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THE
ROSS REALTY
GROUP, INC.
COMMERCIAL SALES AND LEASING

Eshenbaugh

LAND COMPANY



The Dirt Dog.

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

This is a premier redevelopment opportunity in thriving Clearwater Beach. Boasting a superb location just off Causeway Boulevard, this property offers easy access to the best that Clearwater Beach has to offer. With its close proximity to stunning white sand beaches, vibrant dining and entertainment options, and the allure of coastal living, this property is an exceptional find for investors. Positioned in the heart of the Clearwater community, the property holds significant potential for redevelopment or as an opportunistic land play.

LOCATION DESCRIPTION

This waterfront property is located directly on Mandalay Channel along the intracoastal waterway and adjacent to the 91-key CW Hotel & Marina under construction. Formerly operated as a quaint beach motel at 403 East Shore Drive, this property is just moments away from Clearwater Beach. The location offers easy access to the bustling Beach Walk, a hub of dining, entertainment, and shopping experiences. Nearby, the Clearwater Marine Aquarium provides a unique draw for visitors and residents alike. With its ideal location near these sought-after landmarks, the property promises to be an enticing prospect for any investor seeking to capitalize on the appeal of this vibrant coastal community.

PROPERTY SIZE

0.49 Acres (0.27 Upland Acres)

ZONING

T (Tourism)

FUTURE LAND USE

RFH (Resort Facilities High)

PROPERTY OWNER

Beach Enterprises Of Clearwater, Inc.

PRICE

~~\$5,200,000~~ ~~\$4,200,000~~ ~~\$3,450,000~~ **\$2,990,000**

*With strong activity on Clearwater Beach, the property has been repositioned at a lower price point and the seller is inviting offers to transact in 2025–2026.

Click Here for Drone Video:



BROKER CONTACT INFO

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Advisor

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President

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3 EAST SHORE DRIVE // 403 EAST SHORE DRIVE CLEARWATER, FL 33767



Property Description

ADDRESS

403 East Shore Drive, Clearwater, FL 33767

PARCEL ID

08-29-15-02592-003-0130

TAXES

\$27,361.17 (2024)

FLOOD ZONE

AE

[Click Here for Clearwater Beach Cams:](#)



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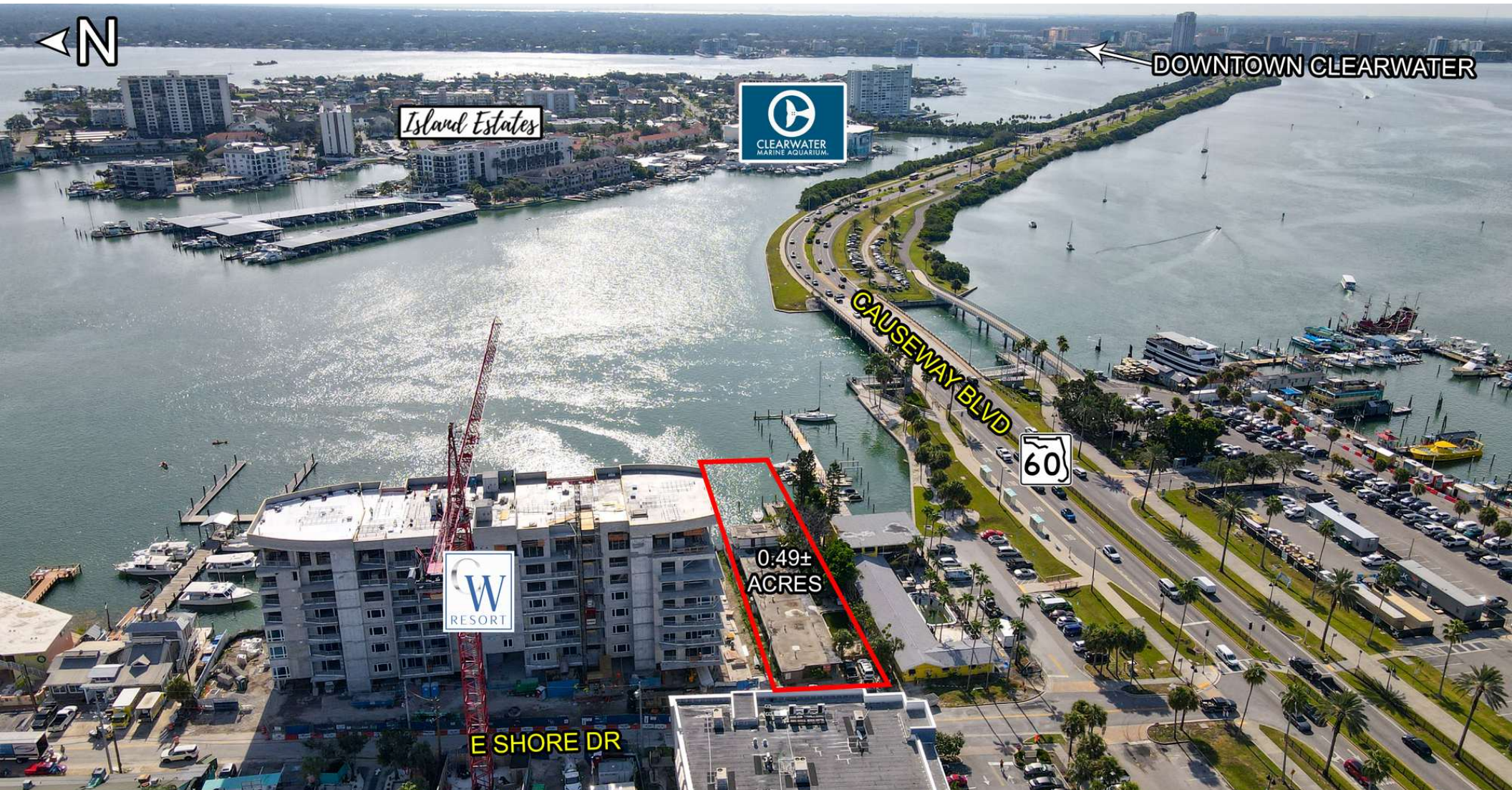
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Flexible Standard Development - Clearwater

Countywide Future Land Use Designation	Maximum Dwelling Units/Resort Attached Dwelling Units per Acre of Land	Maximum Floor Area Ratio/ Impervious Surface Ratio			Maximum Overnight Accommodations Units Per Acre *	
		Accommodations (Base)	Overnight Accommodations (Alternative)	Non-Residential Uses	Base	Alternative
Resort Facilities High	30 dwelling units per acre	FAR 1.0/ISR .95	FAR 2.0/ISR .95	FAR 1.0/ISR .95	50	Less than one acre: 70
			FAR 3.0/ISR .95			Between one acre and three acres: 90
			FAR 4.0/ISR .95			Greater than three acres: 110

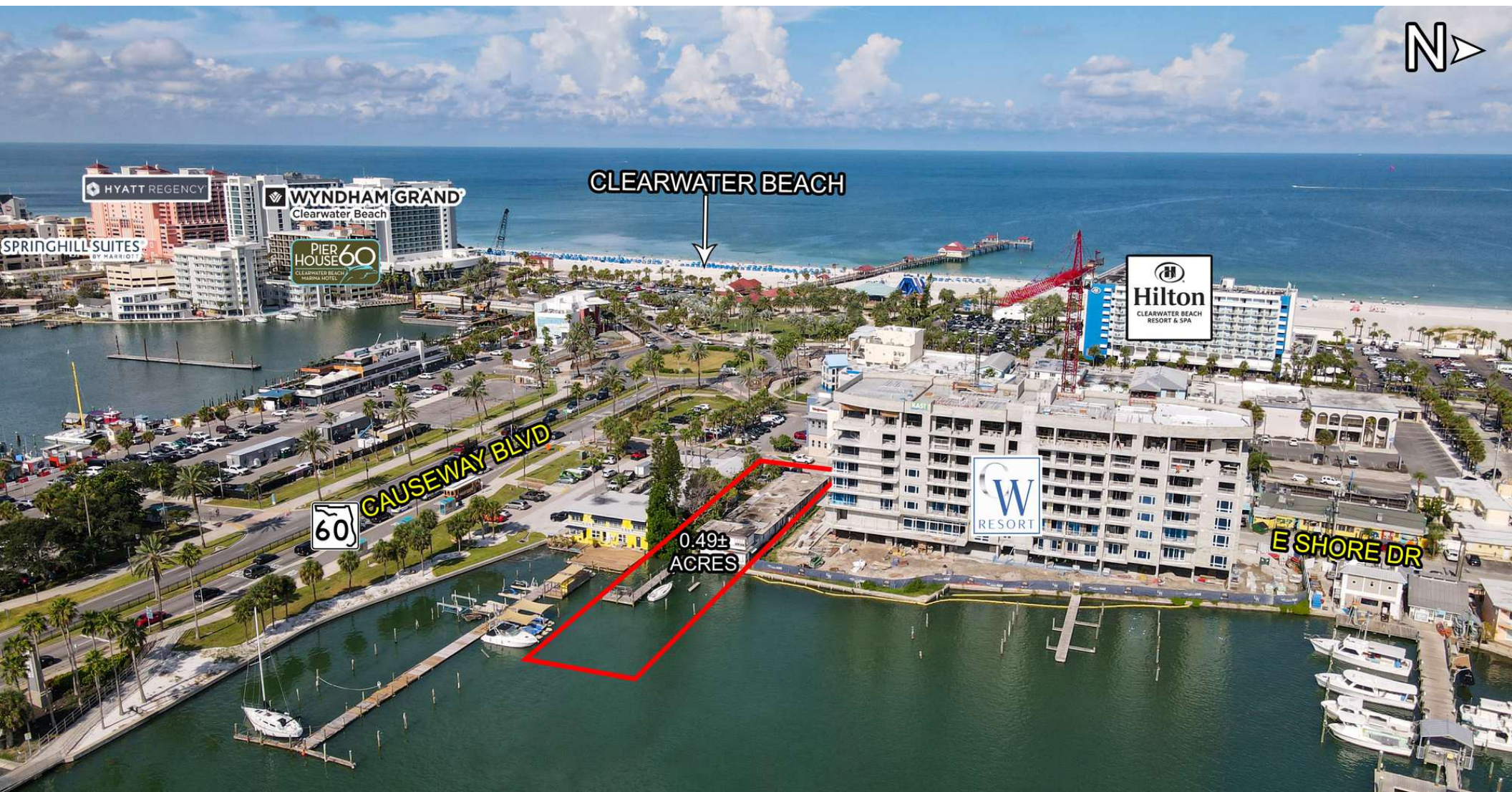
Aerials (cont.)



Aerials (cont.)



Aerials (cont.)



Aerials (cont.)



Demographics Map & Report

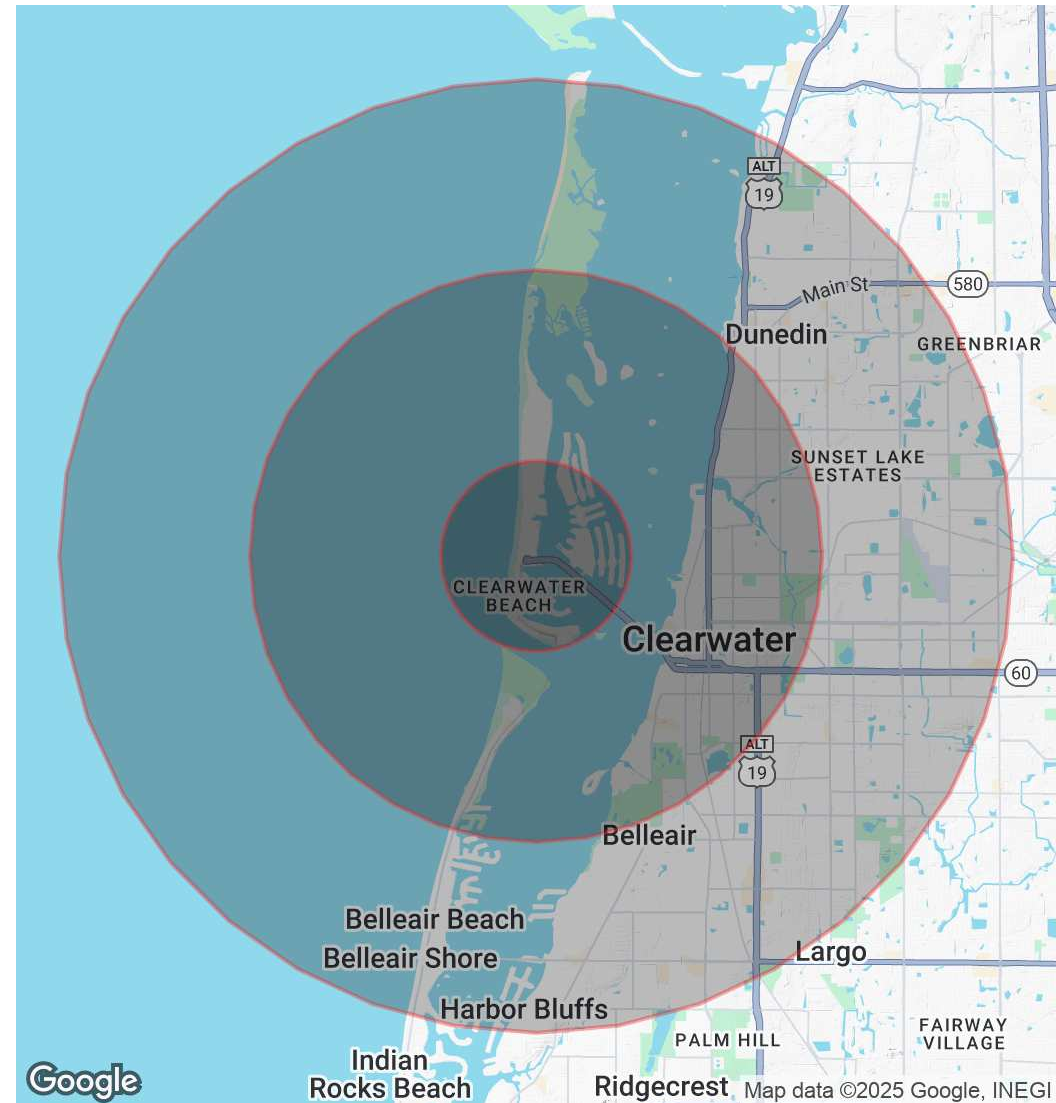
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,453	32,383	127,465
Average Age	60	50	48
Average Age (Male)	60	49	47
Average Age (Female)	60	51	49

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,471	15,478	57,704
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$143,518	\$102,510	\$91,912
Average House Value	\$900,961	\$578,426	\$432,701

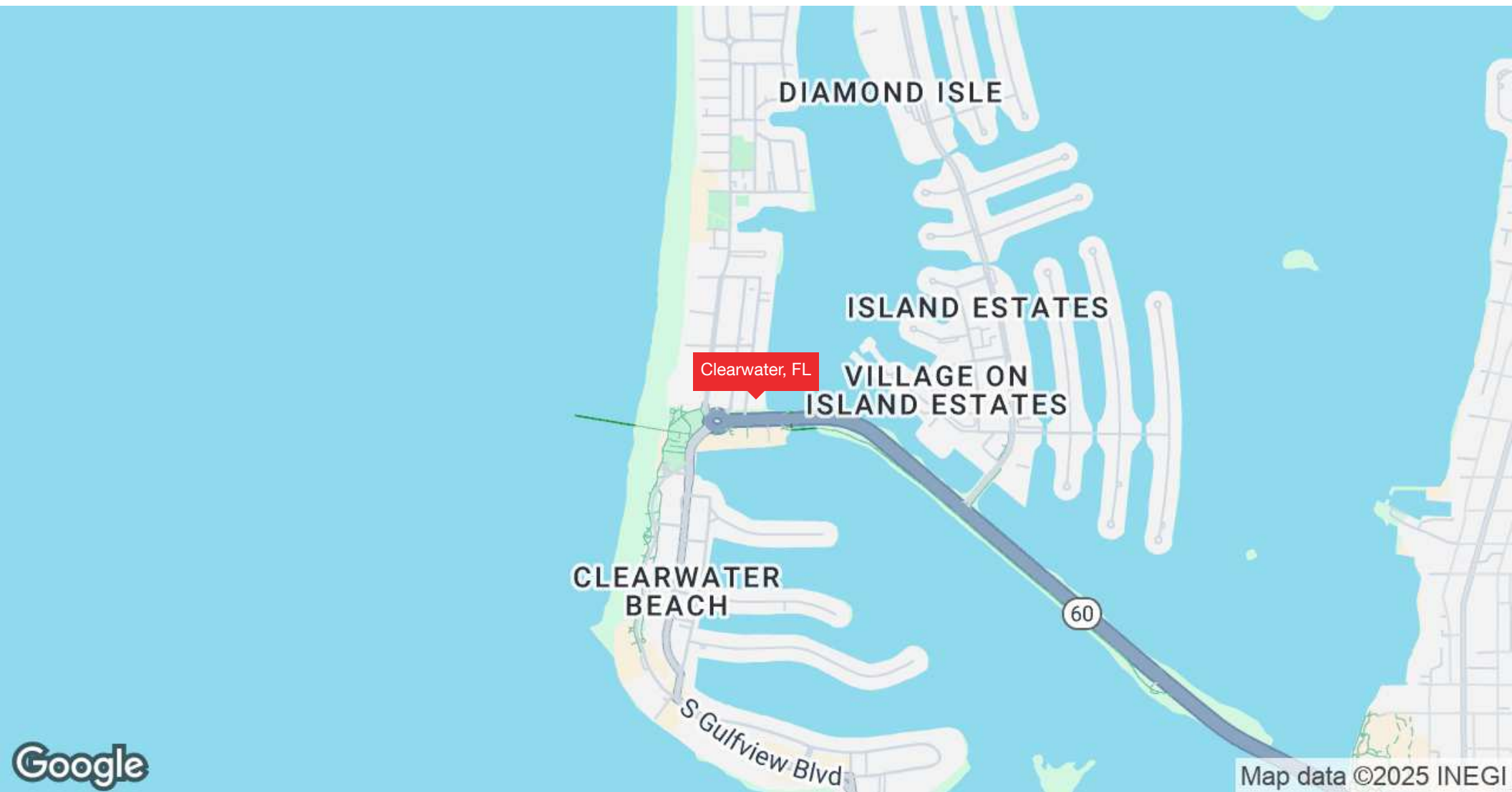
Demographics data derived from AlphaMap



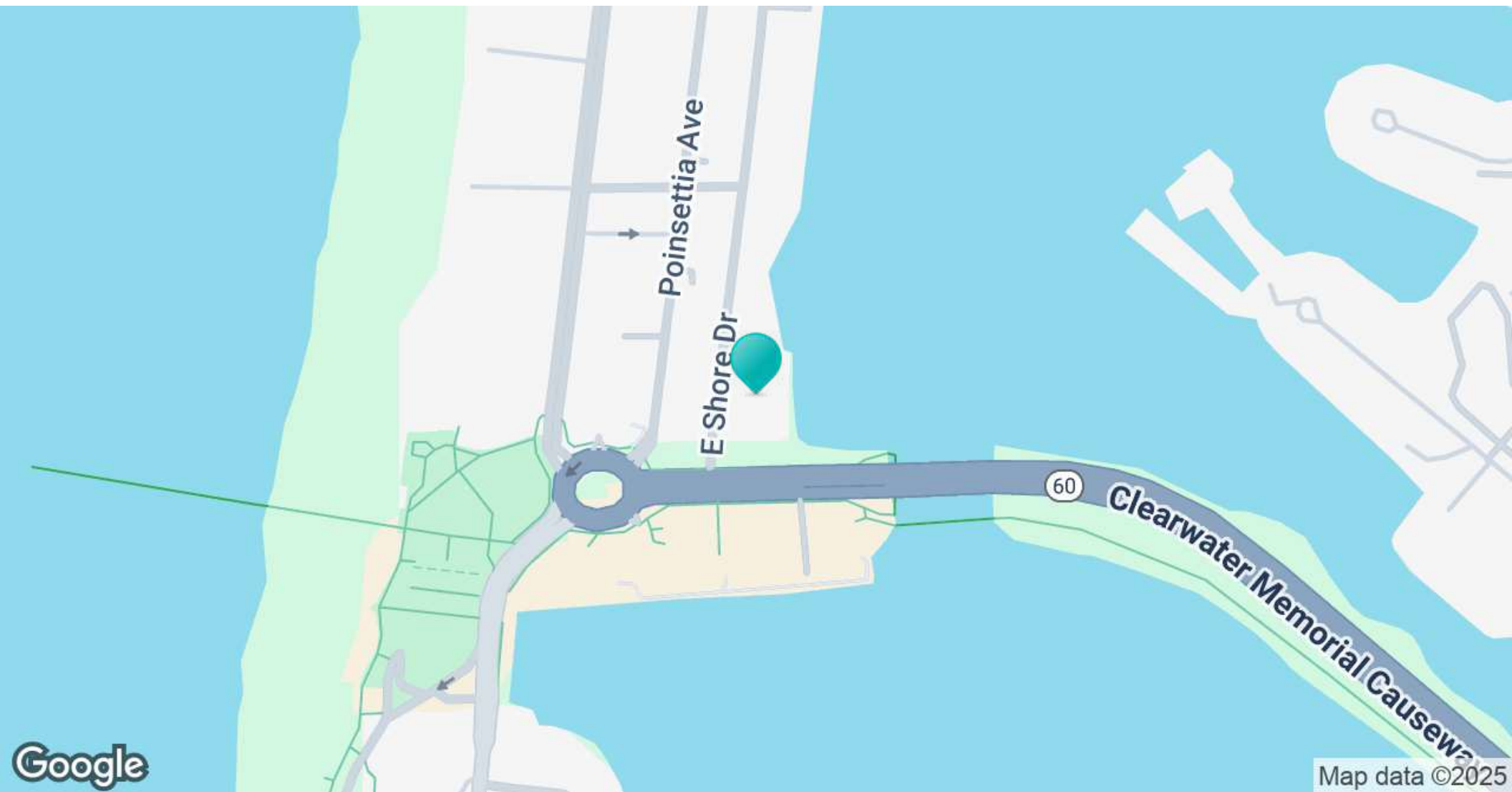
Additional Photos



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.