



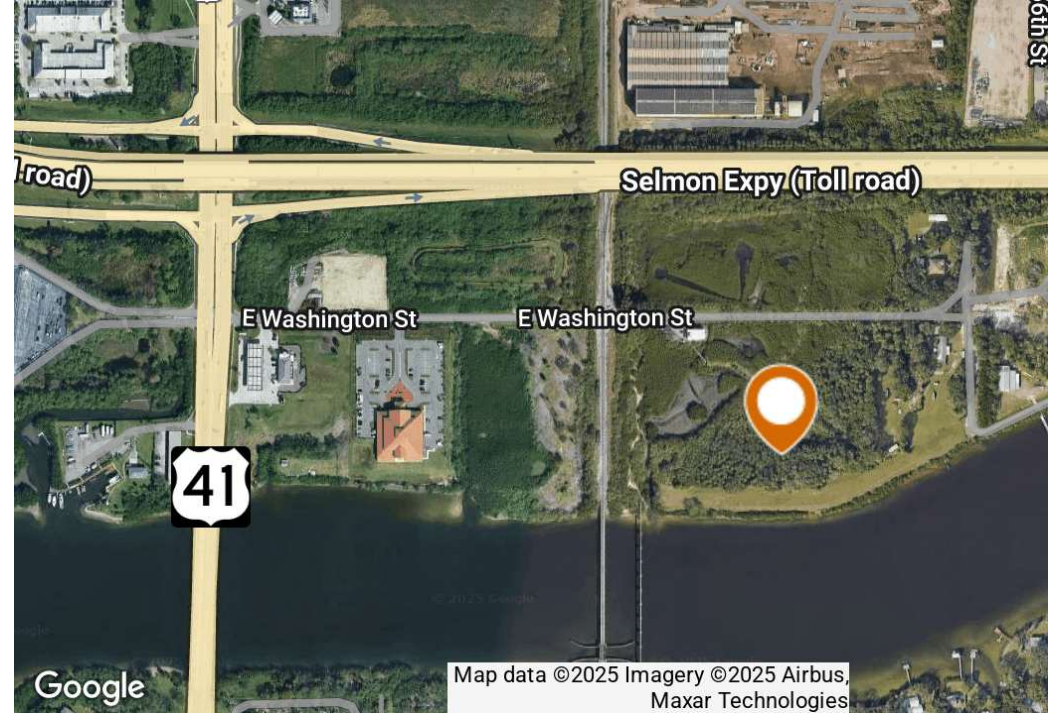
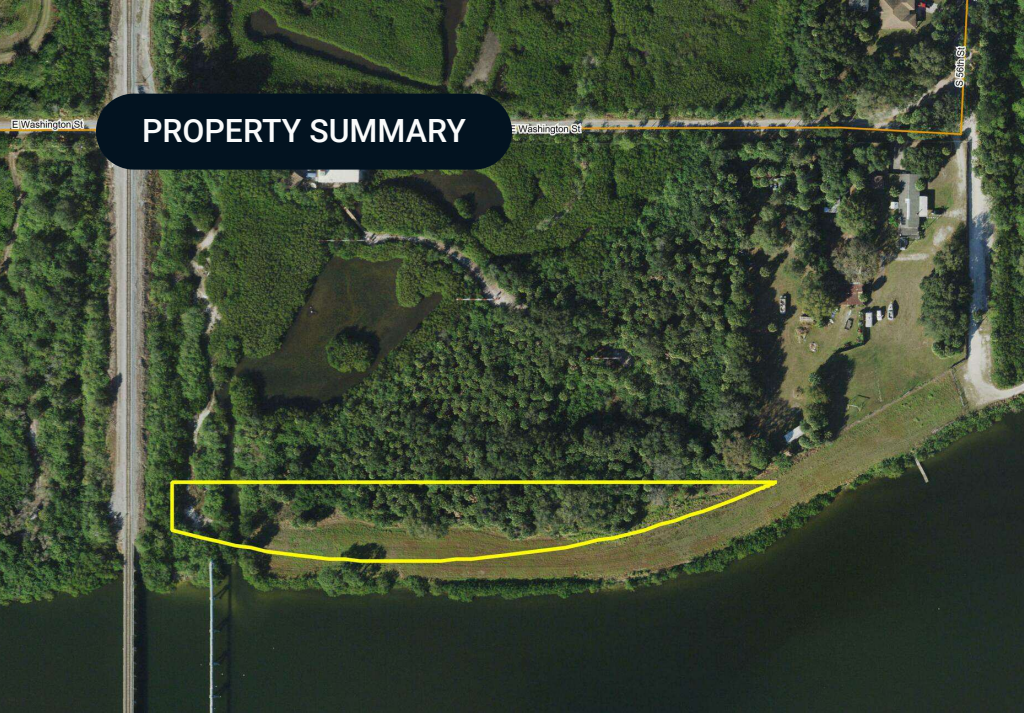
# Tampa Bypass Canal Acreage

Address Not Disclosed, Tampa, Florida



Zeb Griffin, ALC  
Senior Advisor  
352-630-7547  
zeb@saundersrealestate.com





**Sale Price**

**\$108,000**

## 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.

## Offering Summary

Lot Size:	1.59 Acres
Price / Acre:	\$67,925
Zoning:	Residential Multi-Family
Utilities:	Electric. Well & Septic.
APN:	A-22-29-19-ZZZ-000005-81110.0 (Part of)

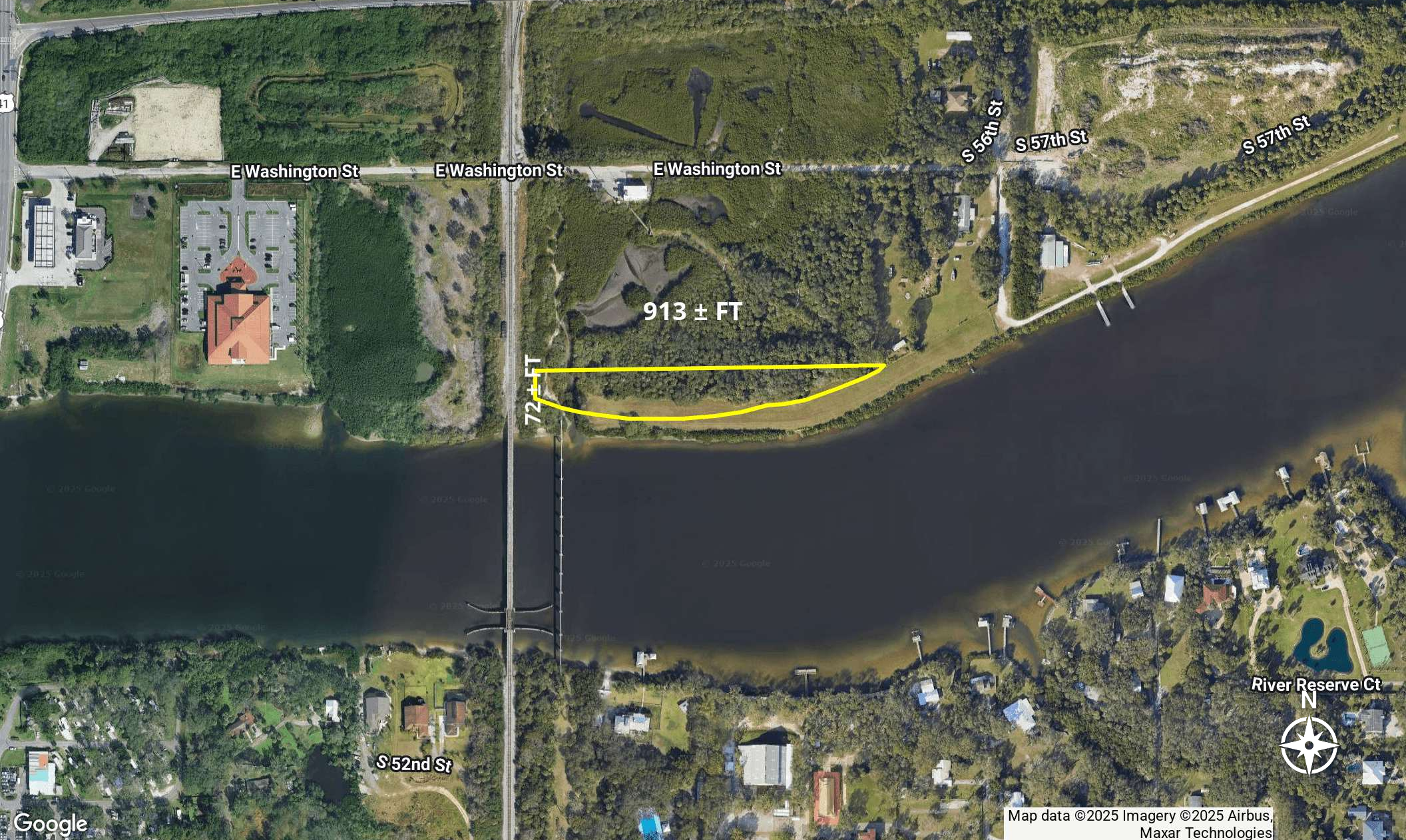
## Property Highlights

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



**SITE AERIAL**

(Toll road) Selmon Expy (Toll road) FL-618 Toll (Toll road) Selmon Expy (Toll road) Selmon Expy (Toll road)



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Maxar Technologies

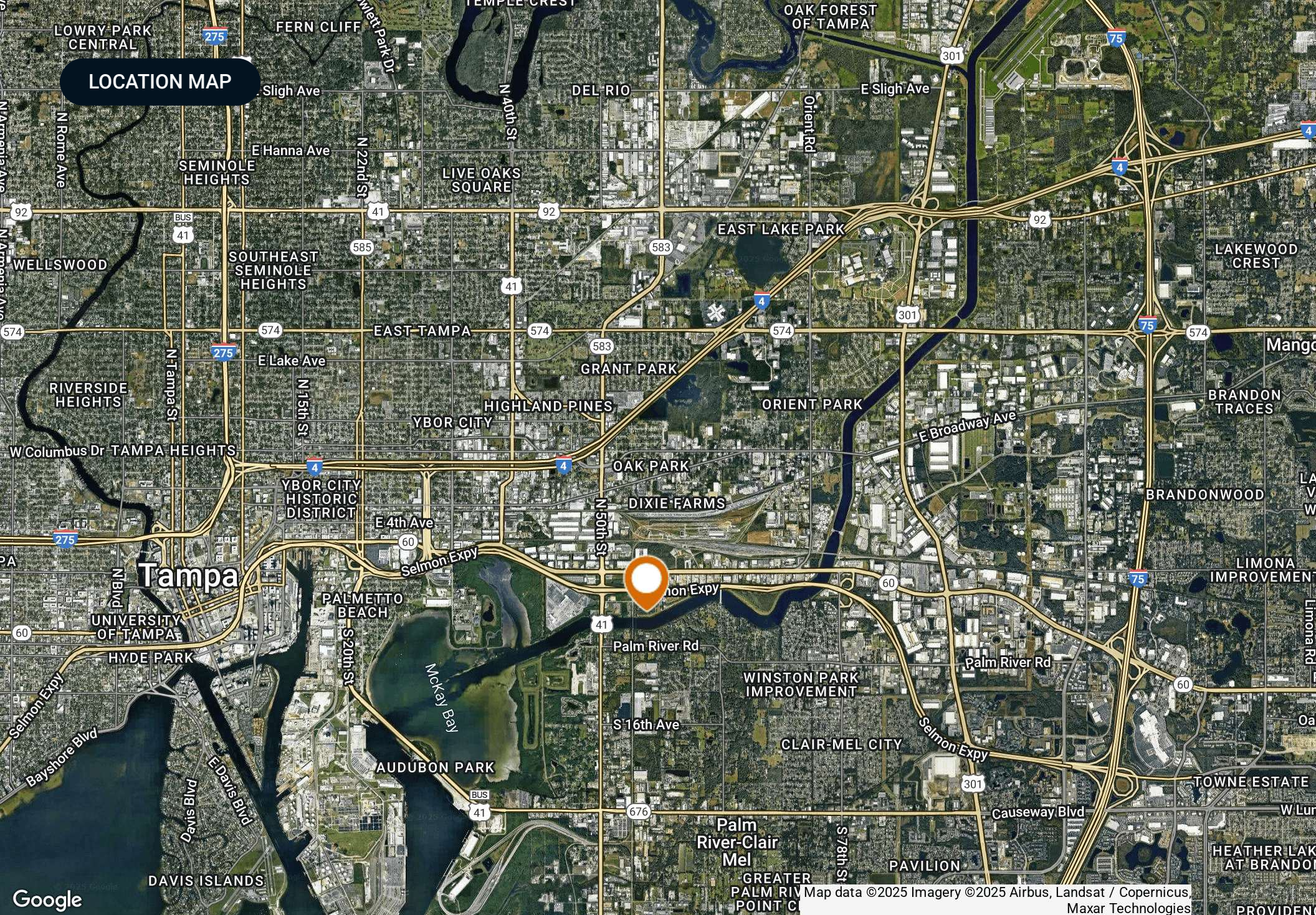


Distribution Center  
950,000+ SF





LOCATION MAP

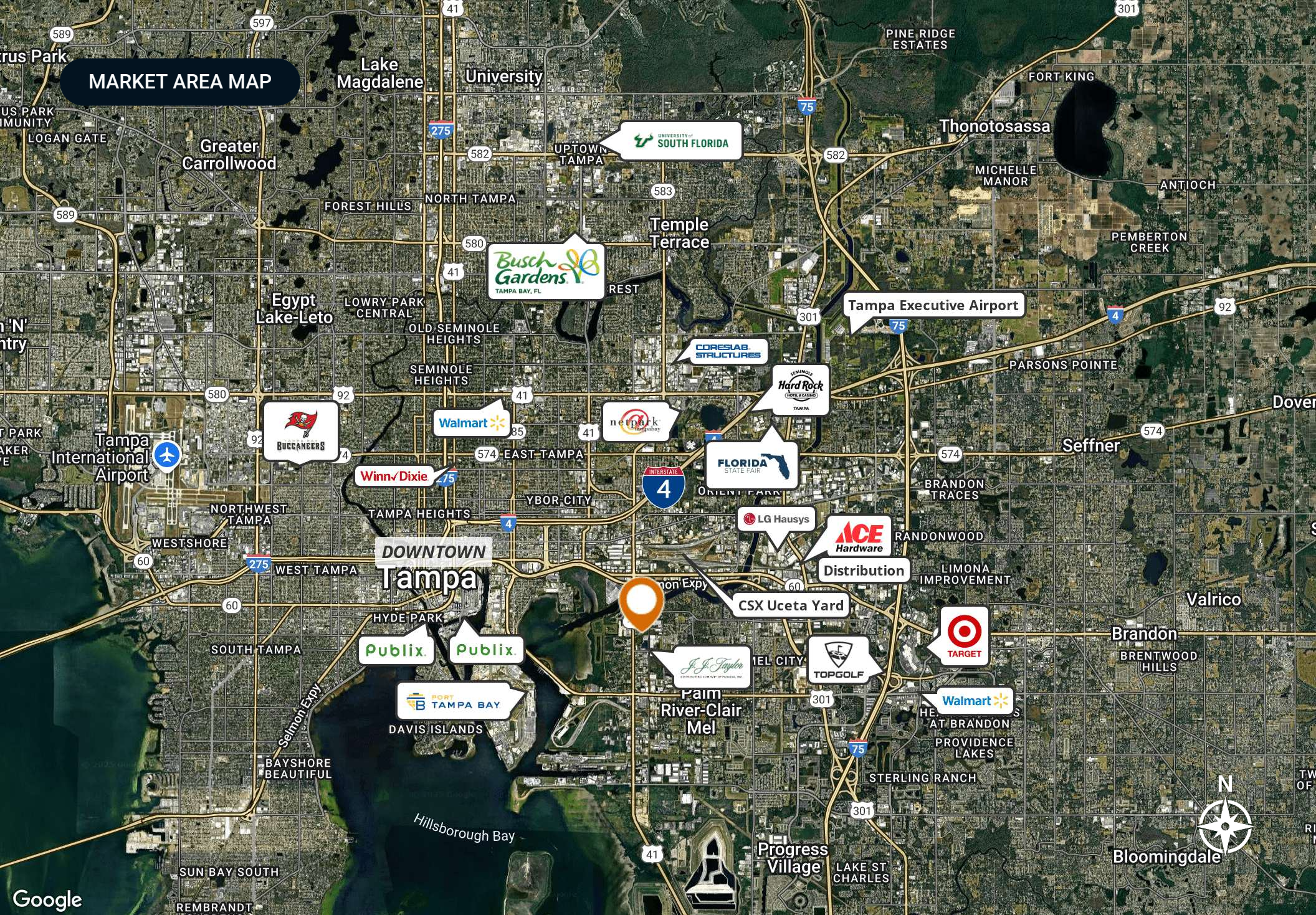


Google

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# MARKET AREA MAP





# NEIGHBORHOOD AERIAL MAP



SUBJECT

Palm River Community

BlueLinx

39,000 Cars/Day

83,000 Cars/Day

27,937 Cars/Day



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## DEMOGRAPHICS MAP & REPORT

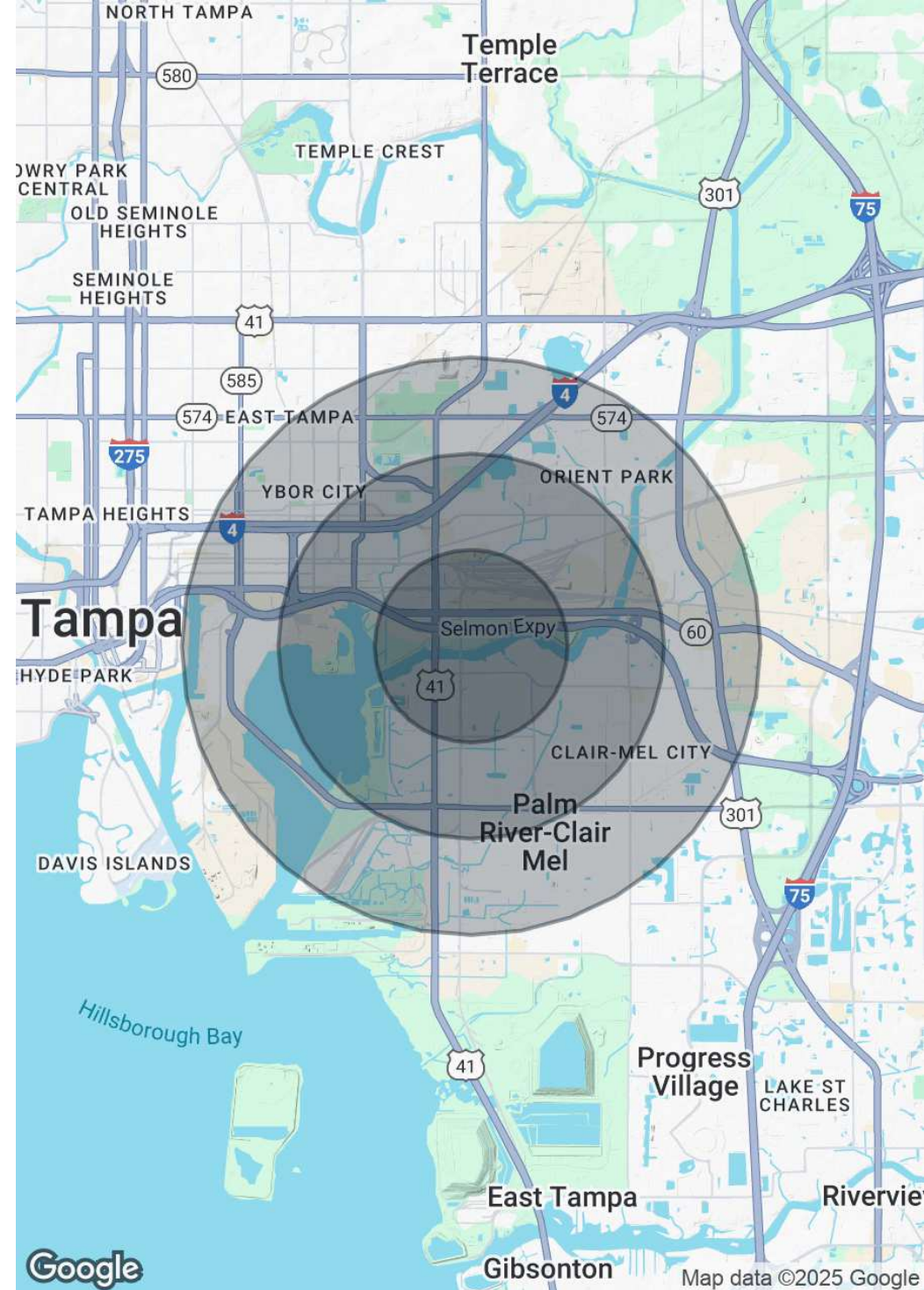
### Population

	1 Mile	2 Miles	3 Miles
Total Population	2,953	14,766	42,928
Average Age	33	34.8	35.5
Average Age (Male)	26.3	31.7	33.8
Average Age (Female)	43.9	39.2	37.6

### Households & Income

	1 Mile	2 Miles	3 Miles
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

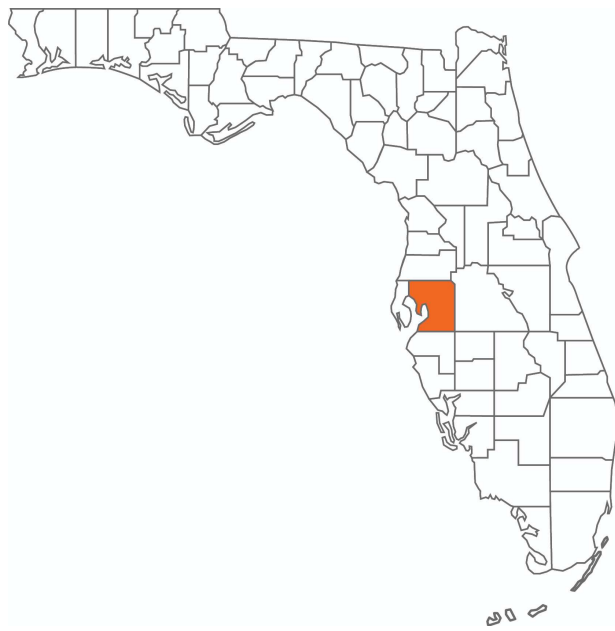
\* Demographic data derived from 2020 ACS - US Census







COUNTY



## Hillsborough County

### FLORIDA

<b>Founded</b>	1834	<b>Density</b>	1,400.5 (2019)
<b>County Seat</b>	Tampa	<b>Population</b>	1,521,410 (2023)
<b>Area</b>	1,051 sq. mi.	<b>Website</b>	<a href="https://hillsboroughcounty.org">hillsboroughcounty.org</a>

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.





# Tampa

## HILLSBOROUGH COUNTY

<b>Founded</b>	1855
<b>Population</b>	396,324 (2023)
<b>Area</b>	170.6 sq mi
<b>Website</b>	tampagov.net

<b>Major Employers</b>	Bloomin' Brands
	Sykes Enterprises
	Hillsborough County
	Public Schools
	University of South Florida

With a population of nearly 400,000, Tampa is the 3rd largest city in Florida and the 53rd largest city in the United States. With its surrounding cities, 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: tourism, agriculture, construction, finance, health care, government, technology, and the Port of Tampa. Located near Downtown Tampa's Channel District, the bay's port is the largest in Florida. 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, making it the second-largest metropolitan statistical area (MSA) in Florida. This MSA also ranks as the fourth largest in the Southeastern United States behind Washington, D.C., Miami, and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.



## ADVISOR BIOGRAPHY



### Zeb Griffin, ALC

Senior Advisor

zeb@saundersrealestate.com

Direct: **877-518-5263 x379** | Cell: **352-630-7547**

## Professional Background

Zeb Griffin is a Senior Advisor at Saunders Real Estate.

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 Saunders 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.





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## Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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