

# URBAN INFILL LAND DEVELOPMENT OPPORTUNITY



HOTEL + CONDO

ENCORE!'s 1.6-2.4 acre hotel/condo sites are center stage to a medley of artistic and cultural on-site amenities and Tampa's business and entertainment destinations. ENCORE! has received approval for:

#### EXISTING IMPROVEMENTS

662 residential units and 20,000 SF of commercial space

#### AVAILABLE ENTITLEMENTS

851 residential units; 65,000 SF of retail space; 180,000 SF of office space; 200 hotel rooms; trade-off matrix in place

Convenient to I-275 and the Crosstown Expressway, ENCORE!'s location supports easy access to Tampa Bay's most popular attractions.

#### Less than 1 mile from:

- University of South Florida
- University of Tampa
- Tampa Convention Center
- Amalie Arena
- Florida Aquarium
- Cruise Ship Terminal

- 3 miles from Raymond James Stadium
- 8 miles from Tampa Int'l Airport

## NOW SELLING

- PARCEL 9** 2.4 acres approved for hotel/condo, 300' maximum height
- PARCEL 10** 1.6 acres approved for hotel/condo, 280' maximum height
- PARCEL 11** 2.4 acres approved for hotel/condo, 260' maximum height

# ENCORE!

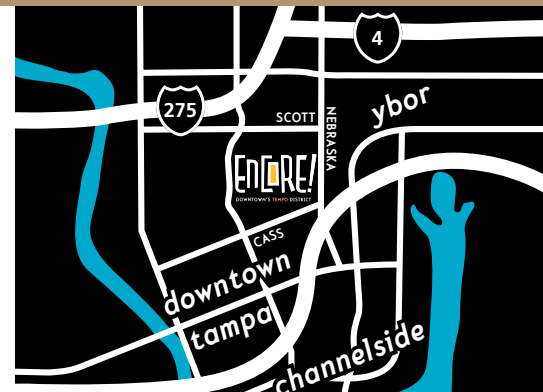
DOWNTOWN'S **TEMPO** DISTRICT

PRICES  
STARTING AT  
**\$46**  
PSF

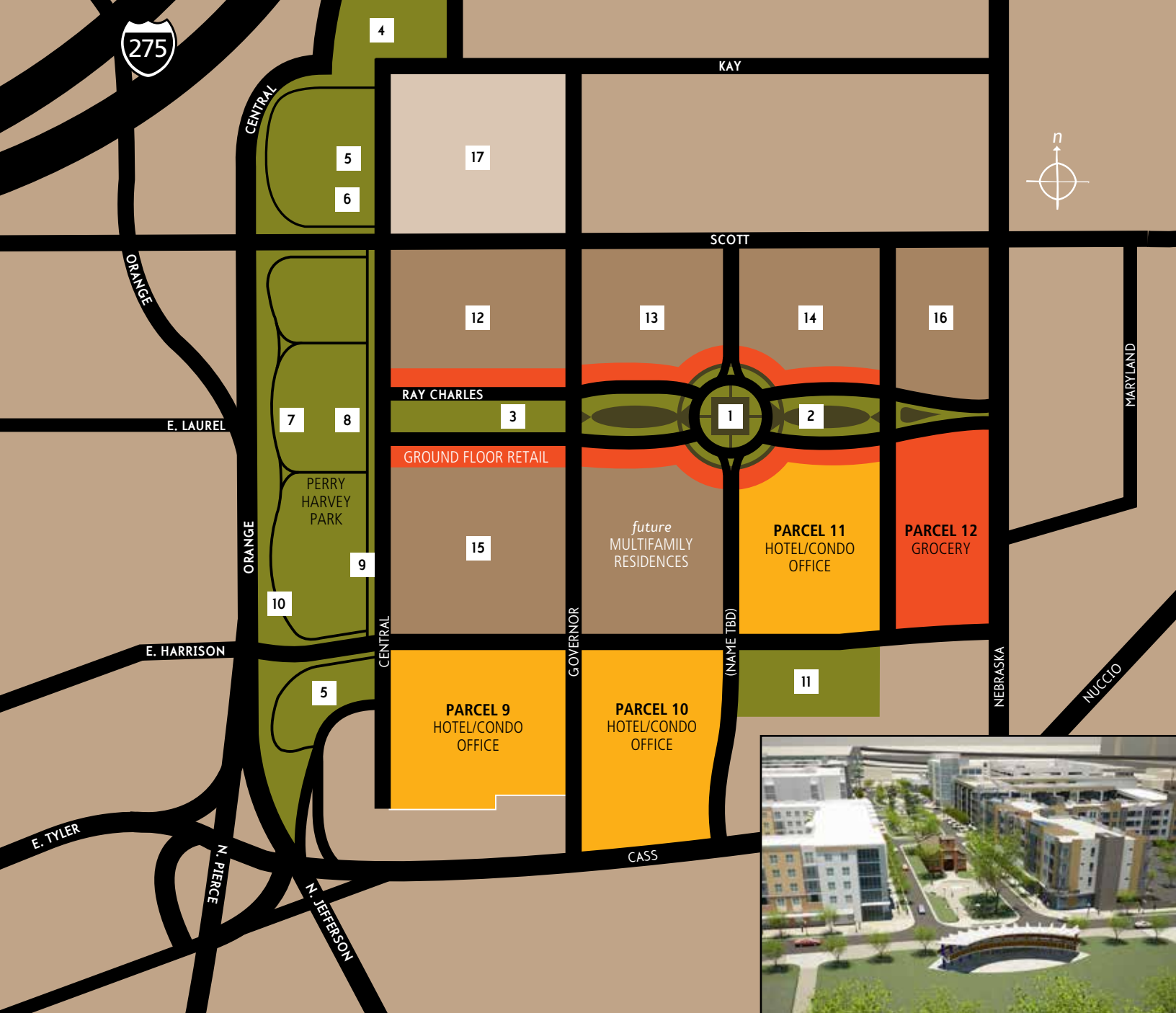
## CONTACT

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ENCORETAMPA.COM



- 1 TOWN GREEN
- 2 CENTER STAGE
- 3 HISTORY MUSEUM
- 4 SKATE PARK
- 5 PLAYGROUNDS
- 6 COMMUNITY CENTER
- 7 AMPHITHEATER
- 8 PERFORMANCE STAGE
- 9 HISTORY WALK
- 10 PATHWAYS
- 11 SOLAR PARK
- 12 THE TEMPO APARTMENT HOMES
- 13 THE ELLA SENIOR APARTMENT HOMES
- 14 THE REED APARTMENT HOMES
- 15 THE TRIO APARTMENT HOMES
- 16 RETAIL
- 17 MIDDLE SCHOOL

**ENCORE!**  
DOWNTOWN'S TEMPO DISTRICT

The walkable 40+ acre design blends commerce with community to form a city within a city. A formal town square with pathways, history museum, public artwork and relaxation niches is center stage to vibrant hotels, offices, apartments, retailers and restaurants.

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