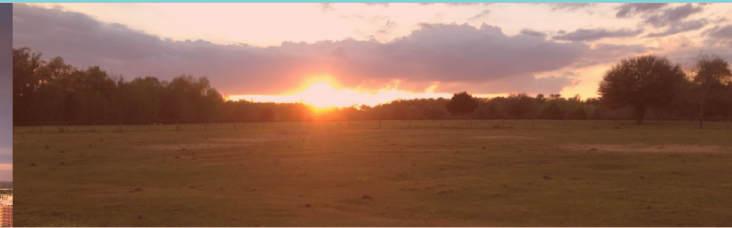
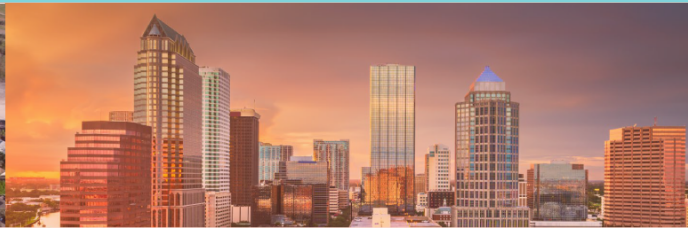


# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

The opportunity to acquire a cleared and graded commercial parcel located at a lighted intersection in St. Petersburg, FL. The site has been identified as one of St. Petersburg's "Blue Chip" sites as it is ideal for a hotel, office or industrial development due to its easy access to both I-275 and Gandy Blvd and strong visibility. Stand alone retail is currently not an allowed use for the site. Water, sewer, electric and telephone are available to the site. Seller will divide and may consider JV's ground leases, build to suites and seller financing depending on the buyer.

## LOCATION DESCRIPTION

The parcel which is located on the north side of Gandy Blvd, on the east side of 16th Street at the entrance to Metropointe Commerce Center which is a lighted intersection in St Petersburg, FL. The parcel is .95± acres. Traffic count 55,500 A.A.D.T. on Gandy per FDOT 2014.

## PROPERTY SIZE

0.95 Acres

## ZONING

Employment Center- Allows for office, hotel and industrial uses.

## PARCEL ID

24-30-16-57485-001-0010

## PRICE

\$750,000

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**

Principal

813.287.8787 x4

[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)



# Aerial Facing South





# Aerial Facing North





# Aerial Facing South





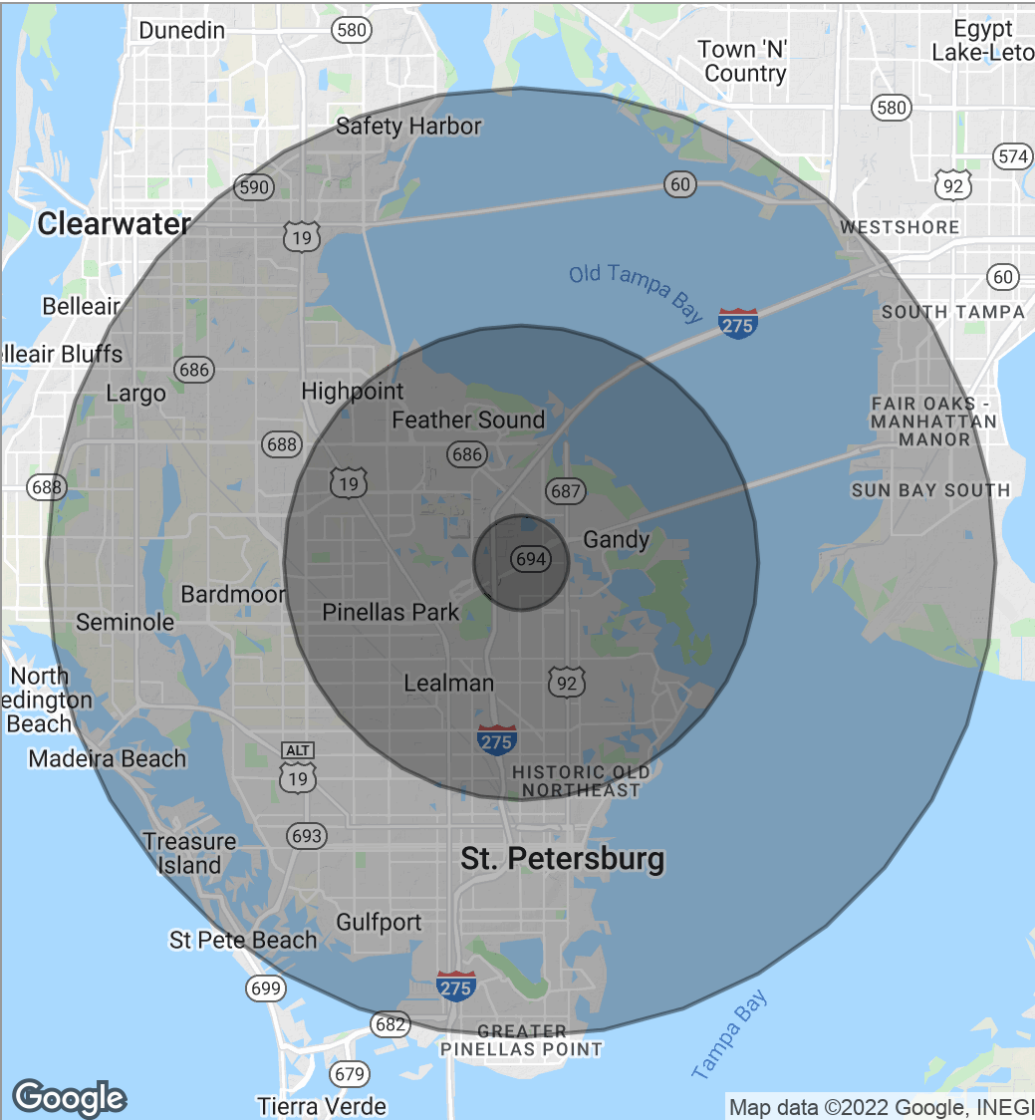
# Surrounding Area







# Demographics Map



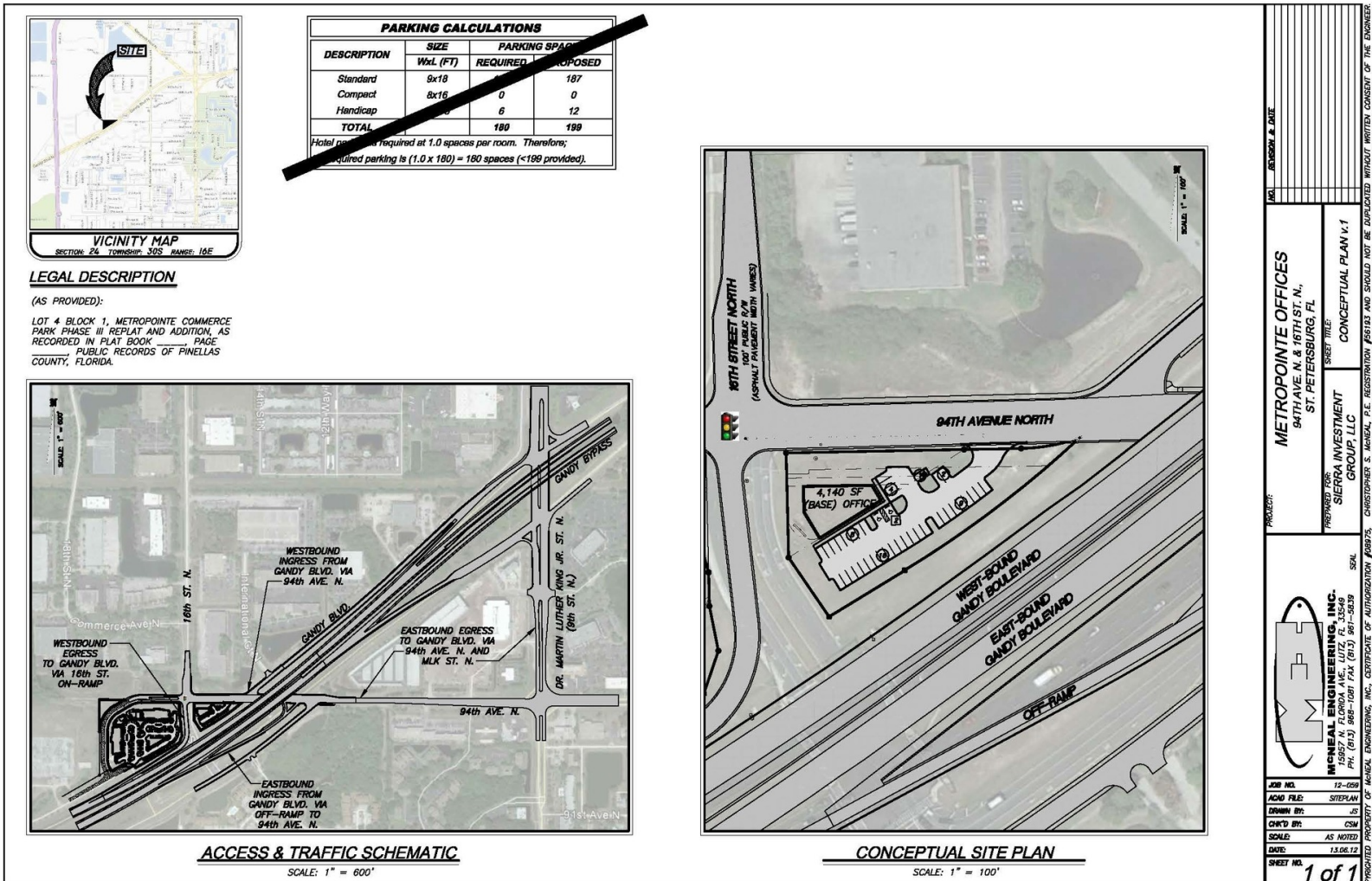
POPULATION	1 MILE	5 MILES	10 MILES
Total population	9,446	171,052	574,954
Median age	43.6	42.4	43.5
Median age (Male)	39.5	41.2	41.9
Median age (Female)	46.6	43.6	44.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	4,721	74,670	252,274
# of persons per HH	2.0	2.3	2.3
Average HH income	\$57,075	\$56,807	\$56,454
Average house value	\$159,359	\$199,174	\$202,204

\* Demographic data derived from 2010 US Census





# Proposal Site Plan





# Regional Map



Map data ©2022 Google, INEGI



METROPOINTE EASTERN // 9381 N 16TH ST SAINT PETERSBURG, FL 33716

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The Dirt Dog  
thedirtdog.com







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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.