

**LAND FOR SALE**

# 272-Unit Multifamily Development Opportunity on ±14 Acres

7805 North Dale Mabry Hwy  
Tampa, FL 33614

**Cody Brightwell**  
Managing Director  
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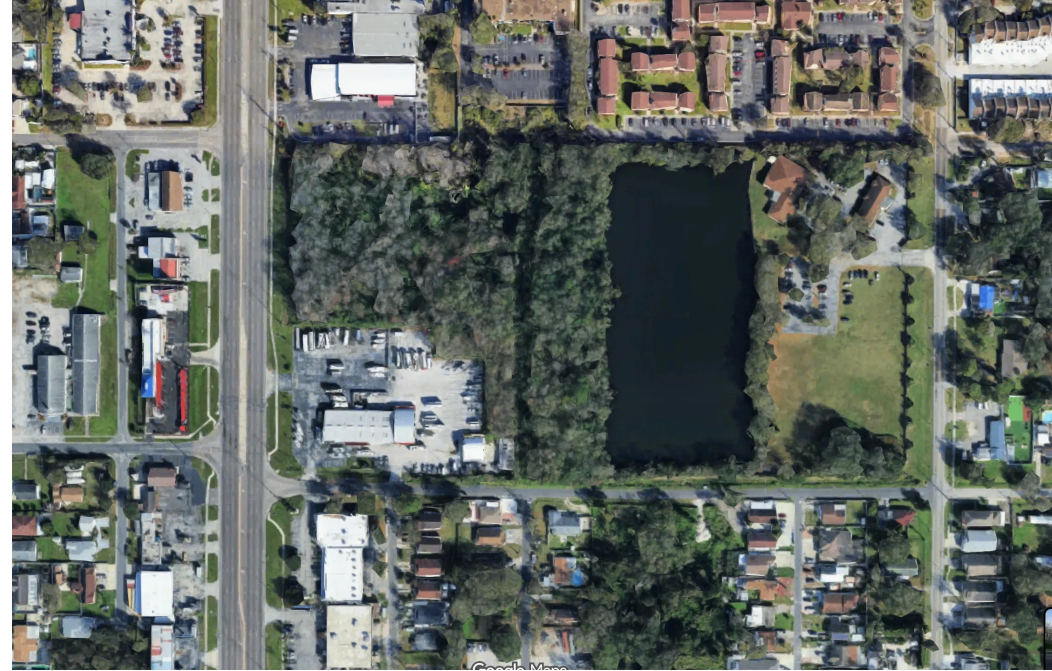


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# Property Description & Plans to Develop

7805 North Dale Mabry Highway, Tampa, FL 33614



## PROPERTY DESCRIPTION

A premier multifamily development located near the heart of Tampa in the North Dale Mabry Hwy corridor. The proposed community includes 272 units (up to 311 DUs available) in four-story, elevator served buildings with ample surface parking. Featuring a central clubhouse, resort-style amenities, generous green space, community pond, and convenient access to Tampa's major transportation routes, employment centers, and entertainment options. The project is well positioned to meet demand for quality rental housing in an active and growing Tampa submarket with no significant new apartment deliveries since the 1990s.

## OFFERING SUMMARY

|                    |                  |
|--------------------|------------------|
| <b>Sale Price:</b> | Subject to Offer |
| <b>Lot Size:</b>   | ±14 Acres        |

## DEVELOPMENT HIGHLIGHTS

- Proposed 272-unit multifamily community
- Unit mix designed to address a variety of renter needs
- Ample parking with 492 proposed spaces; Parking ratio: 1: 81
- Resort-style amenities, including a clubhouse, pool, community lake, fitness center and dog park
- Green space, walking areas and preserved wetlands

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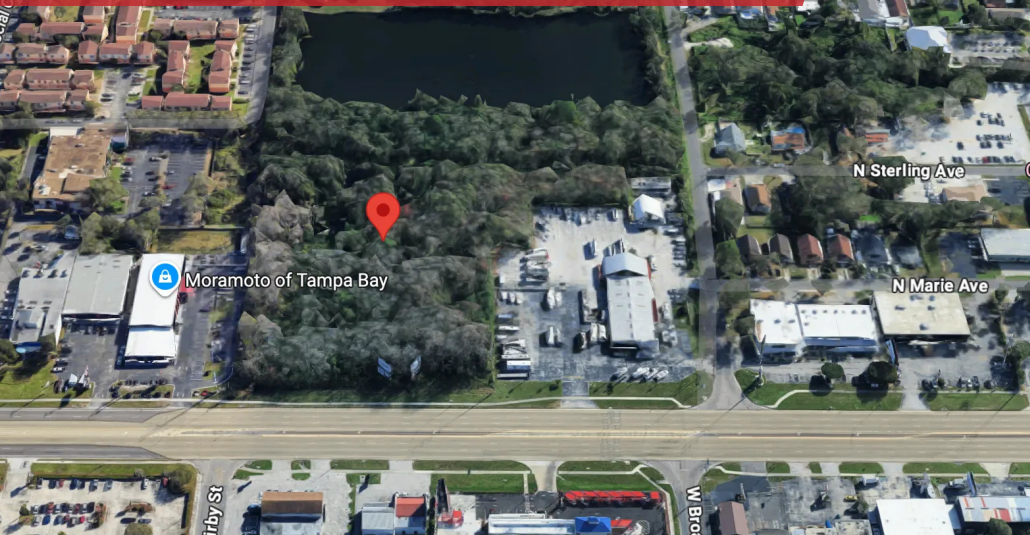


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# INVESTMENT HIGHLIGHTS

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## INVESTMENT HIGHLIGHTS

- Strategic infill location within Tampa's established North Dale Mabry submarket
- Surrounded by established residential neighborhoods, retail, employment centers and major transportation corridors
- Limited availability of similarly sized multifamily development sites creating a significant barrier to new competition.
- Lack of recently developed multifamily product in the immediate submarket creating an opportunity to meet pent-up demand for modern rental housing
- Located about three miles north of the approved Tampa Bay Rays ballpark stadium and mixed-use district at Hillsborough College-Dale Mabry Campus (\$2.3 billion), and near the planned upgrades and renovations to Raymond James Stadium and George M. Steinbrenner Field.
- Positioned to benefit from major public and private investment planned for the West Tampa stadium and college district (estimated at \$8-\$10 billion.)
- Convenient access to North Dale Mabry Highway, I-275, Veterans Expressway and Tampa International Airport









# Proposed \$8-\$10 Billion Stadium & Mixed-Use District

*~3 Miles South*

Approximately three miles south is the proposed 100-plus-acre Tampa Bay Rays ballpark and mixed-use district, envisioned to include more than 8 million square feet of office, hospitality, retail, educational and entertainment development. If fully approved and funded, the project could generate substantial new investment and year-round activity within the North Dale Mabry corridor.

## Proposed Rays Ballpark and Mixed-Use District

The current proposal includes:

- 31,000-seat, enclosed Tampa Bay Rays ballpark
- More than 100 acres of mixed-use development
- More than 8 million square feet of planned development
- Office, hotel, retail, dining, residential and entertainment uses
- Public gathering areas, landscaped open spaces and improved pedestrian connections
- A rebuilt and expanded Hillsborough College Dale Mabry Campus
- An estimated \$2.3 billion ballpark
- A surrounding privately financed district projected at approximately \$8-\$10 billion in private investment



Conceptual rendering. Plans remain preliminary and are subject to approvals, financing and modification.

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# Retail Map

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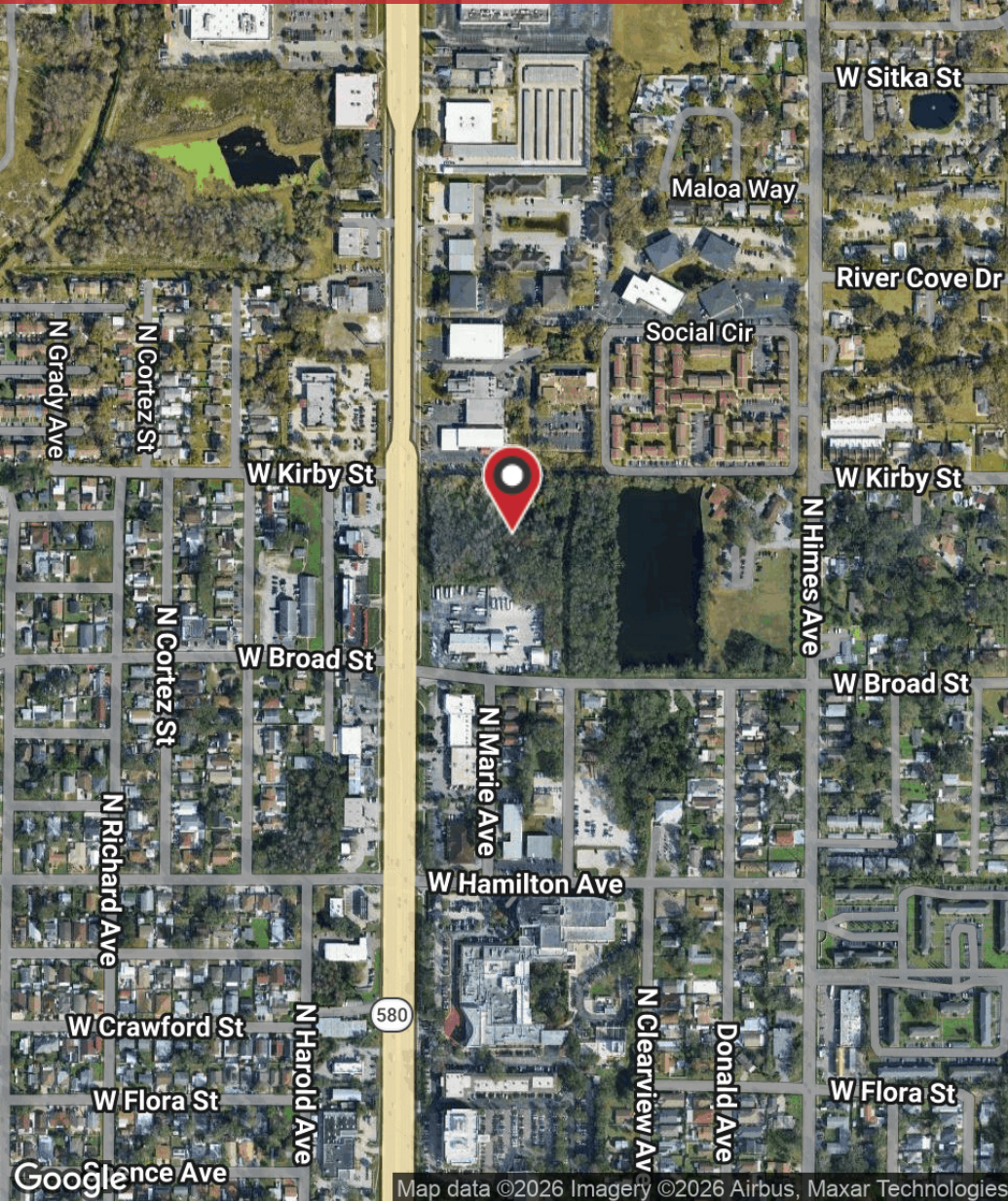


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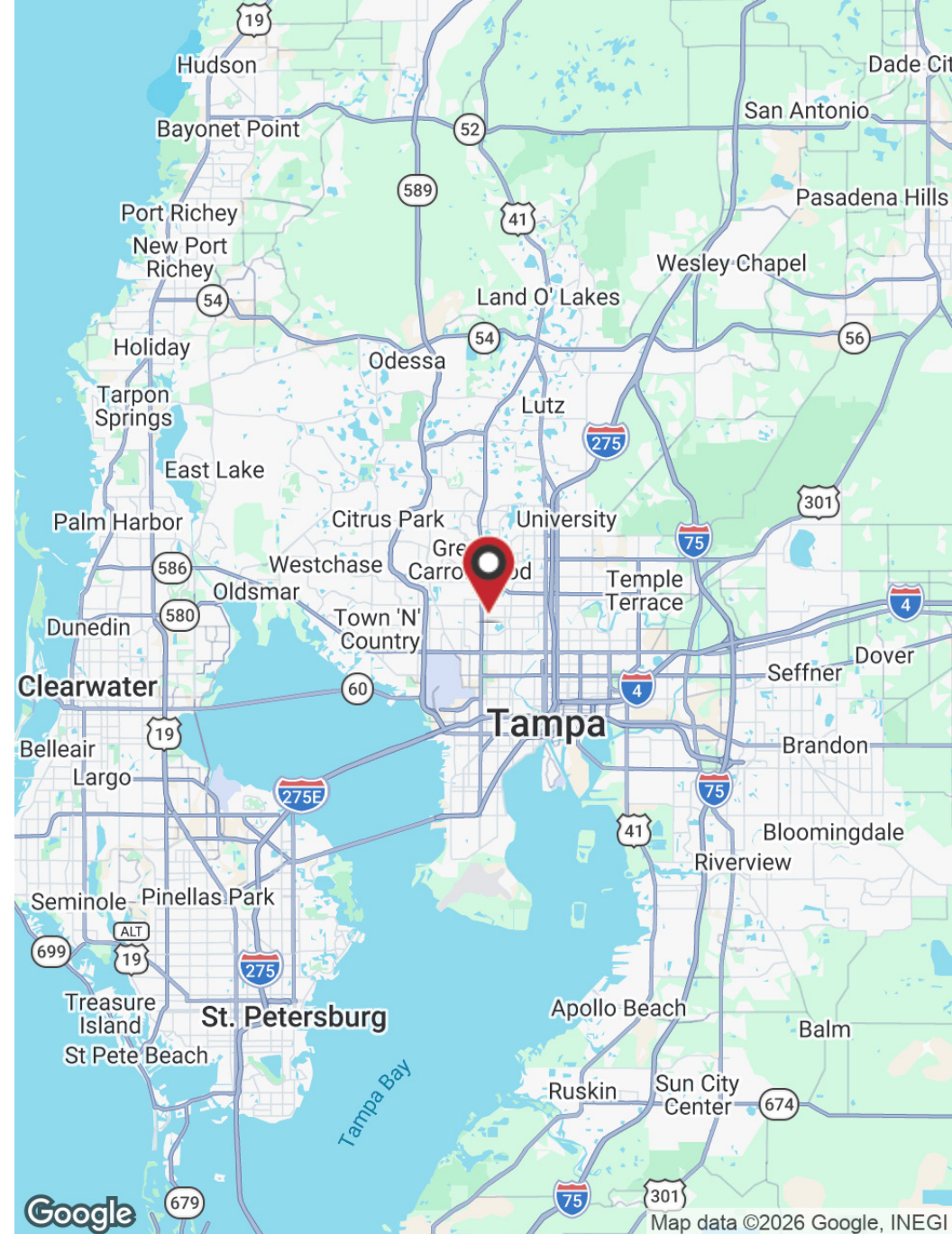


## Location Maps

7805 North Dale Mabry Highway, Tampa, FL 33614



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Map data ©2026 Google, INEGI

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# Demographics from 2023 Census

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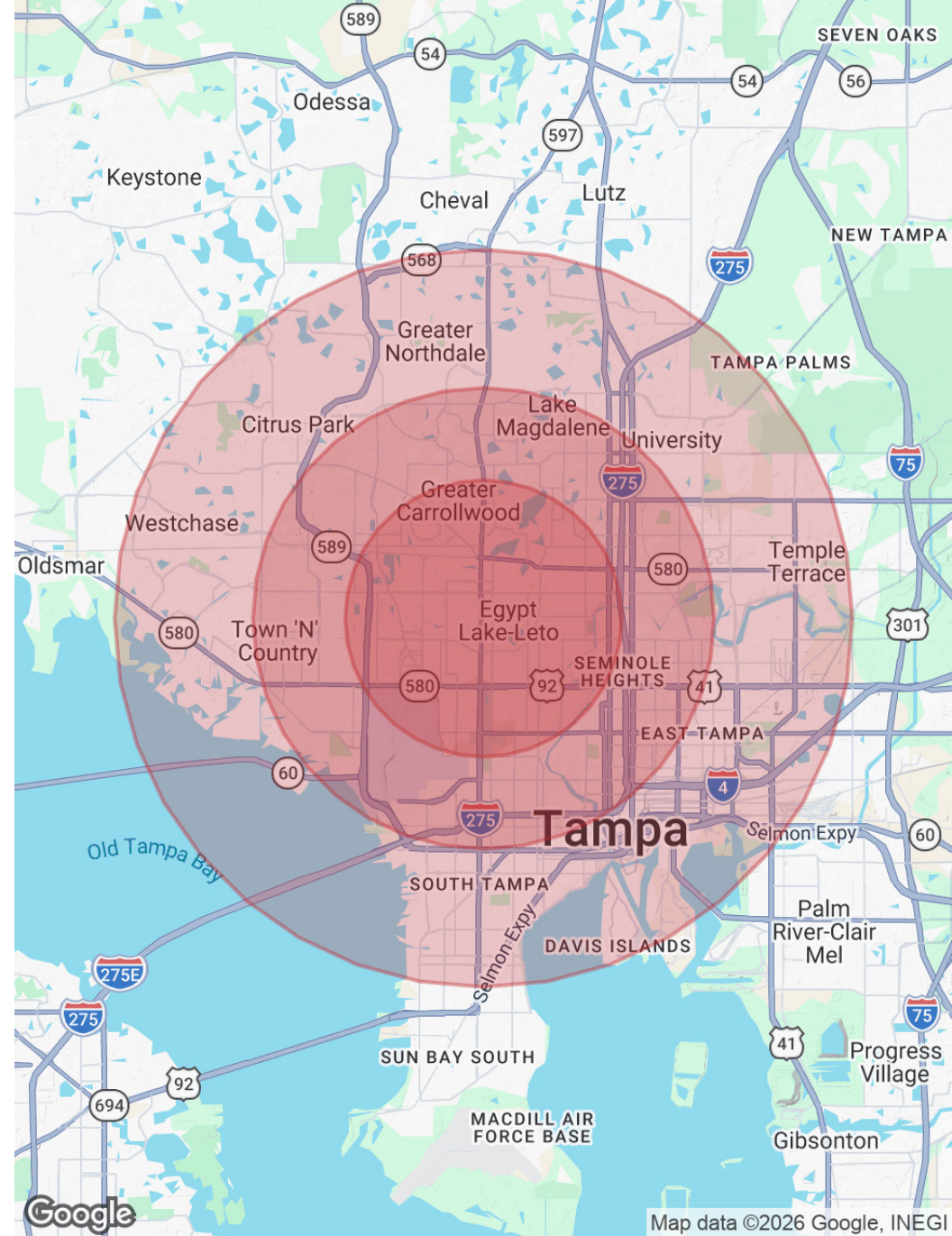
| POPULATION           | 3 MILES | 5 MILES | 8 MILES |
|----------------------|---------|---------|---------|
| Total Population     | 102,453 | 305,862 | 647,215 |
| Average Age          | 40.8    | 39.6    | 38.2    |
| Average Age (Male)   | 40.5    | 38.7    | 37.5    |
| Average Age (Female) | 41.4    | 40.4    | 39.0    |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 8 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 40,369    | 121,100   | 259,045   |
| # of Persons per HH | 2.5       | 2.5       | 2.5       |
| Average HH Income   | \$83,679  | \$85,231  | \$101,419 |
| Average House Value | \$346,444 | \$330,179 | \$417,874 |

## TRAFFIC COUNT

|                      |               |
|----------------------|---------------|
| Traffic Count        | 70,000/day    |
| Traffic Count Street | N. Dale Mabry |

2023 American Community Survey (ACS)



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# TAMPA'S ECONOMY AND BUSINESS CLIMATE

"Best Place to Start a Business"



Tampa's economy is driven by tourism, health care, finance, insurance, technology, construction, and the maritime industry. A unique blend of undeveloped open spaces in close proximity to the modern vibrant communities that make it a great location to live visit and do business. The region gets high marks on everything from "Best Places to Start a Business" (No. 5) and conversely "Best Places to Retire" (No. 2) to "Best Places for First-Time Homeowners" (No. 6) and "Most Pet Friendly" (No. 1). And with seamless connections, a thriving job market, outstanding educational options and plenty of things to see and do, Tampa is the right place to grow your business.

## BUSINESS CLIMATE

- Florida is the 3rd most populous state in the U.S. and has the 4th best tax climate in the U.S
- Access to over 33 million consumers within an 8-hour drive
- Port Tampa Bay is the largest seaport in Florida and closest deep-water port to the Panama Canal with two post-Panamax gantry cranes. The port is responsible for over \$15 billion in economic impact.
- Large population of skilled workforce



## IMPORT & EXPORT

- Easy access to the Central & South American as well as Caribbean markets
- Six major interstate corridors, including the I-4 warehouse and distribution logistics corridor.
- Non-stop air service to over 80 domestic and international destinations from Tampa International Airport.

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### CODY BRIGHTWELL

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### PROFESSIONAL BACKGROUND

Cody has been part of the Nye Commercial team for over 10 years after excelling in sales at CENTURY 21 Bill Nye Realty in Zephyrhills. He dominated the Pasco County home sales division and built many commercial real estate owner relationships during that time. The cross over into commercial real estate was effortless and only a matter of time. He is currently focusing on Land Development, income producing property dispositions, Industrial portfolios, acquisitions for many private and institutional clients and spearheads our Land division, leasing, and management division.

Originally from Cleveland, Ohio, Cody spent the summers over a span of 15 years in Dade City and decided to make Pasco County home. Over the years Cody has developed relationships with a diverse group of buyers and sellers. He has the ability to create solutions to his client's complex projects and investments. Cody continues focusing on new opportunities to pair with his client's preferences and needs.

### EDUCATION

Cody continues to brush up on his commercial real estate knowledge by staying on top of market volatility, politics and international economic studies. He is consistently taking courses to enhance his career to benefit his clients by working toward his accreditation to become an Accredited Land Consultant (ALC) as well as a Counselor of Real Estate (CRE).

### MEMBERSHIPS

Member of the International Council of Shopping Centers (ICSC)

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