



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

SV-421

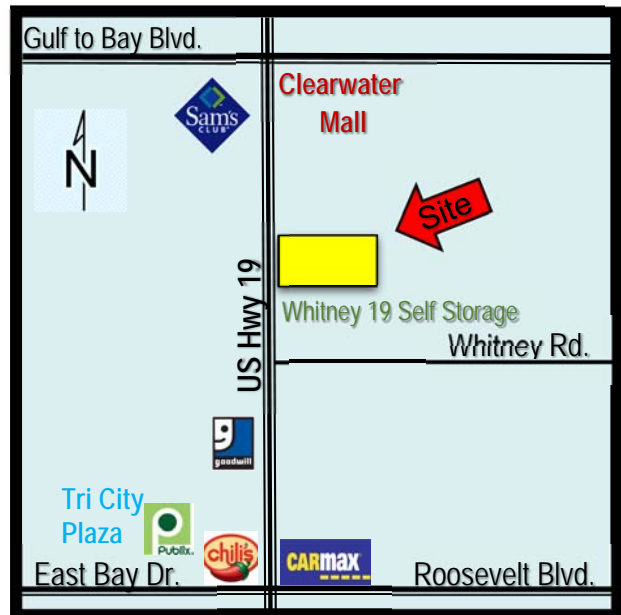
# DEVELOPMENT LAND

## FOR SALE



**16991-16995 US HWY 19 N**  
**CLEARWATER, FL 33764**

- 7.75 ACRES
- LAND USE : CG
- ZONING: E-1 & C-2
- 588' OF FRONTAGE ON SERVICE ROAD
- **PRICE: \$6,000,000**



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REVISED: 3/30/20

**PROPERTY OVERVIEW**

SV-421

**ADDRESS:** 16991-16995 US Hwy 19 N  
Clearwater, FL 33764

**LOCATION:** East side of US Hwy 19, just North of  
Whitney Rd. and 4.2 miles South of Gulf to Bay Blvd.

**LAND AREA:** 7.75 acres  
**DIMENSIONS:** 588' x 573'

**ZONING:** E-1 & C-2 (Pinellas County)  
**LAND USE:** CG – (Commercial General)  
**FLOOD ZONE:** X – (no flood insurance required)

**IMPROVEMENTS:** 24,000 SF  
(no consequence to listing)

**LEGAL DESCRIPTION:** Lengthy – in listing folder

**YEAR BUILT:** 1959/1980

**UTILITIES:** Electric – Duke Energy  
Water, Sewer & Trash – Pinellas County

**PARKING:** abundant parking (prior to any redevelopment)

**TAXES:** 2019

**PRESENT USE:** to be sold as Vacant Land

**PARCEL ID #** 29-29-16-00000-330-0600 (\$19,471.23)  
29-29-16-00000-330-0500 (\$ 3,937.45)  
29-29-16-00000-330-0300 (\$ 2,020.46)

**MORTGAGE HOLDER:** Free & Clear

**PRICE:** \$6,000,000

**TRAFFIC COUNT:** 78,800 VPD (US Hwy 19)  
**TERMS:** cash

**NOTES:** One of a very few sites of this size in the area. 7 ¾ acres of development land. Perfect for any retailer, mixed use or self-storage. 24,000 SF buildings are old and should be removed for highest investment use.

**KEY HOOK #:** N/A

**ASSOCIATE:** Mark S. Klein, CCIM

**K&H SIGNAGE:** 3'X4'

**LISTING CODE:** SV-421-3-13

**SHOWING INFORMATION:** Drive to site



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