

# FOR SALE

## DEVELOPMENT SITE

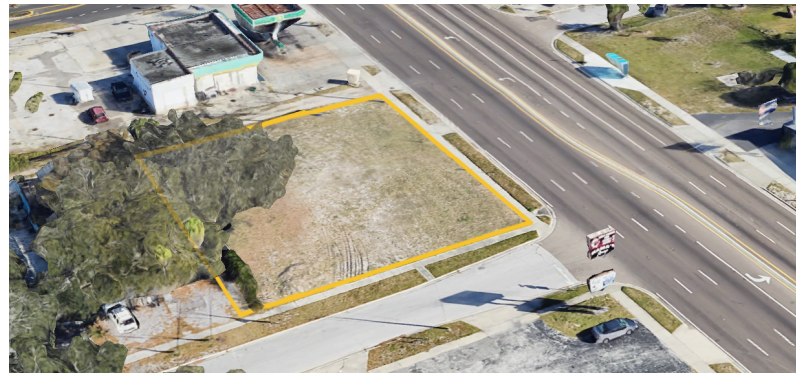
PRICE SUBJECT TO OFFER



**SELLER FINANCING AVAILABLE**

**PLANNED REDEVELOPMENT MIXED-USE ZONE**

**OPPORTUNITY ZONE**



### Features

- ▶ Lot size: 0.27 acres
- ▶ Dimensions: 120 ft x 100 ft
- ▶ Multiple zoning overlays

### Highlights

- ▶ Visible frontage on 34th Street S
- ▶ 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.

