

# 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 Summary



## PROPERTY DESCRIPTION

A rare opportunity to develop approximately a third of an acre in booming Downtown St. Petersburg. Located adjacent to the recently finished Museum of the American Arts & Crafts Movement and within walking distance to downtown amenities and attractions such as the St. Pete Pier, Mirror Lake, Williams Park, and dozens of restaurants and bars. The property currently serves as a dry pond for a neighboring development and can be built on using subsurface vaulted retention.

## ST. PETERSBURG MARKET CONDITIONS

Simply put, the Downtown St. Petersburg market has been on fire for several years. Over 1,500 residential units are currently under construction within the core downtown market along with several hundred hotel rooms and tens of thousands of square feet of office and retail. Demand for well located development sites has reached unprecedented levels and quality development sites are becoming few and far between.

## DEVELOPMENT OF THE SITE

Unorthodox development sites, such as the subject property that is currently used as a dry pond for the neighboring office building to the west, are becoming the last undeveloped parcels in a city that is quickly running out of vacant land. To maximize the developable area, a buyer will need to utilize subsurface vaulted retention to account for the stormwater run off of the subject property and neighboring office building.

## ZONING

DC-2 zoning is intended for intense residential development that allows for a mixture of uses that enhance and support the downtown core and surrounding neighborhoods. Uses such as townhomes, condos, or hotel would all be permitted along with supporting retail and/or office. DC-2 allows for a floor area ratio (FAR) of 3.0 by right with the ability to go up to an FAR of 7.0 through a public hearing process.

## PRICING

Subject to Offer - Contact Broker for Additional Details

# Prime Development Site in the Heart of Downtown St. Petersburg



# Surrounded by New Commercial Development



# Close Proximity to Tropicana Field, the Edge District, and Mirror Lake



# Surrounding Development Activity



# Significant Frontage Along 3rd Avenue North & 3rd Street North



# Local Demographics

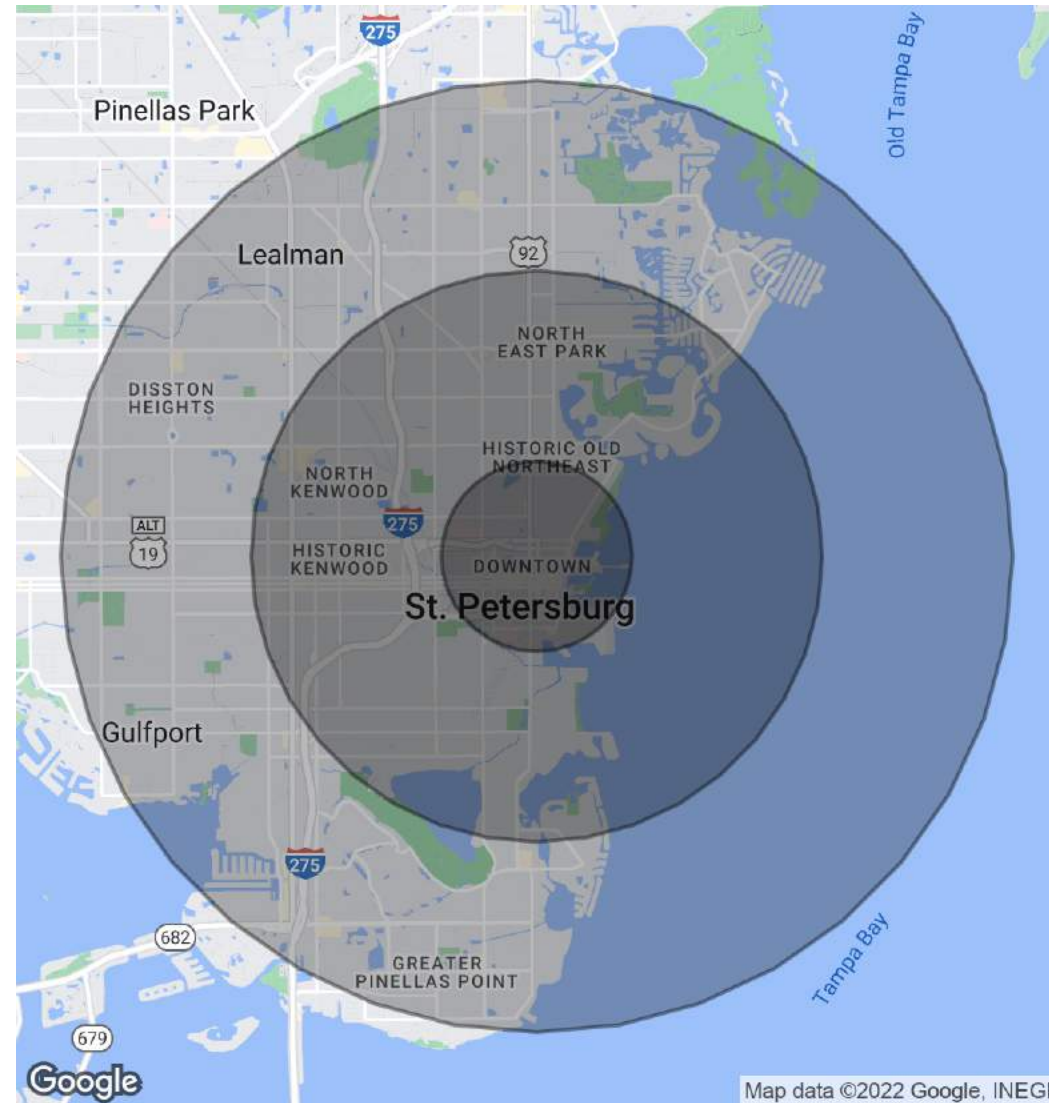
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,307	82,031	209,499
Average Age	47.8	41.2	40.8
Average Age (Male)	45.7	39.7	39.1
Average Age (Female)	48.0	41.8	41.9

## HOUSEHOLDS & INCOME

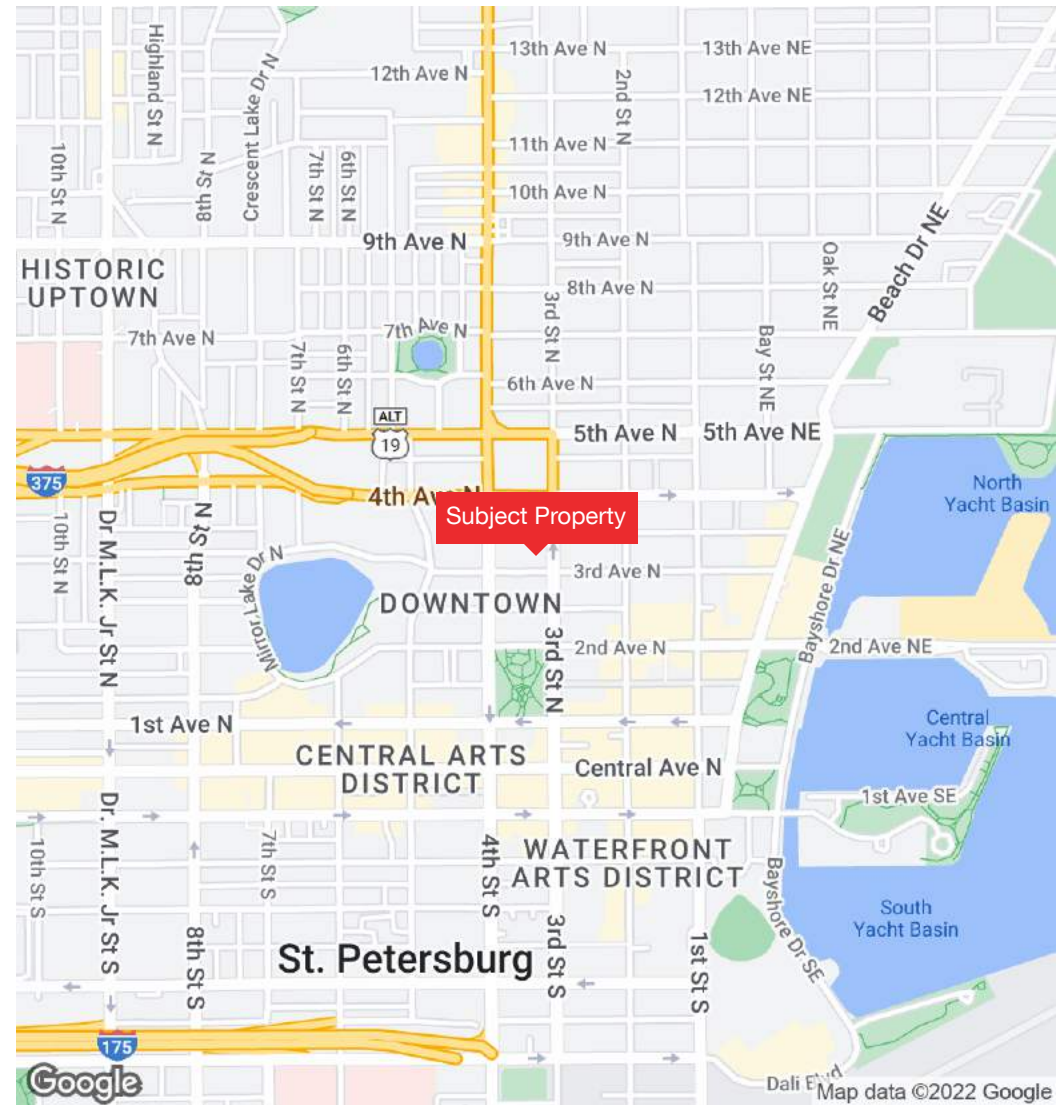
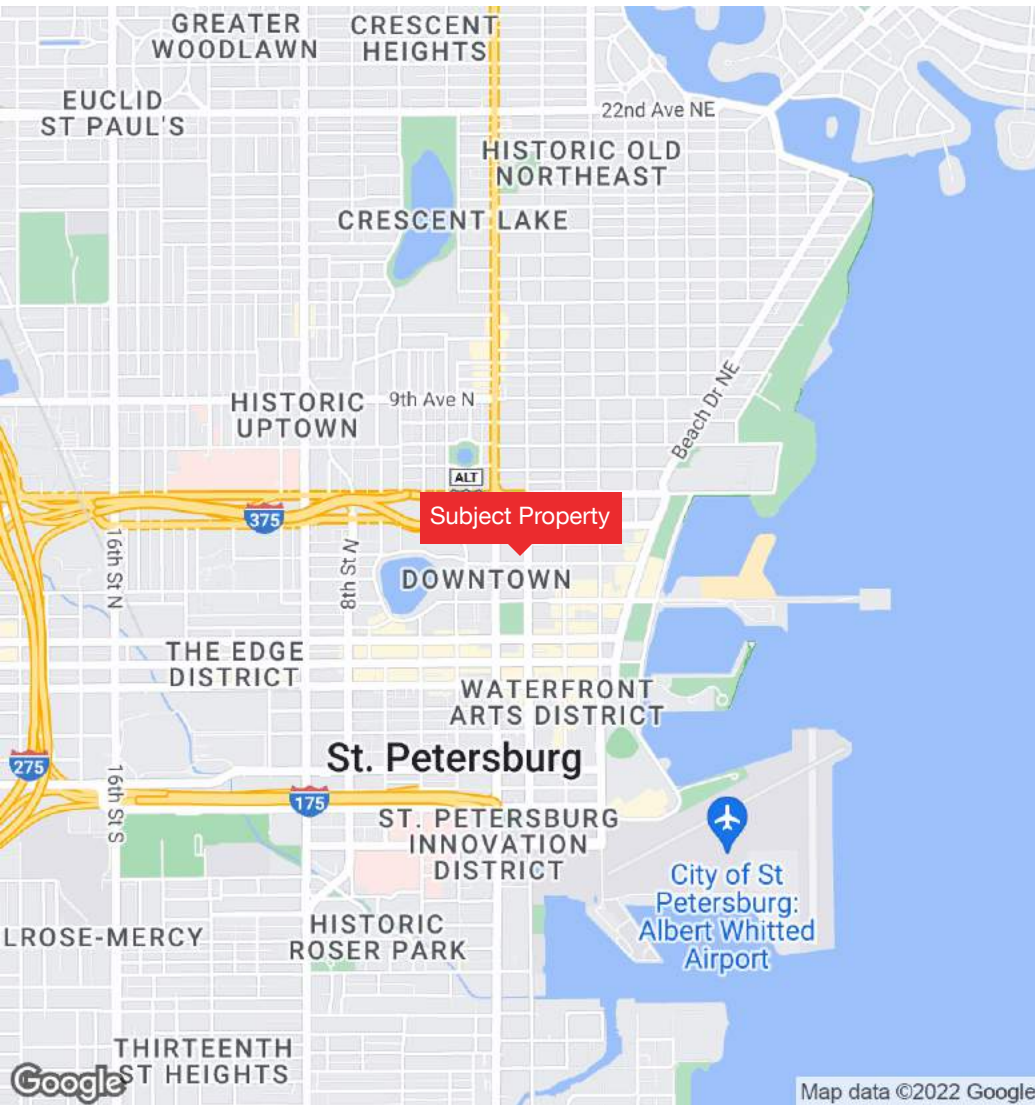
	1 MILE	3 MILES	5 MILES
Total Households	6,276	36,945	89,068
# of Persons per HH	1.6	2.2	2.4
Average HH Income	\$53,675	\$55,364	\$55,252
Average House Value	\$313,174	\$238,015	\$219,422

\* Demographic data derived from 2020 ACS - US Census





# Location Map



# Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

**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

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.