



**BUILD UP TO 19 TOWNHOMES:** More than three-quarters of an acre (250 feet x 140 feet per survey) of CCT-1 zoned land in Historic Roser Park. The famed, tree-lined neighborhood of bricked streets over rolling hills offers an eclectic mix of American architectural-styled homes. The parcels are not in a flood zone and just blocks from Downtown St. Petersburg. Tampa Bay is ranked #3 in the U.S. for land investing in 2023 by CREXI.

## FOR SALE: \$1.3 Million

### Multifamily, Commercial or Mixed-use opportunity in Roser Park



The savvy investor gets a 3-parcel land assemblage located in an Opportunity Zone with potentially other incentive packages. Approved uses beyond multifamily development on this site include a Hotel, Office (General or Medical), Restaurant and Bar, Mixed Use, School, Nursing Home, Funeral Home, House of Worship – even an Indoor Recreation Facility (pickleball courts, swimming pools, amusement park or similar endeavors). An arborist report was conducted, and trees can be removed with a permit. The sellers have done extensive planning for this site and would entertain a joint venture development with experienced and qualified partners.

**AREA DESCRIPTION:** The assemblage is mere blocks to Bayfront Hospital, USF-St. Pete, Tropicana Field, Salvador Dali and more.

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