

FOR SALE

DEVELOPMENT SITE

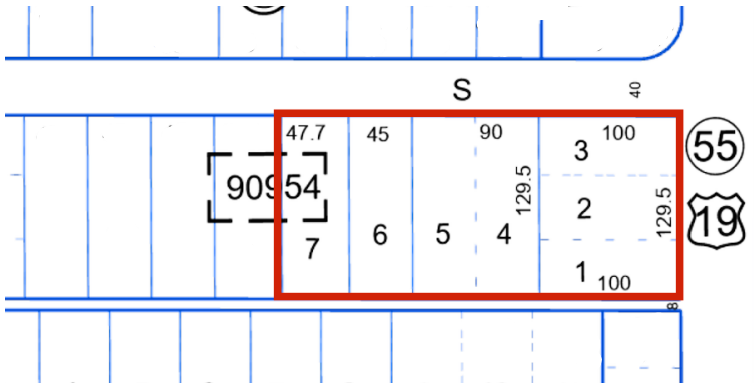
PRICE SUBJECT TO OFFER



SELLER FINANCING AVAILABLE

PLANNED REDEVELOPMENT MIXED-USE ZONE

OPPORTUNITY ZONE



Features

- ▶ Lot size: 0.84 acres
- ▶ Dimensions: 281 ft x 133 ft
- ▶ Multiple zoning overlays

Highlights

- ▶ Visible frontage on Highway 19
- ▶ Easily accessible from I-275
- ▶ \$70,000,000 + of proposed development in the nearby Skyway Marina District

Area Demographics

3-Mile Radius



117,445
Total Population



\$74,529
Avg. Household Income



104,798
Traffic Count

Location

Visible corner lot in CCS-1, NSM-1, and PR-MU districts with potential to apply for missing middle housing density bonus. Mixed-use density up to 1.25 FAR. Located in an Opportunity Zone on bustling US-19 with easy access to I-275. Just 10-minutes away from Downtown St. Pete and Florida's best beaches. Surrounded by several major new construction projects as well as the Pinellas Technical College, Gibbs High School, and the Maximo Marina - This area's development activity is unparalleled.

Suitable for a variety of projects.
Seller Financing options available.

