

Tampa Bypass Canal 1

Tampa, FL • Hillsborough County



The subject property contains 1.18 +/- acres and is irregular in shape that can be accessed by boat only.

Approximately 0.43 acre is reported to be within the Tampa Bypass Canal and contains submerged lands. The remaining 0.75 acre consists of approximately 0.20 acres of usable uplands and 0.54 acres of probable wetlands.

The Tampa Bypass Canal (TBC) is a 14-mile waterway that connects the Lower Hillsborough Wilderness Preserve with McKay Bay.

The canal provides flood protection for the cities of Temple Terrace and Tampa by diverting floodwaters from the Hillsborough River. The canal is also a water supply source for the city of Tampa.

As a result, plants and animals that live on these lands are also protected and the public can enjoy the waterfront and educational activities in the great outdoors.

Waterfront!

Bird Watching, Fishing, Hiking Along Grassy Canal Banks

Acreage: 1.18 +/- acres Sale Price: \$95,000 **Price per Acre:** \$80,508 County: Hillsborough

Location: South of E. Washington Street and west of US 41

City: Tampa

Water Frontage: 500 +/- FT on Tampa Bay Canal

Road Frontage: None; legally accessed via the waterway. It is physically accessible via the property directly to the north, which is utilized as a small marina and warehouse building.

Uplands/Wetlands:

- 0.20 acres of usable uplands
- 0.54 acres of wetlands
- 0.43 acres of submerged lands

Zoning/FLU: IG (Industrial General 0.75 FAR)/LI (Light Industrial 1.5 FAR)

Potential Uses: Assemblage to adjacent marina and

warehouse parcel to the north GPS: -82.40286 Lat, 27.94676

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