

## Property Details:

- Zoning CG (Commercial General)
- Lot Size 10,400 total sf/ .23 Acres
- Other LESS THAN < \$8/sf
- Special Corner: 22<sup>nd</sup> St & E. Emma
- F.L.U. CMU – 35 (35 units/ acre)
- Folio 156577.0000 & 156578.0000
- Taxes \$ 789.05 (2008)
- Frontage 104' on N. 22<sup>nd</sup> St x 100' deep
- Terms Sale/ Lease/ Option/ Terms?
- Special Parking Lot: Retail/ Ofc Site



### **1/4 Acre Commercial Lot Central Tampa – E. Sem Hts.**

**\$75,000**  
**Land Lease at \$900/mos NNN**

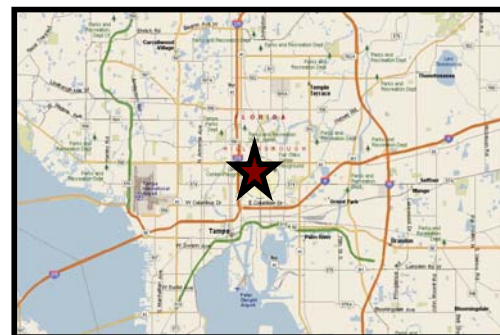
1/4 Acre corner commercial buildable lot just S. of E. Hillsborough Ave at 22<sup>nd</sup> St. This vacant parcel sits just N. of the former Middleton High School and 2 blocks S. of the New Middleton High. It is nestled in central Tampa with not only 22<sup>nd</sup> St. access but also 100' access to E. Emma St (to the S). The property used to house a commercial business way back upon a time, but is not solely home to a lonely shade tree. Ideal place to start, move or expand a small business. With MLK only 1/3 mile to the S., Hillsborough Ave only 3/4 mile to the N., and I-275/ 40<sup>th</sup> St only 1 mile to either direction, this parcel makes for easy access to N., S. & E. Tampa. New business seem to be blossoming just N of the parcel w/in 4 blocks; New addition to the Gospel Temple Church of God in Christ at 22<sup>nd</sup> and Cayuga; Shirt World, CarQuest, Suit World, Diva Beauty Supply, Meatland all just N. of that...and plazas housing Ross, Amscot, Popeye's, Walgreen's... all at the intersection of Hillsborough & 22<sup>nd</sup>. Property is zoned CG (commercial general) allowing for most commercial uses (except for medical clinics, storage facilities, towing yards) with a F.L.U. (future land use) of CMU-35 (allowing 35 dwelling units/ acre or 8 town-homes, 4 duplexes, 2 quads...). Measuring 10,400 total sf (according to Hills County Tax Records) and priced at less than \$8/sf, this site is ideal for most any users and priced to allow construction at affordable rates. Owners may consider holding paper, lease, lease-option, build-to-suit and outright sale. Call w/ questions or for details or visit us online.

**www.CommercialMLS.net**

**BRACCIA & NOLL**  
Commercial Property Specialists

**BUILDER SERVICES INC.**

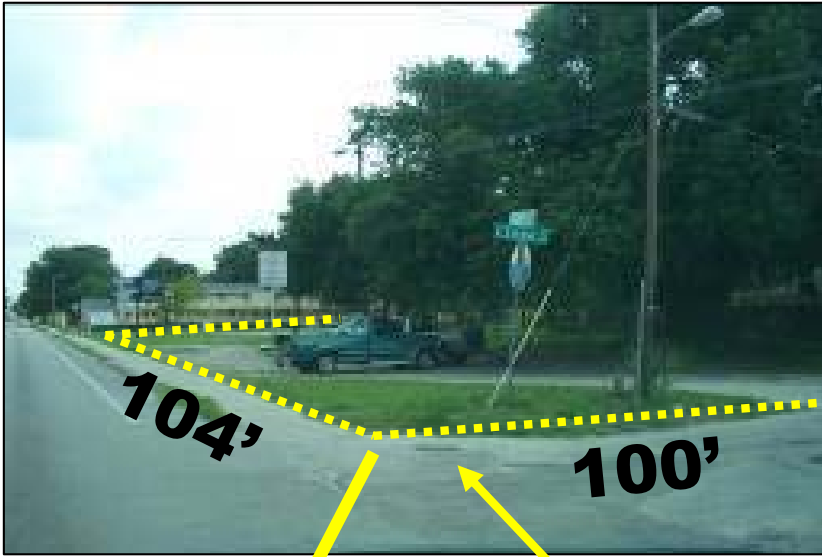
**Office: 813-600-5592 Fax: 813-315-7775**



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# Typical Photos of the Property & Area— 4503 N. 22<sup>nd</sup> St.



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**PROPERTY INFORMATION**

**Lot 1**

Property: **4503 22ND ST, FL**

APN:	<b>156577-0000</b>	Strap #:	<b>A-05-29-19-4AI-000000-000010</b>
Card #:		Mill Code:	
County:	<b>HILLSBOROUGH, FL</b>	Prop Tax:	<b>\$379.68</b>
Census:		Tax Yr:	<b>2006</b> Delinq:
Map Pg:	<b>120</b>	Tax Appraisal:	<b>TEH</b>
A/M Vol/Pg 1:	<b>W / 0120</b>	Neigh Code:	<b>205006.</b>
A/M Vol/Pg 2:	<b>/</b>	Exemptions:	
T/R/S:	<b>29-19-05</b>		
Municipality:			
Subdivision:	<b>NORTH BEAUTY HEIGHTS</b>		
Owner:	<b>CLARK CHARLES J &amp; MATTIE L</b>		

Mail: **2403 E OSBORNE AVE; TAMPA FL 33610-6241 C006**

**SITE INFORMATION**

Zoning:	<b>CG</b>	Garage Cap#:		Acres:	<b>0.12</b>
County Use:	<b>1000</b>	Carport Area:		Lot Area:	<b>5,400</b>
State Use:	<b>10</b>	Garage 2 Sqft:		Lot Width:	<b>54.00</b>
Bldg Class:		Parking Sqft:		Lot Depth:	<b>100.00</b>
Location Type:		Parking Type:		Usable Lot Area:	
Site Influence:					
Topography:		Flood Panel:			
Plumbing:		Panel Date:			
		Flood Zone:			

**Lot 2**

Property: **, FL**

**PROPERTY INFORMATION**

APN:	<b>156578-0000</b>	Strap #:	<b>A-05-29-19-4AI-000000-000020</b>
Card #:		Mill Code:	
County:	<b>HILLSBOROUGH, FL</b>	Prop Tax:	<b>\$351.56</b>
Census:		Tax Yr:	<b>2006</b> Delinq:
Map Pg:	<b>120</b>	Tax Appraisal:	<b>TEH</b>
A/M Vol/Pg 1:	<b>W / 0120</b>	Neigh Code:	<b>205006.</b>
A/M Vol/Pg 2:	<b>/</b>	Exemptions:	
T/R/S:	<b>29-19-05</b>		

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Location Type:		Parking Type:		Usable Lot Area:	

# Existing / Future Land Use – Hillsborough County



Land Use Information System (LUIS)  
Version 1.0

PRINT

CLOSE

## LandUse Report

Folio Number: 156578.0000

PARCEL TOTAL

				SQFT	ACREAGE
				5432	0.12
EXISTING LANDUSE					
ELU					
		VAC		5432	0.12
FUTURE LANDUSE					
		FLU			
			CMU-35	5416	0.12
			R/W	16	0
FUTURE LANDUSE					
ELU		FLU			
	VAC		CMU-35	5416	0.12
	VAC		R/W	16	0



Land Use Information System (LUIS)  
Version 1.0

PRINT

CLOSE

## LandUse Report

Folio Number: 156577.0000

PARCEL TOTAL

				SQFT	ACREAGE
				5442	0.12
EXISTING LANDUSE					
ELU					
		VAC		5442	0.12
FUTURE LANDUSE					
		FLU			
			CMU-35	5442	0.12
FUTURE LANDUSE					
ELU		FLU			
	VAC		CMU-35	5442	0.12

**E. Cayuga St.**

**N. 22nd St.**



**54' 50'**

**100'**

**E. Emma St.**

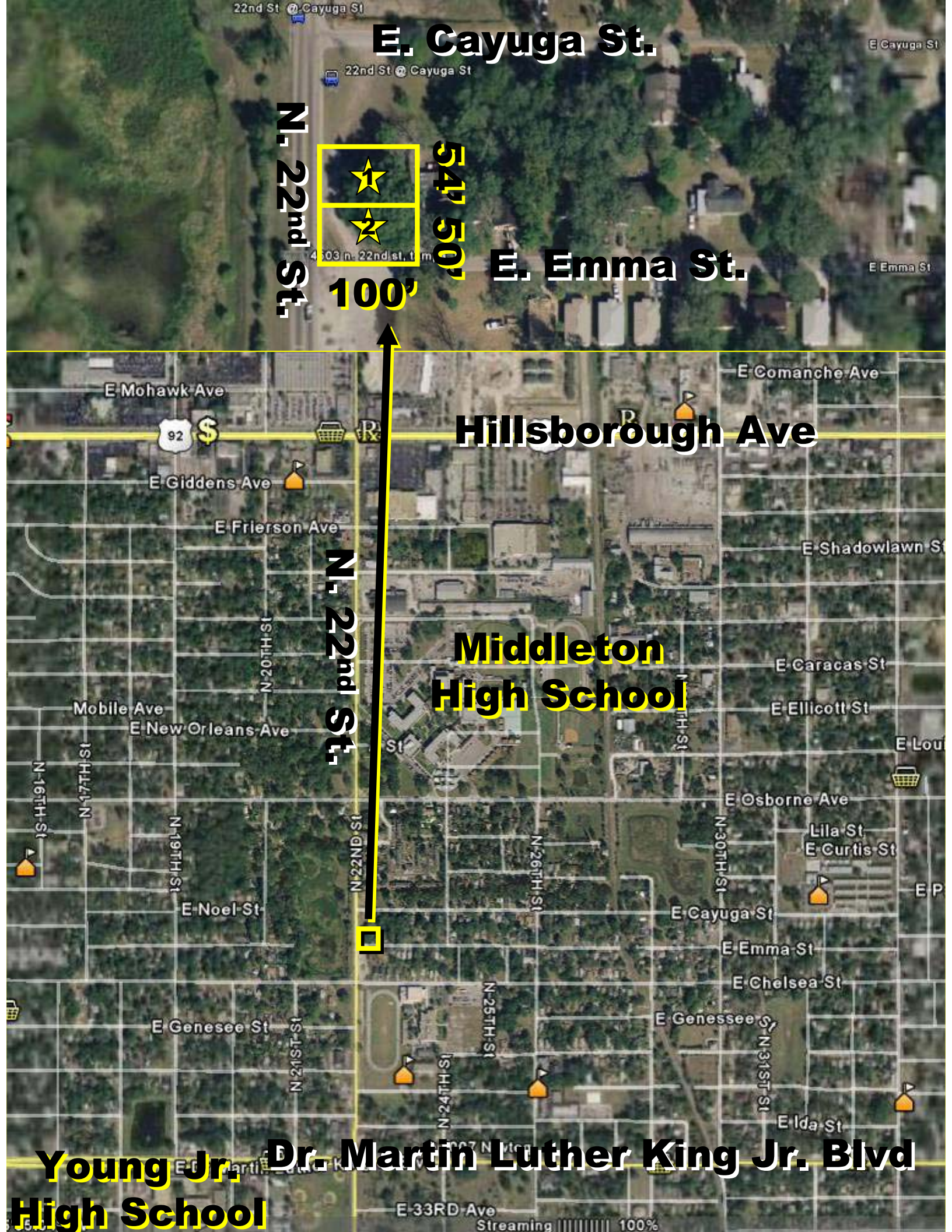
**Hillsborough Ave**

**Middleton High School**

**N. 22nd St.**



**Young Jr. Dr. Martin Luther King Jr. Blvd High School**



# 1 Mile Radius of 4503 N. 22<sup>nd</sup> St. Tampa, FL 33610

## Downtown Development/ Expansion/ Parking Site

