

SOUTH TAMPA MULTIFAMILY DEVELOPMENT

**SOUTH TAMPA MULTIFAMILY PARCEL DEVELOPMENT
OPPORTUNITY! SELLER FINANCING!)**

307 N Westland Ave, Tampa, FL 33606

SALE BROCHURE • JANUARY 22, 2026

David Rosenthal

813.882.0884

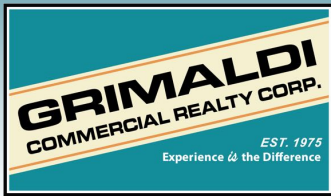
david@grimaldicommercialrealty.com

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

Grimaldi Commercial Realty Corp. • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884
grimaldicommercialrealty.com



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,200,000
Land:	Vacant
Lot Size:	0.31 Acres
Seller Financing:	Yes
Zoning:	RM-16 (Future Land Use R-35)
Market:	South Tampa
Submarket:	Tampa Bay
Price / SF:	\$88.02

PROPERTY OVERVIEW

Unlock the potential of this exceptional multifamily vacant development land in the highly sought-after South Tampa area. Boasting a strategic RM-16 zoning (Future Landuse R-35), this prime parcel offers a rare opportunity for medium-high-density residential or mixed-use development in the thriving and highly sought-after South Tampa area.

Spanning an oversized .31 acre double lot, this prime vacant land parcel offers exceptional multifamily development potential, presenting the promise of substantial returns. Don't miss out on the chance to capitalize on this incomparable investment prospect, positioned for success in the vibrant Tampa real estate market.

Perfect for townhomes, small apartment buildings, or infill multifamily. This area is rich with townhome development as many South Tampa residents choose to move into this amazing area and raise families!

Seller Financing Available for the initial purchase, terms are negotiable.

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Seller Financing Available!
- Prime vacant land multifamily parcel in highly sought-after South Tampa!
- South Tampa is the most popular and upscale neighborhood in all of the Tampa area!
- The rental demand in this area is through the roof!
- Ideal for medium-high density residential or mixed-use development
- Zoned RM-16 (Future Landuse R-35)
- Allows up to 11 buildable units by right with rezoning
- Strategic location in the South Tampa area
- Located in the highly desirable 33606 corridor
- Oversized .31-acre double lot — rare for infill South Tampa properties
- Convenient to I-275, downtown Tampa, Midtown Tampa district, and Bayshore Boulevard
- Perfect for townhomes, small apartment buildings, or infill multifamily!
- Convenient hook-up access for utilities and water



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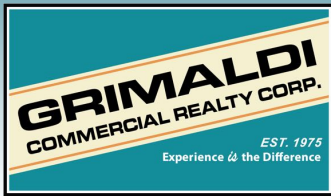
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PROPERTY DETAILS

Sale Price	\$1,200,000
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Zoning	RM-16
Lot Size	13,634 SF
APN #	A-23-29-18-4S4-000001-00012.0
Lot Frontage	104 ft
Lot Depth	130 ft
Corner Property	Yes

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Water	Yes
Sewer	Yes

LOCATION INFORMATION

Building Name	SOUTH TAMPA MULTIFAMILY PARCEL DEVELOPMENT OPPORTUNITY! SELLER FINANCING!)
Street Address	307 N Westland Ave
City, State, Zip	Tampa, FL 33606
County	Hillsborough
Market	South Tampa
Sub-market	Tampa Bay
Cross-Streets	Between N Howard Ave and N Albany Ave

BUILDING INFORMATION

Number of Lots	1
Best Use	APARTMENTS/QUADPLEX/DUPLEX/SINGLE FAMILY HOMES

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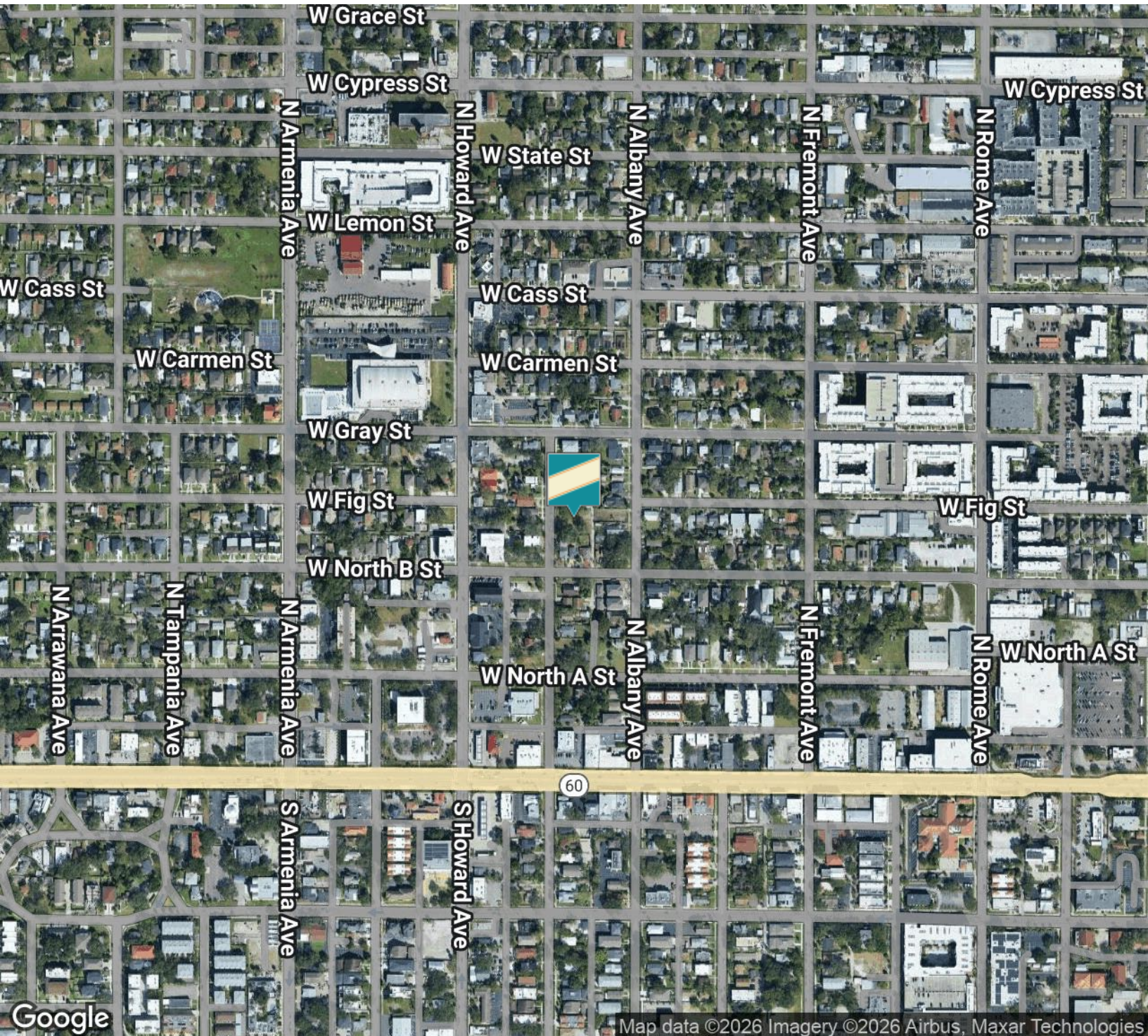
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LOCATION MAP



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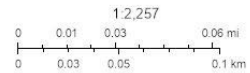


PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	City of Tampa
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0353H
FIRM Panel	12057C0353H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201140023C
Census Data	Tract: 004900 Block: 1022
Future Landuse	R-35
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	150' AMSL
Competitive Sites	NO
Redevelopment Area	NO



December 9, 2025



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Hillsborough County Florida

Folio: 183883.0005
PIN: A-23-29-18-4S4-000001-00012.0

Westland Garden Llc

Mailing Address:

5010 W Leona St

null

Tampa, FL 33629

Site Address:

307 N Westland Ave

null, FL null

SEC-TWN-RNG: 23-29-18

Acreage: 0.31

Market Value: \$298,522.00

Landuse Code: 0000 VACANT RESIDENT

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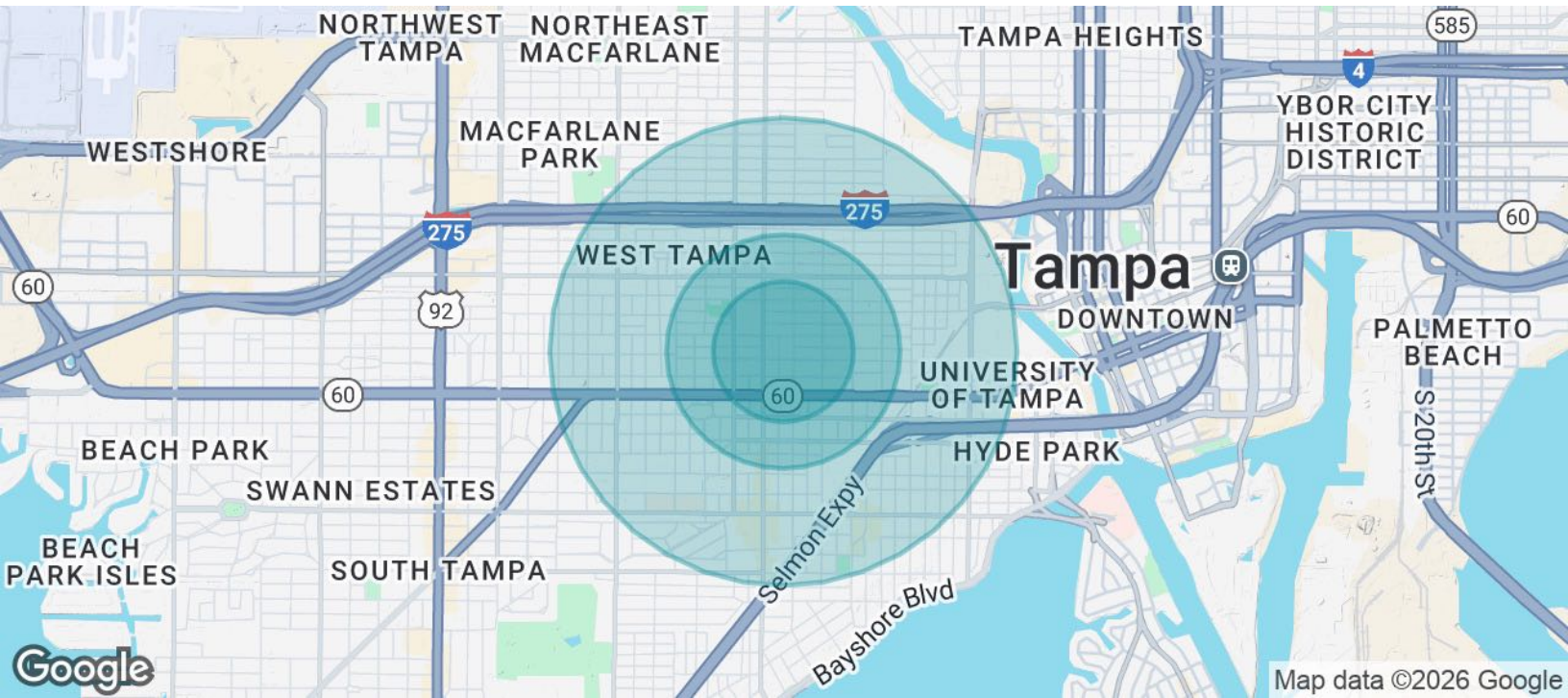
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,880	6,005	25,261
Average Age	37	36	36
Average Age (Male)	37	36	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	906	2,976	10,523
# of Persons per HH	2.1	2	2.4
Average HH Income	\$98,891	\$105,131	\$109,719
Average House Value	\$434,177	\$463,460	\$545,282

Demographics data derived from AlphaMap

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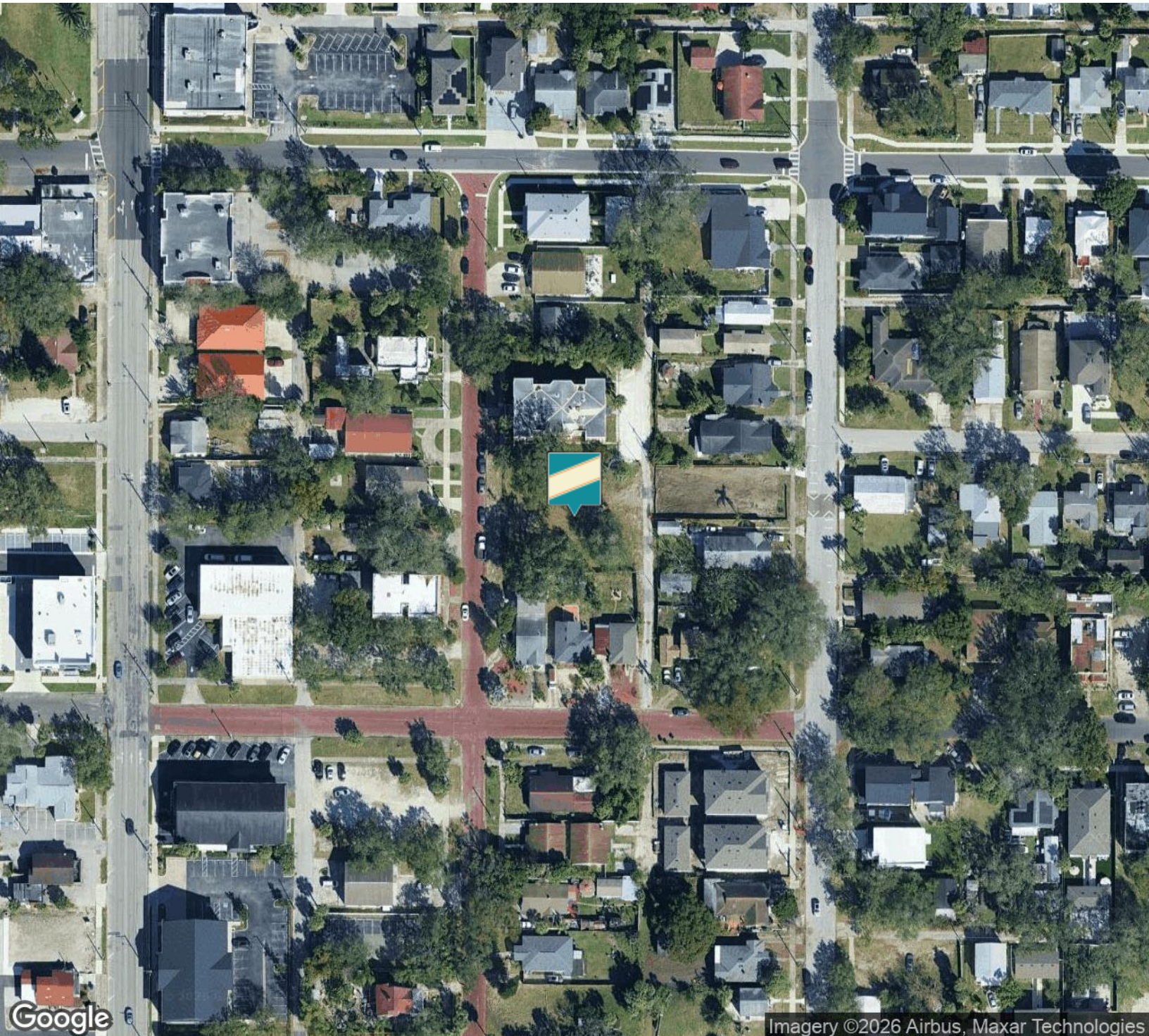
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AERIAL MAP



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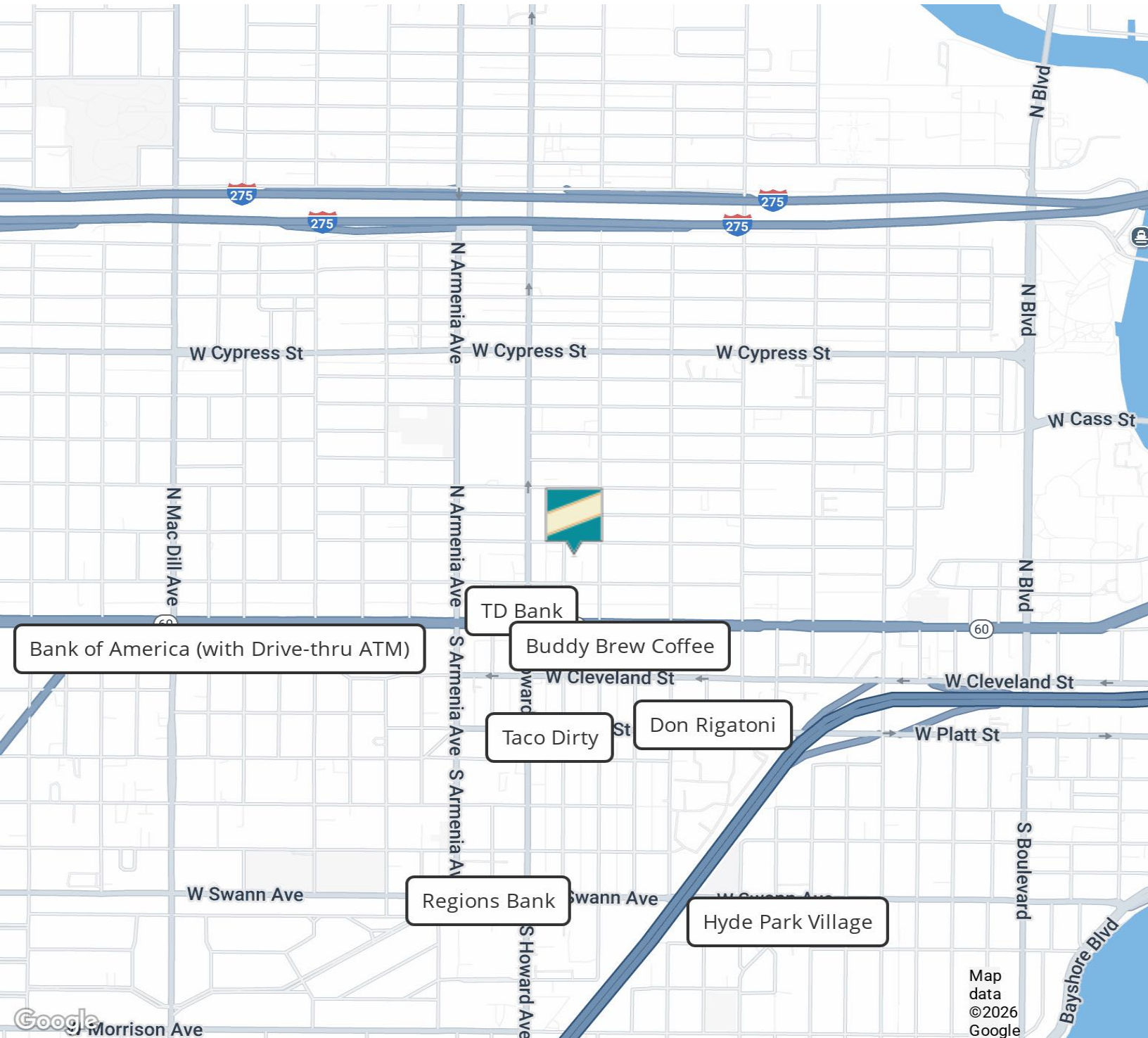
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RETAILER MAP



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ADVISOR BIO & CONTACT 1

DAVID ROSENTHAL

V.P. Commercial Sales



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 813.245.7333
david@grimaldicommercialrealty.com

PROFESSIONAL BACKGROUND

David Rosenthal began his career at Ernst & Young as a Big Four accountant, specializing in client services and financial statement analysis. He later worked with several local Real Estate Investment Trusts, gaining in-depth knowledge of the financial side of the real estate market.

As a multi-year CREXI Platinum Award recipient and consistently ranked as a top producer, David has closed over \$100 million in sales transactions. His success stems from an outgoing personality, relentless work ethic, and a genuine passion for helping clients achieve their goals.

David's business is built on dedication, communication, determination, and trust—values that allow him to adapt seamlessly to each client's unique real estate needs while delivering exceptional results.

With a strategic focus on Investment real estate, David offers comprehensive expertise in the following areas:

- Multifamily Investment Sales
- Fuel Station Investment Sales
- Retail Real Estate Investment Sales
- Portfolio Sales
- NNN Investment Sales
- Multifamily and Land Development
- Mobile Home Park Sales
- Financial Planning
- Real Estate Investment Trusts
- Dividend Reinvestment Plans & Dividend Payout Ratios
- Seller and Investor Financing
- Contract negotiations and due diligence
- Investment & Financial Analysis
- Property Valuation

EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting.

A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.

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ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 813.376.3386
kari@grimaldicommercialrealty.com
FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

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