



# TAMPA BYPASS CANAL ACREAGE

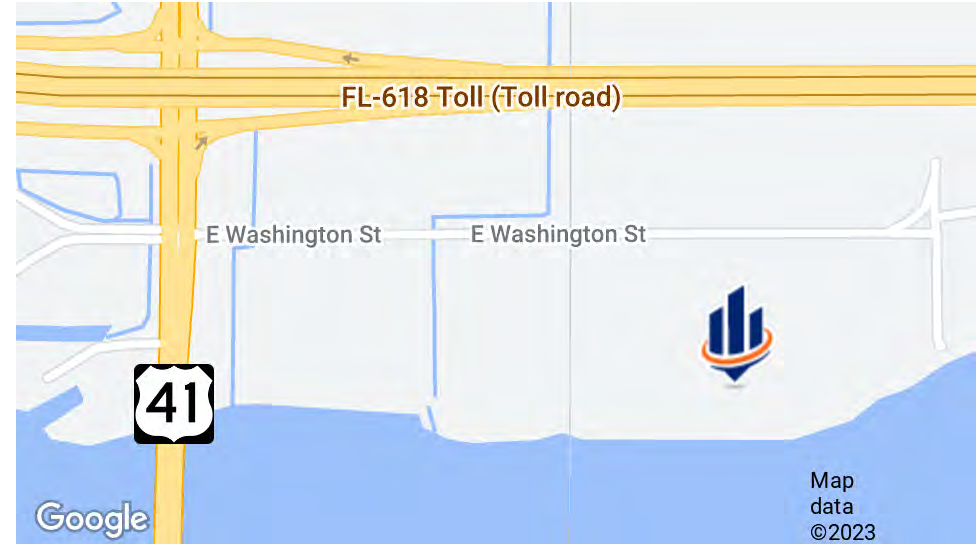
TAMPA, FL

Zeb Griffin, ALC  
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# Property Summary



**Sale Price** **\$78,000**

## OFFERING SUMMARY

**Lot Size:** 1.59 Acres  
Price / Acre: \$49,057  
Zoning: Residential Multi-Family  
Utilities: Electric, Well & Septic.  
APN: A-22-29-19-ZZZ-000005-81110.0 [Part of]

## PROPERTY OVERVIEW

Beautiful waterfront property facing the Tampa Bypass Canal. This property is ideally located less than 10 minutes away from Downtown Tampa, and is ideally zoned Residential Multi-Family.

## PROPERTY HIGHLIGHTS

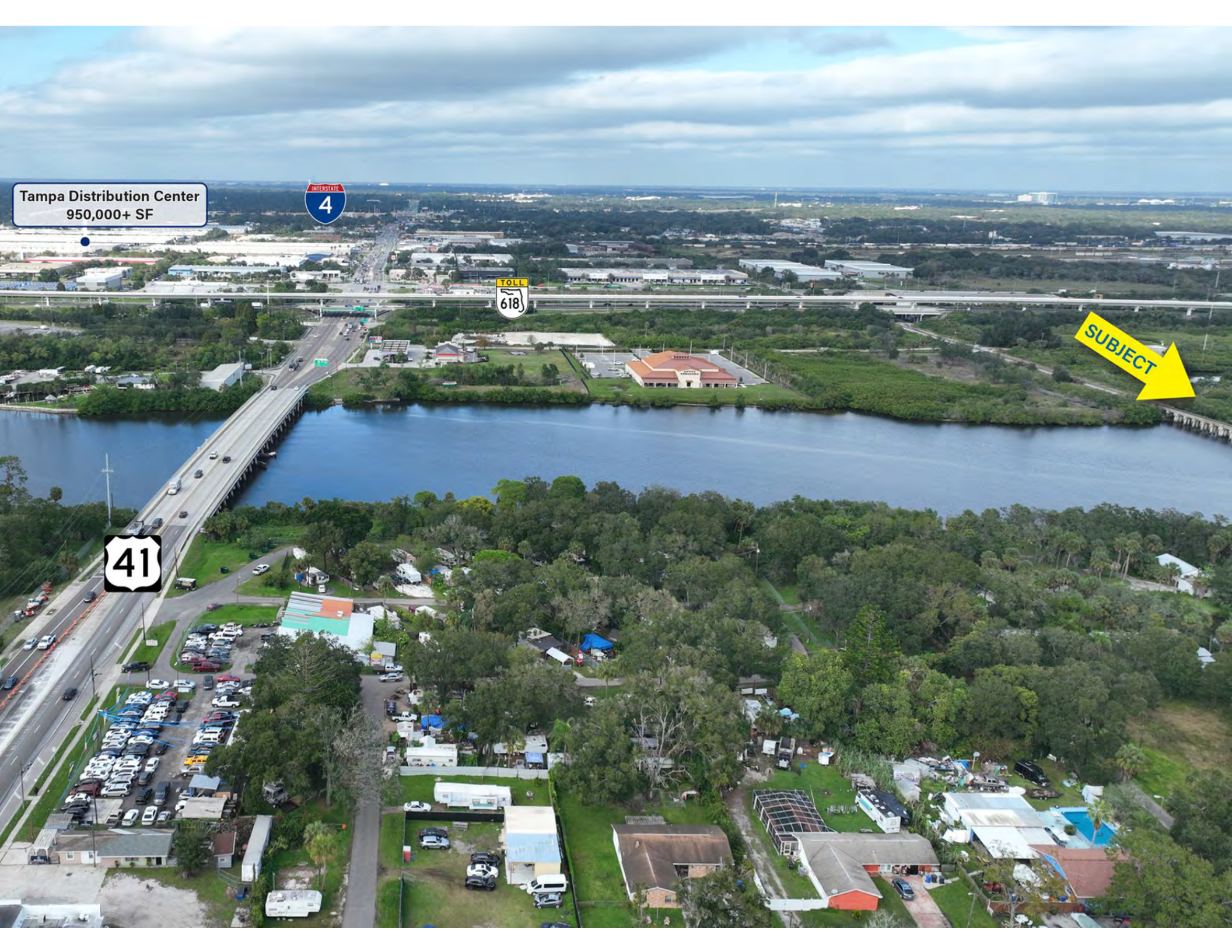
- Waterfront property 10 minutes away from Downtown
- **At the moment, there are no signs of legal access to the property**

# Site Aerial



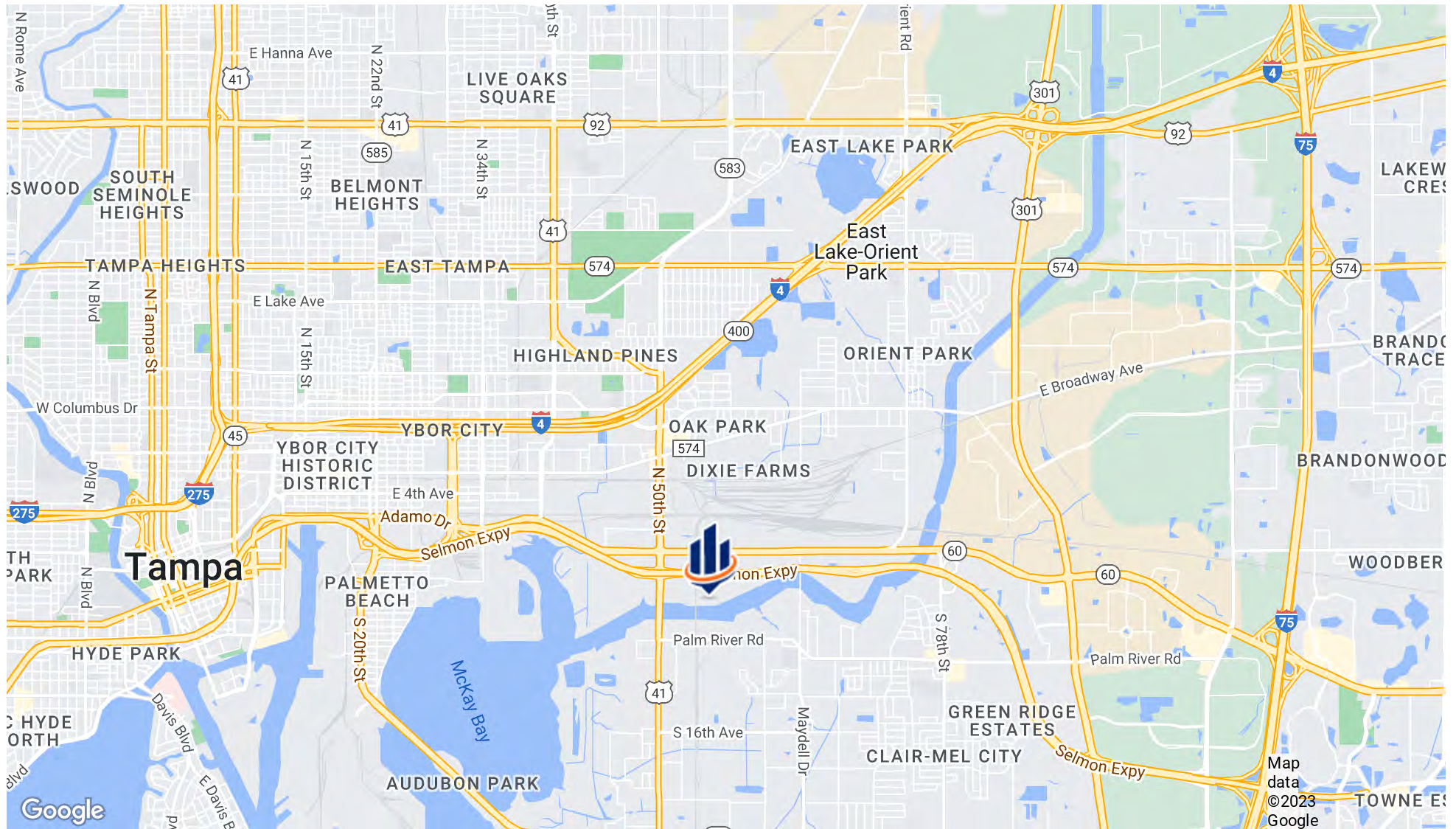


Tampa Distribution Center  
950,000+ SF





# Location Map









# Neighborhood Aerial Map

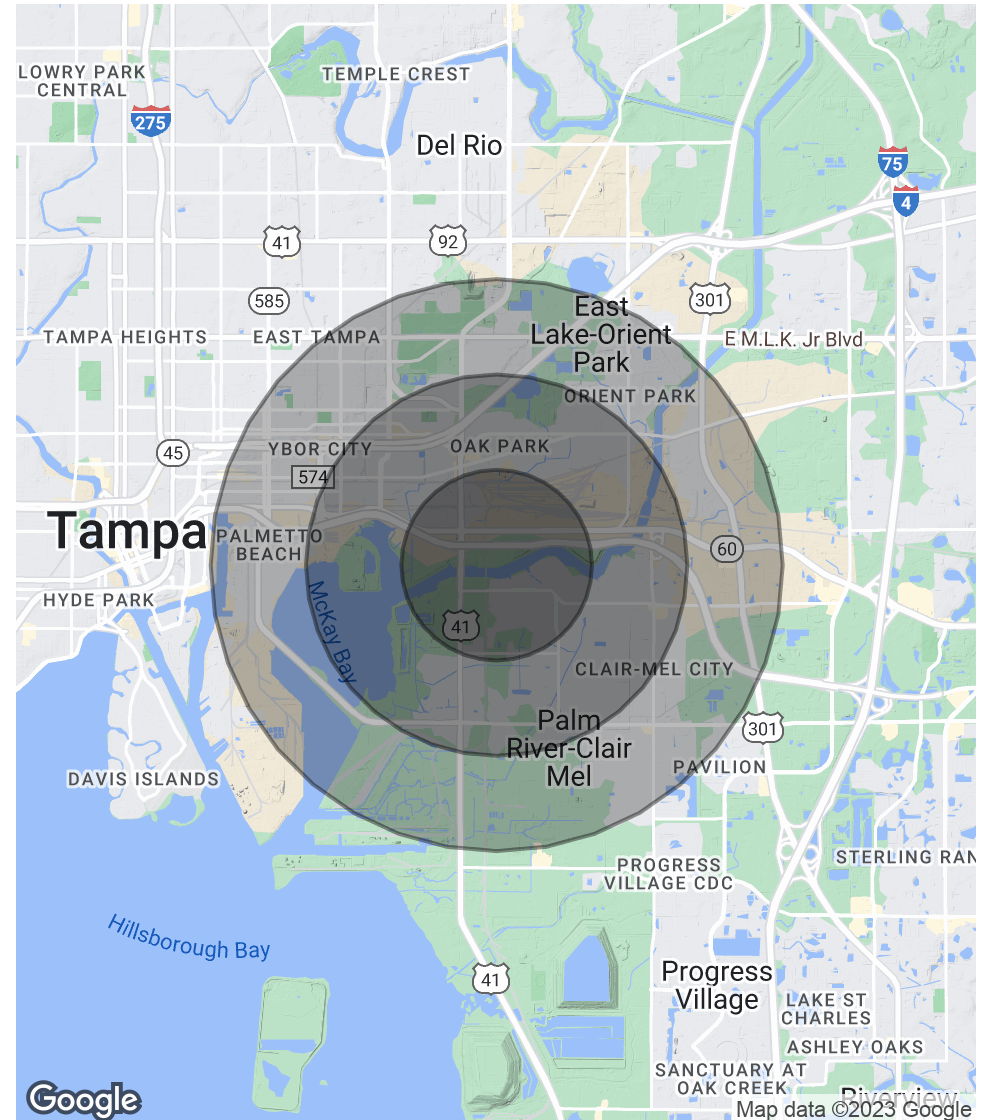




# Demographics Map & Report

	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
Total Population	2,953	14,766	42,928
Average Age	33.0	34.8	35.5
Average Age (Male)	26.3	31.7	33.8
Average Age (Female)	43.9	39.2	37.6
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	1,058	5,487	17,577
# of Persons per HH	2.8	2.7	2.4
Average HH Income	\$50,611	\$47,144	\$50,965
Average House Value	\$127,564	\$125,426	\$164,784

\* Demographic data derived from 2020 ACS - US Census







## HILLSBOROUGH COUNTY

### FLORIDA

Founded	1834	Density	1,206.26
County Seat	Tampa	Population	1,267,775 [2012]
Area	1,051 sq. mi.	Website	<a href="http://hillsboroughcounty.org">hillsboroughcounty.org</a>

Hillsborough County is a county located in the west-central portion of the U.S. state of Florida. In the 2010 census, the population was 1,229,226, making it the fourth-most populous county in Florida and the most populous county outside the Miami metropolitan area. A 2019 estimate has the population of Hillsborough County at 1,471,968 people, which itself is greater than the populations of 12 states according to their 2019 population estimates. Its county seat and largest city is Tampa. Hillsborough County is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.





**TAMPA**  
**HILLSBOROUGH COUNTY**

Founded	1855
Population	392,890 [2018]
Area	170.6 sq mi
Website	tampagov.net
Major Employers	Bloomin' Brands Sykes Enterprises Hillsborough County Public Schools University of South Florida

Tampa's population is approximately 392,800, making it the 3rd largest city in Florida and the 53rd largest city in the United States. Tampa is part of the metropolitan area most commonly referred to as the "Tampa Bay Area." It is located on the west coast of Florida, with an average annual temperature of 73.1 degrees. Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, health care, government, technology, and the Port of Tampa. The bay's port is the largest in the state, near downtown's Channel District. Bayshore Boulevard runs along the bay, and is east of the historic Hyde Park neighborhood.

For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents,[4] making it the second-largest metropolitan statistical area (MSA) in the state, and the fourth largest in the Southeastern United States, behind Washington, D.C.; Miami; and Atlanta.[12] The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.





## ZEB GRIFFIN, ALC

Senior Advisor

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## PROFESSIONAL BACKGROUND

Zeb Griffin is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Zeb believes that to best serve our clients, we must first comprehensively understand the land and all operations that take place on it.

Growing up, Zeb was actively involved in his family's cow/calf operation on leased and family land in both Lake and Sumter Counties. He holds a Bachelor of Science degree in Diversified Agriculture with a minor in Ag Business from Abraham Baldwin Agricultural College (ABAC). During his years at college, Zeb worked at a hay and cattle operation and a chemical and fertilizer company in South Georgia. At ABAC, he was very active and held leadership positions in Alpha Gamma Rho professional agricultural fraternity and regularly attended the Collegiate Cattleman's Association. Zeb also did summer internships on commercial and purebred cattle operations back home in Florida during his summers in college.

In his time at SVN | Saunders Ralston Dantzler Real Estate, Zeb has successfully transacted thousands of acres. The bulk of that acreage has been hunting, agricultural, and ranch land with roughly half of which being encumbered by various types of conservation easements. Many of these transactions also included cattle and equipment. Zeb understands that each parcel is unique and enjoys working through challenges to ultimately accomplish his clients' goals. Zeb has advised and walked private landowners through access issues, outstanding mineral rights, discrepancies with adjoining landowners, and conservation easements in order to accomplish their objectives.

On the contrary, Zeb has also represented governmental entities on land dealings as well. Zeb has done numerous deals for SWFWMD (Southwest Florida Water Management District) All of the transactions involved placing surplus district held parcels back in the hands of private individuals. All of these transactions had conservation easements recorded simultaneously with the closing of the property. These transactions have many moving parts and unique timelines. Zeb has successfully been able to bridge the gap between the private and public sector to be able to get these deals done.

In 2022, Zeb received his "ALC" or Accredited Land Consultant designation. This designation requires individuals to have a land portfolio of \$10 million or more in sales volume. The designation holders are also required to take 56 hours of land related courses. He looks forward to using this education to further assist his clients in their land needs.

Zeb is a native Floridian who has a passion for the wildlife, agriculture, and native landscapes of old Florida. At a young age, he had a deep reverence for land and land ownership instilled in him. He feels this has carried over to his professional career. Zeb's family has had a history of land ownership and other real estate investments. He understands the generational sweat equity that is often put into these farms, ranches, and investments. He also understands the emotional and sentimental value that owners can have for their land. When representing a landowner, Zeb strives to treat the property and the deal as if it was his own.

Zeb currently lives on and manages several hundred acres of native and ranch land in Lake County. He also assists with land management efforts as a part of Saunders Property Management, LLC, a sister company. Saunders Property Management currently manages roughly 27,000 acres of citrus, cattle, sod, native, and timber land.

When he is not working on land deals, you can find Zeb in the woods. He is an avid deer, duck, and turkey hunter and loves to hunt in the state of Florida. As Zeb has grown older, he has found enjoyment in managing land for wildlife just as much as hunting itself.

Zeb specializes in:

- Ranch Land
- Hunting and Recreational Properties
- Agricultural Properties
- Less Than Fee Transactions



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For more information visit [SVNsaunders.com](http://SVNsaunders.com)

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