

Best Real Estate Deals: Motor Enclave is Tampa Bay's deal of the year

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The Motor Enclave is a sexy development project — and there's more to it than meets the eye.

Beyond garage condominiums for collectors and sports car enthusiasts, The Motor Enclave is bringing to Tampa a new level of corporate entertaining, with an events center and performance track that can be rented for corporate retreats.

Developer [Brad Oleshansky](#) came to Tampa with a vision for a project that's performed well in Michigan, and car fanatics in this market have been very receptive, with pre-sales far outpacing Oleshansky's projections.

Key players

Developer: BROventures, [Brad Oleshansky](#)

Law firm: [David Singer](#), Shumaker Loop & Kendrick

Owner's representative: [Scott Sutek](#), Davis Tucker Group

General contractor: [Fred Lay](#), Construction Services Inc.

Architect: Ken Van Tine, InForm Studio

Geotech: [Kirby Stallings](#), S&ME

Civil engineering: [David Kemper](#), Stantec

Environmental: [Christopher B. Poole](#), PACSCON

Off-Site utility design: [Thomas Wilson](#), Wade Trim

Off-Site utility construction: [John Zemina](#), Kimmins

Site work contractor: [Tom Barnes](#), QGS Development



BRETT MOUNTAIN

The Motor Enclave, 2021 Best Real Estate Deals

Big numbers

200: Acreage of the project

300,000: Square footage of the garage condos spread over 14 buildings

\$33 million: The amount of private capital that the developer raised from 22 individual investors

Big challenge

The unique use doesn't squarely fit into any existing project type, which made it extremely hard for county officials to understand it, the honorees said in submission materials. The project received scrutiny on every aspect, which took an "inordinate amount of time and money with numerous consultants to help navigate," they said. "Additionally, similar to what we experienced with our Michigan development, we battled significant skepticism from the general public that we can pull off such a grand vision," the team said in its submission.

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