

E. FOWLER AVENUE @ JEFFERSON ROAD ±1.45 ACRES COMMERCIAL LAND

EXCLUSIVE LISTING | TAMPA, FL 33592



CONTACT FOR MORE INFORMATION

Nancy Surak, ALC, CCIM

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 Land Advisors[®]
ORGANIZATION

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EXECUTIVE SUMMARY

LOCATION The property is located less than ¼ a mile from the Interstate 75 interchange and approximately 3.5 miles from the University of South Florida at the NE corner of East Fowler Avenue and Jefferson Road. It features 205 feet of highway frontage on East Fowler Avenue and 307 feet of frontage on Jefferson Road. It is wrapped on the northeast side by a 292 multifamily apartment development project known as Tessa Springs and is immediately adjacent to a future “National Gas Chain/C-Store”. It’s a great opportunity for a developer to build a new commercial project just off the interstate in a rapidly transitioning area.

SIZE ±1.45 Acres

ZONING Rezoned in 2020 per RZ-PD 20-0107, the project allows for up to 22,000 square feet of non-residential uses comprised of 17,000 square feet of commercial and 5,000 square feet of office that shall be developed in accordance with CG development standards.

10,626 square feet of commercial and 5,000 square feet of office entitlements remain that can be developed on this site.

CONDITIONS AND RESTRICTIONS The property is subject to Declaration of Reciprocal Easements, Conditions and Use Restrictions Agreements that prohibit several uses including, fuel/c-stores and specifically “Dutch Bros”. Other coffee and QSR are allowed.

Additional restrictions include but not limited to, warehousing, dry cleaning plant, adult bookstores, drug rehabilitation facilities, funeral homes, bail bond businesses, night clubs, and obnoxious odors and/or loud noise uses.

±1.45 ACRES VACANT LAND

PARCEL NUMBER U-07-28-20-24C-000001-00000.1 (subject to change)

ADDITIONAL PROPERTY INFORMATION [REA Exhibit Parcel A](#)
[Reciprocal Easements & CCRs](#)
[Final Conditions of Big Top Approval](#)
[Reciprocal Easements Agreement with CCRs](#)

TRAFFIC COUNT Average Annual Daily Traffic Counts: East Fowler at the site = 18,300; I-75 at East Fowler = 170,500; and East Fowler west of I-75 = 63,500.

Source: Florida Department of Transportation Traffic Online (January 2026)

COMMUNICATION All communication regarding any aspect of this offering will be made directly through Nancy Surak at the Land Advisors Organization

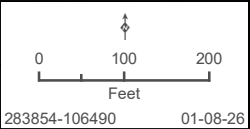
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PRICE \$1,200,000



DETAIL | E. FOWLER AVENUE & JEFFERSON ROAD 1.45 ACRES

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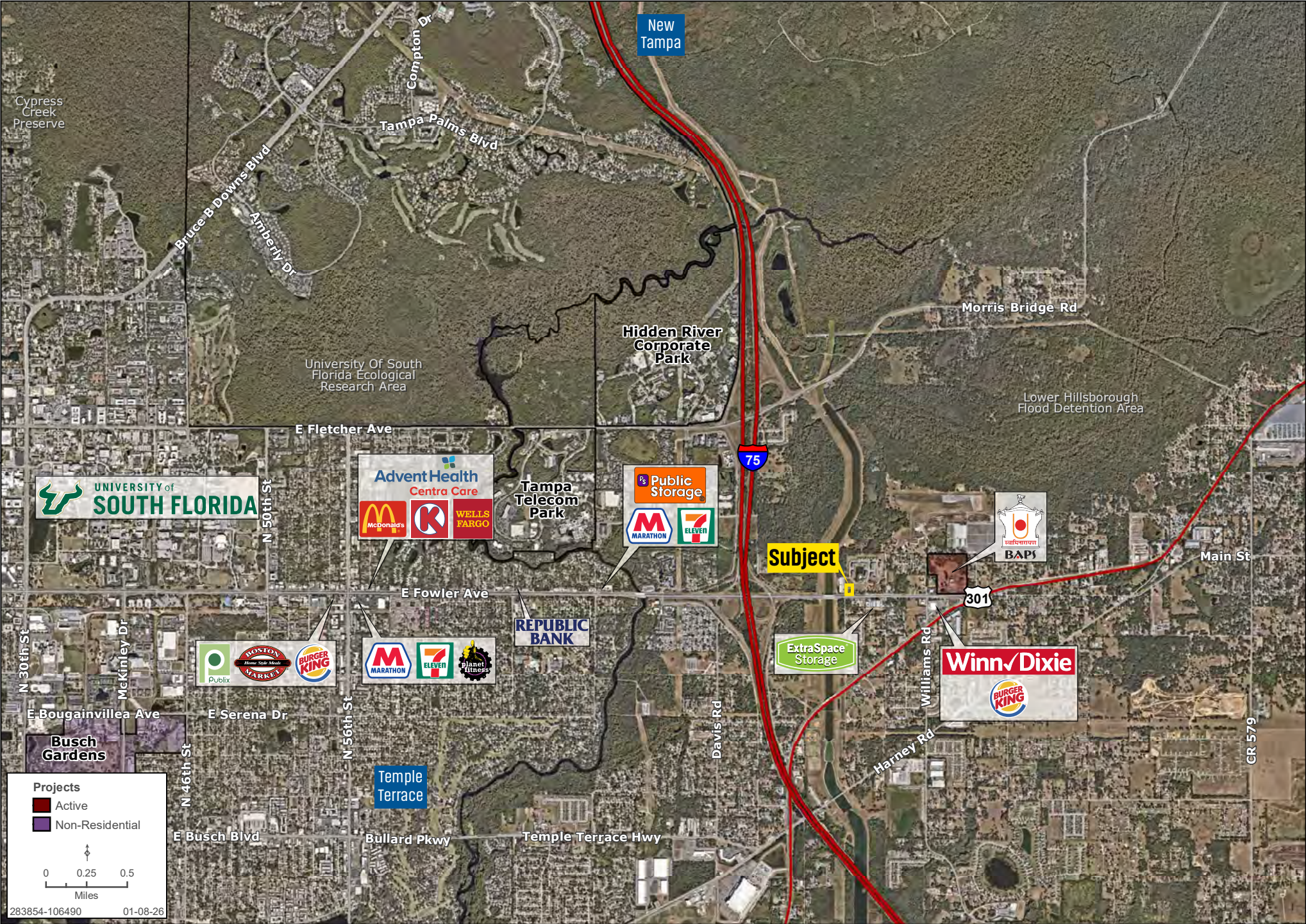
SITE PLAN | E. FOWLER AVENUE & JEFFERSON ROAD 1.45 ACRES

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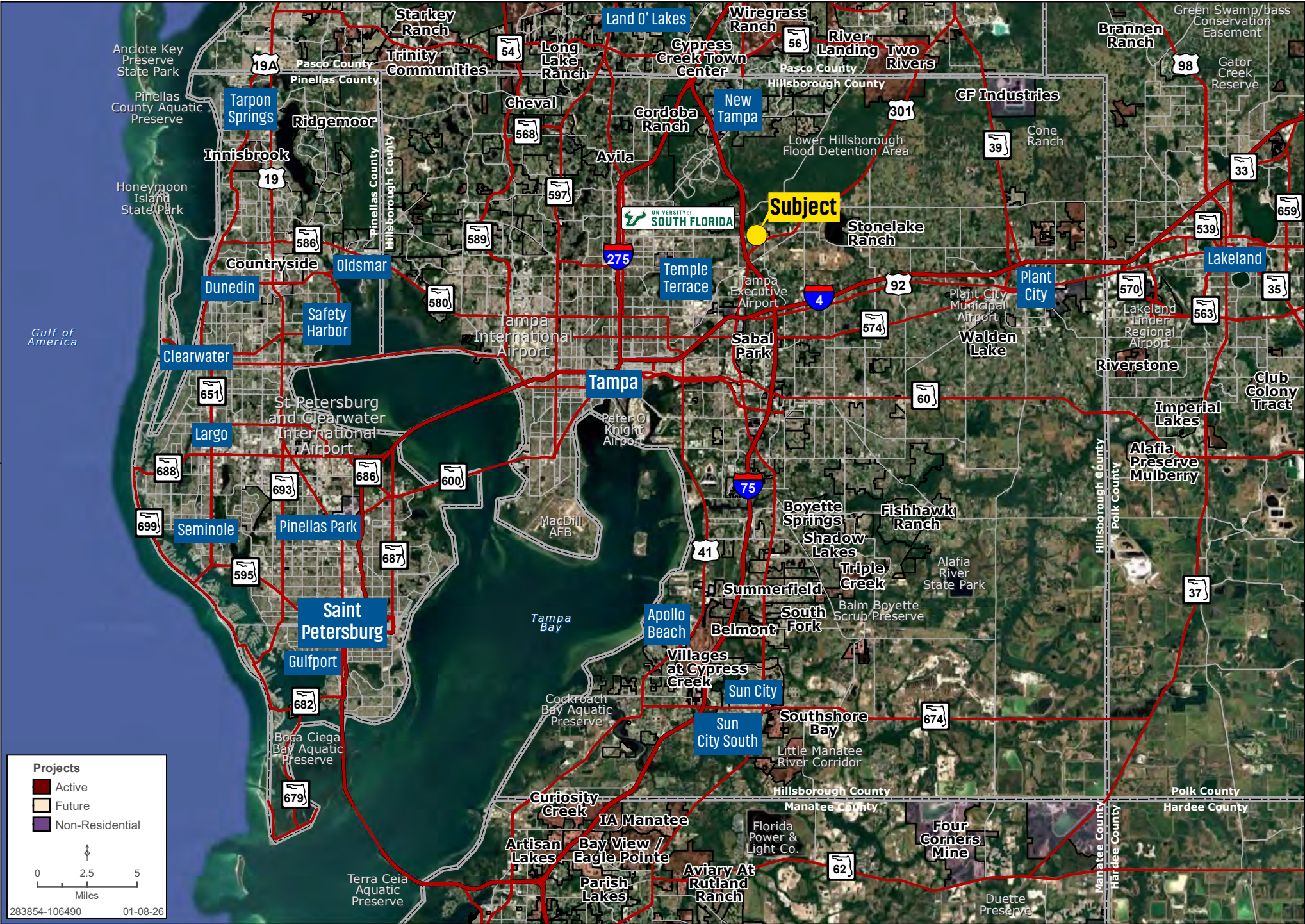
POINTS OF INTEREST | E. FOWLER AVENUE & JEFFERSON ROAD 1.45 ACRES

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