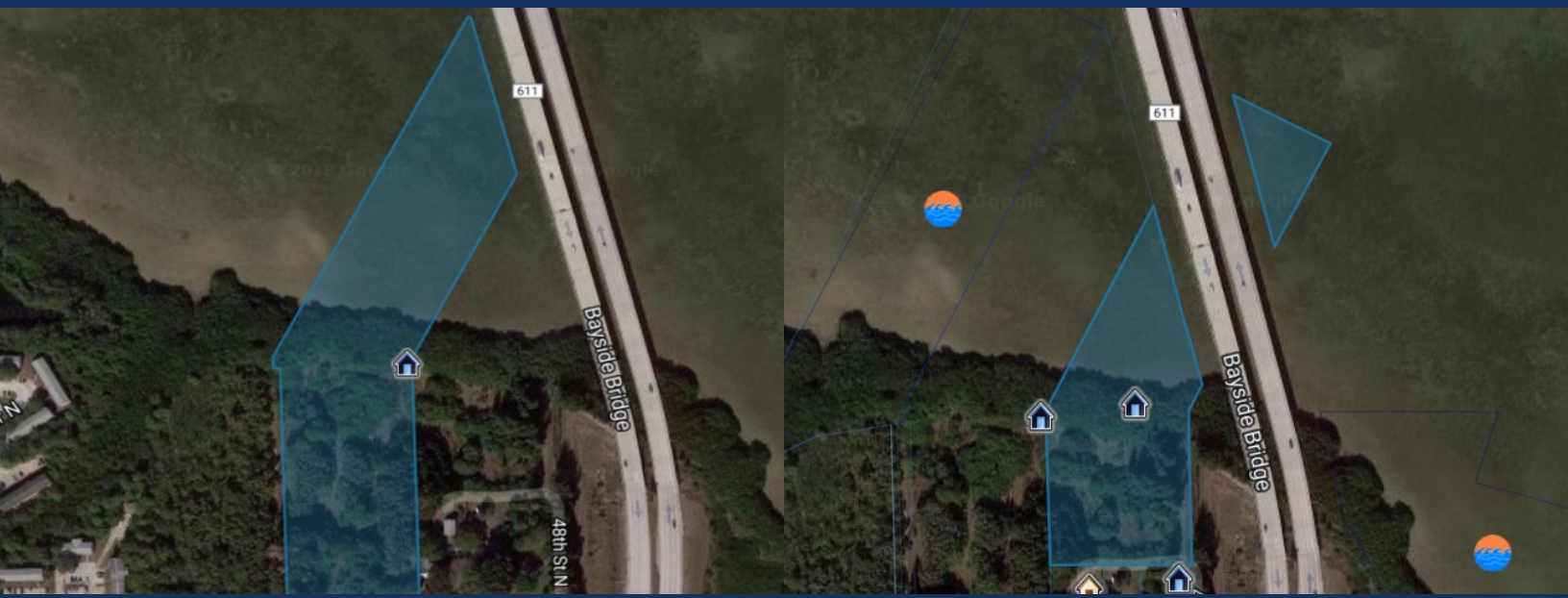


# BAYFRONT IS BEAUTIFUL!

4899 164TH AVE N, CLEARWATER, FL



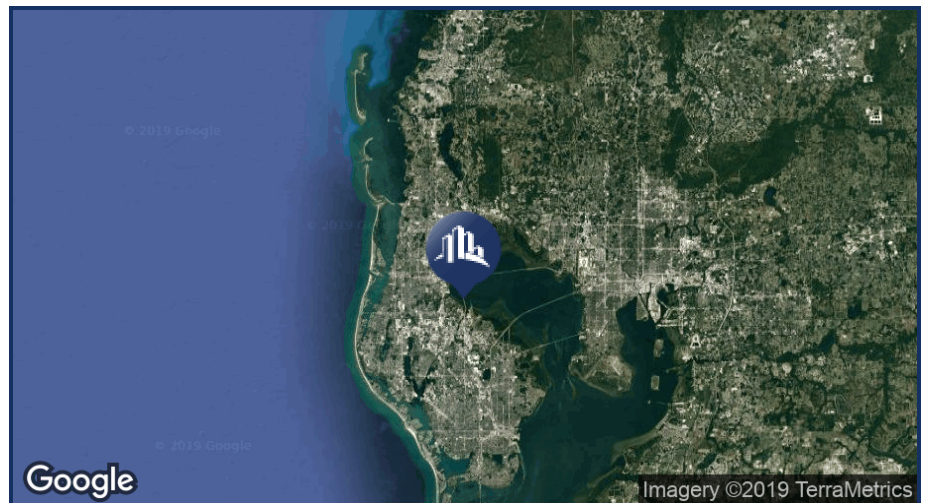
## FOR SALE

Sale Price: \$650,000

Property Type: Land

Lot Size: 16.22 Acres

Zoning: R-2 & R-3



## Features:

- Two parcels combine to make 16.22 acres of land for sale.
- Huge Highway 611 bridge frontage and visibility.
- Approximately 50% submerged land in Old Tampa Bay.
- Can't get any closer to the Old Tampa Bay coastline than this!

## Contact:

**Theresa Blanch-Mitchell, CCIM**

1922 Victoria Ave Ste A Ft Myers, FL 33901

239.265.2628

theresa@ccim.net

FL #BK 3202944

\*Each office Independently Owned and Operated



# Executive Summary

4899 164th Ave N, Clearwater, Florida, 33762  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 27.92168  
Longitude: -82.70068

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	8,154	64,622	236,599
2010 Population	9,573	66,368	242,688
2018 Population	10,396	71,556	259,389
2023 Population	10,966	75,193	271,099
2000-2010 Annual Rate	1.62%	0.27%	0.25%
2010-2018 Annual Rate	1.00%	0.92%	0.81%
2018-2023 Annual Rate	1.07%	1.00%	0.89%
2018 Male Population	60.2%	50.0%	48.6%
2018 Female Population	39.8%	50.0%	51.4%
2018 Median Age	34.0	44.4	45.7

In the identified area, the current year population is 259,389. In 2010, the Census count in the area was 242,688. The rate of change since 2010 was 0.81% annually. The five-year projection for the population in the area is 271,099 representing a change of 0.89% annually from 2018 to 2023. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 34.0, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	62.0%	78.9%	80.7%
2018 Black Alone	20.4%	7.9%	6.6%
2018 American Indian/Alaska Native Alone	0.6%	0.4%	0.4%
2018 Asian Alone	4.9%	4.7%	5.0%
2018 Pacific Islander Alone	0.2%	0.2%	0.1%
2018 Other Race	9.1%	5.0%	4.1%
2018 Two or More Races	2.7%	3.0%	3.1%
2018 Hispanic Origin (Any Race)	22.0%	15.4%	13.8%

Persons of Hispanic origin represent 13.8% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 49.8 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	2,463	28,622	107,073
2010 Households	2,528	29,809	109,649
2018 Total Households	2,805	31,713	115,510
2023 Total Households	3,005	33,254	120,272
2000-2010 Annual Rate	0.26%	0.41%	0.24%
2010-2018 Annual Rate	1.27%	0.75%	0.63%
2018-2023 Annual Rate	1.39%	0.95%	0.81%
2018 Average Household Size	2.54	2.12	2.18

The household count in this area has changed from 109,649 in 2010 to 115,510 in the current year, a change of 0.63% annually. The five-year projection of households is 120,272, a change of 0.81% annually from the current year total. Average household size is currently 2.18, compared to 2.15 in the year 2010. The number of families in the current year is 62,588 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

4899 164th Ave N, Clearwater, Florida, 33762  
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	5 minutes	10 minutes	15 minutes
<b>Median Household Income</b>			
2018 Median Household Income	\$42,305	\$44,314	\$45,843
2023 Median Household Income	\$50,939	\$51,433	\$52,545
2018-2023 Annual Rate	3.78%	3.02%	2.77%
<b>Average Household Income</b>			
2018 Average Household Income	\$68,911	\$61,715	\$63,264
2023 Average Household Income	\$84,612	\$73,661	\$74,928
2018-2023 Annual Rate	4.19%	3.60%	3.44%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$21,023	\$27,727	\$28,654
2023 Per Capita Income	\$25,432	\$32,790	\$33,661
2018-2023 Annual Rate	3.88%	3.41%	3.27%

Current median household income is \$45,843 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$52,545 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$63,264 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$74,928 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$28,654 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$33,661 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,747	33,875	122,283
2000 Owner Occupied Housing Units	1,225	18,254	70,514
2000 Renter Occupied Housing Units	1,239	10,368	36,560
2000 Vacant Housing Units	283	5,253	15,209
2010 Total Housing Units	2,906	36,580	129,006
2010 Owner Occupied Housing Units	1,213	17,723	68,547
2010 Renter Occupied Housing Units	1,315	12,086	41,102
2010 Vacant Housing Units	378	6,771	19,357
2018 Total Housing Units	3,084	38,273	134,686
2018 Owner Occupied Housing Units	1,156	17,221	66,694
2018 Renter Occupied Housing Units	1,649	14,491	48,816
2018 Vacant Housing Units	279	6,560	19,176
2023 Total Housing Units	3,239	39,512	138,681
2023 Owner Occupied Housing Units	1,279	18,628	71,478
2023 Renter Occupied Housing Units	1,726	14,626	48,794
2023 Vacant Housing Units	234	6,258	18,409

Currently, 49.5% of the 134,686 housing units in the area are owner occupied; 36.2%, renter occupied; and 14.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 129,006 housing units in the area - 53.1% owner occupied, 31.9% renter occupied, and 15.0% vacant. The annual rate of change in housing units since 2010 is 1.93%. Median home value in the area is \$154,411, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.22% annually to \$180,909.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.