

INDIAN ROCKS BEACH COMMERCIAL ASSEMBLAGE

0 Gulf Boulevard | Indian Rocks Beach, FL
OFFERING MEMORANDUM



GULF BOULEVARD COMMERCIAL LAND



Indian Rocks Beach Commercial Assemblage

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Exclusively Marketed by:

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01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	0 Gulf Boulevard Indian Rocks Beach FL 33785
COUNTY	Pinellas County
MARKET	Tampa Bay
SUBMARKET	South Pinellas
PRICE	\$4,999,000,000
OWNERSHIP TYPE	Fee Simple

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	5,577	41,349	112,414
2026 Median HH Income	\$91,105	\$94,661	\$78,993
2026 Average HH Income	\$122,560	\$125,955	\$111,111

Development Opportunity

- The business district provides for retail shopping areas. Opportunity for the development of mixed-use commercial and residential. Other uses of restaurants, lodging, bed and breakfast, microbrewery, retail, and personal services could be potentially investigated. Currently fenced with a gate and a short walk to the beach.
- Three-parcel commercial assemblage in Indian Rocks Beach. Current zoning is Business with a correlated and future land use of Commercial General. The lots are located on Gulf Boulevard directly across from the beach.

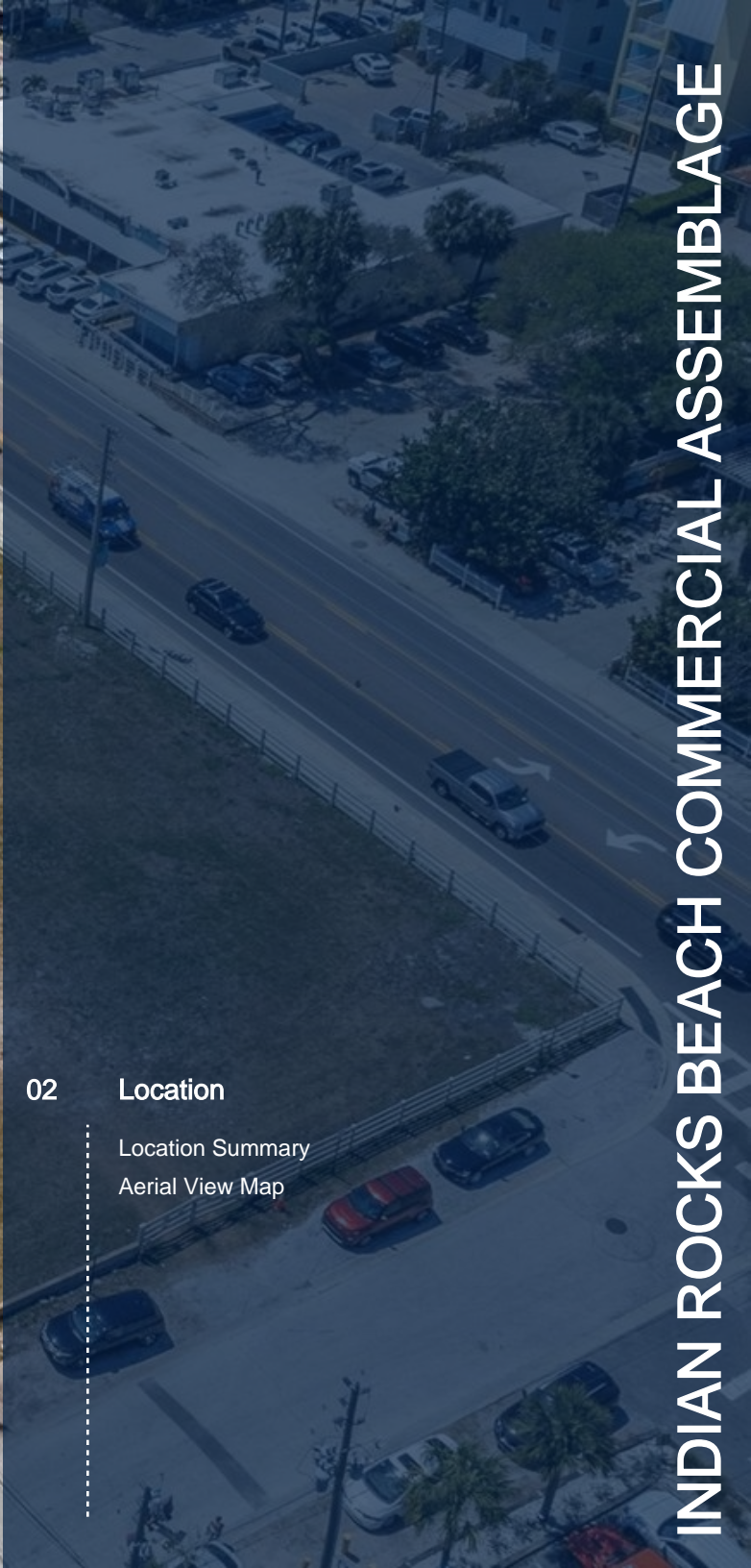


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Location

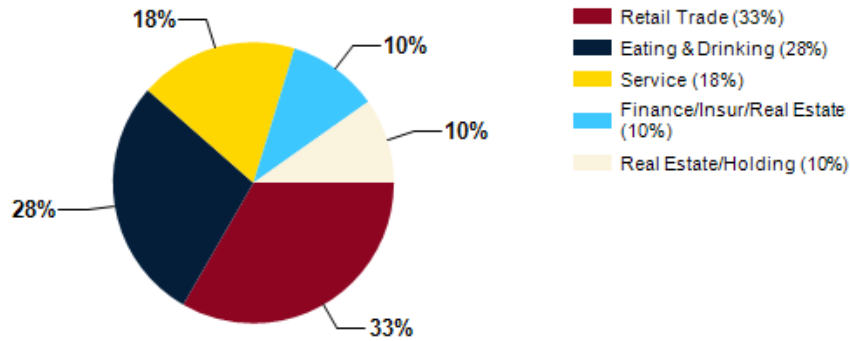
Location Summary

Aerial View Map



- Located in Indian Rocks Beach on Gulf Boulevard, surrounded by mixed-use.

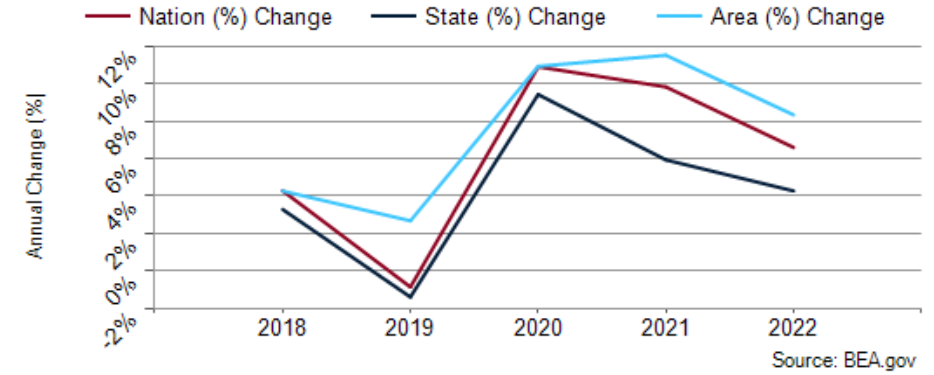
Major Industries by Employee Count



Largest Employers

University of South Florida-Main Campus	27,329
Hillsborough Community College	11,277
St. Petersburg College	9,555
University of Tampa	5,429
Pasco-Hernando Community College	4,159
University of South Florida-St. Petersburg Campus	2,132
Shell	
Indian Rocks Beach Public Beach	

Pinellas County GDP Trend



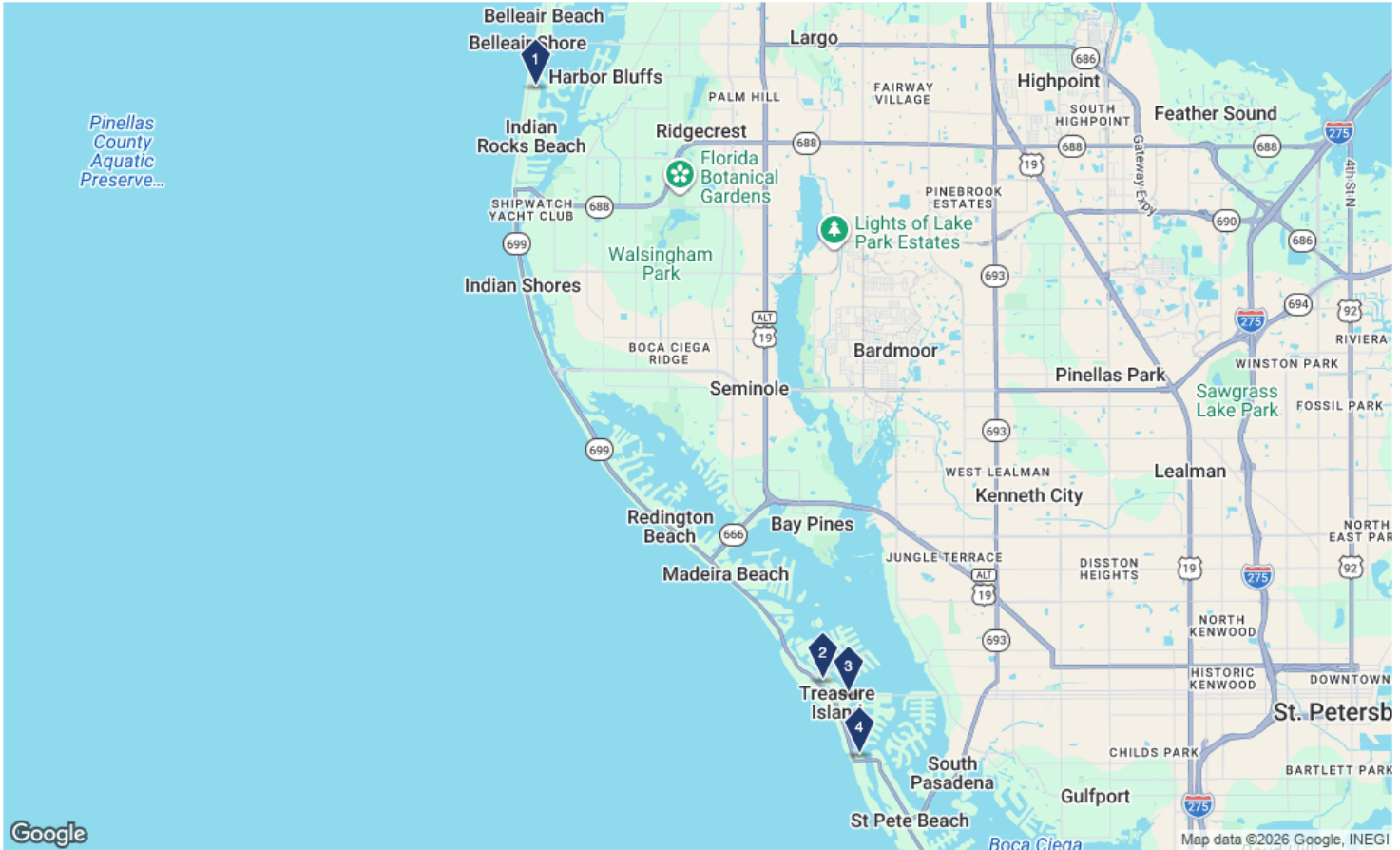


03 Sale Comps

Sales Comps

03

Sale Comps Map & List



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$722,400	\$1,240,600	\$800,000	\$2,640,000
Land Price Per SF	\$40	\$82	\$74	\$144
Cap Rate	-	-	-	-
Land Price Per AC	\$1,761,951	\$3,571,357	\$3,203,228	\$6,285,714

Property Attributes	Low	Average	Median	High
Land Area AC	0.18 AC	0.35 AC	0.39 AC	0.42 AC
Land Area SF	7,841 SF	15,132 SF	17,196 SF	18,295 SF
Star Rating	☆☆☆☆ 0	☆☆☆☆ 0.5	☆☆☆☆ 0	★★★★☆ 2

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1 2408 Bay Blvd Indian Rocks Beach, FL 33785	Land	-	0.41 AC	5/27/2025	\$722,400 (\$1,761,911.76/AC)	-
2 11295 Gulf Blvd Treasure Island, FL 33706	Land	-	0.42 AC	9/11/2024	\$2,640,000 (\$6,285,783.00/-AC)	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
3	254 104th Ave Treasure Island, FL 33706	Land	-	0.18 AC	4/24/2024	\$750,000 (\$4,166,560.39/AC)	-
4	9650 Gulf Blvd Treasure Island, FL 33706	Land ★ ★ ☆ ☆ ☆	-	0.37 AC	5/13/2024	\$850,000 (\$2,297,297.30/AC)	-



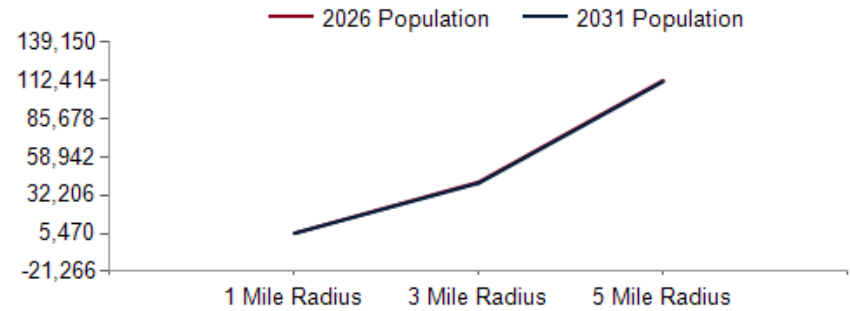
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Demographics

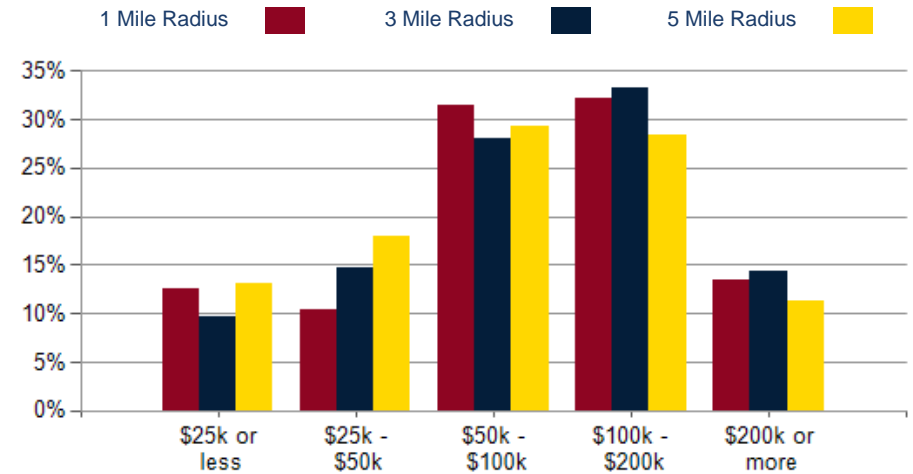
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,069	44,298	114,621
2010 Population	5,695	41,419	109,907
2026 Population	5,577	41,349	112,414
2031 Population	5,470	40,581	111,516
2026 African American	45	1,582	4,832
2026 American Indian	7	85	338
2026 Asian	99	813	2,457
2026 Hispanic	336	3,164	9,552
2026 Other Race	61	704	2,505
2026 White	4,967	34,693	92,774
2026 Multiracial	392	3,433	9,383
2026-2031: Population: Growth Rate	-1.95%	-1.85%	-0.80%

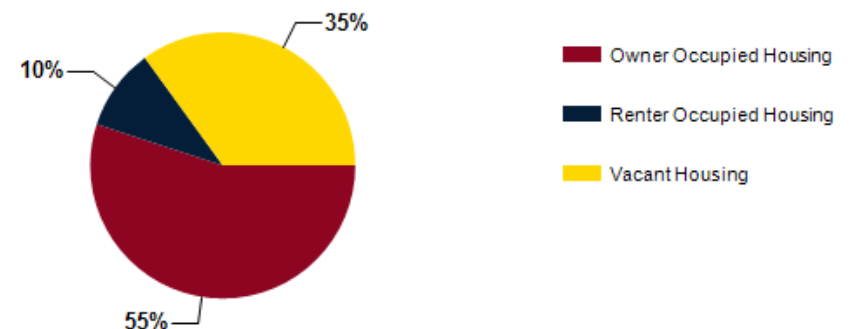
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	191	1,070	4,179
\$15,000-\$24,999	148	737	2,859
\$25,000-\$34,999	96	979	3,675
\$35,000-\$49,999	184	1,744	5,992
\$50,000-\$74,999	435	2,687	8,753
\$75,000-\$99,999	408	2,534	6,915
\$100,000-\$149,999	404	3,910	10,039
\$150,000-\$199,999	459	2,295	5,199
\$200,000 or greater	360	2,678	6,093
Median HH Income	\$91,105	\$94,661	\$78,993
Average HH Income	\$122,560	\$125,955	\$111,111



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

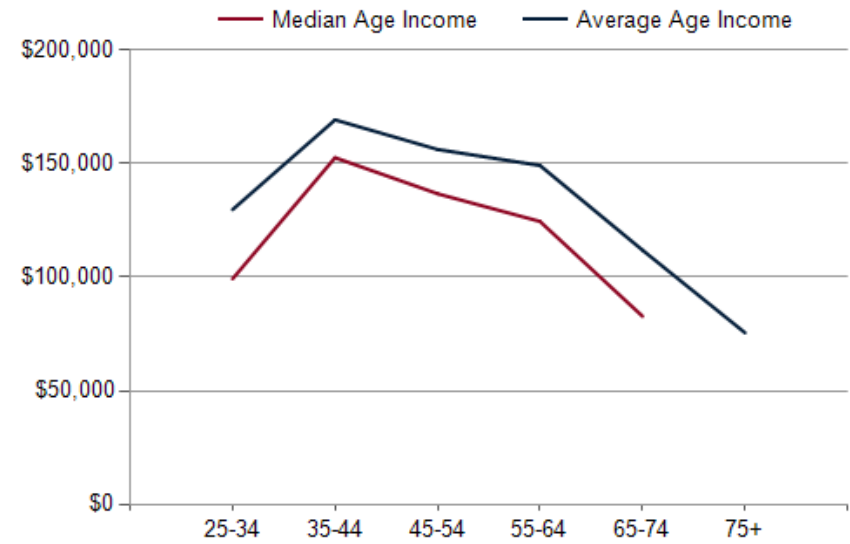
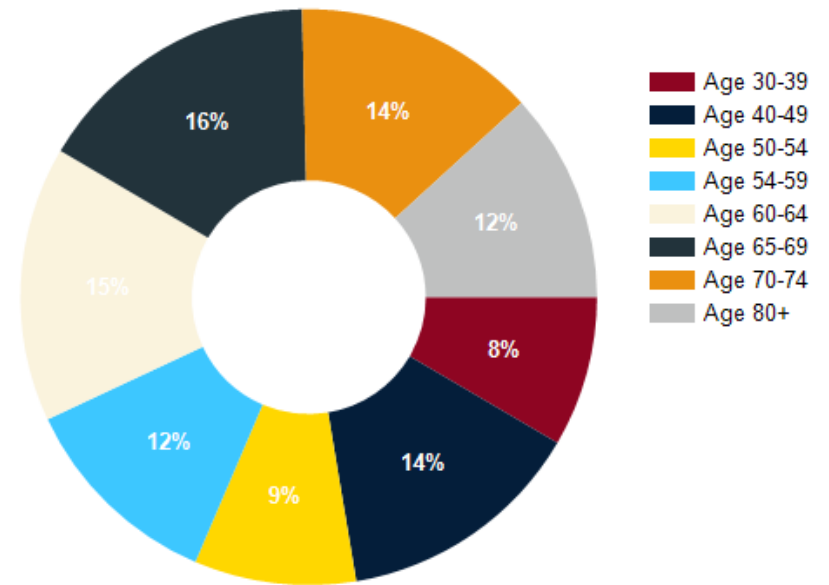


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	160	1,723	4,994
2026 Population Age 35-39	185	1,971	5,589
2026 Population Age 40-44	262	2,225	6,025
2026 Population Age 45-49	307	2,330	6,032
2026 Population Age 50-54	371	2,616	6,900
2026 Population Age 55-59	474	3,100	8,194
2026 Population Age 60-64	632	3,852	10,343
2026 Population Age 65-69	660	3,630	9,881
2026 Population Age 70-74	555	3,306	8,974
2026 Population Age 75-79	482	2,879	7,957
2026 Population Age 80-84	318	1,857	5,288
2026 Population Age 85+	220	1,467	5,047
2026 Population Age 18+	5,003	35,138	96,654
2026 Median Age	61	54	55
2031 Median Age	62	55	55

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$99,291	\$99,569	\$89,621
Average Household Income 25-34	\$129,745	\$124,958	\$114,840
Median Household Income 35-44	\$152,635	\$124,385	\$107,805
Average Household Income 35-44	\$169,286	\$156,646	\$138,328
Median Household Income 45-54	\$136,745	\$128,100	\$109,970
Average Household Income 45-54	\$156,258	\$161,821	\$143,298
Median Household Income 55-64	\$124,535	\$114,927	\$99,310
Average Household Income 55-64	\$149,188	\$150,588	\$132,212
Median Household Income 65-74	\$82,790	\$84,553	\$68,657
Average Household Income 65-74	\$111,900	\$112,183	\$99,018
Average Household Income 75+	\$75,497	\$78,292	\$73,407

Population By Age





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Company Profile

Advisor Profile



Brad Meinck
Broker

Bradley “Brad” Meinck is the Founder and Managing Broker for Asset and Key. He has more than ten years of experience in the Tampa Bay area representing buyers and sellers in residential and commercial transactions. Companies under Brad’s leadership have earned the Inc 5000 award and the Tampa Bay Business Journal “Fast Fifty” award.

He is actively involved in the Real Estate profession having served on the Florida Association of Realtors Board of Directors. In addition, Brad has served as Chairman of the Public Policy Committee for Pinellas County Association of Realtors and Vice-Chairman of the Stellar MLS Commercial Advisory Group.

In his community, he serves as Chairman of the Board of Trustees for St. Paul’s Independent School. Brad serves on the Board of Directors for the Community Dental Clinic. He has served as a Director for the Morton Plant Mease Foundation. Brad has also served as Commodore of the Carlouel Yacht Club.

Brad has facilitated transactions in residential, office, retail, multi-family, industrial, land and investment asset classes.

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Additional Information

Zoning Abstract

Zoning Map



Parcel ID 01-30-14-42030-043-0010

Indian Rocks Beach, FL 33785

Property Requirements Report
July 20, 2022

Property Requirements Report



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Property Requirements Report



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Property Requirements Report



Table 2: Accessory Use Table

Accessory	Parking
Essential services	1 Space Per 250 Sq Ft of GFA 2 Spaces
Home occupations	
Outdoor dining establishments allowing dogs	
Parking lots	
Publicly-owned parks or recreation areas	

Table 3: Special Exception Use Table

Special Exception	Parking
First-floor residential use	

Bulk Requirements

Table 4: B Bulk Requirements Table

Requirement	Minimum	Maximum
Aggregate Side Setback (ft.)	20	N/A
Building Height (ft.) - Above Pilings	N/A	25
Building Height (ft.) - Pilings	N/A	10
Building Site Area (sq. ft.) ³	5,808	N/A
Density (du/ac) - Permanent Dwelling Units	N/A	18
Density (du/ac) - Temporary Lodging	N/A	15
Floor Area Ratio (FAR) - Non-Residential Use	N/A	0.55
Front Setback (ft.)	25	N/A
Front Setback (ft.) - On Gulf Boulevard	25	N/A
Impervious Surface Ratio (ISR) - Non-Residential Use	N/A	0.70
Rear Setback (ft.) - Lots With an Alley	15	N/A
Rear Setback (ft.) - Lots With no Alley	15	N/A
Rear Setback (ft.) - On a North/South Street	20	N/A
Rear Setback (ft.) - On Gulf Boulevard	25	N/A
Side Setback (ft.)	10	N/A
Side Setback (ft.) - Corner Lot - On The Other Side	10	N/A

Property Requirements Report



Table 4: B Bulk Requirements Table continued

Requirement	Minimum	Maximum
Side Setback (ft.) - Corner Lot - On the Street Side	15	N/A
Side Setback (ft.) - On Gulf Boulevard	25	N/A
Unit Size (sq. ft.) - Exclusive of Garage, Carport, or Open Space	200	N/A

Property Requirements Report

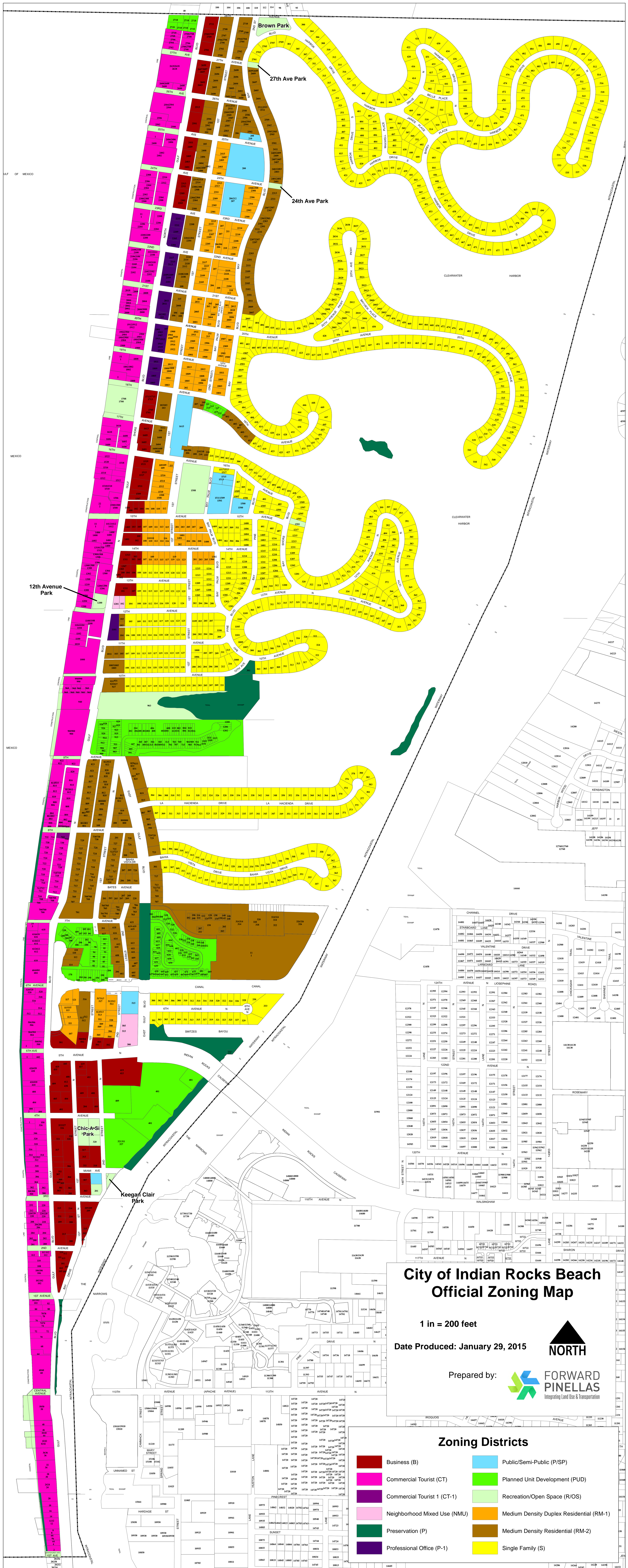


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Notes

1. Bed and Breakfast :: Article III, Division 1, Sec. 110-131.6.b.11: See Section 110-592.
2. Paid Parking :: Article III, Division 1, Sec. 110-131.6.b.15: Shall be a permitted use solely in the business district triangle overlay zone.
3. 110-131.6 e2 :: Section 110-131, 6, e.2: The number of businesses on a lot shall be regulated by sections 110-371 through 110-377 and chapter 86. Where a platted lot exists as of February 1, 1983, having an area of less than 5,808 square feet, that actual area shall be considered the minimum lot size requirement for that lot.



City of Indian Rocks Beach Official Zoning Map

1 in = 200 feet

Date Produced: January 29, 2015



Prepared by: **FORWARD PINELLAS**
Integrating Land Use & Transportation

Zoning Districts

- Business (B)
- Commercial Tourist (CT)
- Commercial Tourist 1 (CT-1)
- Neighborhood Mixed Use (NMU)
- Preservation (P)
- Professional Office (P-1)
- Public/Semi-Public (P/SP)
- Planned Unit Development (PUD)
- Recreation/Open Space (R/OS)
- Medium Density Duplex Residential (RM-1)
- Medium Density Residential (RM-2)
- Single Family (S)