

FLAMINGO COVE

108 UNIT ENTITLED
WORKFORCE HOUSING
DEVELOPMENT
OPPORTUNITY.

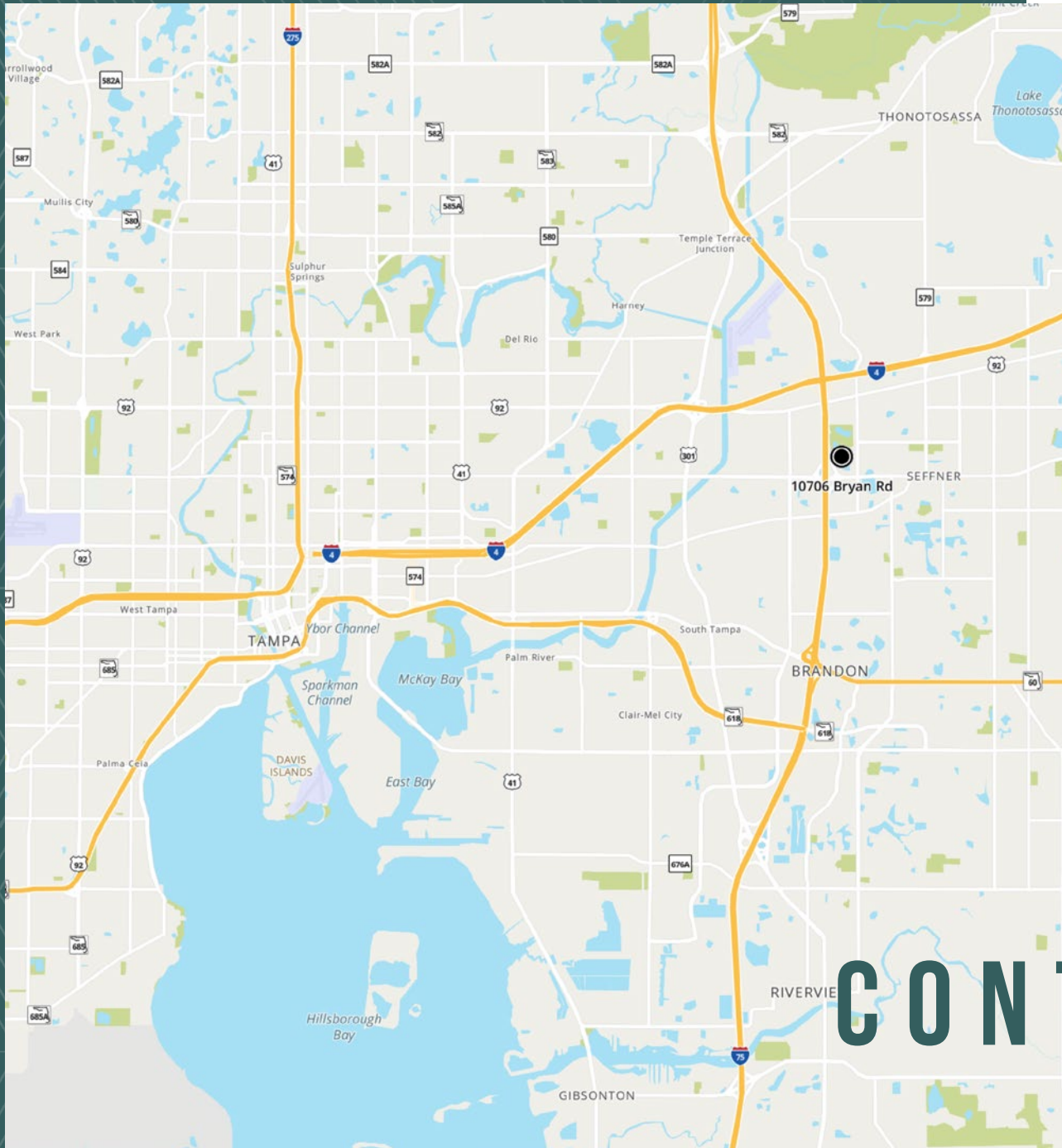
10706 Bryan Road, Tampa,
FL 33610



10706

BRYAN ROAD, TAMPA, FL 33610

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EXECUTIVE SUMMARY

01



EXCLUSIVE DEVELOPMENT OPPORTUNITY

Flamingo Homes is pleased to present 10706 Bryan Road, a fully entitled, shovel-ready workforce housing development located just off I-75 in the growing east Tampa submarket. This 108-unit project sits within one of Florida's fastest-expanding metro regions, benefiting from strong population growth, infrastructure investment, and rising housing demand.

This thoughtfully planned, multi-family development has received zoning approval under Planned Development (PD) with a granted density bonus, increasing the unit count from 68 to 108. With architectural design and unit matrix already completed, and full construction documents anticipated within 2–3 months, this site offers minimal entitlement risk and a streamlined path to mobilization. Located just 15 minutes from Downtown Tampa and within 10 minutes of major employers, hospitals, shopping malls, and recreational areas, the site is optimally positioned to serve Tampa's growing workforce. According to recent housing data, the metro is projected to need over 10,000 new housing units by 2027, making this an incredibly timely opportunity.

Importantly, the project qualifies for pre-approved HUD financing at 5.5% and is eligible for multiple workforce and affordable housing grants, enhancing the capital stack and lowering financial barriers for investors. All major trade partners—including the architect, civil engineer, and site work contractor—have been engaged with locked-in pricing, and the preliminary construction budget has been provided by the anticipated general contractor.

Flamingo Homes has been engaged to both sell the site and source JV equity on behalf of the ownership. We welcome inquiries from investors and development partners seeking a high-impact, high-demand multifamily opportunity in the heart of Tampa's expansion zone.



PROPERTY OVERVIEW

02



DEVELOPMENT PROGRAM

Category	Detail
Address	10706 Bryan Road, Tampa, FL 33610
Zoning	Planned Development (PD)
Total Units	108 (with approved density bonus from 68)
Lot Area	±6.58 Acres (286,624 SF)
Entitlements	Fully entitled for 108 residential units
Site Plan Status	Initial site plan review approved; in final plan review
Construction Docs	Expected completion in 2–3 months
Financing	Pre-approved HUD financing at 5.5%
Grants	Multiple workforce and affordable housing grants available
Proximity	15 minutes to Downtown Tampa; within 10 minutes of hospitals, retail, and recreation
Highway Access	Immediate access to I-75 and one exit south of I-4 interchange
Tax Assessment	\$415,000
Real Estate Taxes	\$5,810
Asking Price	\$3,750,000



PERTINENT INFORMATION

The project at 10706 Bryan Road is well-positioned for expedited development, with substantial progress already completed on the design and entitlement front. The architectural design and unit matrix for the 108-unit workforce housing development have been fully completed, offering a clearly defined layout and product type consistent with market demand and regulatory approval.

The project has successfully undergone Initial Site Plan Review, which was approved by the applicable planning authority. It is now in the Final Plan Review phase, with all major technical and regulatory comments addressed or under coordination. This positions the project for swift advancement to construction upon completion of the remaining plan reviews. Full Construction Documents are in progress and expected to be completed within an estimated 2–3 months, aligning with the projected development timeline and allowing for timely permit submissions and contractor mobilization.

Additionally, key project consultants and trades have been secured with locked-in pricing, significantly reducing financial uncertainty and inflation-related cost risk. These include:

- **Project Architect**
- **Civil Engineer**
- **MEP Consultants**
- **Site Work Contractor**

A Preliminary Construction Budget has been prepared by the anticipated General Contractor, providing a solid cost framework for project underwriting, funding applications, and scheduling. The involvement of committed trade partners at this stage provides investors with confidence in cost control, timeline efficiency, and build quality. This level of preparedness ensures a low-risk, high-readiness development opportunity with minimized entitlement delays and strong execution support.





PROPERTY
SITE PLAN & FLOOR PLAN

03



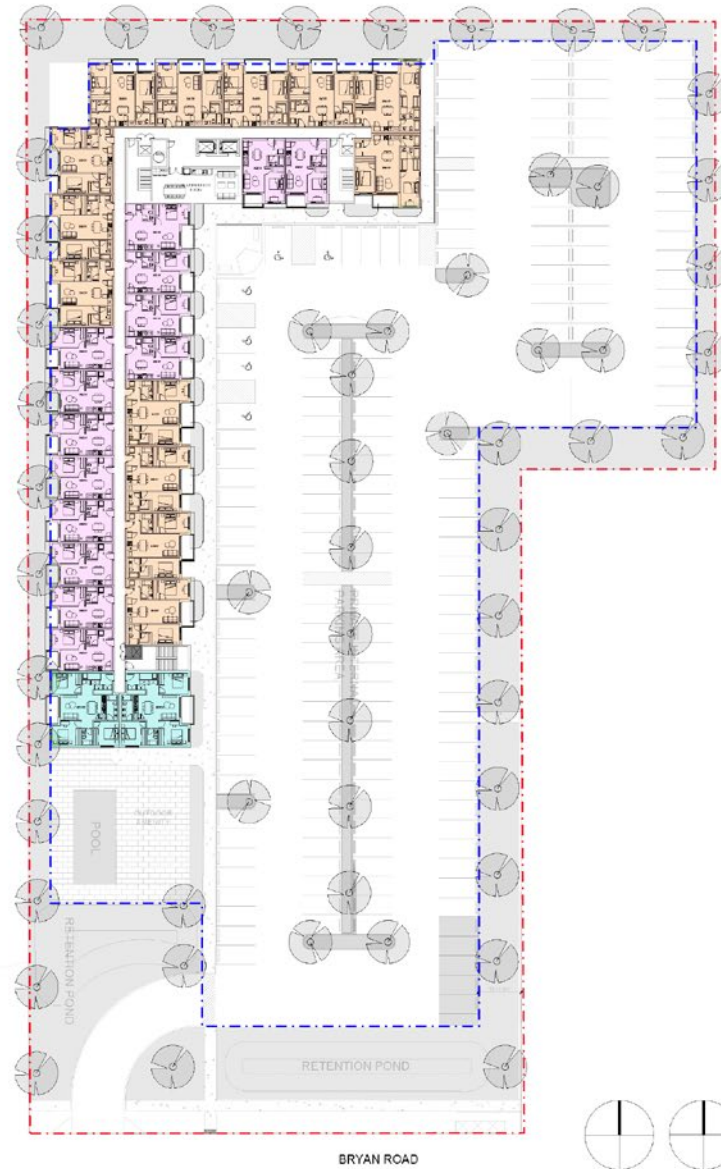
SITE PLAN



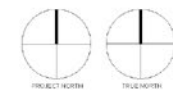
SITE PLAN & FLOOR PLAN



02 GROUND FLOOR
A101 1/4" = 1'-0"



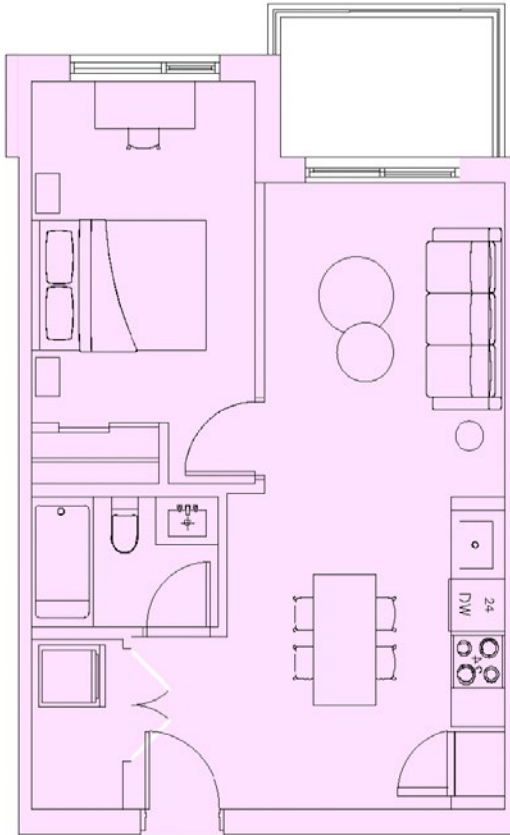
02 TYPICAL 2-4 FLOOR
A101 1/4" = 1'-0"



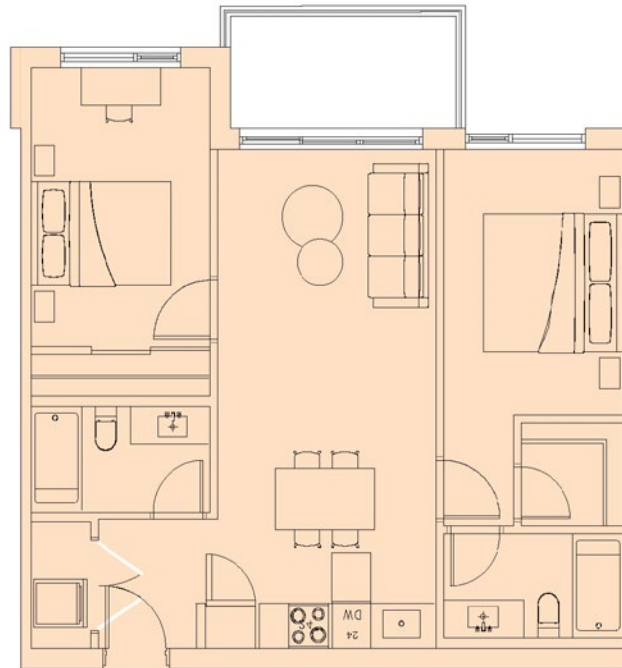
LEGEND

- - - PROPERTY LINE	- - - SETBACK LINE
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FLOOR PLAN



02
A101 TYPICAL 1 BEDROOM
1/4" = 1'-0"



02
A101 TYPICAL 2 BEDROOM
1/4" = 1'-0"



02
A101 TYPICAL 3 BEDROOM
1/4" = 1'-0"

1 BED - INTERIOR



1 BED - INTERIOR - AXO



2 BED - INTERIOR



2 BED - INTERIOR - AXO



3 BED - INTERIOR



3 BED - INTERIOR - AXO



LOCATION OVERVIEW

03



TAMPA BAY SINGLE FAMILY RESIDENTIAL REAL ESTATE MARKET OVERVIEW

Due to strong job creation, strong population growth, and a highly desirable quality of life, the prospects for continued single family unit growth in this submarket are very strong.

Tampa Bay Median Home Value: \$338,000

Tampa Bay Average Home Value: \$397,524

TAMPA BAY SUMMARY

The Tampa-St. Petersburg-Clearwater (MSA) on Florida's West Coast is composed of Hillsborough, Pinellas, Pasco, and Hernando counties. With over 3.0 million people, Tampa Bay is the second largest MSA in Florida. The region contains the third and fourth largest cities in the state, Tampa and St. Petersburg, as well as the eleventh largest city, Clearwater. Moody's Analytics predicts future population growth over 55,000 per year through 2022.





10706 BRYAN ROAD
TAMPA, FL 33610

DEMOGRAPHICS AND GROWTH

WHY TAMPA?

1. Highly skilled and diverse workforce
2. Low cost of living and business expenses
3. Top K-12 education and higher education systems
4. Amazing quality of life amenities
5. Already home to many established and cutting-edge companies
6. Population and job growth

ECONOMY

The unemployment rate in Tampa/Hillsborough County fell by 10 basis points over the past twelve months to 3.4%. Tampa Bay's economy added 21,700 jobs for an annual growth rate of 1.6%.

1. Financial Activities growth: +2.9% (3,400 jobs)
2. Professional & Business Services growth: +2.4% (6,000 jobs)

QUICK STATS

\$83,354

Median Household
Income

9.7%

Population Growth
(2010–2019)

3.3%

Unemployment
Rate

20.7%

Population Age
18–34



PRIMARY DEMAND DRIVERS

Tampa / St. Petersburg's growing consumer market and easy connections to South Florida and markets to the north, easily make the Tampa/St. Petersburg region one of the more diverse and dynamic areas of the country. It is home to many leading logistics, financial activities and business services firms. Tourism is also playing an increasingly important part in the region's economy, growing significantly over the past ten years. The combination of Port Tampa Bay, Tampa International Airport (TIA), CSX rail, and major highways has positioned Tampa as the market of choice for major distributors such as Amazon and Coca-Cola Refreshments. Port Tampa Bay and TIA combined contribute \$22.5 billion annually to the local economy and support approximately 160,000 jobs.



TOURISM



MACDILL
AIR FORCE BASE



PROFESSIONAL
SPORTS



HIGHER
EDUCATION



GLOBAL
HEADQUARTERS



INTERNATIONAL
AIRPORTS



PORTS



MARKET OVERVIEW

04



MAJOR POINTS OF INTEREST

Tampa Intl Airport:	29.1 mi
Suncoast Expressway:	9.9 mi
University of South Florida:	9.4 mi
I-75:	6.7 mi
Tampa Central Business District:	21.1 mi
Westshore Business District:	28.1 mi

OTHER POINTS OF INTEREST

MacDill AFB:	34.3 mi
Lowrey Park Zoo:	18.5 mi
Busch Gardens:	19.2 mi
Raymond James Stadium	20.7 mi
Amalie Arena (Tampa Bay Lightning):	21.4 mi
Disney World:	77.2 mi

RETAIL POINTS OF INTEREST

Publix:	3.1 mi
Tampa Premium Outlets:	5.9 mi
Shops at Wesley Chapel:	8.7 mi



DEMOGRAPHIC SUBMARKET SNAPSHOT

The population in South Central Pasco trade area has grown by over 2.8% to more than 52,000 people from 2010 to 2017 and it is projected to grow by another 2.1% of the next five years.



52,000 people

GREW 2.3% FROM 2010 TO 2019



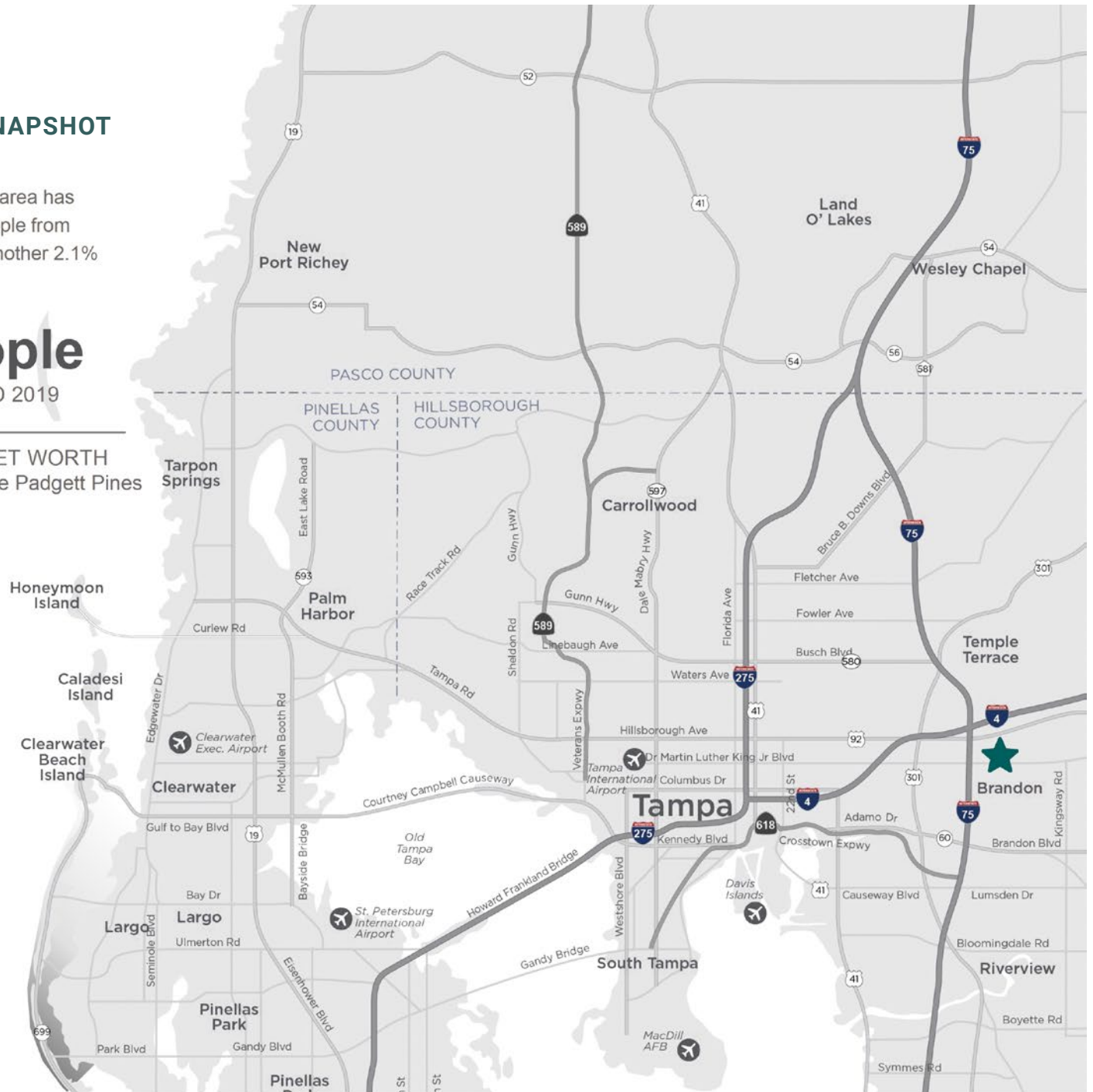
AVERAGE HOUSEHOLD NET WORTH WITHIN 15 MINUTES OF Lake Padgett Pines

\$773,826

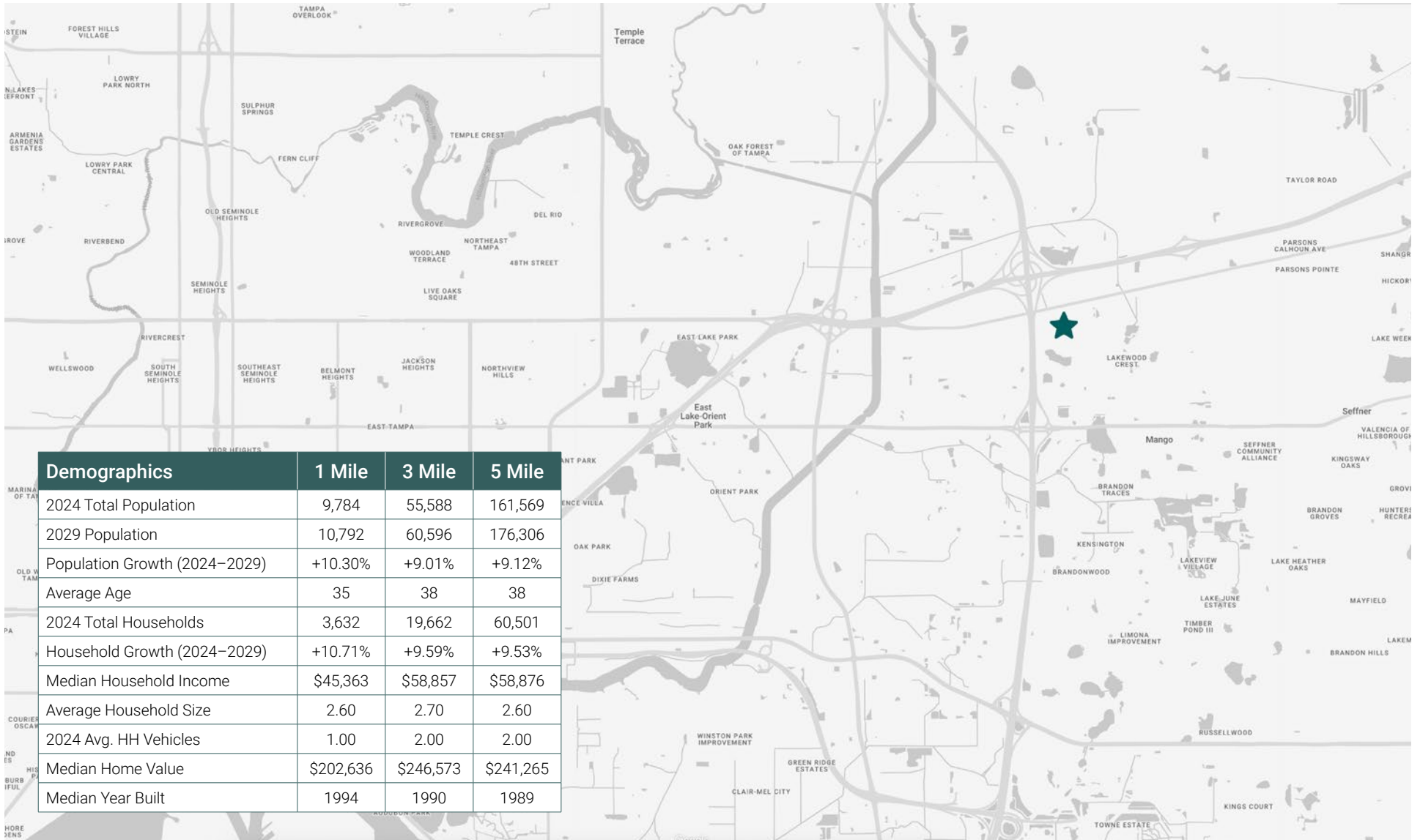


42.7

MEDIAN AGE



AREA DEMOGRAPHICS



LIFESTYLE & RECREATION

BEACHES

Pinellas County boasts 35 miles of pristine white sand beaches and nearly 588 miles of stunning coastline, offering an exceptional coastal lifestyle. With an average of 246 sunny days per year, residents and visitors alike enjoy year-round access to the sun, surf, and sand. Notably, three of the nation's top ten beaches—Fort De Soto Park, Clearwater Beach, and Caladesi Island State Park—are located right in Pinellas County.

PARKS & OUTDOOR RECREATION

Tampa Bay offers a wealth of recreational opportunities with over 81,000 acres of preserved land across Hillsborough and Pinellas Counties. Whether it's nature, culture, or adventure, the region provides something for everyone:

- Straz Center for the Performing Arts
- Tampa Riverwalk
- Florida Aquarium
- Gasparilla Music Festival
- Glazer Children's Museum
- St. Pete Pride Festival & Parade
- Deep Sea Fishing
- Eco-Tourism Activities

CRUISE INDUSTRY

Tampa's cruise industry plays a vital role in the local economy:

- 21 cruise ships operate out of the port
- Supports over 3,500 local jobs
- Contributes \$480 million annually to the local economy
- Welcomed 1.2 million passengers in 2019

PROFESSIONAL & COLLEGIATE SPORTS

Tampa Bay is a premier destination for sports enthusiasts, with year-round action from top-tier teams and events:

- MLB: Tampa Bay Rays
- NFL: Tampa Bay Buccaneers
- NHL: Tampa Bay Lightning
- Spring Training: New York Yankees
- Numerous semi-pro teams and local leagues
- Valspar Championship: Annual PGA golf tournament
- Outback Bowl at Raymond James Stadium



EDUCATION

The Pasco County School District services over 73,000 students with 47 elementary schools, 15 middle schools, 13 high schools, and 10 charter schools. In addition, religious and non-religious private schools serve over 3,800 students.

There are several strong institutions of higher learning in the Tampa Bay area including:

Eckerd College awards both Bachelor of Arts and Bachelor of Science degrees. While known for programs in Marine Science, Chemistry, Environmental Studies, International Business, and Creative Writing, among other subjects, Eckerd offers majors covering the entire spectrum of the liberal arts. Degree programs in 39 fields are available, along with opportunities for student-designed majors. www.eckerd.edu

Hillsborough Community College offers more than 160 academic programs and transfer tracks. Serving the Tampa Bay area, Hillsborough Community College has five primary campuses, three satellite locations and the Institute for Corporate and Continuing Education. www.hccfl.edu

University of South Florida, a large, public 4-year university offering undergraduate, graduate, specialist and doctoral level degrees. The USF System is comprised of three schools: USF; USF St. Petersburg; and USF Sarasota-Manatee. In less than 64 years, USF has made an indelible impact on the Tampa Bay area. USF is a catalyst for the area’s economy and a cultural hub for the community. USF students enjoy one of the highest graduate employment rates among the state’s universities. The campus and region serve as a living laboratory from which life-improving discoveries emanate. The Division I sports teams energize the entire region. <http://www.usf.edu>

HIGHER EDUCATION ENROLLMENT	
Institution	Enrollment
Eckerd College	1,844
Florida Southern College	2,386
Hillsborough Community College	43,877
Southeastern University	4,538
St. Petersburg College	56,895
University of South Florida	49,591
University of Tampa	8,310
Warner University	1,101
Total:	168,542



EMPLOYMENT & ECONOMIC DRIVERS

Tampa Bay’s economy continues to expand with strong performance across key sectors such as construction, professional services, and healthcare. As of November 2019, Florida’s unemployment rate stood at 3.6%, closely aligned with the national average of 4.1%. The Tampa Bay Metropolitan Statistical Area (MSA) recorded a lower 3.3% unemployment rate in October 2019, highlighting the region’s robust job market. Employment grew by 2.3%, reflecting ongoing demand for skilled labor and the area’s favorable business climate.

QUALITY OF LIFE

Tampa Bay offers an exceptional quality of life that balances economic opportunity with natural beauty and vibrant cultural experiences.

Natural Environment

The region is home to a rich and diverse ecosystem that includes nature preserves, swamps, rivers, estuaries, and coastline along the Gulf of Mexico. Conservation and sustainability efforts ensure the protection of local wildlife and wetlands, fostering a harmonious relationship between residents, visitors, and the natural environment. This commitment enhances livability and long-term ecological health for future generations.

Cultural & Recreational Amenities

Florida’s year-round warm climate makes Tampa Bay a hub for arts, entertainment, and sports. Residents enjoy access to symphonies, Broadway performances, art festivals, and a full calendar of professional and amateur sporting events. The area is also a major destination for MLB spring training, welcoming teams like the New York Yankees, Philadelphia Phillies, Boston Red Sox, Minnesota Twins, and Tampa Bay Rays. With over 150 golf courses, Tampa Bay stands as one of the premier golfing destinations in the world.

TOP EMPLOYERS IN THE TAMPA BAY AREA	
Employer	Local Employees
Publix Super Markets Stores	37,254
Hillsborough County School District	26,016
BayCare Health System, Inc.	26,900
HCA West Florida Division	18,911
MacDill Air Force Base	18,000
Pinellas County School Board	15,905
University of South Florida System	15,243
Hillsborough County Government	10,148
Pasco County School District	9,908
United States Postal Service (USPS)	7,802



NEARBYRETAIL/SHOPPING

Lake Padgett Pines is situated in close proximity to Tampa Premium Outlets. The outlets are conveniently located off Interstate 75 and State Road 56 on Grand Cypress Drive. Anchored by Saks Fifth Avenue OFF 5TH, guests will enjoy over 110 shops including, Calvin Klein, Coach, J. Crew, Michael Kors, Polo Ralph Lauren, and Tommy Hilfiger. Along with delicious options at Market Hall, including Green Leaf's Beyond Great, Villa Fresh Italian Kitchen and Johnny Rockets. Located in the heart of Wesley Chapel, filled with beautiful landscapes, wildlife and shopping, Tampa Premium Outlets is surrounded by local communities including Meadow Pointe, Seven Oaks, Northwood, and Saddlebrook.



10706

BRYAN ROAD, TAMPA, FL

MCL PROPERTY SERVICES LLC

MICHAEL LERMAN

Owner & Agent

813 380 0783

Michael@FlamingoHomes.com

