



**BUILD UP TO 16 UNITS:**  
Almost three-quarters of an acre (240 feet x 150 feet at its largest point) of RM (Multi-Family Residential District) zoned land in Lealman. The neighborhood is ideally situated a few blocks from I-275 and US-19, making it a convenient location for most Tampa Bay commuters.

## FOR SALE: \$1.299 Million

### Multifamily Land, North of Downtown St Petersburg

**Lot Size:** 31,067 SqFt (0.71 acres)

**Zoning:** RM – Multifamily Residential

**Municipality:** Unincorporated Pinellas

**Proposed Units:** 16

**Proposed Parking:** 26

**Flood Zone:** X

**Opportunity Zone:** Yes



The savvy investor gets multifamily-zoned land located in an Opportunity Zone with potentially other incentive packages. The seller has done extensive planning for this site and is nearing approval of a 16-unit apartment complex. A rendering is pictured above. The sale of this parcel can be contingent on the seller obtaining site plan approval.

## Permitted Zoning Uses

- Multifamily Dwelling
- Affordable Housing Development
- Assisted Living Facility
- Zero lot line single family
- Short Term Vacation Rentals

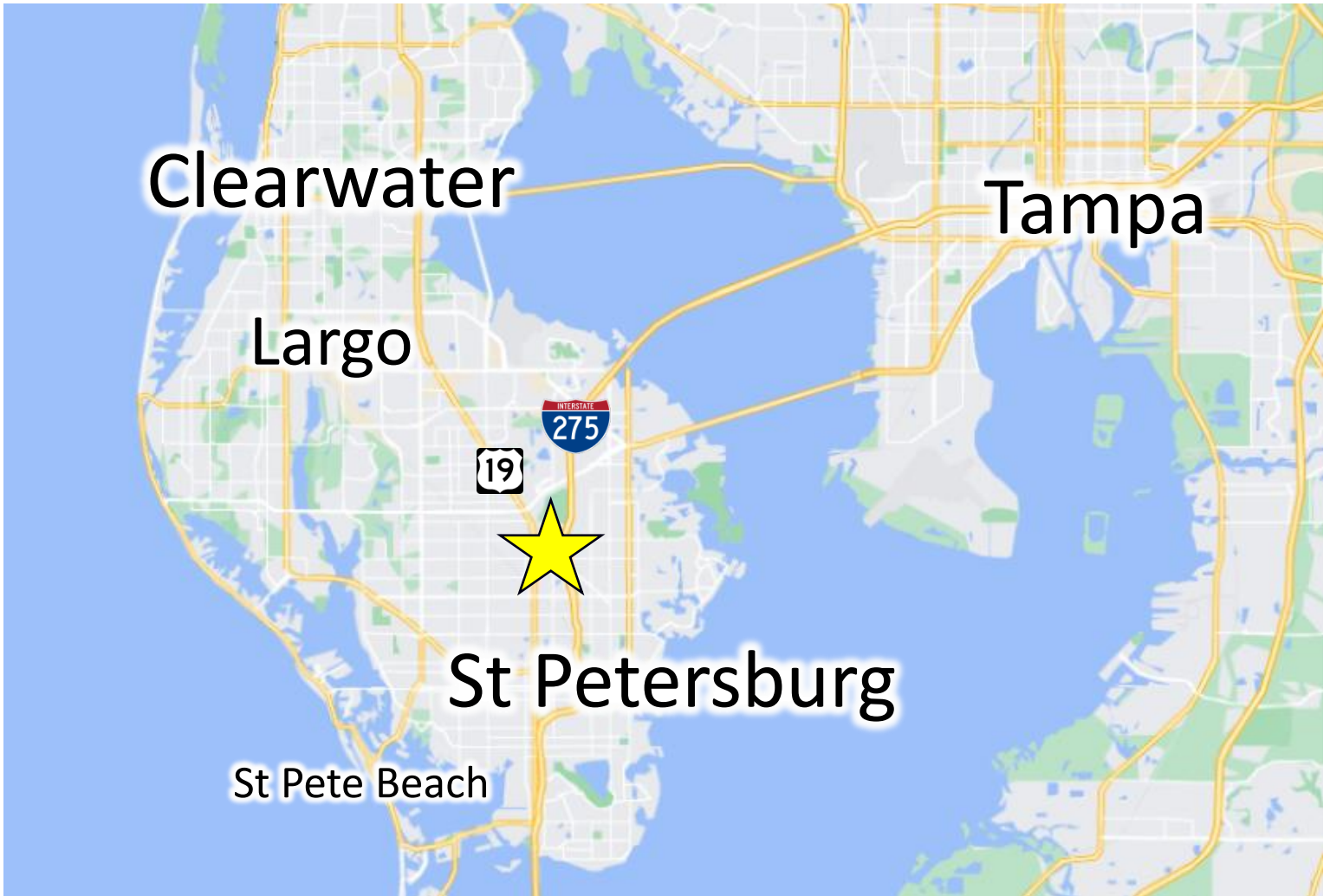
## Review/Approval Needed

- Health Club/Fitness Center
- Medical Office
- Veterinary Office
- Studio/Gallery
- Day Care
- Nursery/Greenhouse, Retail

## Notable Pinellas Employers

- Amazon
- Bay Pines VA Healthcare System
- BayCare Health System
- Home Shopping Network
- Honeywell
- Jabil
- John's Hopkins All Children's Hospital
- Nielsen Media Research
- Power Design
- Raymond James Financial
- Raytheon
- Tech Data
- Tesla
- Valpak





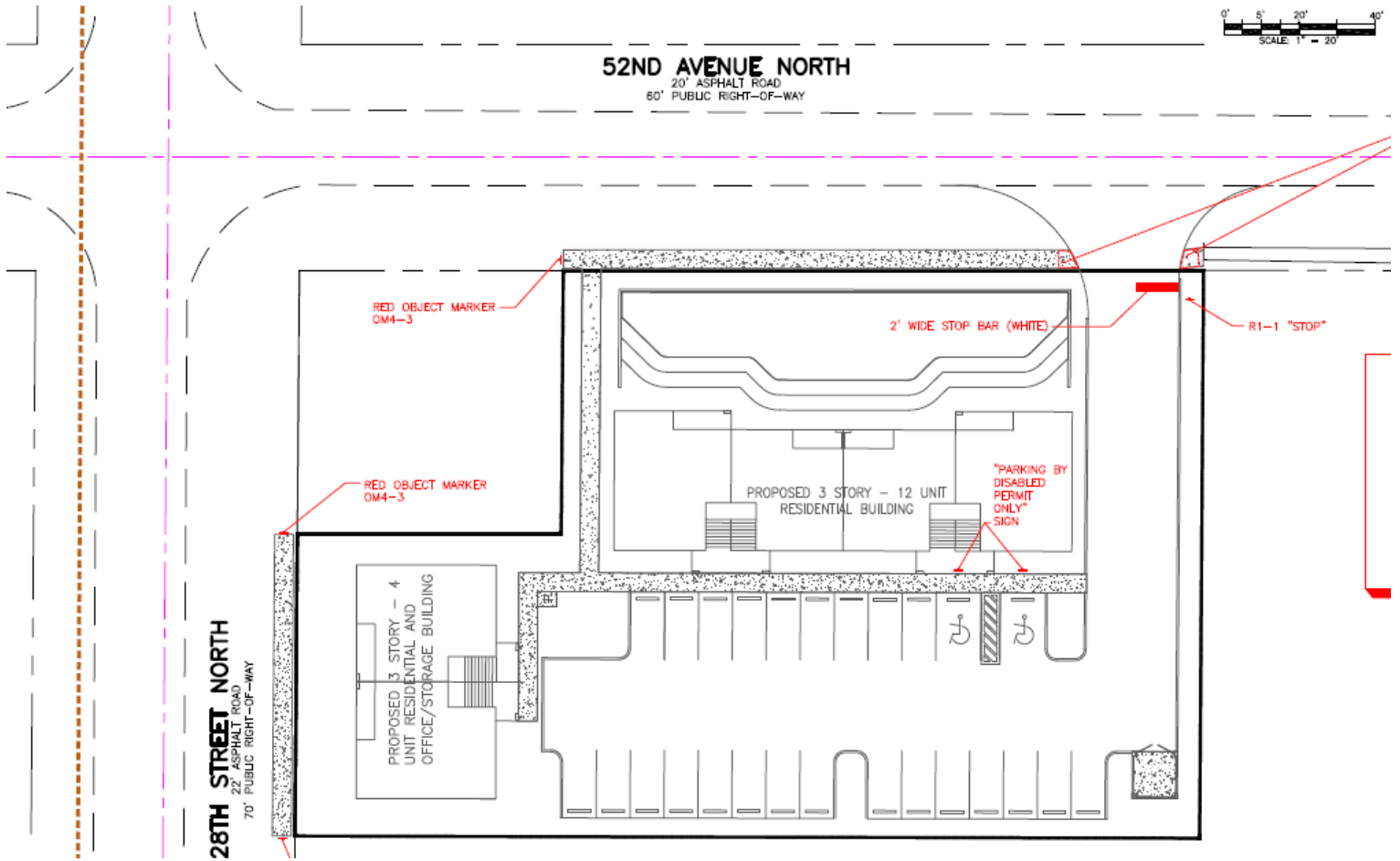
**Downtown Drive Times:**

St Petersburg	9 min
Tampa	23 min
Clearwater	31 min
Largo	24 min
Bradenton	33 min

**Points of Interest Drive Times:**

Tampa International Airport	19 min
St Pete-Clearwater Airport	17 min
St Pete Beach	24 min
Raymond James Stadium	22 min
Tropicana Field	8 min





## Plans Available

- Preliminary Site Plan
- Architectural
- Electrical
- Mechanical
- Plumbing
- Structural
- Landscaping
- Paving, Grading and Drainage

## COMMUNITY SUMMARY

2782 52nd Ave N  
Ring of 1 mile

16,708	1.16%	2.24	65.3	47.1	\$40,733	\$174,299	\$78,710	17.3%	58.4%	24.3%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



**23.1%**  
Services



**28.1%**  
Blue Collar



**48.7%**  
White Collar

### Home Ownership



● Own ● Rent

### Housing: Year Built



● <1939 ● 1940-49 ● 1950-59  
● 1960-69 ● 1970-79 ● 1980-89  
● 1990-99 ● 2000-09 ● 2010-19  
● ≥ 2020

### Educational Attainment



● < 9th Grade ● No Diploma  
● HS Diploma ● GED  
● Some College ● Assoc Degree  
● Bach Degree ● Grad Degree

### Commute Time: Minutes



● < 5 ● 5-9 ● 10-14  
● 15-19 ● 20-24 ● 25-29  
● 30-34 ● 35-39 ● 40-44  
● 45-59 ● 60-89 ● 90+

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### Age Profile: 5 Year Increments



Dots show comparison to 12103 (Pinellas County)