

Offering Memorandum



HSW - 31ST ST S

47TH AVE S, ST PETERSBURG, FL 33712

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Property Description

PROPERTY DESCRIPTION

This 0.26± acre infill opportunity in South St. Petersburg offers potential for residential redevelopment in an established neighborhood. Designated RM (Residential Medium) on the Future Land Use Map, the site presents a unique opportunity for builders and investors seeking a small-scale project in a growing market. The property is being offered unpriced, allowing buyers to determine value based on their intended use and vision.

LOCATION DESCRIPTION

Located near 31st Street South and 47th Avenue South, the property offers convenient access to I-275, Downtown St. Petersburg, and the Sunshine Skyway Bridge corridor. Surrounded by established residential neighborhoods and ongoing reinvestment, the site is well positioned within one of South St. Petersburg's evolving residential areas.

MUNICIPALITY

Pinellas

PROPERTY SIZE

0.26 Acres

ZONING

NSM-1

FUTURE LAND USE

RM - Residential Medium

PARCEL ID

163202910990010020

PRICE

Subject to Offer

BROKER CONTACT INFO

Jack Koehler, CCIM, ALC

Senior Advisor/Partner

813.287.8787 x109

jack@thedirt dog.com

Tyler Woody, ALC

Advisor

813.287.8787 x111

tyler@TheDirtDog.com

Additional Photos



Additional Photos



Drone Video



Demographics Map & Report

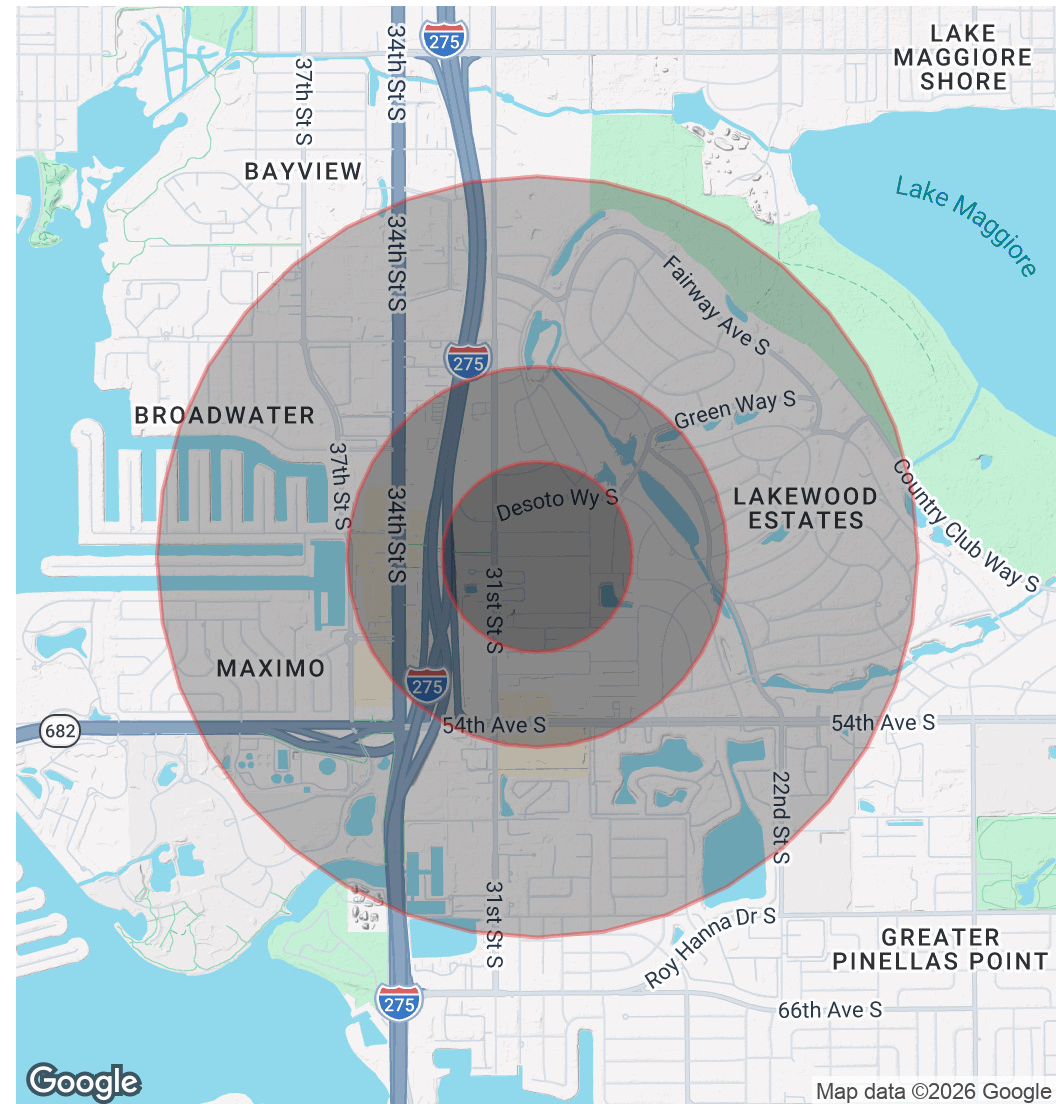
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	585	2,035	10,048
Average Age	52.4	51.2	40.9
Average Age (Male)	51.6	52.2	41.0
Average Age (Female)	53.3	51.8	42.7

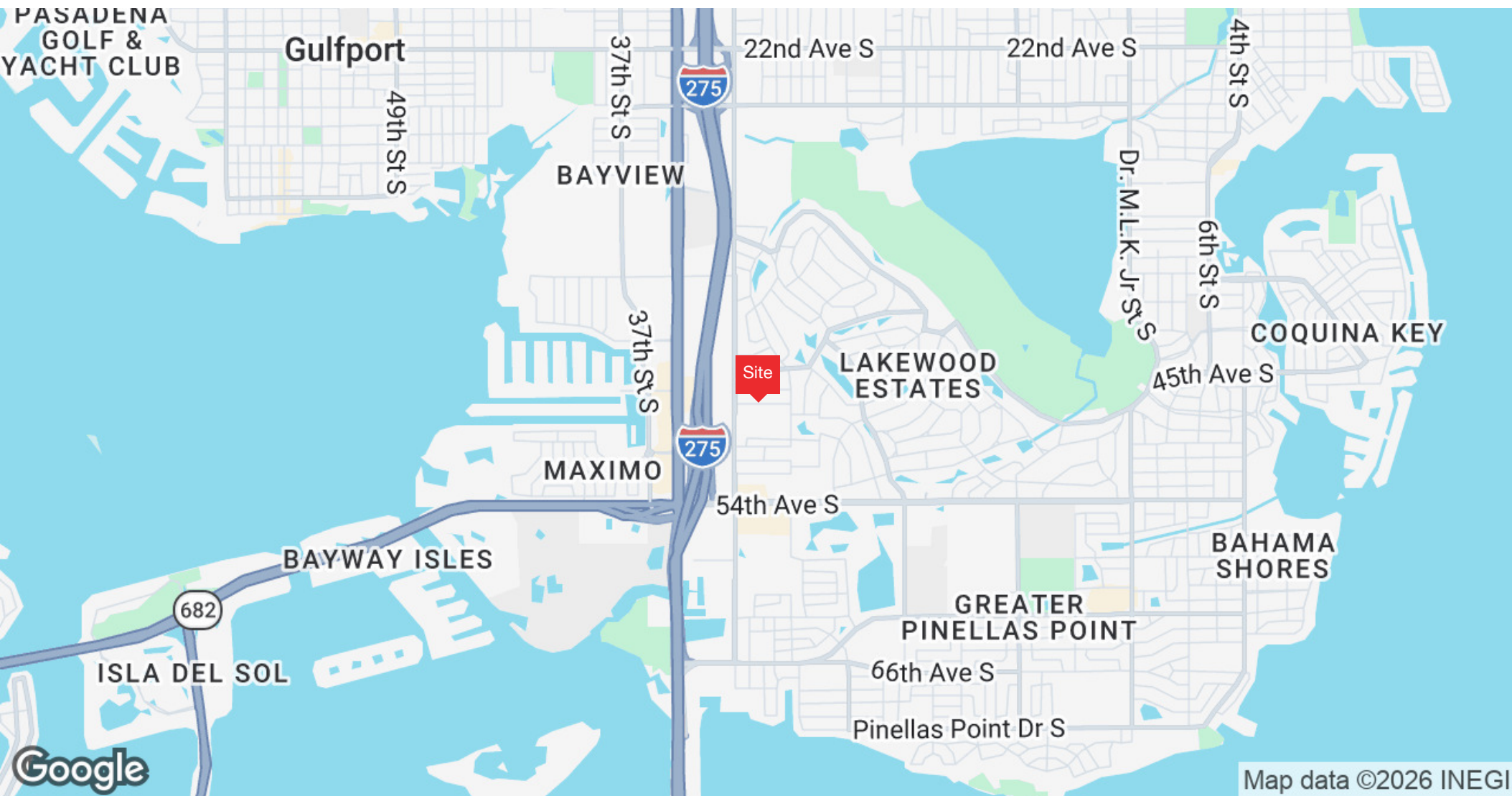
HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	206	764	4,049
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$97,899	\$103,516	\$88,405
Average House Value	\$340,866	\$378,385	\$401,792

2023 American Community Survey (ACS)



Regional Map



Confidentiality & Disclaimer

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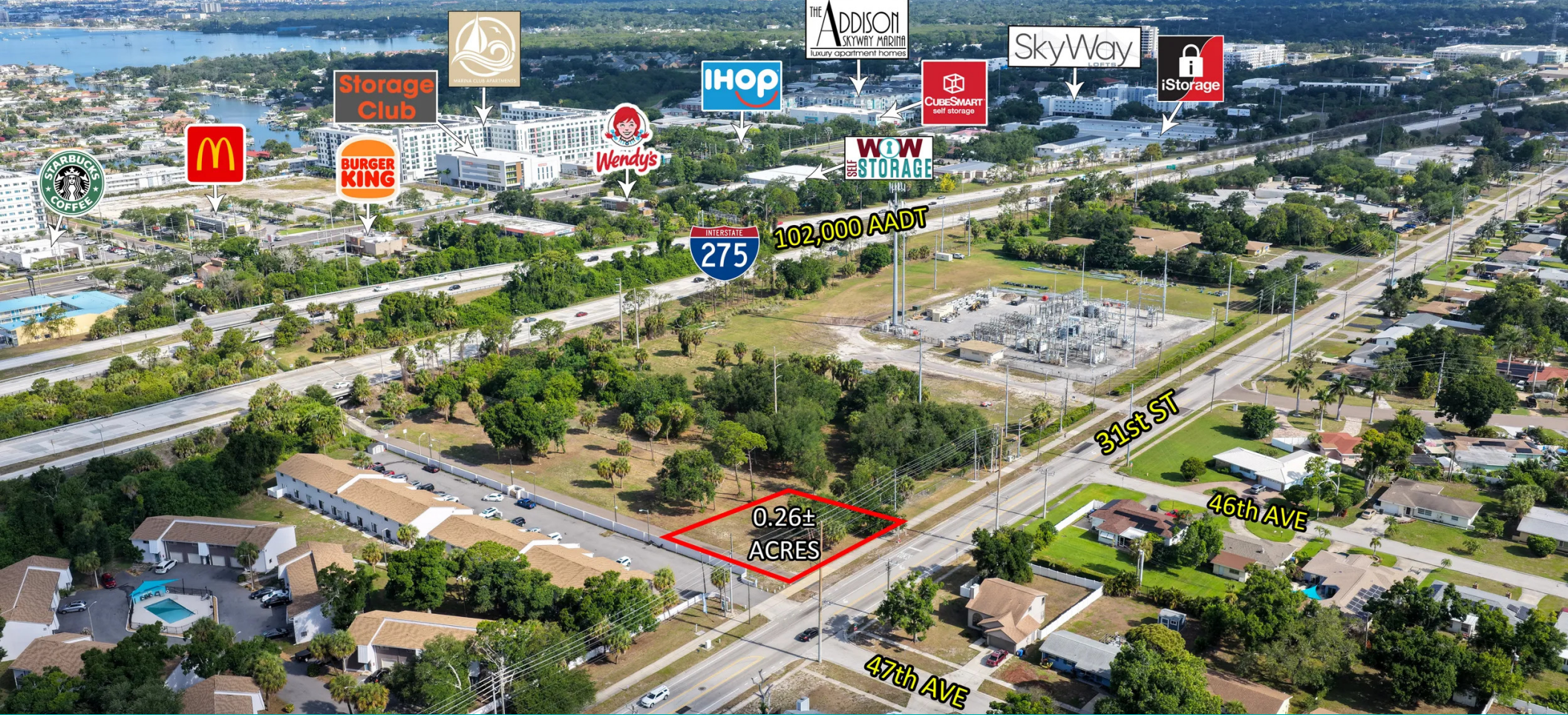
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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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.



Your Advisors



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Questions | Give us a call or drop us an email

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