

Palm River Vacant Land for Sale

2733 N. Falkenburg Rd., Tampa, FL 33619

EXECUTIVE SUMMARY



Summary:

Price:	\$599,900.
Land Size:	0.61 Acres +/- per survey
Zoning:	CG/Commercial General
Potential Uses:	Commercial/Office
Future Land Use:	Urban Mixed Use-20 (1.0 FAR)
Folio Numbers:	065651.0000 065652-0050
Market:	Tampa/Brandon
Traffic Counts:	Over 22,000 AADT
Taxes (2024):	\$906.05
Utilities:	COT Water/HC Sewer Proximate Electric: Tampa Electric

Overview:

This is an opportunity to purchase a 0.61 Acre commercial parcel with 168' front feet along Falkenburg Rd near Hillsborough Community College, Brandon Campus. The site has good visibility with over 22,000 daily traffic counts. The property was recently rezoned to CG/Commercial General. The property has a future land use of Urban Mixed Use-20 (1.0 FAR). There are municipal utilities proximate to the site. This is located just west of Interstate 75 providing good access to potential customers and employees.

Hillsborough County wants site plan access limited to Agnes St on the East side of the property or possibly Lake Ave on the north side and won't permit access directly on Falkenburg. Please confirm with Hillsborough County

The location is near plenty of restaurants, housing, apartments, offices, shoppes, bars and other entertainment.

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besselieu@gmail.com

Greg Andretta, SIOR
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greg@andrettaproperties.com

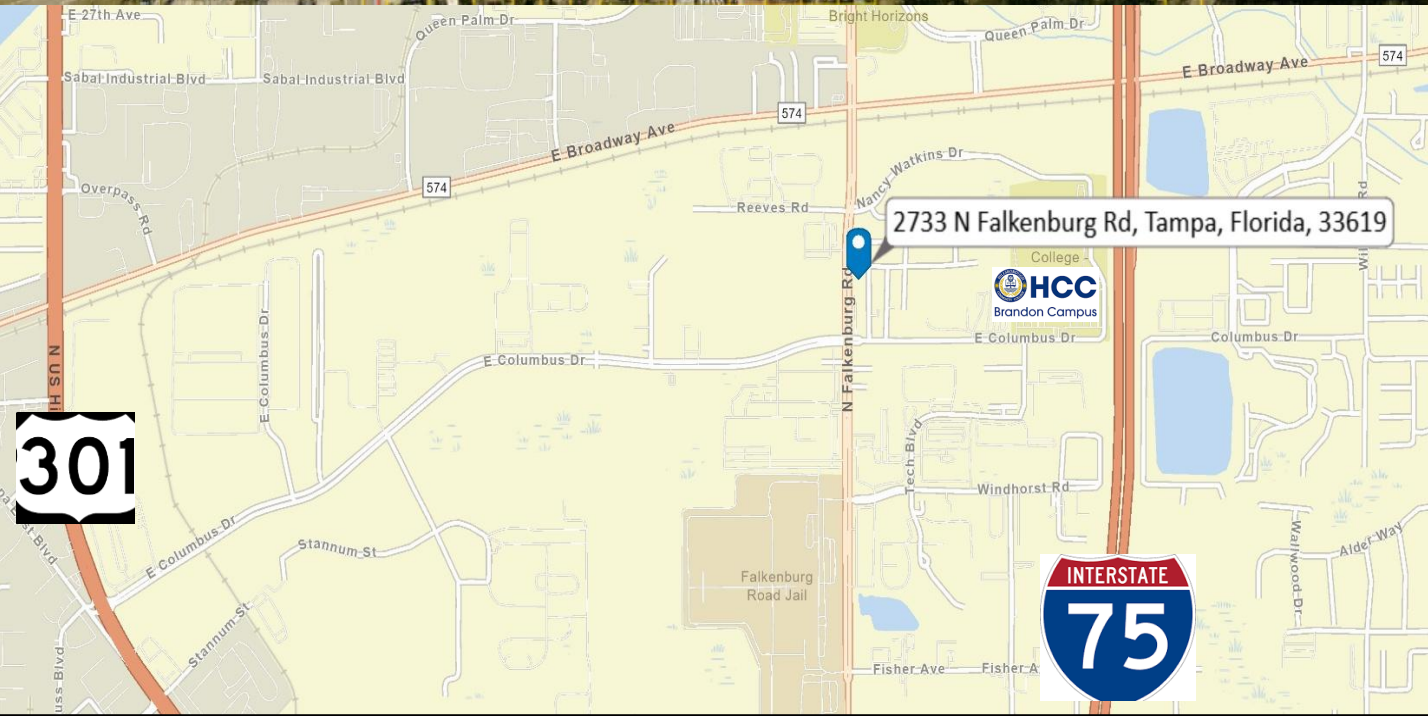
Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
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AERIAL AND AREA MAP



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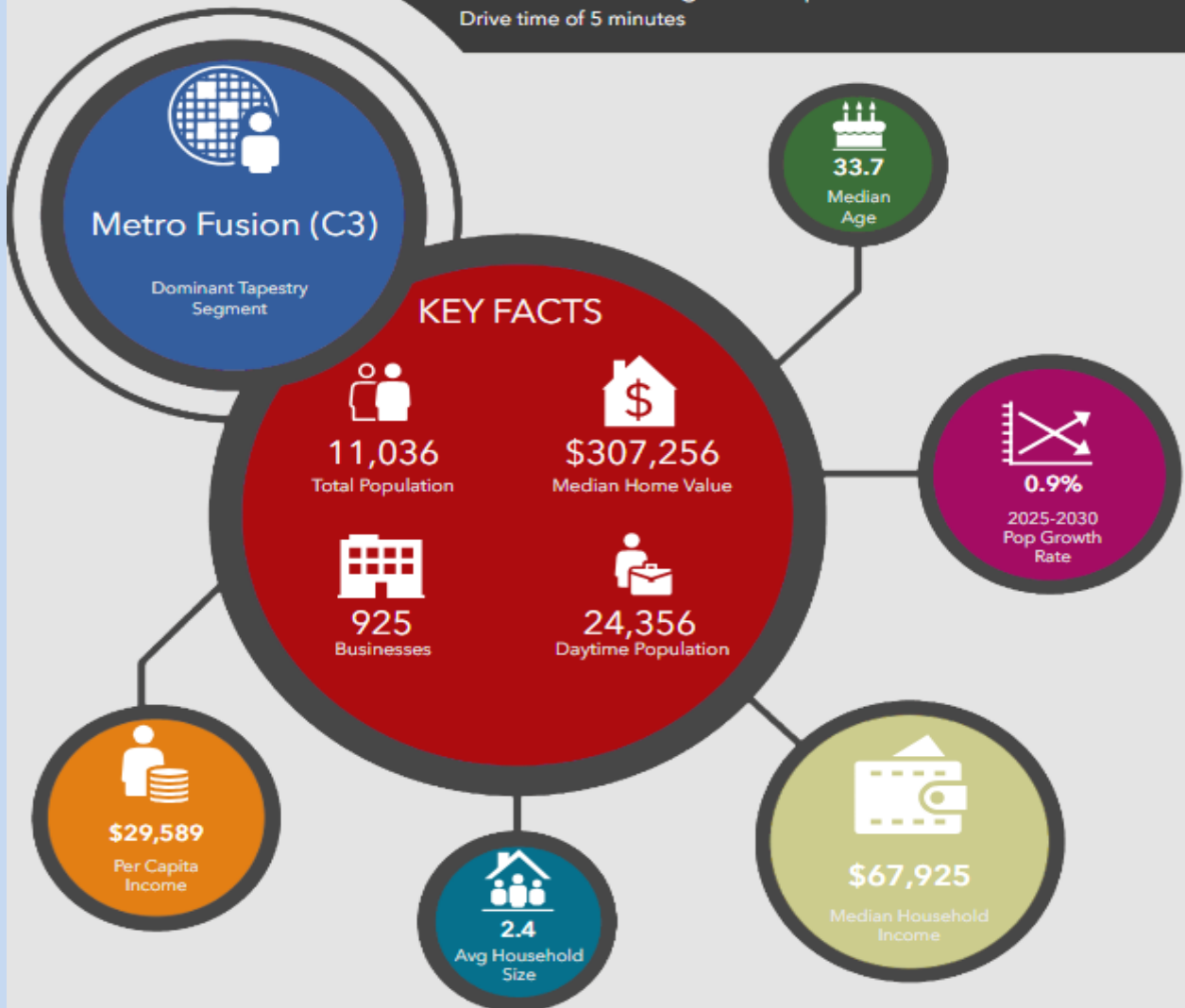
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DEMOGRAPHICS



2733 N Falkenburg Rd, Tampa, Florida, 33619 2
Drive time of 5 minutes



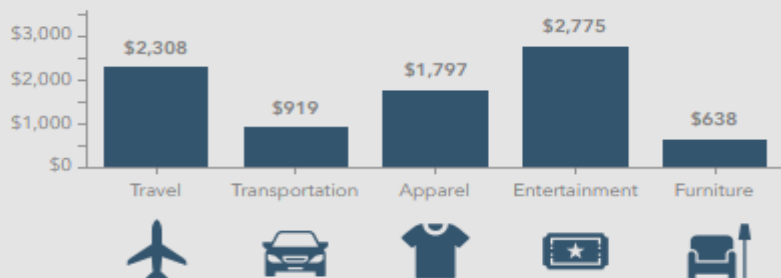
KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri Data Axle (2025), Esri U.S. BLS (2025).

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Spending facts are average annual dollars per household



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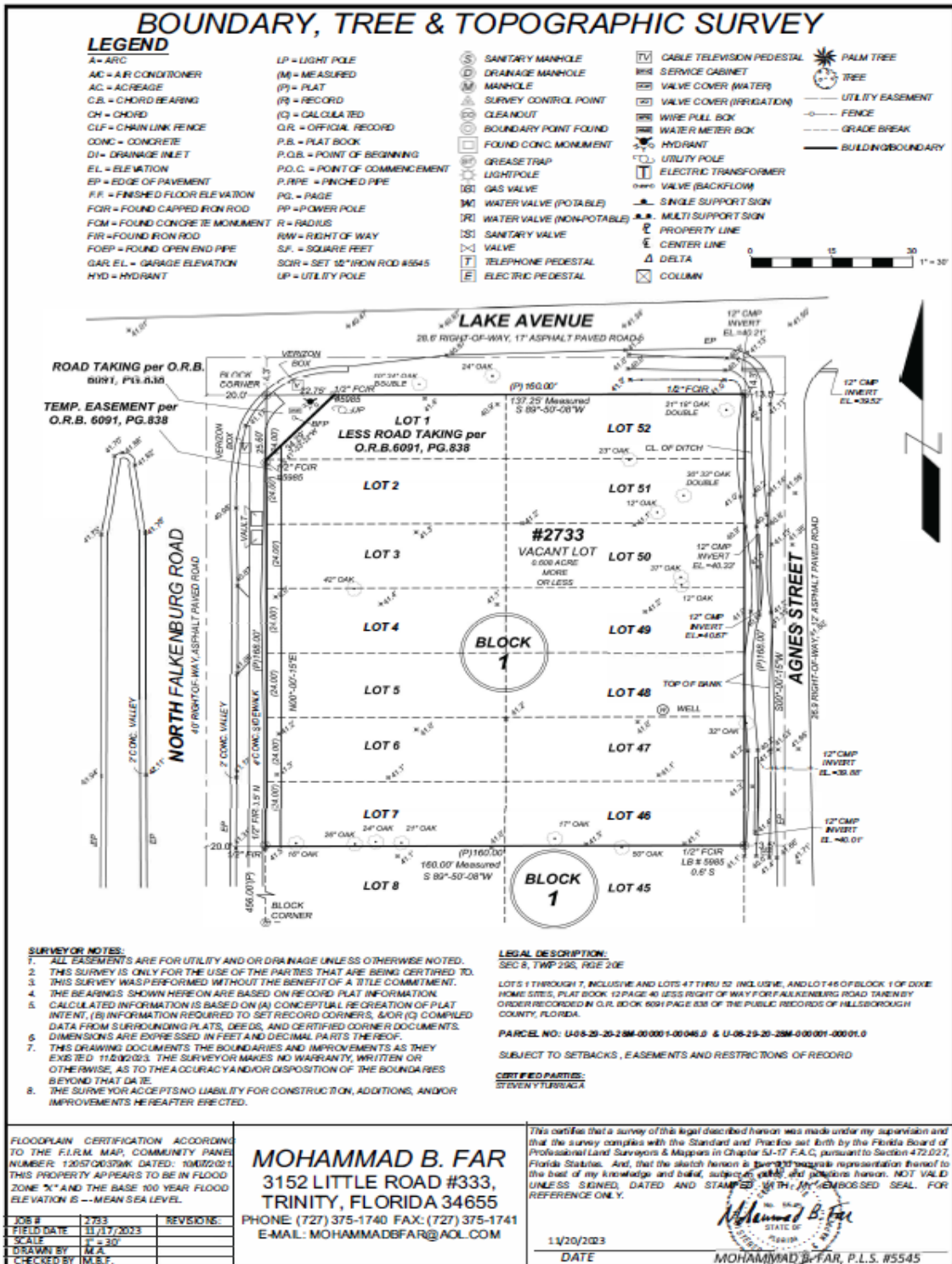
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SURVEY



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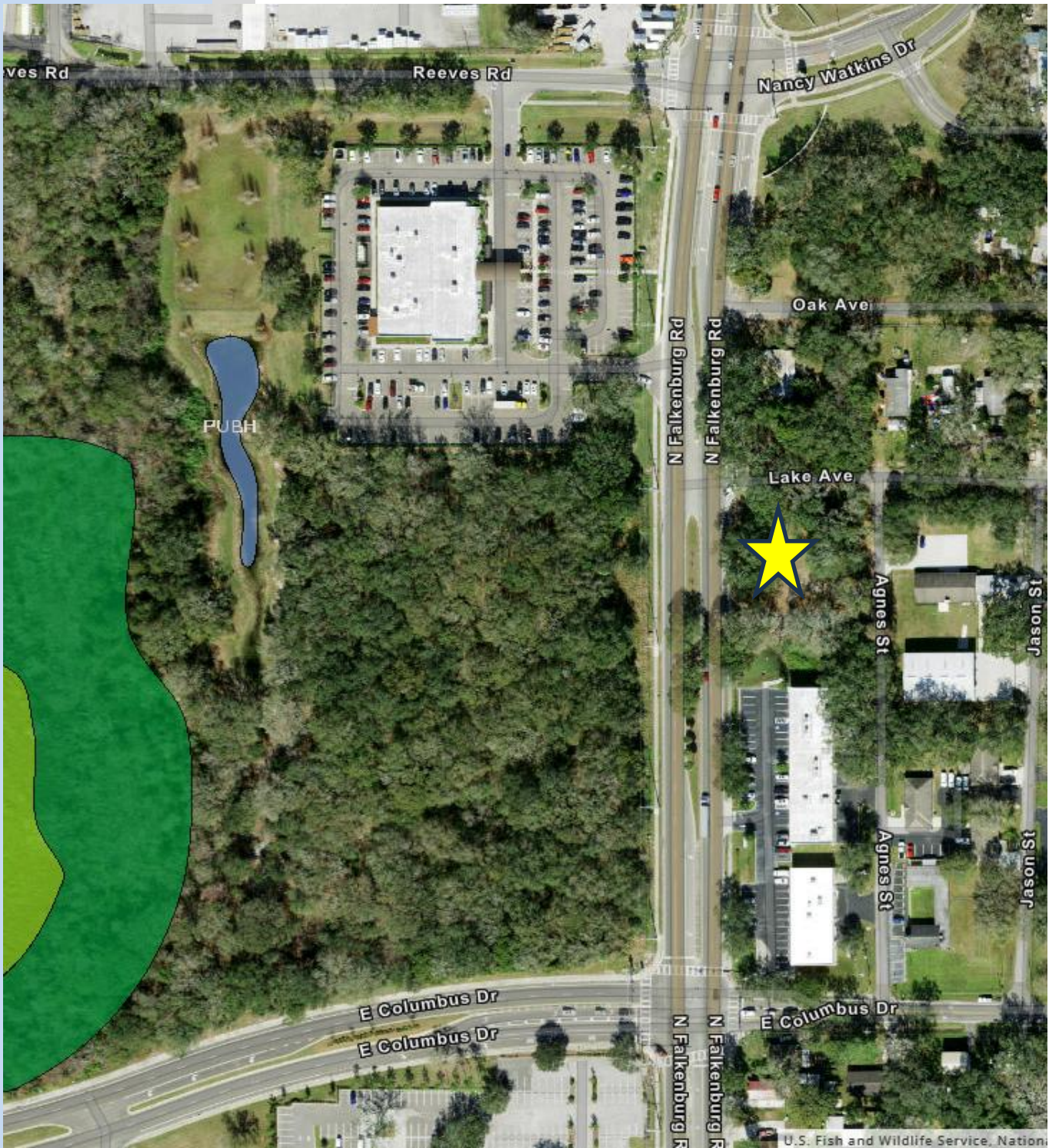
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NATIONAL WETLANDS MAPPER



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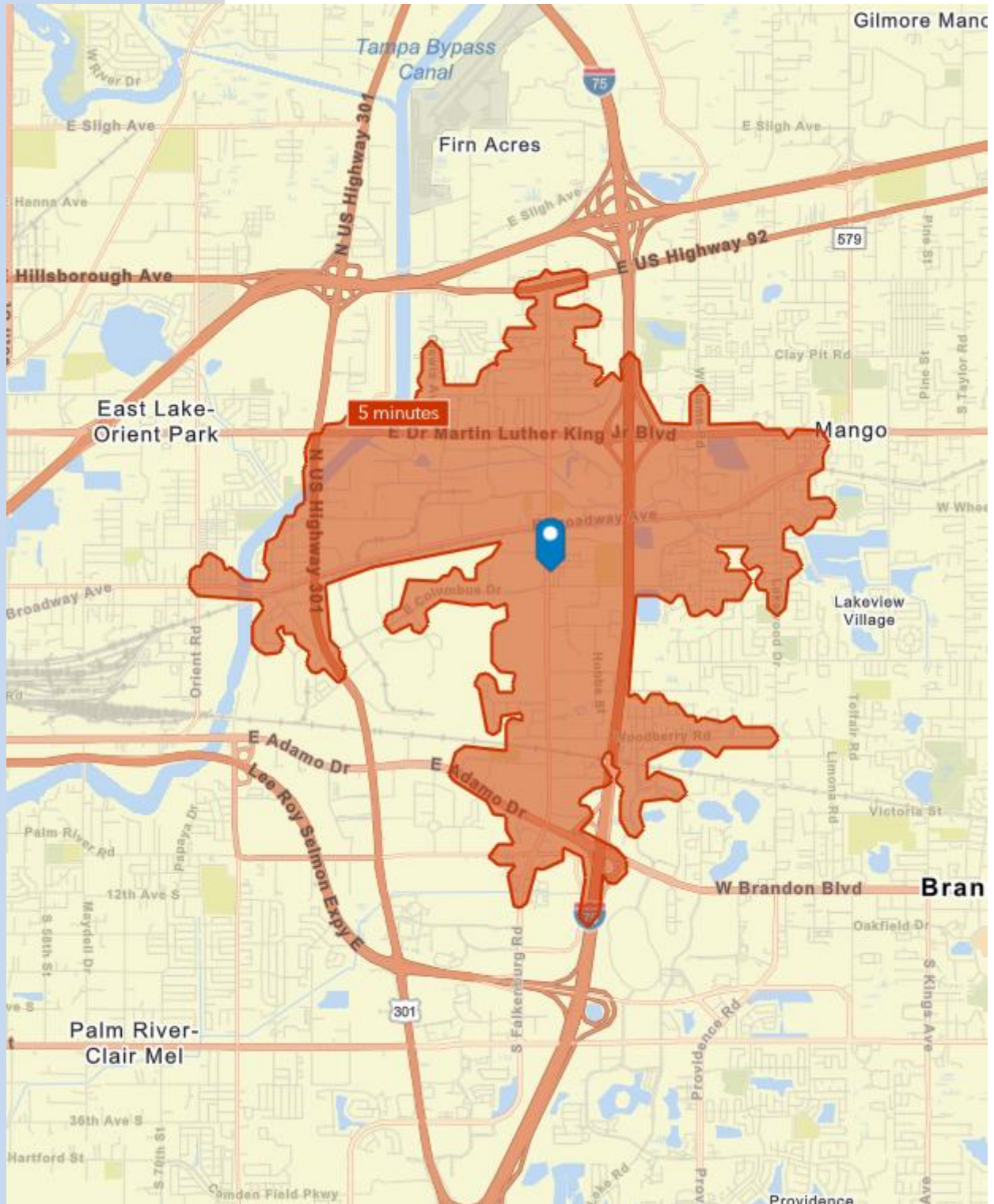
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5 MINUTE DRIVE TIME MAP



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FUTURE LAND USE MAP



JURISDICTION	FUTURE	CLUSTERING / OPEN SPACE	EXISTING	DEVELOPABLE
HILLSBOROUGH COUNTY	URBAN MIXED USE-20 (1.0 FAR)		Vacant	Y
				TOTAL

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REZONE LETTER



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

December 10, 2024

Reference: RZ-STD 24-0878
Joseph L. Diaz, Esq.
2733 N. Falkenburg Rd./65651.0000

BOARD OF COUNTY
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Donna Cameron Cepeda
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Ken Hagan
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Christine M. Beck
COUNTY INTERNAL AUDITOR
Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR
Gregory S. Horwedel

Joseph L. Diaz, Esq.
3242 Henderson Blvd., Ste. 310
Tampa, FL 33609

Dear Applicant:

At the regularly scheduled public meeting on December 10, 2024, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from RSC-6 (Residential, Single-Family Conventional) to CG (Commercial, General). Please keep this letter for your records.

If you have any questions regarding this, please contact Isis Brown, of my staff at BrownI@hcfl.gov.

Sincerely,

J. Brian Grady

J. Brian Grady (Dec 12, 2024 13:53 EST)

J. Brian Grady, Director
Zoning Administrator
Community Development Division

JBG/mn

HCFL.GOV

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