

DEVELOPMENT POTENTIAL

5411

 | **TYSON AVENUE**
TAMPA, FL

Partnership. Performance.

REMARKABLE DEVELOPMENT POTENTIAL IN SOUTH TAMPA

Avison Young is pleased to exclusively offer for sale Rattlesnake Point (the "Portfolio") located off of Tyson Avenue in the Westshore neighborhood of South Tampa. Situated directly on Old Tampa Bay and adjacent to the Gandy Bridge (US 92), the Portfolio is comprised of ± 30.9 acres of land, 2,745 feet of water frontage, deep-water access, dockage and remarkable development potential. The existing industrial tenants will allow for the investor to collect rental income, while awaiting entitlements and preparing for future development. With in-place income from longstanding tenants and a substantial amount of acreage fronting the bay, Rattlesnake Point provides an extraordinary opportunity for an investor with the vision of creating a landmark development in South Tampa that intertwines both residential and commercial components.

Please submit all LOIs and they will be reviewed and responded to in the order in which they are received. Interested parties must execute a confidentiality agreement and schedule a pre-arranged time with the broker prior to touring the asset. No one is allowed to inspect the Property unless accompanied by the broker or a representative of the company.

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RATTLESNAKE POINT

PROPERTY STATS

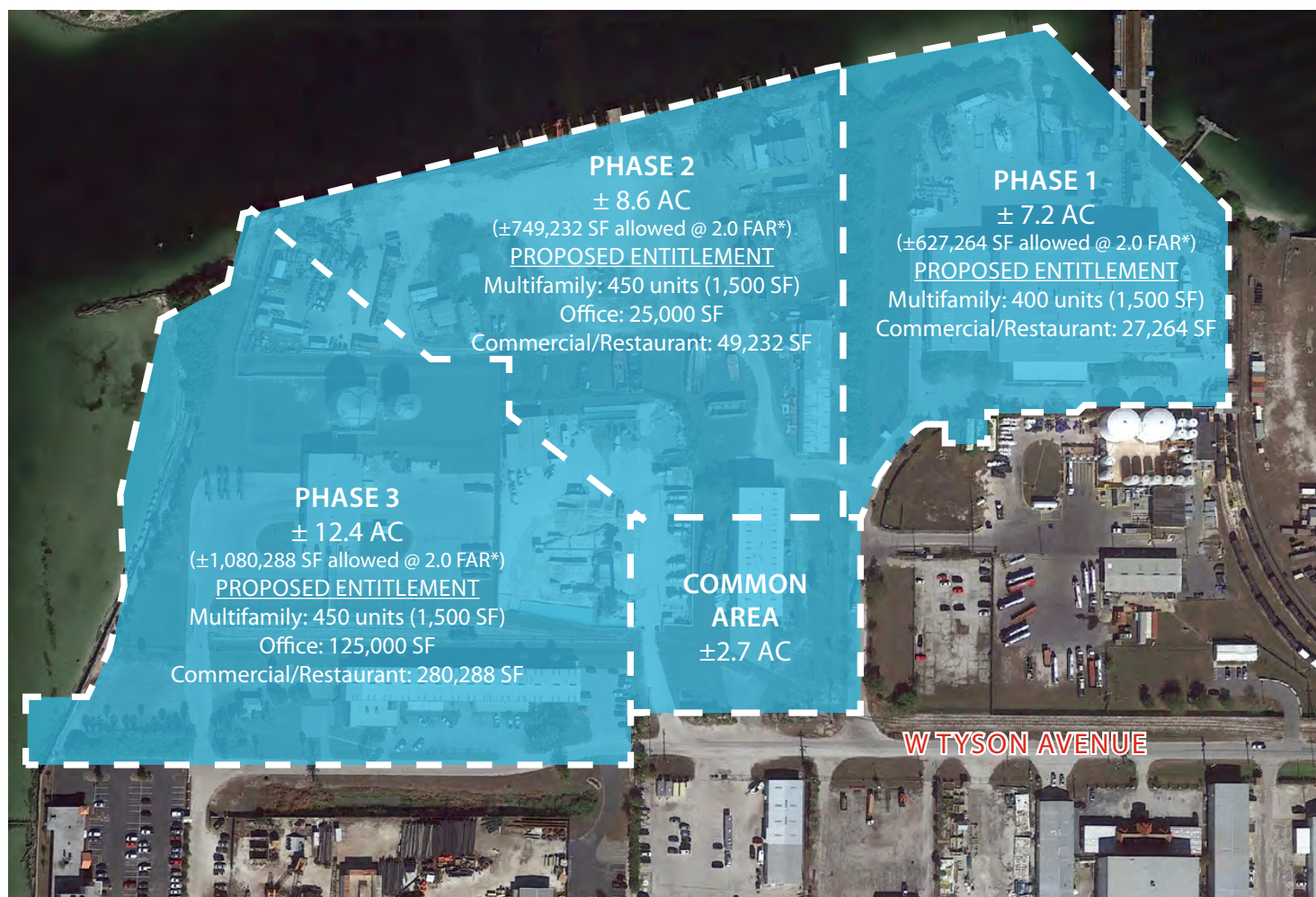
Address	Phase 1: 5301 Tyson Avenue, Tampa, FL Phase 2&3: 5411 Tyson Avenue, Tampa, FL
Parcel ID	Phase 1: A-07-30-18-ZZZ-000005-53060.0 Phase 2&3: A-07-30-18-ZZZ-000005-53040.0
Gross Building Area	Phase 1: 67,667 sf Phase 2&3: 70,038 sf
Lot Size	Phase 1: 7.7 ac Phase 2&3: 22.2 ac
Current Zoning	Phase 1: IH Phase 2&3: IG

INVESTMENT HIGHLIGHTS

- Located in the prominent South Tampa area just off Westshore Blvd, and adjacent to the Gandy Bridge.
- The property sits on Old Tampa Bay offering 2,745 feet of waterfront.
- Significant developer interest in the immediate area
- This property provides a unique opportunity for an investor to have rental income to help carry the property while going through the entitlement and pre-construction process
- Population counts surrounding the property (3-mile: 52,010; 5-mile: 92,087)



RATTLESNAKE POINT



AREA OVERVIEW

The Tampa Bay region consistently ranks as one of the top metro areas in the U.S. for quality of life based on cost of living, education and culture/leisure. The area has a diversified economy including tourism, education, agriculture, financial services, high-technology industries and a large service sector. Recently, Forbes ranked the Tampa Bay MSA as one of the top 35 metro areas in the nation for colleges and one of the top 20 "Most Wired American Cities." Also, Money Magazine just named Tampa as the "Best City in the Southeast" based on a robust job market, affordable housing and quality of life.

POPULATION	1 MILE	3 MILE	5 MILE
2021 Population	4,404	57,998	102,634
2016 Population	3,904	52,010	92,087
Growth 2016-2021	2.6%	2.3%	2.3%
2016 Median Age	41.1	38.6	39.2
HOUSEHOLD INCOME			
2016 Average Household Income	\$85,636	\$91,936	\$107,709
2016 Median Household Income	\$64,661	\$66,957	\$78,300

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