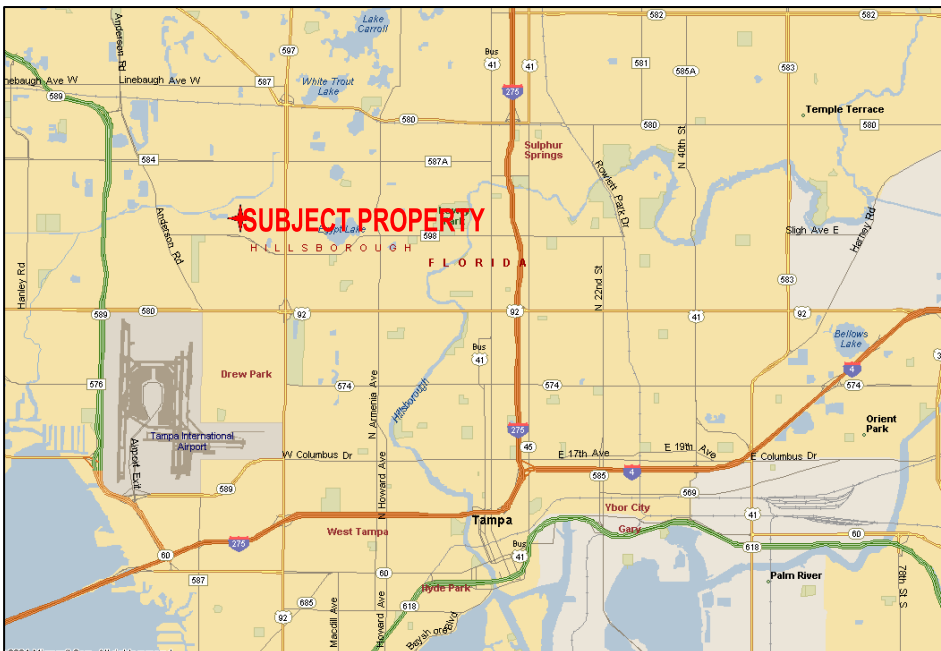


FOR SALE/BANK OWNED Carrollwood Area Residential Development Opportunity



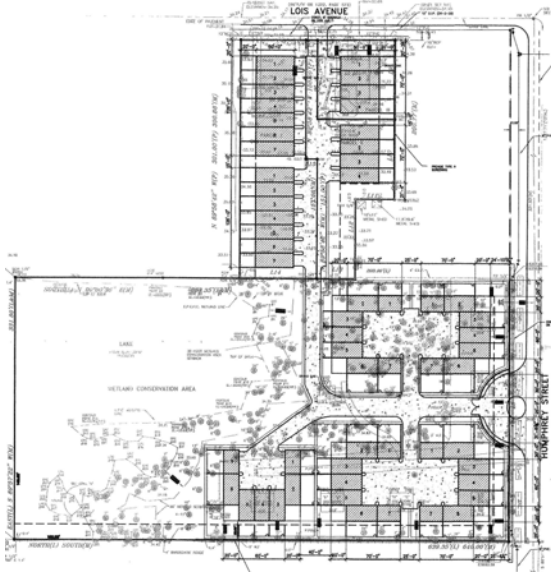
6.6 Acres Zoned for 57 Units
Convenient Location near the Intersection of Dale Mabry and Waters Avenue
Tampa, Florida



For more information,
please contact:

Joe Seidle
The Krauss Organization
Office: 813-885-5656
Cell: 813-417-1603
joseidle@thekraussorg.com

Bank Owned Residential Development Opportunity

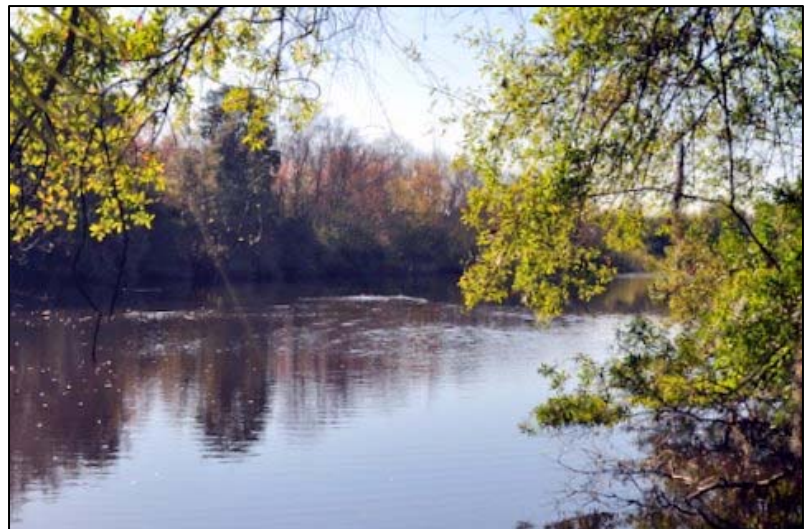


- Planned Development With Approvals For Up to 57 Units
- Utilities Are Available
- \$11,600 Per Unit Purchase Price
- Highly Developable Site
- Rare Infill Location With Frontage On Two Streets:
Lois Avenue and Humphrey Street



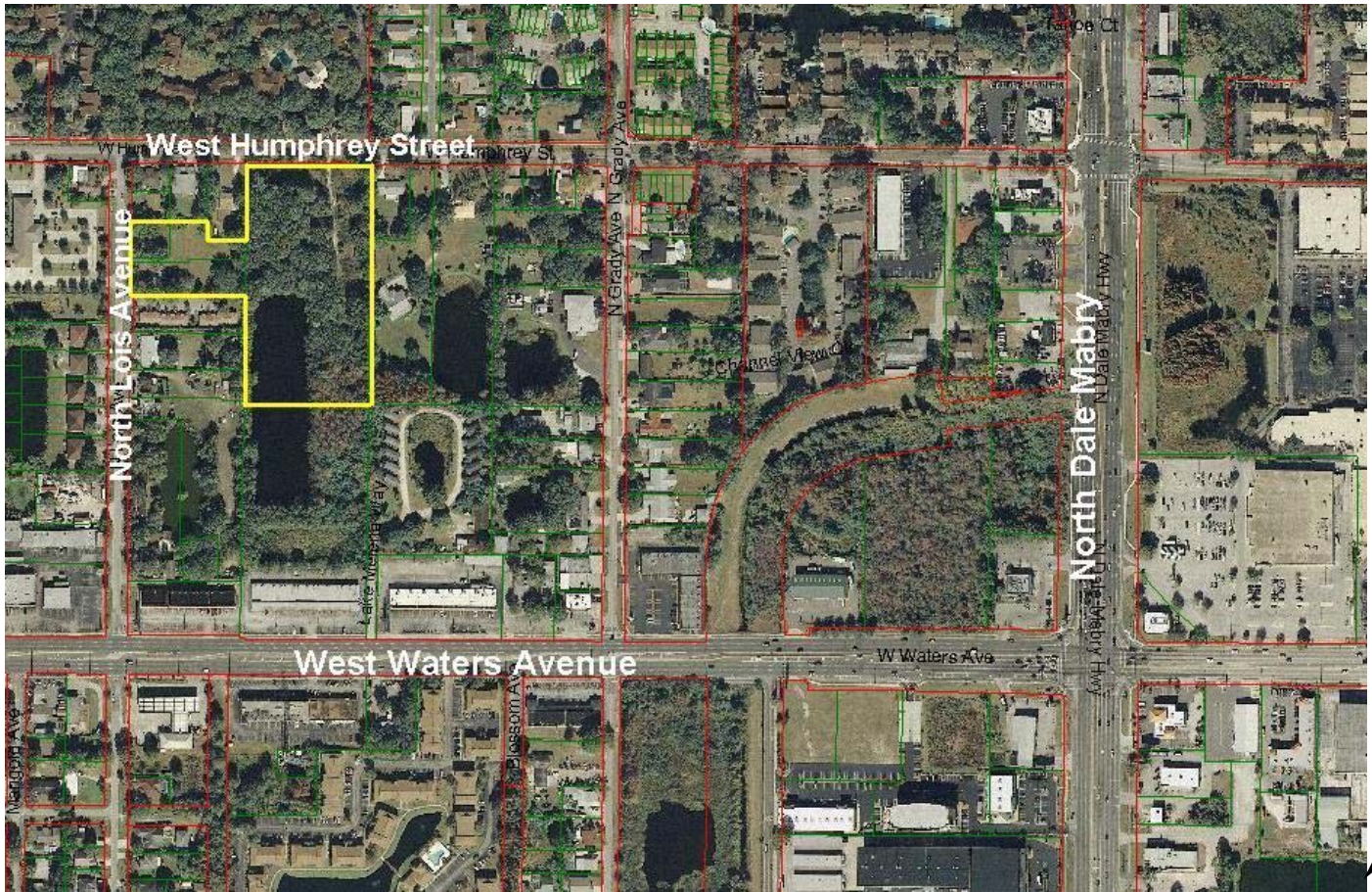
Located near the intersection of Dale Mabry Highway and Waters Avenue in close proximity to:

- Carrollwood Shopping District
- Retail Centers
- Restaurants
- Westshore Office/Employment Center
- Tampa International Airport
- Veteran's Expressway



Bank Owned Residential Development Opportunity

4102 West Humphrey Street
Tampa, Florida



Size: 6.6 Acres located in Hillsborough County

Folios: 024124.0000, 024125.000, 024129.0000, 024133.000

Zoning: Planned Development Residential

Future Land Use: Res-12 (Up to 12 units per acre)

Floor Area Ratio: .50 FAR

Price: \$699,000

NOTICE TO BROKERS AND PROSPECTIVE PURCHASERS/TENANTS:

THE MATERIAL CONTAINED IN THIS OFFERING IS FURNISHED SOLELY FOR THE PURPOSE OF YOUR CONSIDERATION TO PURCHASE/LEASE THE PROPERTY CONTAINED HEREIN, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE KRAUSS ORGANIZATION OR THE OWNER. THE MATERIAL IS BASED ON INFORMATION OBTAINED BY OWNER AND ON INFORMATION OBTAINED BY THE KRAUSS ORGANIZATION FROM SOURCES THEY DEEM RELIABLE. THIS IS A SUMMARY OF PERTINENT FACTS ON THE PROPERTY AND IS NOT INTENDED TO CONTAIN ALL OF THE INFORMATION DESIRED BY A PROSPECTIVE PURCHASER/TENANT. PROSPECTIVE PURCHASERS/TENANTS SHOULD MAKE THEIR OWN INVESTIGATION AND CONCLUSIONS WITHOUT RELIANCE UPON THE MATERIAL CONTAINED HEREIN. NEITHER OWNER NOR THE KRAUSS ORGANIZATION, NOR ANY OF THEIR OFFICERS, EMPLOYEES OR AGENTS MAKE ANY REPRESENTATION OR WARRANTY EXPRESSED OR IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF THIS OFFERING.

Offered by **KRAUSS** ORGANIZATION
Commercial Real Estate Services • Since 1952