

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Ybor Apartment Site



Property Summary

PROPERTY DESCRIPTION

2.76±-acre development opportunity in Ybor City (city of Tampa municipality). The property is zoned PD allowing for 192 MF units (approved via HB-1339), resulting in only a 10% affordability requirement set at 120% of AMI. The remainder of the project can be market rate and is designed as a 7-story structure with a 5-level parking deck. The site is currently designed and approved for 201,804 SF with 280 parking spaces. All plans, due diligence, and approvals are included in the opportunity.

LOCATION DESCRIPTION

Discover the vibrant surroundings of Ybor City, Tampa, where rich history meets modern amenities. This dynamic neighborhood, known for its eclectic mix of culture and entertainment, offers a plethora of dining, shopping, and nightlife options within walking distance. From the historic Ybor City Historic District to the lively Centro Ybor, there's no shortage of attractions to delight potential residents and visitors alike. The property's prime location provides convenient access to major transportation routes and nearby attractions such as the Florida Aquarium, Amalie Arena, and the scenic Riverwalk. This is an exciting opportunity for Land/Multifamily investors to be part of a thriving community with endless potential.

PROPERTY SIZE

2.76± Acres

ZONING

MF (approved site plan with 192 units)

PARCEL ID

175487.0000

PROPERTY OWNER

Uptown YBOR LLC

PRICE

Contact Advisor For Pricing

BROKER CONTACT INFO

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Close Proximity to Downtown Tampa





Adjacent to I-4

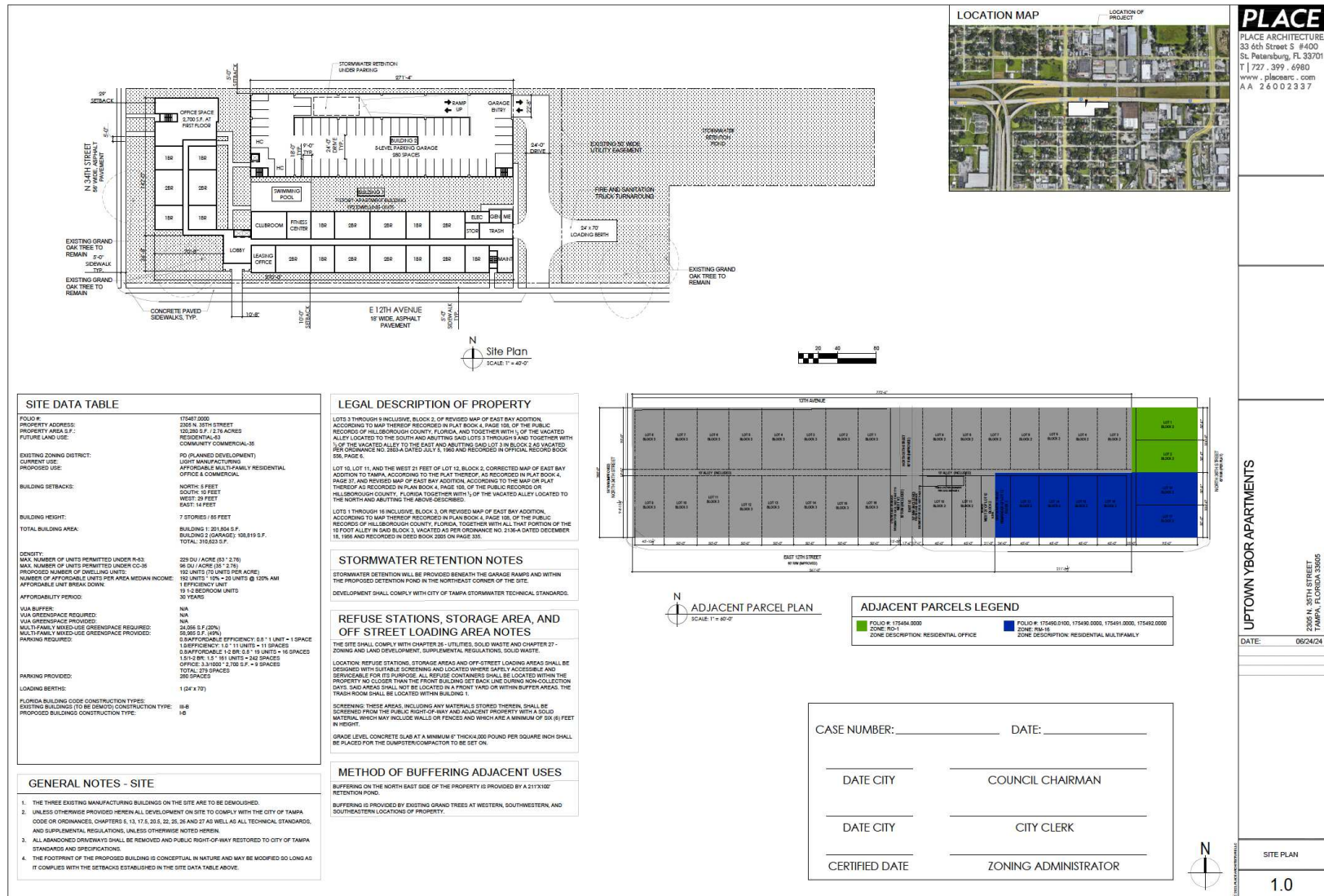








Site Plan



Demographics

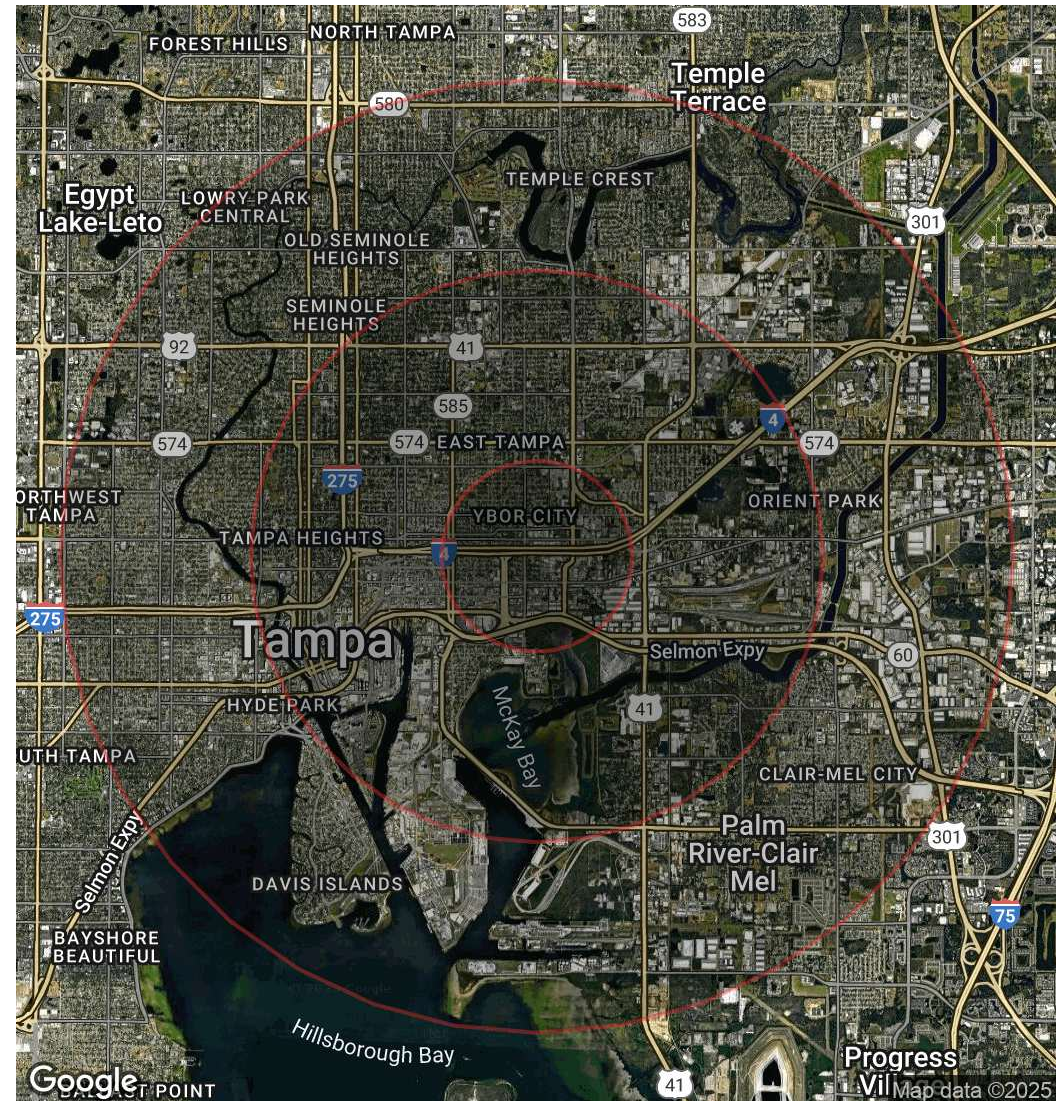
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,737	85,785	241,357
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	39	39	40

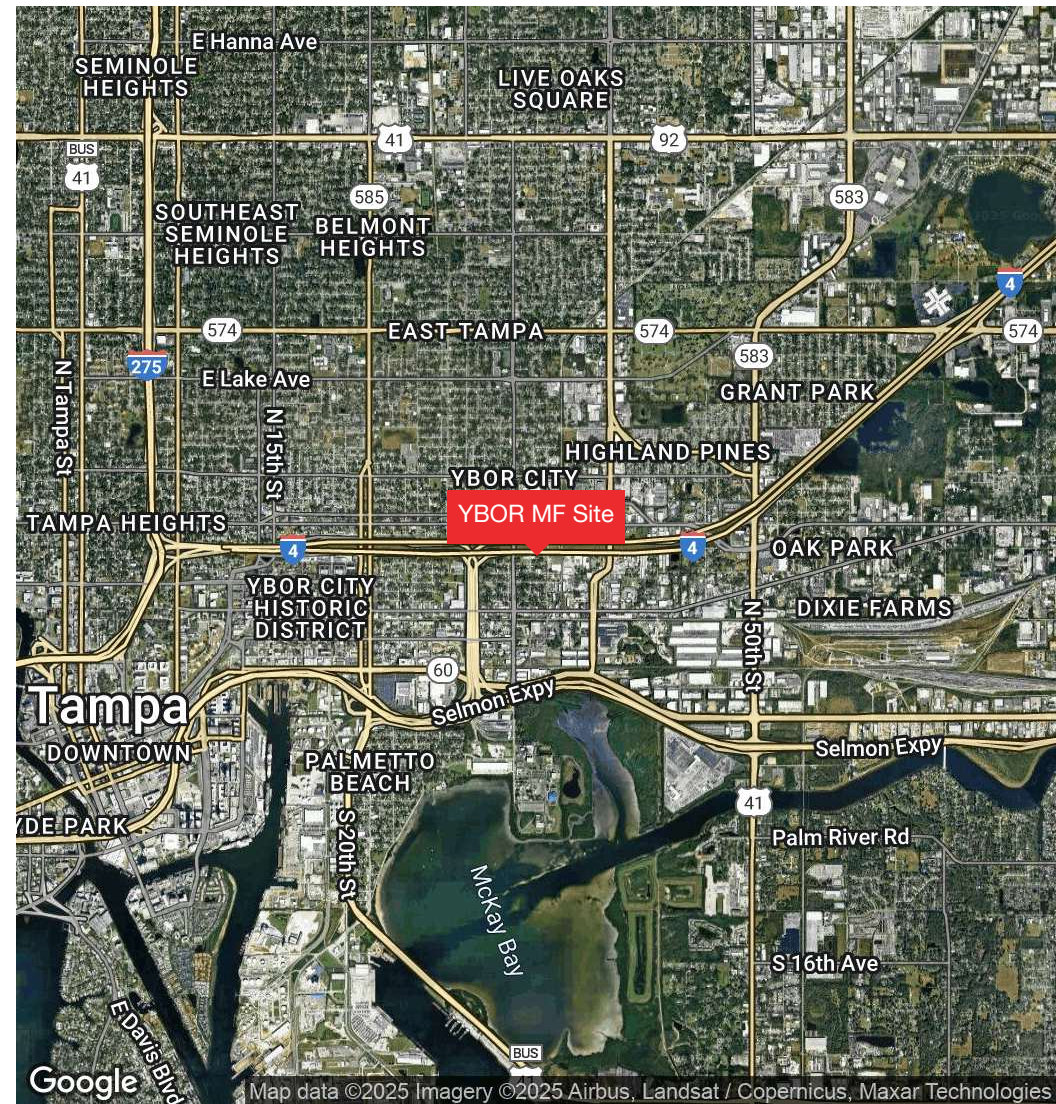
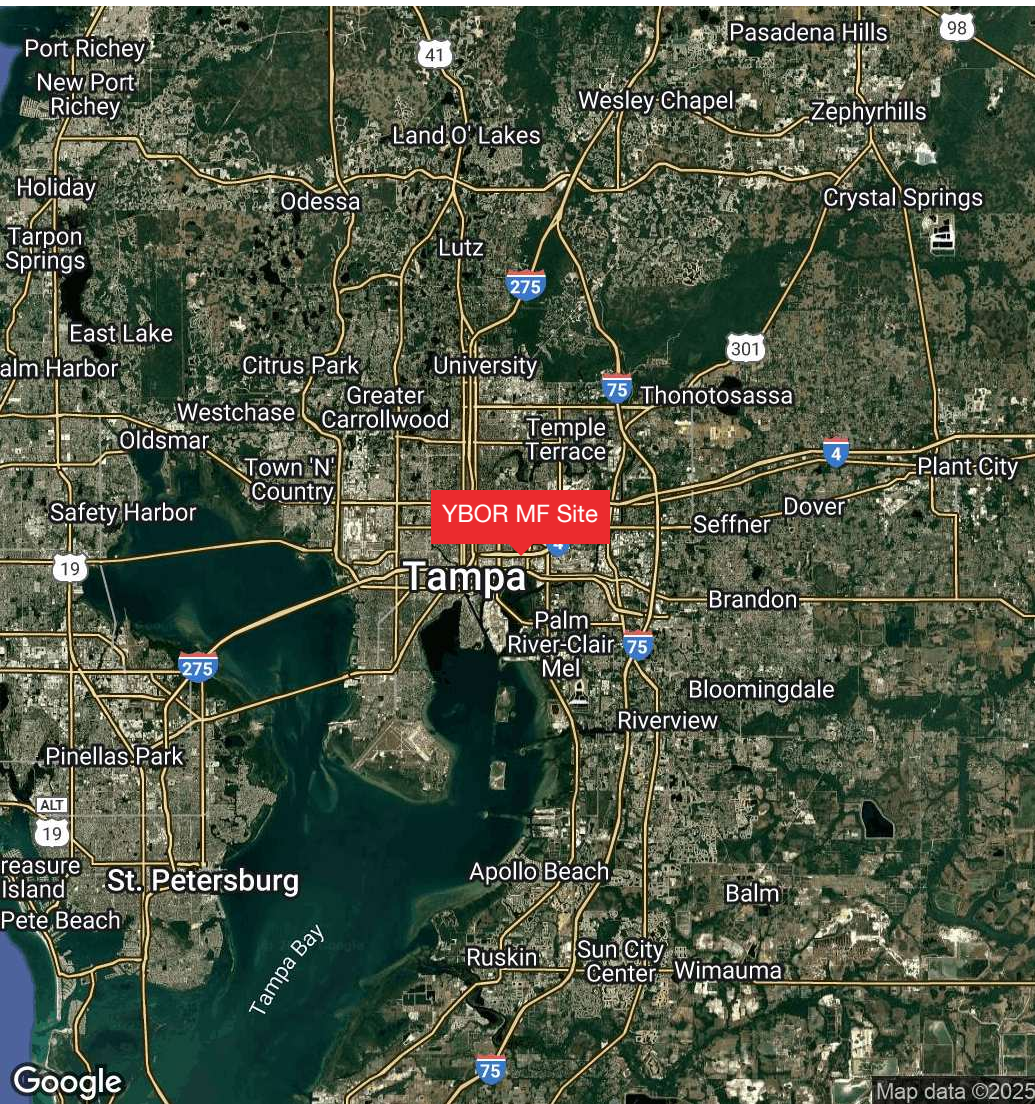
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,460	35,773	97,522
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$48,366	\$76,807	\$86,324
Average House Value	\$285,058	\$341,362	\$398,455

Demographics data derived from AlphaMap



Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.