



# Tampa Bypass Canal 1

Tampa, FL • Hillsborough County

1.18 +/- Acres

**Waterfront!**

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Tampa, FL • Hillsborough County



**The subject property** contains 1.18 +/- acres and is irregular in shape that can be accessed by boat only.

Approximately 0.43 acre is reported to be within the Tampa Bypass Canal and contains submerged lands. The remaining 0.75 acre consists of approximately 0.20 acres of usable uplands and 0.54 acres of probable wetlands.

**The Tampa Bypass Canal (TBC)** is a 14-mile waterway that connects the Lower Hillsborough Wilderness Preserve with McKay Bay.

The canal provides flood protection for the cities of Temple Terrace and Tampa by diverting floodwaters from the Hillsborough River. The canal is also a water supply source for the city of Tampa.

As a result, plants and animals that live on these lands are also protected and the public can enjoy the waterfront and educational activities in the great outdoors.

## Waterfront!

Bird Watching, Fishing, Hiking Along Grassy Canal Banks

**Acreage:** 1.18 +/- acres

**Sale Price:** \$95,000

**Price per Acre:** \$80,508

**County:** Hillsborough

**Location:** South of E. Washington Street and west of US 41

**City:** Tampa

**Water Frontage:** 500 +/- FT on Tampa Bay Canal

**Road Frontage:** None; legally accessed via the waterway. It is physically accessible via the property directly to the north, which is utilized as a small marina and warehouse building.

**Uplands/Wetlands:**

- 0.20 acres of usable uplands
- 0.54 acres of wetlands
- 0.43 acres of submerged lands

**Zoning/FLU:** IG (Industrial General 0.75 FAR)/LI (Light Industrial 1.5 FAR)

**Potential Uses:** Assemblage to adjacent marina and warehouse parcel to the north

**GPS:** -82.40286 Lat, 27.94676

## SREland.com/TBC1



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