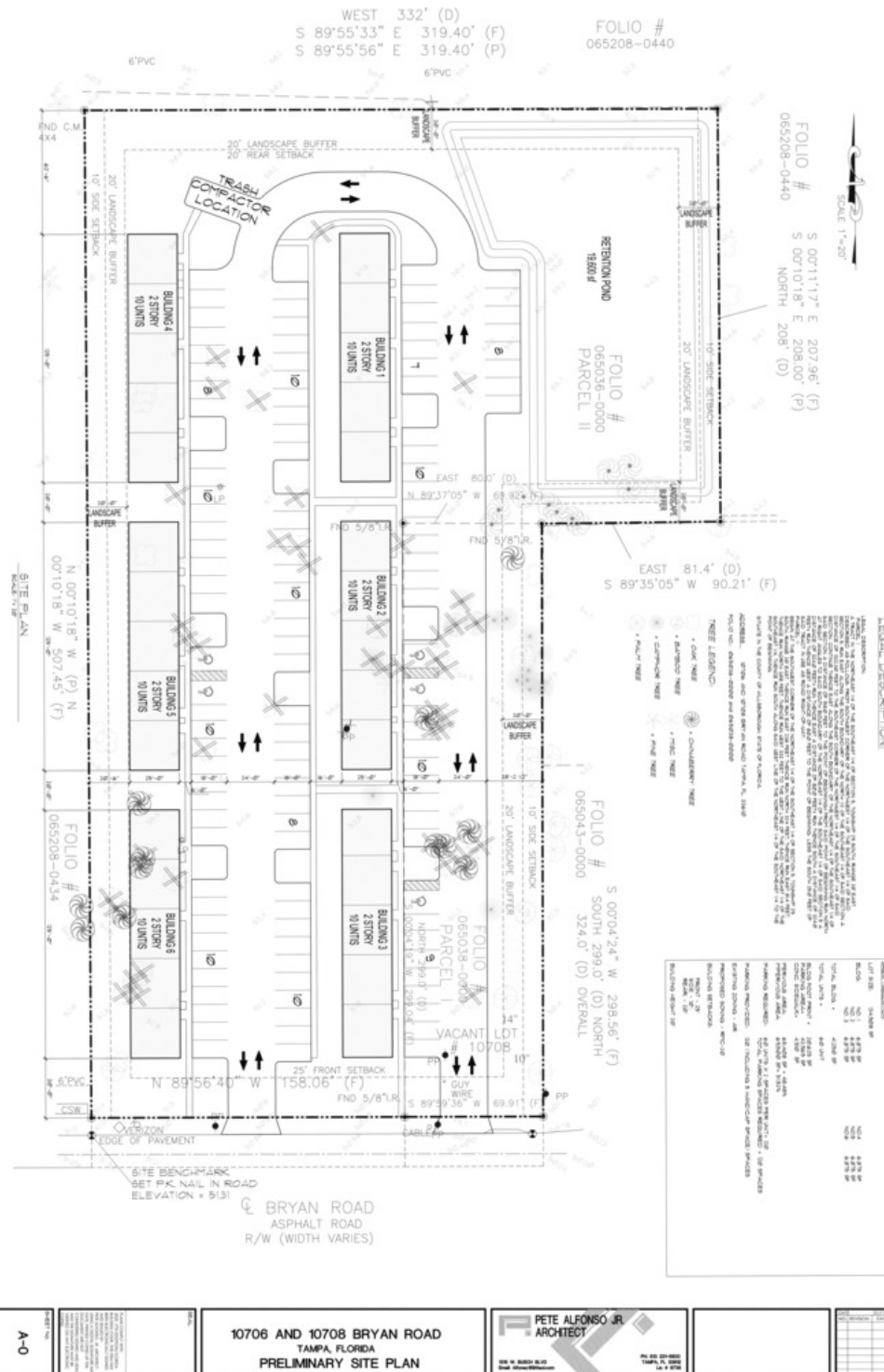
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Site Plan





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FLU - Urban Mixed Use-20

FUTURE OF HILLSBOROUGH

URBAN LAND USE CLASSIFICATION

Urban Mixed Use - 20 (UMU-20)

RESIDENTIAL GROSS DENSITY

Up to a maximum of 20.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. The maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.

TYPICAL USES

Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Projects that are 20 acres in size or greater must demonstrate a mix of land uses in accordance with Policy 19.1. This acreage threshold will not apply to properties that have adopted plan amendments to a mixed use category after January 1, 2008.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

An intensity up to 1.0 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. Allowable density shall be up to twenty (20) dwelling units per acre. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable development regulations.

For properties that are located within 0.5 mile of a fixed-guideway transit station (light rail, bus rapid transit, etc.), the allowable densities/intensities and range of uses may be subject to the Goals, Objectives, and Policies related to Fixed-Guideway Transit (See Objectives 54-57 and related policies). The location and type of fixed-guideway transit stations can be found on the MPO Long Range Transportation 2035 Cost Affordable Transit System Map. The Future Transit Envelope can be found on the Future Transit Envelope Map that is adopted as part of the Future Land Use Map Series.

SPECIFIC INTENT OF CATEGORY

The UMU areas shall be urban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.

Retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for nonresidential uses to arterials shall be prohibited.

Rezoning shall be approved through a planned unit development rezoning process which requires, at a minimum, integrated site plans controlled through performance standards to achieve developments which are compatible with surrounding land use patterns and the Goals, Objectives, and Policies of the Land Use Plan, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.

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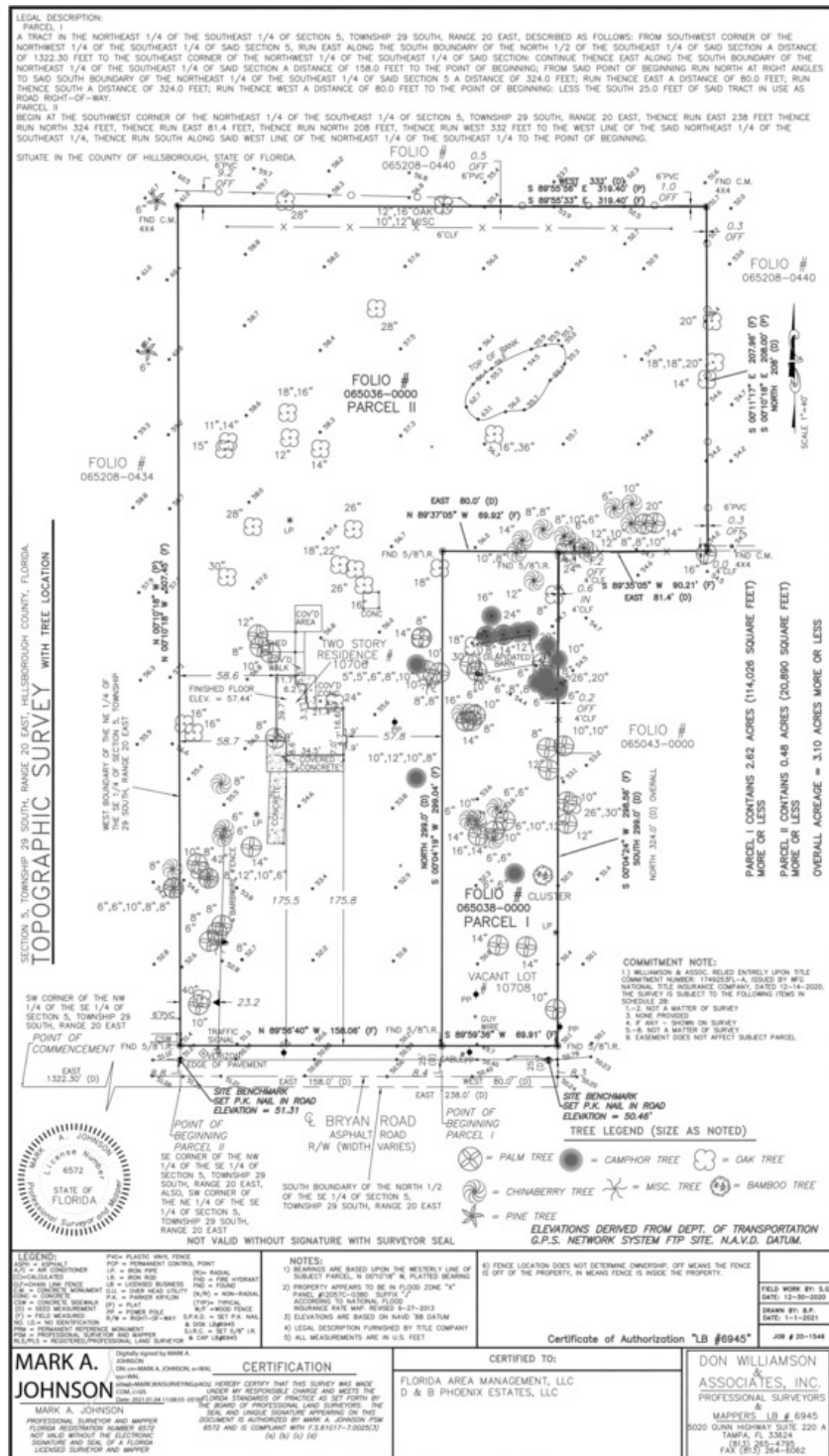
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Survey

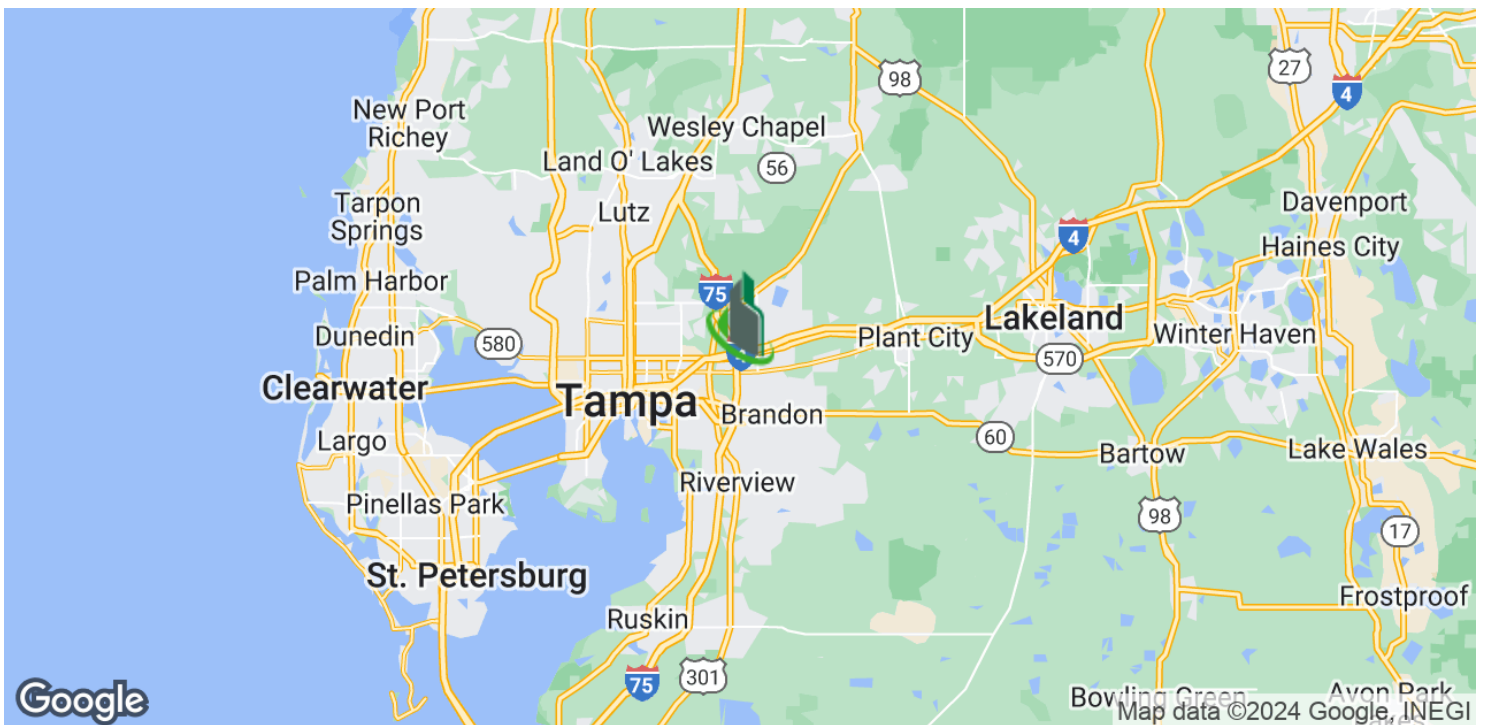
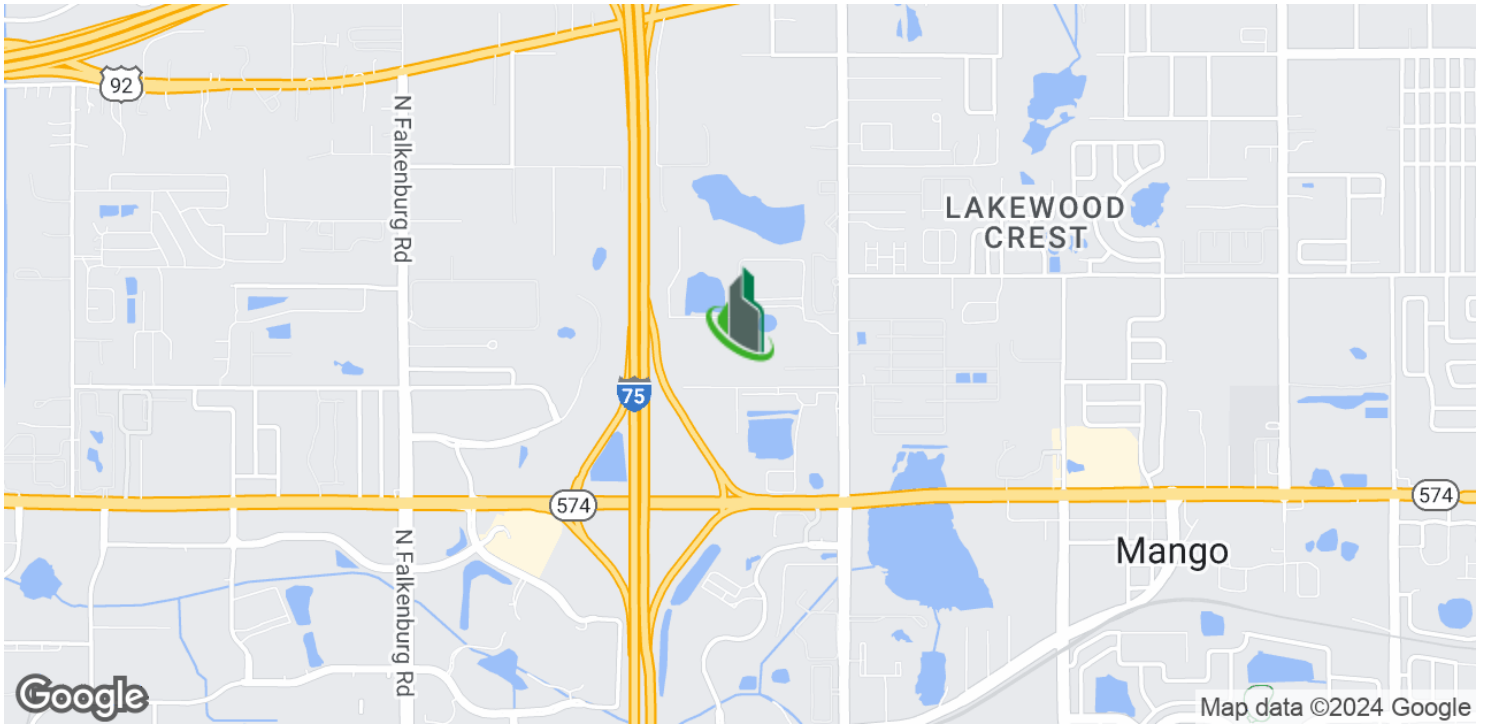




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Location Map



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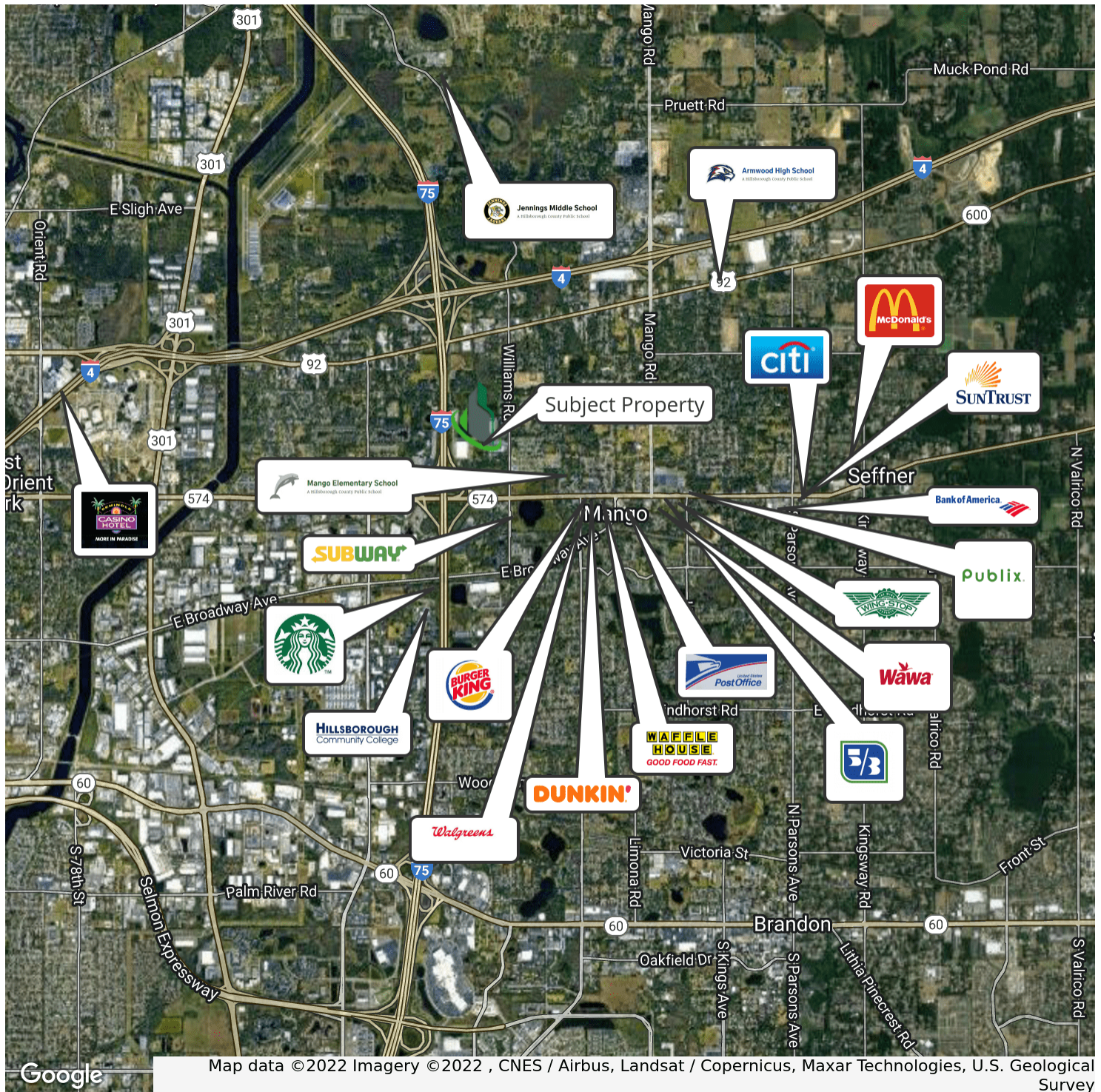
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Aerial Map



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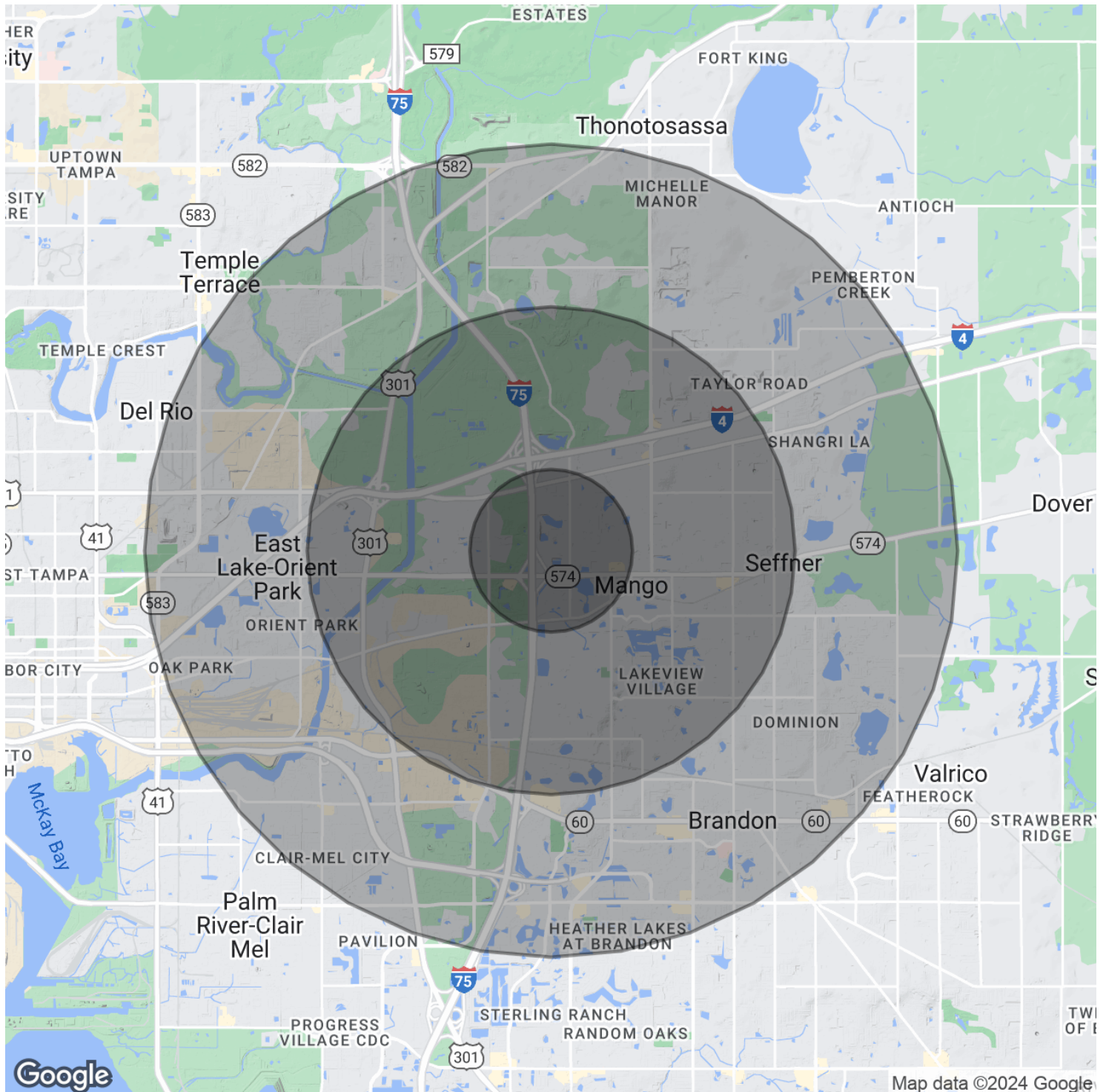




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,379	43,993	131,906
Average Age	31.6	34.0	34.2
Average Age (Male)	30.1	33.2	32.8
Average Age (Female)	33.0	35.3	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,381	16,532	49,728
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$45,423	\$54,414	\$55,956
Average House Value	\$197,618	\$200,670	\$186,704

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	25.1%	21.5%	21.1%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	4,783	33,424	94,640
% White	75.0%	76.0%	71.7%
Total Population - Black	899	6,936	25,723
% Black	14.1%	15.8%	19.5%
Total Population - Asian	177	1,044	3,356
% Asian	2.8%	2.4%	2.5%
Total Population - Hawaiian	0	0	6
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	34	152	412
% American Indian	0.5%	0.3%	0.3%
Total Population - Other	222	1,004	3,672
% Other	3.5%	2.3%	2.8%

TRAFFIC COUNTS

Bryan Rd & Williams Rd	10,696/day
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** Demographic data derived from 2020 ACS - US Census*

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