

408 E Palm Ave - Tampa Heights Development Site | RM-24 | Alley

0.21 Acres of Commercial Land Offered at \$900,000 in Tampa, FL 33602



MICHELE FRASURE

813.603.7796

TampaMichele.com



Investment Highlights

- Tampa Heights location
- Multifamily/townhome potential
- Urban infill site

Tampa Heights Infill Opportunity Summary

- RM-24 zoning
- Alley access
- Minutes to Downtown Tampa

Executive Summary

Corner infill site in Tampa Heights. Highly visible 68' x 133' (9,044 SF) parcel at Palm Ave and Central Ave in one of Tampa Heights' most active redevelopment corridors.

RM-24 zoning (24 units per acre) may support a 4-unit townhome or multifamily project, subject to buyer verification and City of Tampa approvals. Rear alley access enhances site efficiency and layout flexibility.

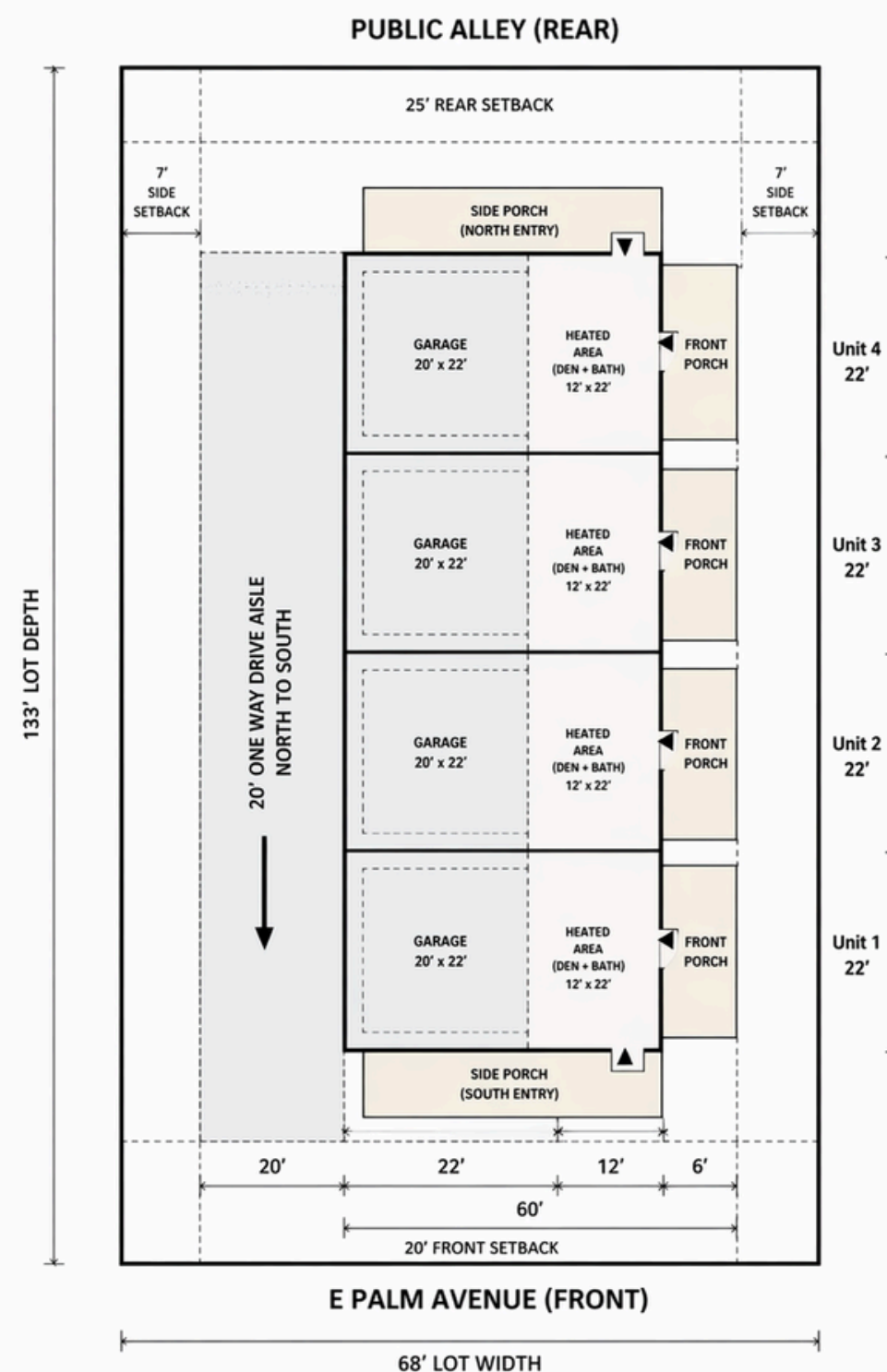
The property is located in Flood Zone X (buyer to verify), and features a well-proportioned lot that simplifies planning and design.

An existing 3BR/2BA single-family home (1,851 SF) offers potential interim rental income or can be cleared for redevelopment.

Additional density or mixed-use potential may be achievable through a Planned Development process, subject to municipal approvals.

Tampa Heights continues to see strong infill demand driven by proximity to Downtown Tampa, Armature Works, the Riverwalk, and ongoing area investment.

Conceptual Alley Loaded Townhome Plan & Survey Reference



LEGEND	
	GARAGE 20' x 22'
	HEATED AREA (DEN + BATH) 12' x 22'
	PORCH / ENTRY
	DRIVE AISLE (ONE WAY)
LOT SIZE: 68' x 133'	
BUILDING SIZE: 34' x 88'	
SETBACKS: 20' FRONT, 25' REAR, 7' SIDES	
DRIVE AISLE: 20' WIDE (ONE WAY NORTH TO SOUTH)	
UNITS: 4 UNITS (22' EACH)	
GARAGES: 4 GARAGES @ 20' x 22' (INTERNAL, WEST SIDE)	
FRONTAGE: EAST (E PALM AVE)	
SIDE ENTRIES: UNIT 4 (NORTH), UNIT 1 (SOUTH)	
FRONT PORCHES: EAST FACADE (ALL UNITS)	

NOTE: CONCEPTUAL PLAN ONLY. DIMENSIONS TO BE VERIFIED, SUBJECT TO ZONING AND ARCHITECTURAL REVIEW.

Notes:

This Lot as described is in zone "X" which is area of minimal flood hazard as defined by the National Flood Insurance Program. (Community Panel No. 12057C0354H, dated 8/28/2008)

Elevations shown are in feet and refer to NAVD Mean Sea Level Datum of 1988.

City of Tampa Bench Mark
Bench Mark No.: HV-02 0185 Elev.: 25.96 feet
Mark is located at the Southeast corner of Henderson Avenue and 130 feet East of centerline of Florida Avenue.

No cap identification found on property corners except as indicated.

This property surveyed without the benefit of a title search for easements, additional rights-of-way or other encumbrances of record not shown hereon.

No underground or utility service investigation performed at this time except as indicated.

Trees as indicated are our interpretation and a certified arborist would need to be hired to precisely identify. Heights or drip line of trees not indicated at this time. Accuracy of tree's is 1/2 foot ± to the center of tree at 4'± above ground level, unless noted otherwise.

Boundary, Topographic & Tree Survey of:

Lot 10, Block 1 of FUCH'S SUBDIVISION OF BLOCKS 1 and 2, according to map or plat thereof as recorded in Plat Book 2, Page 4 of the Public Records of Hillsborough County, Florida.

This certifies that we have made a survey of the above described property and that the survey and this plat is made in compliance with the Standards of Practice for land surveys in Florida as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Field Date: December 4, 2020

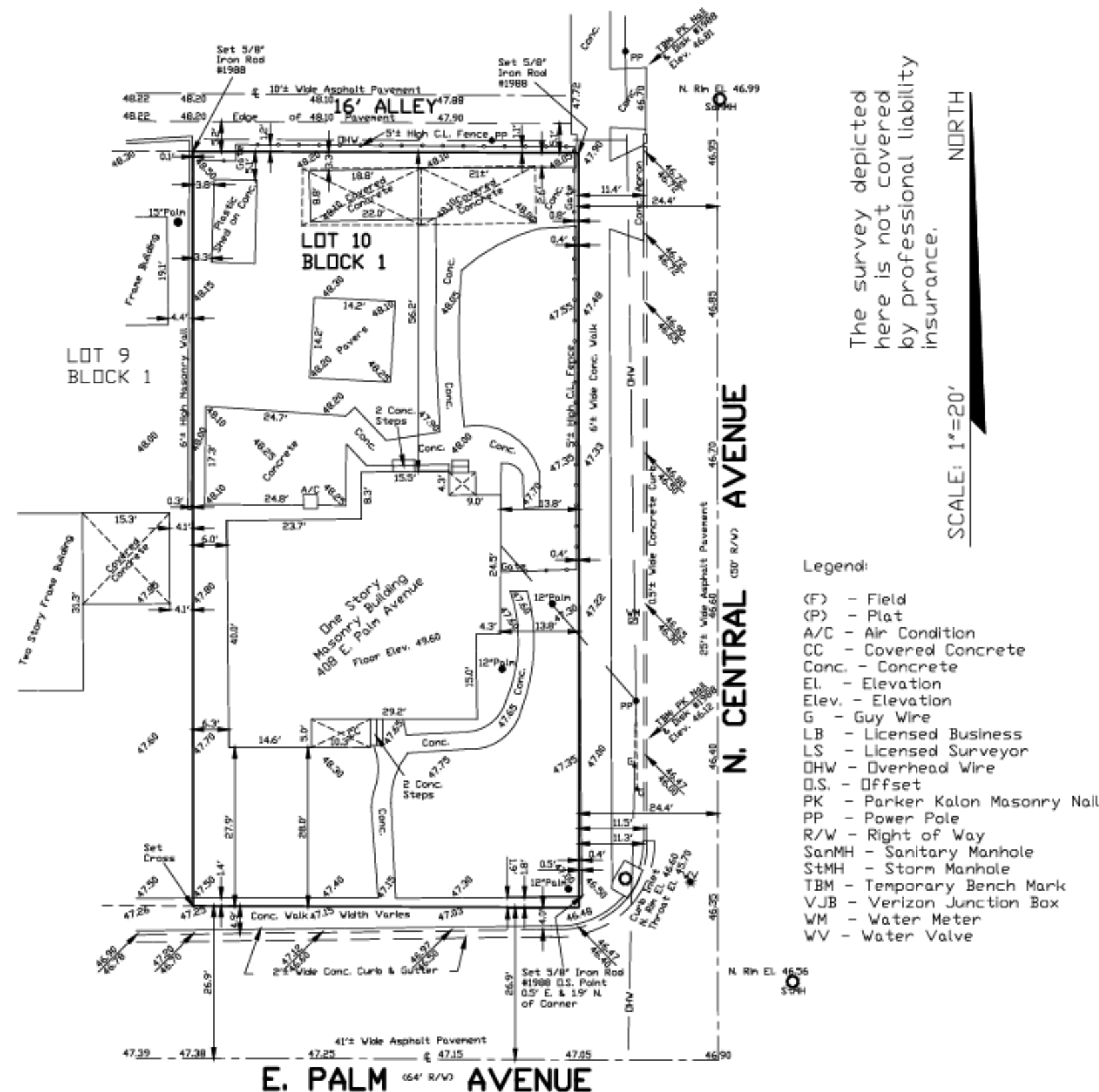
JOHN MELLA & ASSOCIATES, INC.
5804 N. 22nd Street
Tampa, Florida 33610
(813) 232-9441

John Mella
Digitally signed by John Mella
Date: 2020.12.07
16:57:00 -05'00'

John Mella
Florida Surveyor And Mapper LS1988
Florida Surveying & Mapping Business LB1687
This Survey Not Valid Without Either a Digitally Signed or a Signature with an Embossed Seal of a Florida Licensed Surveyor and Mapper.

For: Kevin M. Lee

JM Job No. L204526

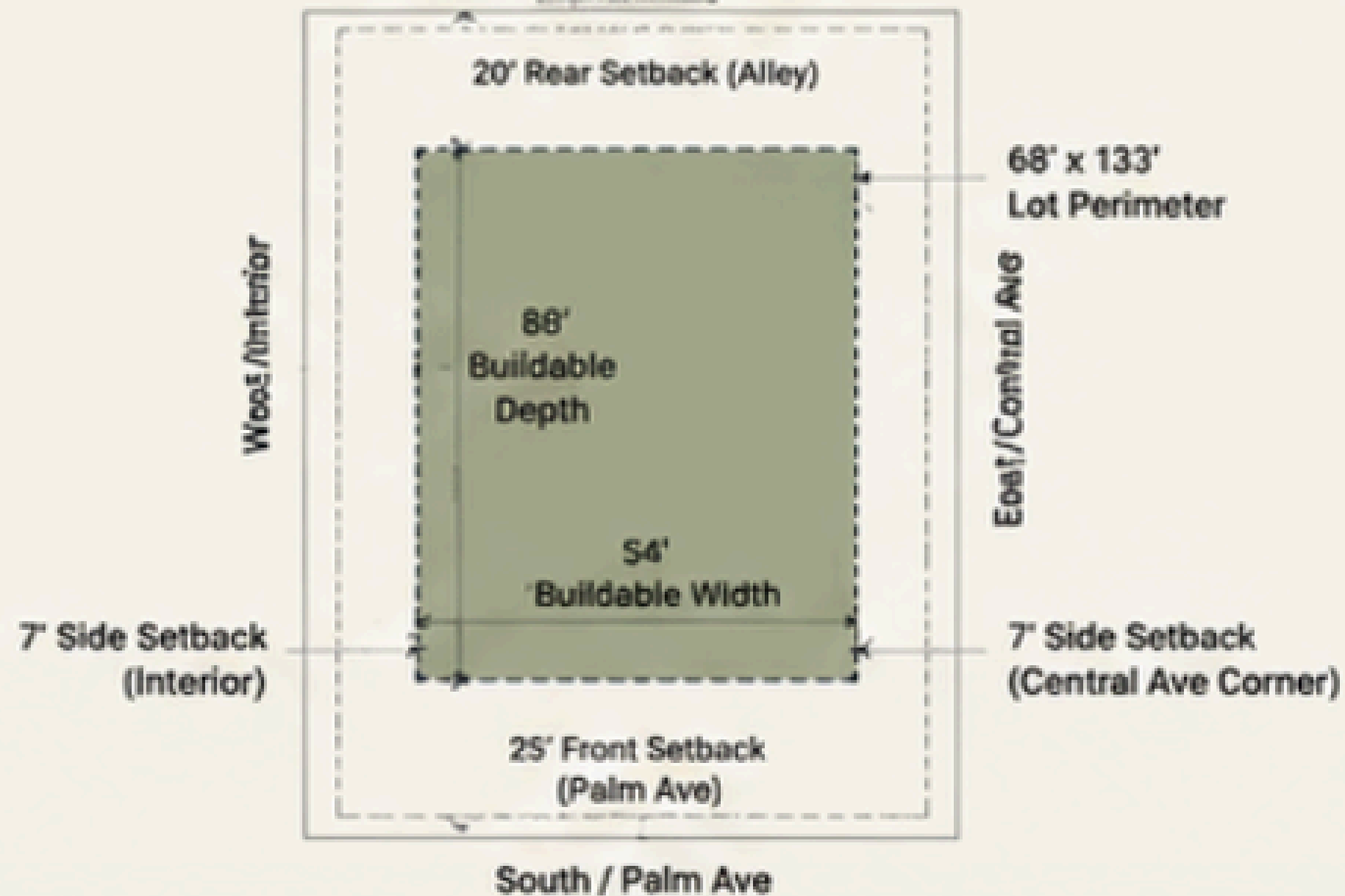


The survey depicted here is not covered by professional liability insurance.

NORTH
SCALE: 1"=20'

Buildable Envelope and RM 24 Setback Analysis

LOT & SETBACK DIAGRAM



REQUIRED SETBACKS

Setback Type	Requirement
Front (E Palm Ave)	25 ft
Rear (Public Alley)	20 ft
Side (Interior Residential)	7 ft
Side (Central Ave Corner)	7 ft

DERIVED BUILDABLE ENVELOPE

Envelope Metric	Dimension
Buildable Width	54 ft
Buildable Depth	88 ft

These dimensions result from applying RM-24 setback requirements to the verified survey.

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