

# Driving Distance to Points of Interest and Area Demographics

POINTS OF INTEREST	DISTANCE
St. Petersburg	6.7 miles
MacDill AFB	4.8 miles
Tampa International Airport	7.3 miles
Westshore Business District	5 miles
Downtown Tampa	8 miles
Interstate 4	11 miles
Interstate 275	5.2 miles
St. Petersburg/Clearwater	13.1 miles
Hyde Park	6.9 miles
Gulf Beaches	22-25 miles

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population Growth, 2015-2020	1.36%	1.51%	1.50%
Total Population	7,676	60,123	96,376
Median Age	37.5	40.3	39.9
Average Household Income	\$69,359	\$84,737	\$95,603



## 12± Acres in South Tampa Marina District

- **Location:** 5105 W Tyson Avenue, Tampa, FL 33611
- **Size:** 12± total acres
- **Zoning:** Currently zoned industrial, however, the new land-use designation allows for a variety of commercial, retail and multi-family uses. The zoning will need to be amended to comply with the CMU-35 designation.
- **Future Land Use:** CMU-35 (Mixed Use, 35 units per acre)
- **Utilities:** Available at site
- **Folio #:** 131227-0000
- **Area Description:** A rare opportunity for infill multifamily development adjacent to the exclusive South Tampa neighborhood. An easy drive to downtown Tampa, St Petersburg and Tampa International Airport. Affords majestic sightlines over Old Tampa Bay, Florida's largest open water estuary. This rare waterfront location is next to signature high-end multifamily projects within a district transitioning from legacy industrial use to mixed-

use residential encompassing the Westshore Yacht Club and the Westshore Marina District. The [Westshore Yacht Club](#), a WCI community, is directly across the street from the subject site. WCI consists of luxury waterfront living with condos from \$350,000-\$700,000 and homes valued from \$1,000,000 to \$3,000,000. The [Westshore Marina District](#) is a 52-acre mixed-use project immediately adjacent to the subject parcel. It is entitled for 1,750 residential units, 156,250 SF of retail, 83,750 SF of office, 200 hotel keys and 185 to 240 marinas slips on 1.5 miles of waterfront. The property's ideal location in South Tampa just west of Westshore Blvd. provides immediate access to downtown Tampa, Hyde Park, the Westshore business district, MacDill AFB and Pinellas County.

- **Notes:** This site is perfectly positioned to build on neighborhood momentum toward high-density residential multifamily and townhomes with direct water access and expansive water views.

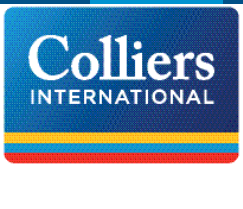
**PRICE: \$19,000,000**

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### Property Website

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FOR SALE

5105 W Tyson Ave, Tampa  
12± Acres

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