



Land For Sale

Brandon Land for Development

824 S Parsons Ave , Brandon, FL 33511

For More Information:

813-254-6756 | EXT 71

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Executive Summary



OFFERING SUMMARY

Sale Price:	N/A
Price / Acre:	-
Lot Size:	3.78 Acres
Zoning:	RSC-6 / PD - Planned Development
Market:	Tampa-St. Petersburg- Clearwater
Submarket:	Brandon

PROPERTY OVERVIEW

This 3.78 acre parcel of land is tucked away in the center of Brandon in a prime area for development near Brandon Hospital, just to the north of the intersection of South Parsons Avenue and Lumsden Road. Currently set up as an estate property with 2 small homes and a 20 car garage (7,400 SF) and consists of 2 contiguous parcels, the first parcel, (824 Parsons), is zoned PD from a 1990s plan, although the several adjacent properties which shared this PD (Planned Development) have been zoned out of the plan, making this property, as well as the adjacent parcel (832 Parsons) zoned RSC-6, candidates for redevelopment. Based upon Future Land Use of Residential-6 units per acre, this parcel could be redeveloped to a 22 unit development of up to 41,164 SF, or an average home size of 1,871 SF, or possible conversion and development to medical professional office use, based upon similar uses on neighboring properties. Tenants reside on the property, so please contact listing agent before touring the property.

****All totals are maximum estimated based upon land use and subject to site plan approval**

LOCATION OVERVIEW

The access easement / entrance to the property is located to the rear of the parking lot for 876 S. Parsons Avenue (a medical building). Located east of Tampa in the Brandon area on Parsons Avenue, south of 60 (Brandon Boulevard) and just north of Lumsden Road, offering easy access to all surrounding areas of Tampa.



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Additional Photos





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Aerial





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Residential-6 (.25 FAR)

FUTURE OF HILLSBOROUGH

SUBURBAN LAND USE CLASSIFICATION

Residential-6 (RES-6)

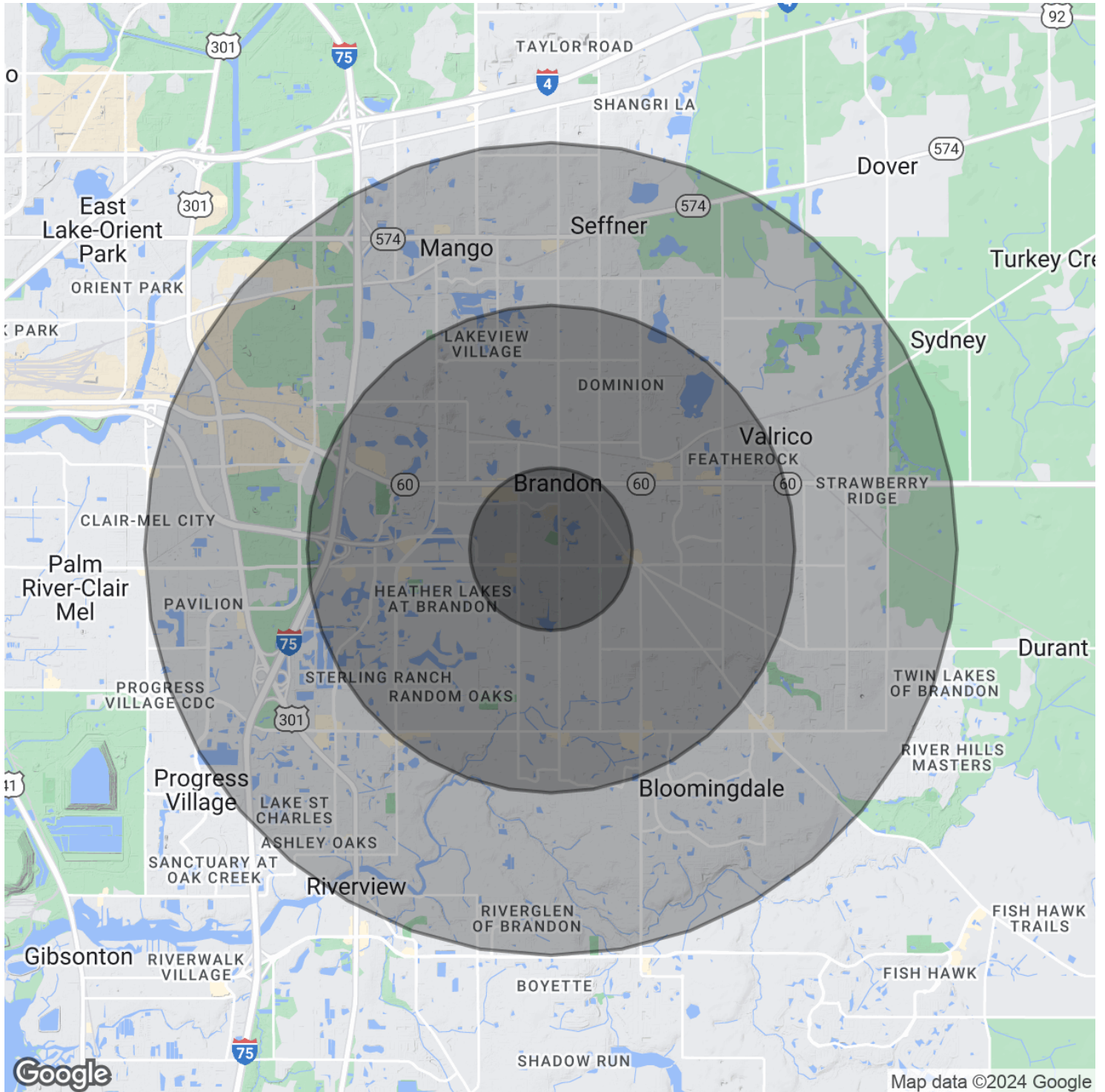
RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to a maximum of 6.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits 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, multi-purpose projects and mixed use development. Non-residential uses shall meet established 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 Map Series.</p>	<p>To designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office 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 established locational criteria for specific land use.</p>



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Demographics Map & Report





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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,636	91,076	201,427
Average Age	35.2	35.3	36.3
Average Age (Male)	34.4	34.4	35.4
Average Age (Female)	35.7	35.7	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,313	34,522	75,136
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$65,459	\$67,701	\$71,475
Average House Value	\$234,822	\$218,502	\$230,878

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	17.4%	21.0%	19.6%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	6,767	69,748	154,626
% White	78.4%	76.6%	76.8%
Total Population - Black	1,034	12,501	27,619
% Black	12.0%	13.7%	13.7%
Total Population - Asian	211	2,896	6,762
% Asian	2.4%	3.2%	3.4%
Total Population - Hawaiian	0	25	50
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	6	145	562
% American Indian	0.1%	0.2%	0.3%
Total Population - Other	224	2,391	4,878
% Other	2.6%	2.6%	2.4%

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

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Property Webpage: www.properties.baystreetcommercial.com/239408-sale

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