



Land For Sale

North Tampa / Florida Ave Mixed Use Development Site  
**105 & 109 W Prince St, Tampa, FL 33612**

**For More Information:**

813-254-6756 | EXT 41

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)



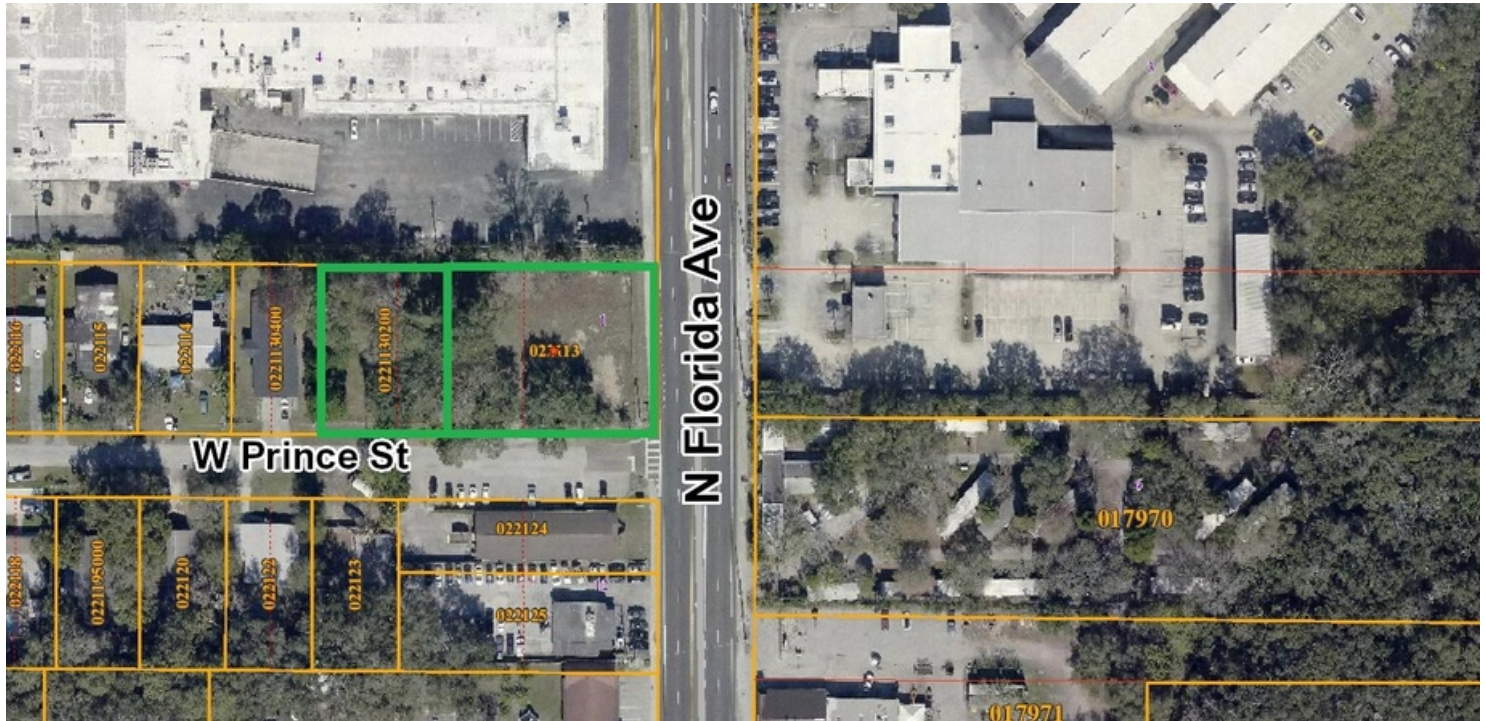




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## 105 & 109 W Prince St, Tampa, FL 33612

### Executive Summary



### OFFERING SUMMARY

|             |                                       |
|-------------|---------------------------------------|
| Sale Price: | \$850,000                             |
| Lot Size:   | 37,312 SF                             |
| Zoning:     | CG and CN                             |
| Market:     | Tampa-St<br>Petersburg-<br>Clearwater |

### PROPERTY OVERVIEW

A rare find in this nearly 1 acre (.85 acre) North Tampa Development Site with direct frontage on Florida Avenue just a block south of Fletcher at the intersection of Prince and Florida directly behind the busy Northpointe Crossing Shopping Center which is home to national retailers such as Harbor Freight, Family Dollar, Save-a-lot Food Stores, as well as an Amscot and a variety of other smaller retailers and restaurants. 105 W Prince Street is 23,035 SF and is CG (Commercial General) zoned with a Future Land Use of Office Commercial 20 and 109 W Prince Street is 14,277 SF CN zoned lot with a Future Land Use of Residential 4. The lots combined give many potential uses from residential townhome or apartment site to a mixed use site featuring retail, office showroom, or a blend within a mixed use development. With the current zoning, the rear lot could be developed into a single family residential home while the front parcel can be developed into a 10 unit office or retail site. The site has approved concept designs allowing for Multi-unit Residential, as well as a Retail / Office flex concept, although a buyer may adjust within the zoning guidelines to develop according to their specific needs.

### LOCATION OVERVIEW

|                |        |
|----------------|--------|
| Traffic Count: | 19,600 |
|----------------|--------|

Located in Tampa just west of I-275 and close to I-75 and north of I-4, offering easy access to surrounding areas.





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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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### Future Land Use

#### SUBURBAN LAND USE CLASSIFICATION

### Residential-4 (RES-4)

| RESIDENTIAL GROSS DENSITY  | TYPICAL USES   | MAXIMUM FLOOR AREA RATIO OR SQUARE FEET   | SPECIFIC INTENT OF CATEGORY   |
|--|--|---|---|
| <p>Up to a maximum of 4.0 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. This maximum residential density is provided only as a limit for application in situations which represent an ideal set of circumstances with regard to the compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.</p> <p>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.</p> | <p>Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p> | <p>suburban scale neighborhood commercial, office, multi-purpose or mixed use projects limited to 175,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.</p> <p>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</p> | <p>To designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed use projects serving the area may be permitted subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.</p> |

#### FUTURE OF HILLSBOROUGH

#### URBAN LAND USE CLASSIFICATION

### Office Commercial-20 (OC-20)

| RESIDENTIAL GROSS DENSITY   | TYPICAL USES  | MAXIMUM FLOOR AREA RATIO OR SQUARE FEET  | SPECIFIC INTENT OF CATEGORY   |
|---|---|--|---|
| <p>Up to a maximum of 20.0 dwelling units per gross acre. This 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.</p> <p>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.</p> | <p>Community commercial type uses, office uses, mixed use developments, and compatible residential uses.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p> | <p>General 0.75 FAR up to a maximum of 600,000 square feet, however, the commercial component cannot exceed 350,000 square feet, subject to applicable land development regulations. Additionally, all development which exceeds .35 FAR must be for office or residential support uses, not retail.</p> <p>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.</p> | <p>To recognize existing commercial and office centers and provide for future development opportunities. New retail development should be part of a mixed use development or be clustered at the intersections of major roadways. Retail uses should be discouraged outside of these nodes.</p> |

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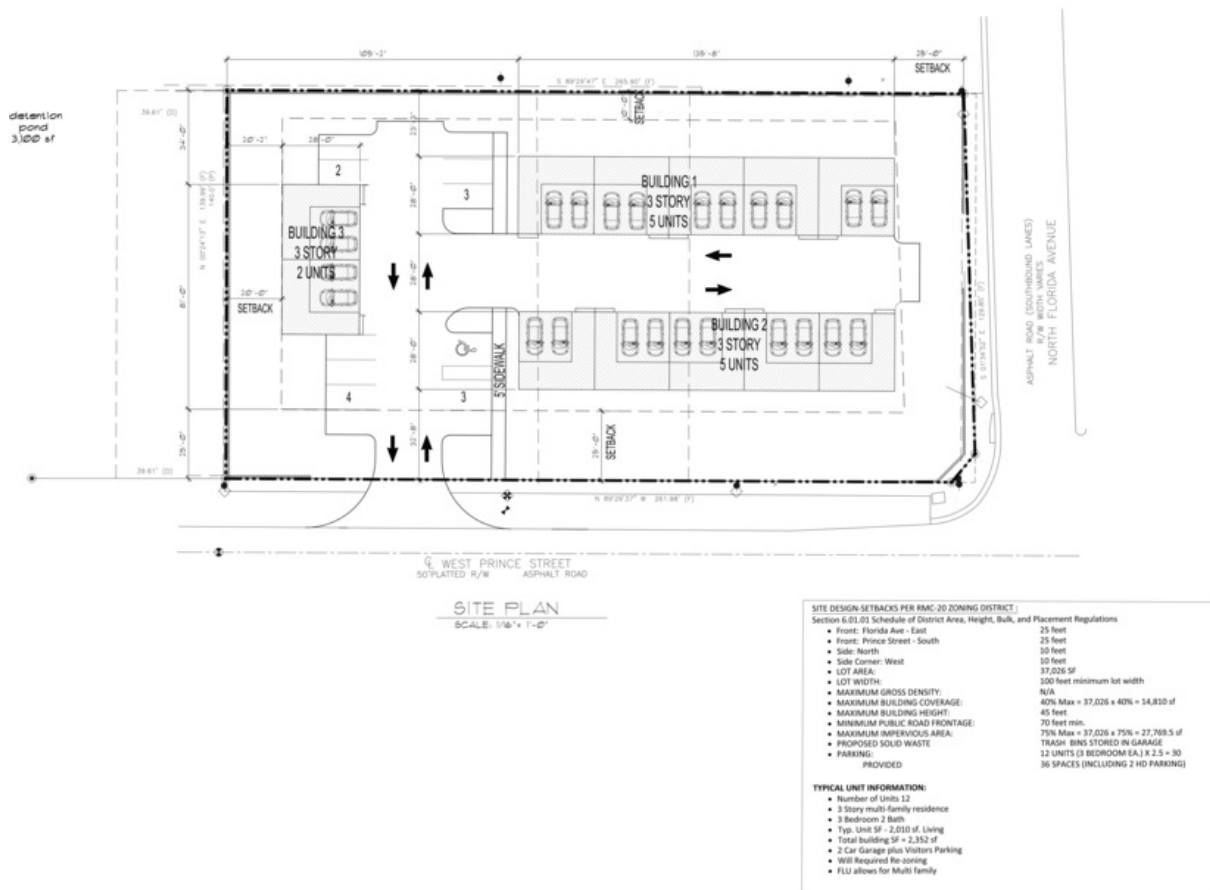
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# North Tampa / Florida Ave Mixed Use Development Site 105 & 109 W Prince St, Tampa, FL 33612

Residential Concept 1 - 12 Units 3 Story



10706 AND 10708 BRYAN RD  
TAMPA, FL 33613  
PRELIMINARY SITE PLAN - RM 20

PETE ALENZO JR.  
ARCHITECT  
100 S. ALBANY AVE.  
TAMPA, FL 33606  
TEL: 813.281.1111  
WWW.PETEALENZO.COM

A-1

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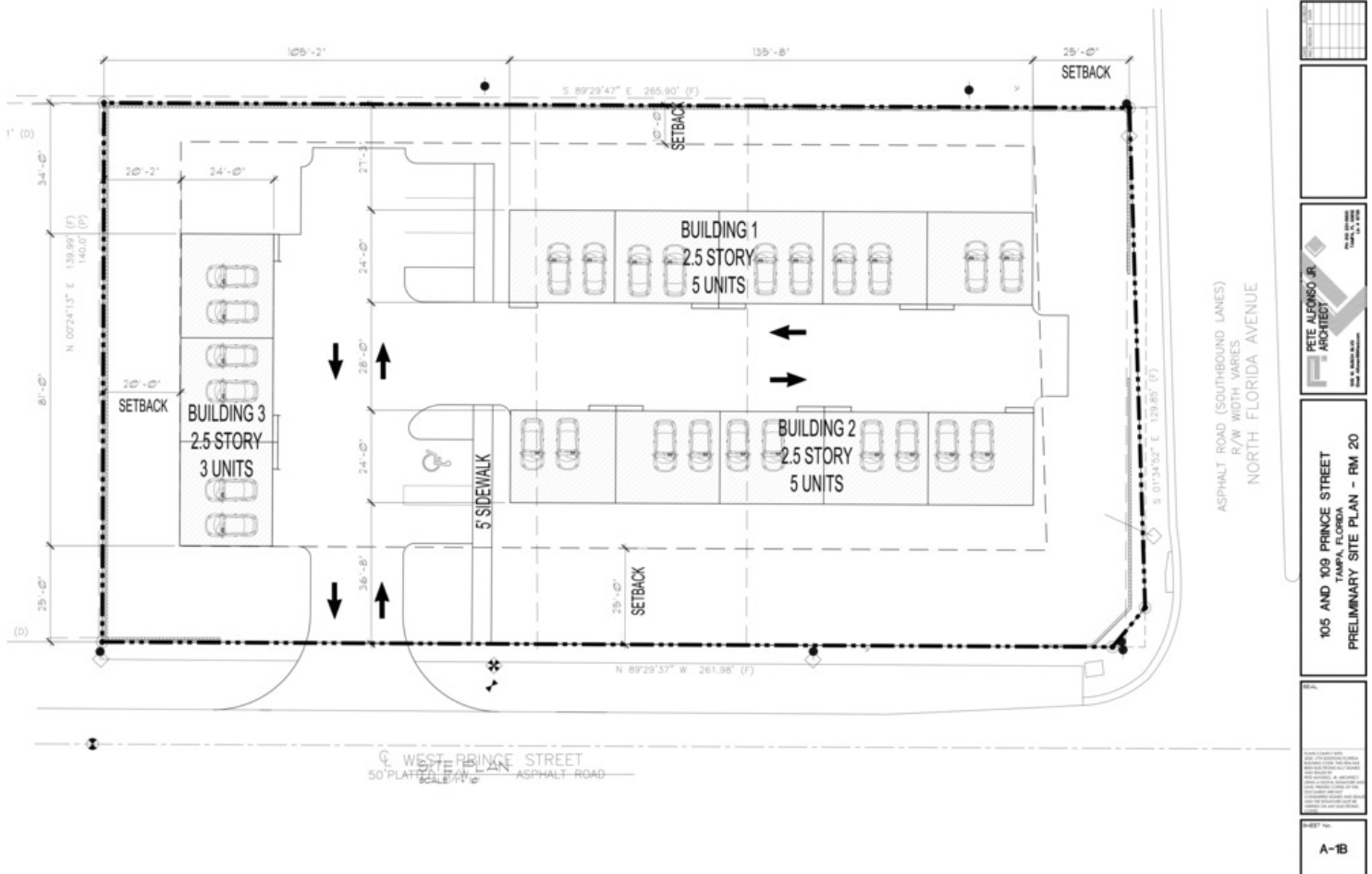
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# North Tampa / Florida Ave Mixed Use Development Site 105 & 109 W Prince St, Tampa, FL 33612

Residential Concept 2 - 13 Units 2.5 Story



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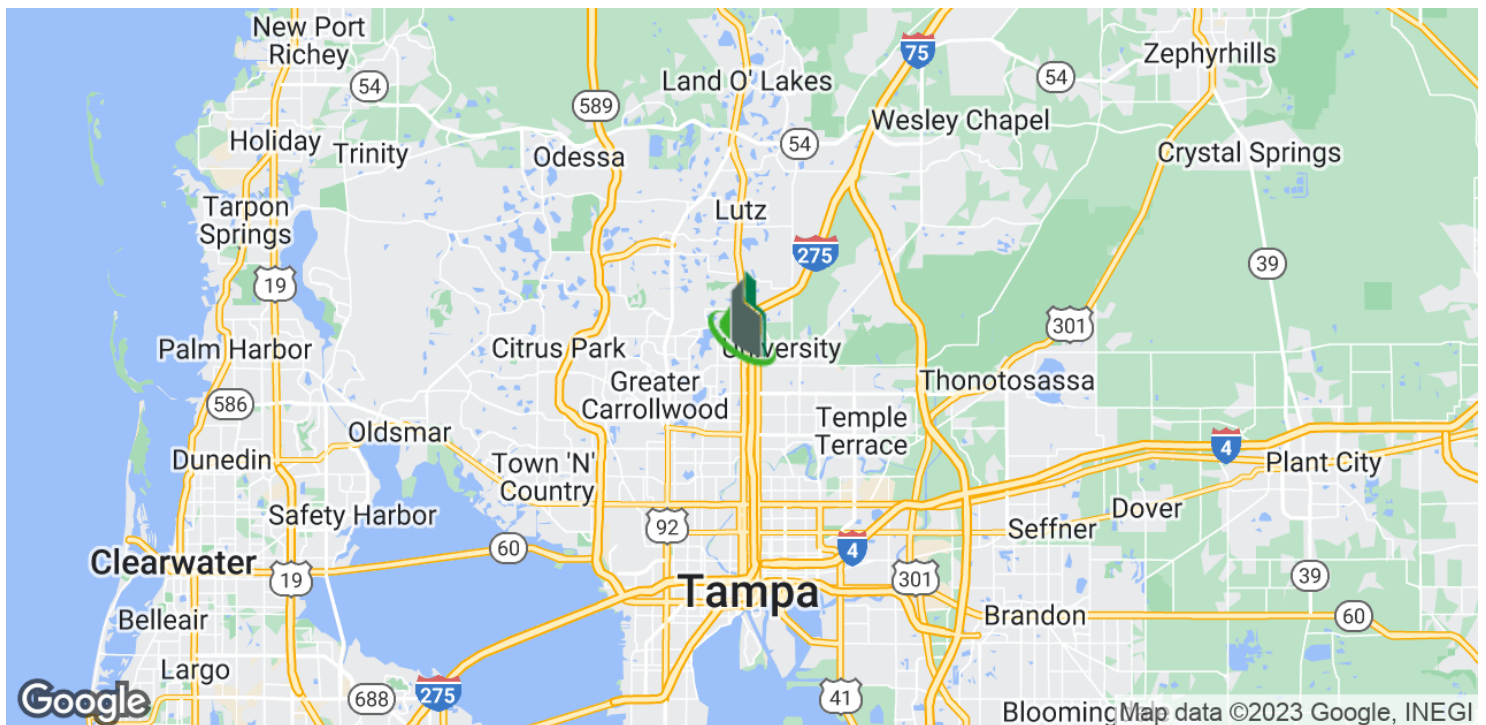
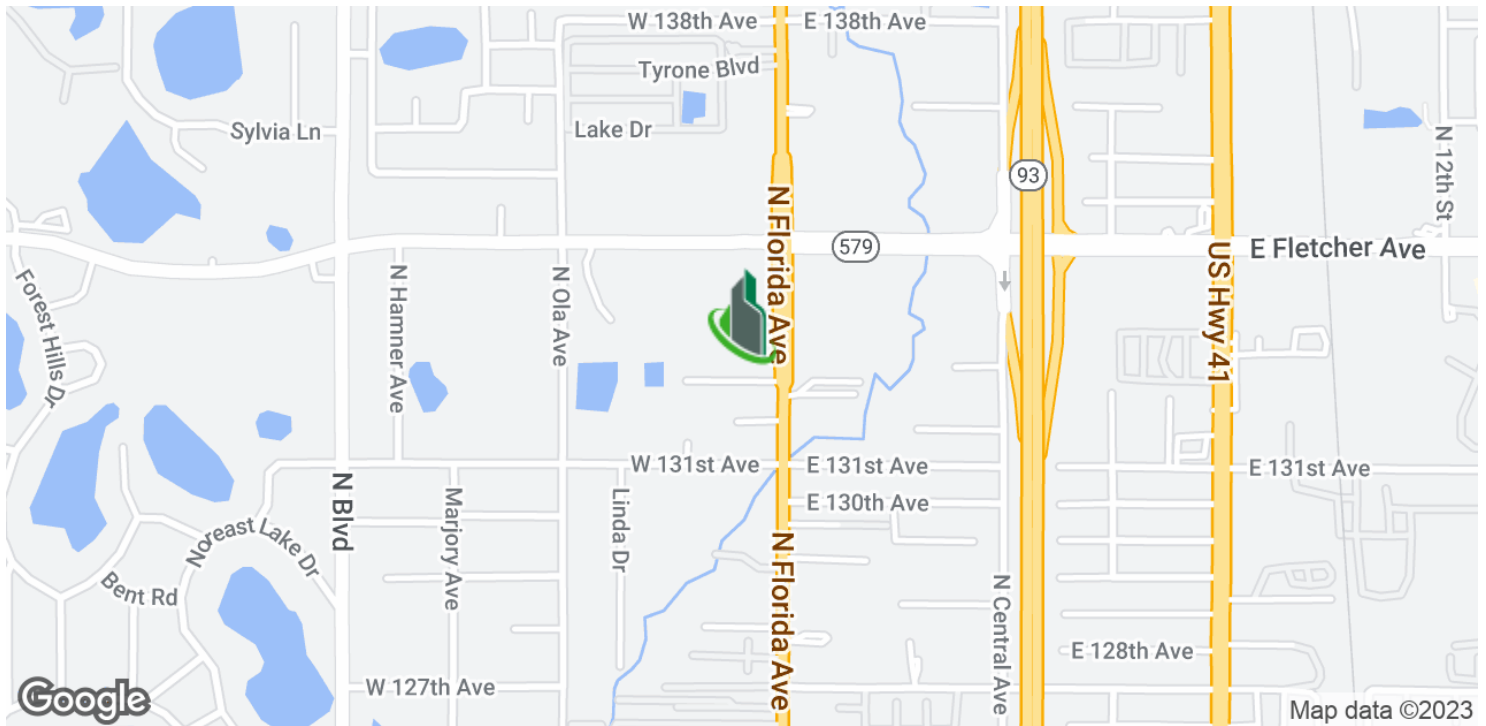




## North Tampa / Florida Ave Mixed Use Development Site

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Location Map







## North Tampa / Florida Ave Mixed Use Development Site 105 & 109 W Prince St, Tampa, FL 33612

### Retailer Map



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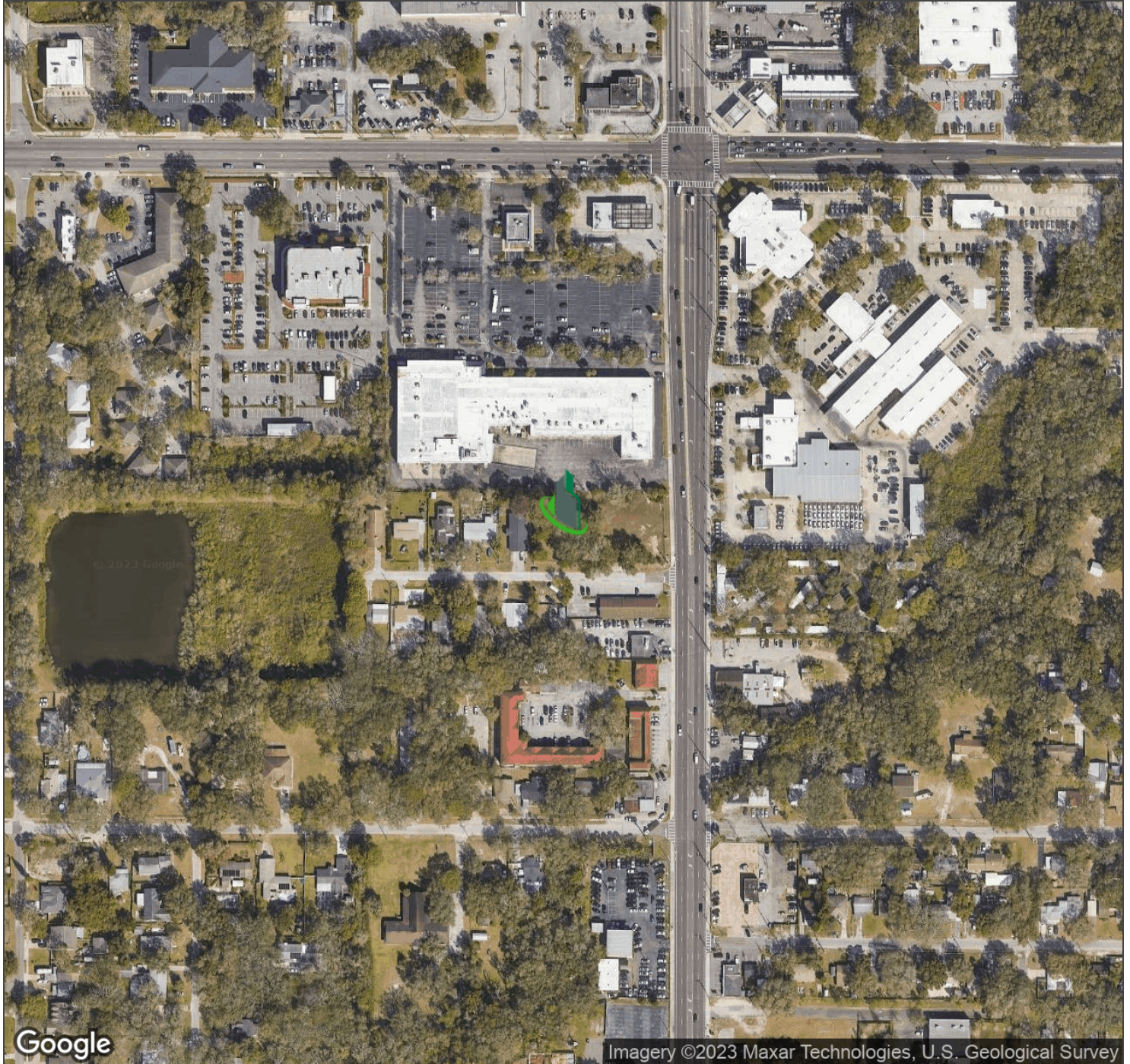
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## North Tampa / Florida Ave Mixed Use Development Site 105 & 109 W Prince St, Tampa, FL 33612

Aerial Map



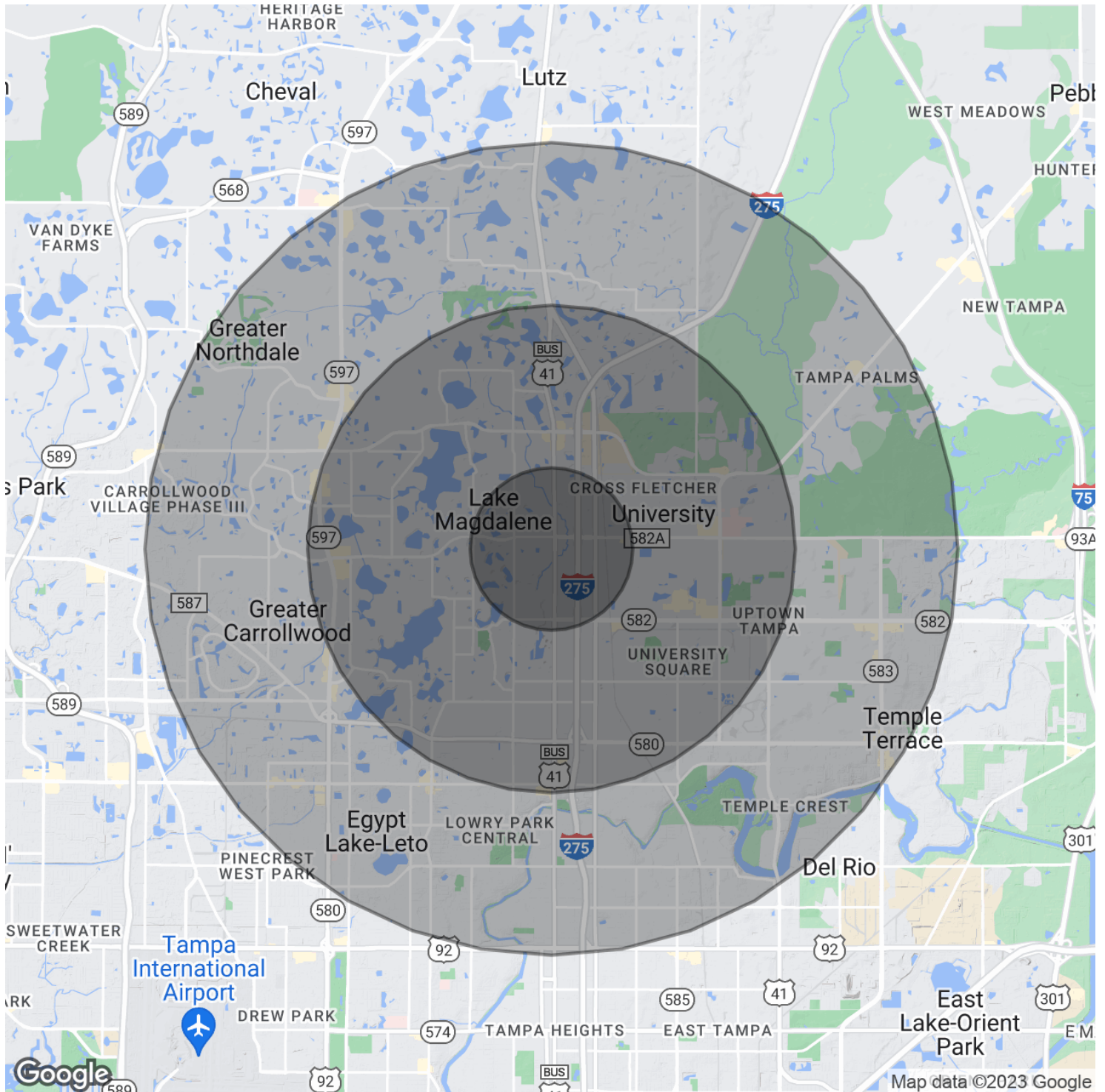




## North Tampa / Florida Ave Mixed Use Development Site

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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 13,889 | 110,709 | 269,360 |
| Average Age          | 36.5   | 34.9    | 34.8    |
| Average Age (Male)   | 36.1   | 34.0    | 33.8    |
| Average Age (Female) | 37.0   | 35.8    | 35.9    |

#### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,608     | 43,883    | 106,066   |
| # of Persons per HH | 2.5       | 2.5       | 2.5       |
| Average HH Income   | \$43,003  | \$50,140  | \$55,128  |
| Average House Value | \$187,012 | \$219,701 | \$216,070 |

#### ETHNICITY (%)

|          | 1 MILE | 3 MILES | 5 MILES |
|----------|--------|---------|---------|
| Hispanic | 30.7%  | 27.8%   | 27.9%   |

#### RACE

|                                    | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White           | 9,085  | 73,170  | 186,650 |
| % White                            | 65.4%  | 66.1%   | 69.3%   |
| Total Population - Black           | 3,111  | 26,581  | 56,401  |
| % Black                            | 22.4%  | 24.0%   | 20.9%   |
| Total Population - Asian           | 268    | 2,407   | 8,601   |
| % Asian                            | 1.9%   | 2.2%    | 3.2%    |
| Total Population - Hawaiian        | 0      | 85      | 167     |
| % Hawaiian                         | 0.0%   | 0.1%    | 0.1%    |
| Total Population - American Indian | 266    | 768     | 1,526   |
| % American Indian                  | 1.9%   | 0.7%    | 0.6%    |
| Total Population - Other           | 826    | 4,955   | 9,736   |
| % Other                            | 5.9%   | 4.5%    | 3.6%    |

#### TRAFFIC COUNTS

|                             |            |
|-----------------------------|------------|
| W Prince St & N Florida Ave | 19,600/day |
|-----------------------------|------------|

*\* Demographic data derived from 2020 ACS - US Census*