



13001 State St, Tampa FL 33635

Double Branch/Upper Tampa Bay Area in Unincorporated Hillsborough County

Listed at \$1,599,000

Current Zoning: ASC-1 (Agricultural or Single Family Conventional, with up to 1 unit per acre)

Current Land Use: Vacant Residential (previously used for horses, no buildings)

Future Land Use: R-4 (up to 4 units per acre, commercial and mixed use may also be permitted)

Property Size in Public Records: 7.335 acres (7.020 acres Residential SF, 0.315 acres Lowlands)

Property Size in Survey 8/25/21: 7.002 acres (5.899 acres Upland, 1.103 acres Wetland)

Street Frontage: 425 ft along State Street at front of property (southern boundary)

Water Frontage: 492 ft along centerline of canal at back of property (northern boundary)

Wetland: 0.513 acres along southern bank of canal at back of property (northern boundary), and 0.590 acres at a surface water pond that could be reengineered as needed for drainage

Utilities: Public water and sewer, electricity, and high-speed Internet are all available

Adjacent Properties: 9.72 acre horse farm to the west, 11.65 acre vegetable farm to the north, 4.54 acre single family residence (SFR) to the east with wood dock on the same canal (zoned RSC-3, 3 units per acre) and 0.248 acre SFR to the southeast (zoned RSC-3, 3 units per acre)

Across the Street: 5.00 acre horse farm to the southwest, and 8.63 acre subdivision due south

Subdivision Across the Street: Exceptionally stable owner-occupied community. Details:

Legal description	Oldsmar Trace Subdivision
HOA name	Eagle Pointe Estates Homeowners Association
Current zoning (rezoned to future use)	RSC-4 (up to 4 single family homes per acre)
Number of homes	23 detached single family residences
Square footage of lots	9,686 sq ft to 19,874 sq ft (0.22 acres to 0.46 acres)
Square footage of homes	2,458 sq ft to 4,303 sq ft (1 to 2 stories)
Years built and original sale dates	Built 2017 to 2018, sold March 2017 to July 2018
Homes for sale currently or in past year	None (and only 1 re-sale since initial builder sales)
Homes occupied as primary residence	100% (all 23 homes are homesteaded, no rentals)
Approx. current market value of homes	From \$583,000 to \$809,000 with \$628,000 median
Total acreage of subdivision	8.63 acres with 23 lots per replat in 2016
Sales price of land (no water frontage)	Sold 6 years ago at \$1.2 million, closed Dec. 2015

Proximity: 2 minutes to Starbucks, 4 minutes to Publix and Lowe's, 5 minutes to Oldsmar Pier and Upper Tampa Bay Park, 7 minutes to Target, 20 minutes to Tampa International Airport

Information in this summary and accompanying marketing materials is deemed reasonable as of 8/31/2021, but accuracy is not guaranteed and should be verified by buyer(s) and their agent(s).