



FranklinStreet

ST. PETERSBURG DEVELOPMENT PORTFOLIO

4100 & 1213 16TH STREET N, ST. PETERSBURG, FL
2 FULLY-ENTITLED TOWNHOME DEVELOPMENT SITES

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

TABLE OF CONTENTS



- 1 THE OPPORTUNITY**
 - Offer Summary 5
 - Site 1 Parcel View & Site Plan 6
 - Site 2 Parcel View & Site Plan 7

- 2 THE LOCATION**
 - Regional Points of Interest 9
 - Sale Comps Map 10
 - Tropicana Field Redevelopment 11
 - Area Overview 12

- 3 MARKET OVERVIEW**
 - Drive Time Demographics 18

An aerial photograph of a city skyline, likely St. Petersburg, Florida. The foreground shows a waterfront park with green grass, trees, and a paved walkway. In the middle ground, there are several multi-story residential or commercial buildings, some with balconies. In the background, a large, white, dome-shaped stadium is visible. The sky is clear and blue.

1

PROPERTY INFORMATION

Offer Summary 5

Site 1 Parcel View & Site Plan 6

Site 2 Parcel View & Site Plan 7

4100 16TH STREET N ST. PETERSBURG, FL 33703

1213 16TH STREET N ST. PETERSBURG, FL 33705

ST. PETERSBURG DEVELOPMENT PORTFOLIO

4100 & 1213 16TH STREET N ST. PETERSBURG, FL

Site #1 - 4100 16th Street N, St. Petersburg, FL 33703

Parcel #:	01-31-16-53442-000-0040
Entitlements:	Site Plan Approved, Site Permits Approved
Total Lots:	21
Total Area:	0.85 AC (+/-)
Flood Zone:	X

Site #2 - 1213 16th Street N, St. Petersburg, FL 33705

Parcel #:	13-31-16-77094-005-0010, 13-31-16-51390-000-0010, 13-31-16-51390-000-0480
Entitlements:	Site Plan Approved
Total Lots:	34
Total Area:	1.42 AC (+/-)
Flood Zone:	X



Site #1 - 4100 16th Street N



Site #2 - 1213 16th Street N

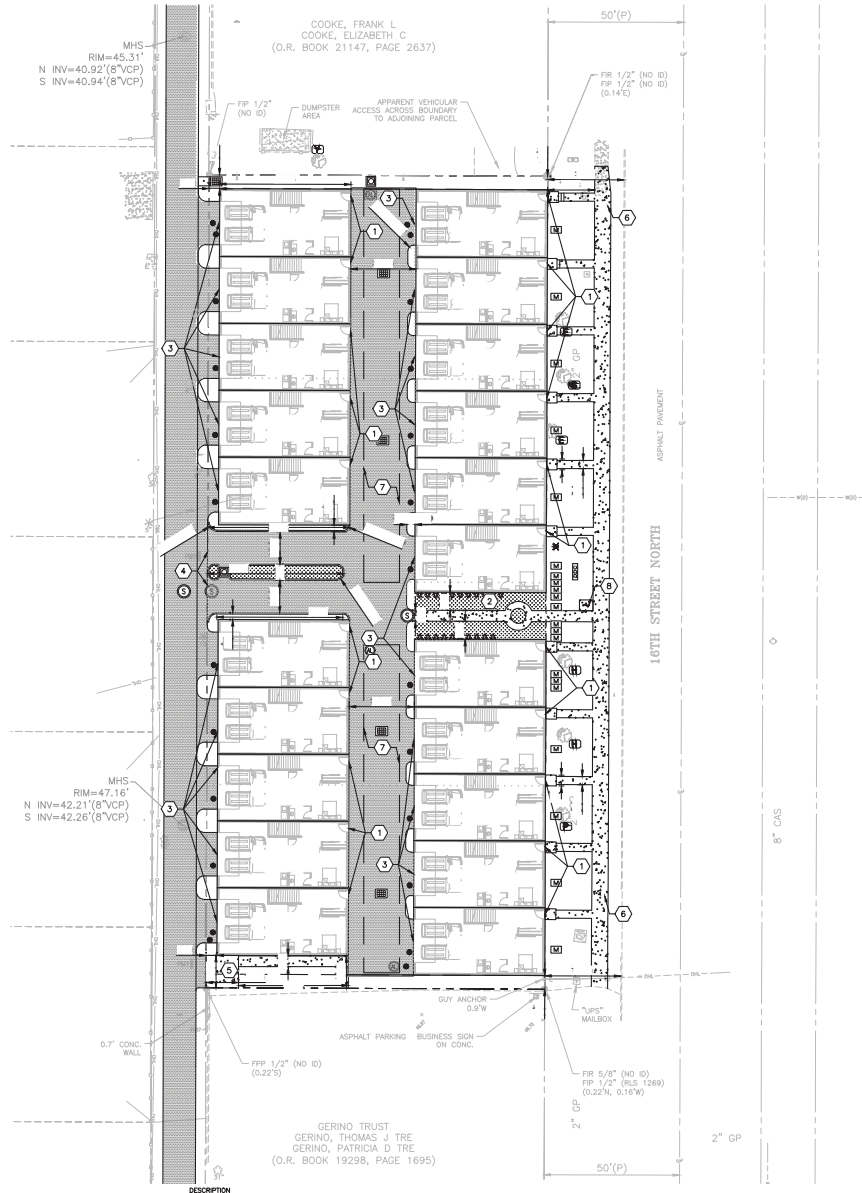
OFFER SUMMARY

Investment Highlights

- Both Projects Have Received Site-Plan Approval From the City of St. Petersburg
- New Construction Townhomes Within a One-Mile Radius Sold at an Average of \$414 Per Square Foot Over the Past Six Months
- Located Along 16th Street N, an Active Commercial and Residential Corridor, These Properties Offer Direct Road Access to the Downtown Edge District and the New Tropicana Field Development
- The Sites are Conveniently Located Near Downtown (EDGE District) (3 Minutes), St. Anthony's Hospital (2 Minutes), Publix (6 Minutes), Tropicana Field (3 Minutes), and Multiple Schools Including:
 - University of South Florida - St. Petersburg Campus (7 Minutes)
 - Midtown Academy Elementary School (8 Minutes)
 - Thurgood Marshall Fundamental Middle School (11 Minutes)
 - St. Petersburg Collegiate High School (13 Minutes)
- A Four-Minute Drive to the Tropicana Field Redevelopment (Approved July 2024), an 86-Acre Redevelopment of Tropicana Field Bringing a New Stadium, 6,000 Rental Units, 1.4 Million Square Feet of Class A Medical/Medical Office, and 750,000 Square Feet of Retail Space

SITE 1 - PARCEL VIEW & SITE PLAN

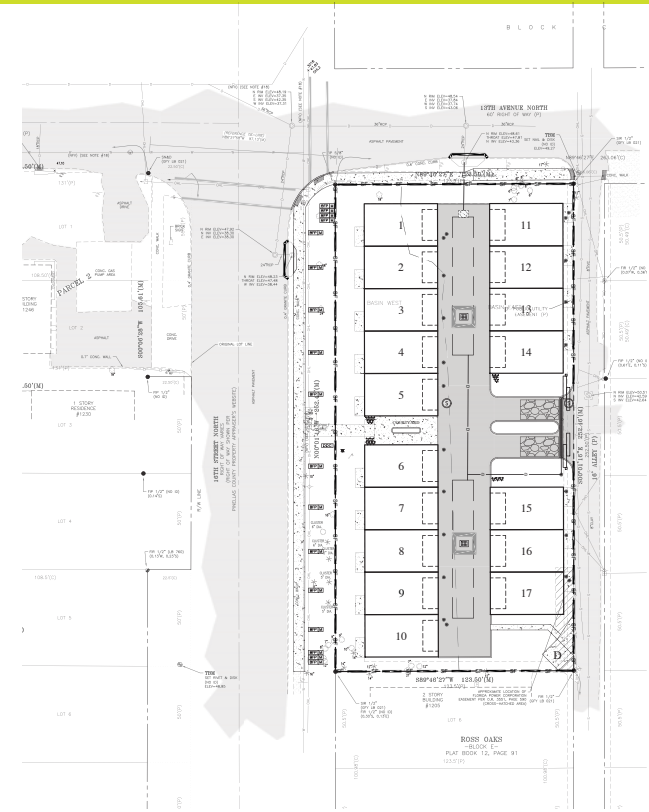
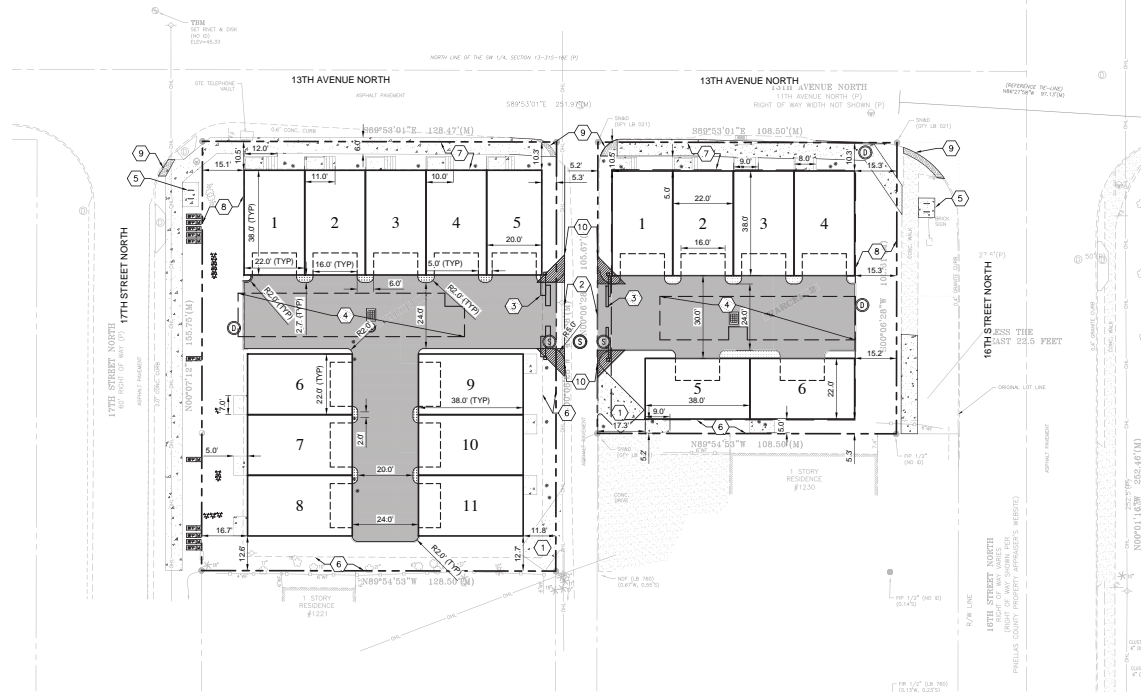
4100 16TH STREET N



SITE PLAN

SITE 2 - PARCEL VIEW & SITE PLAN

1213 & 1246 16TH STREET N, 0 17TH STREET N



LOCATION INFORMATION

Regional Points Of Interest 9

Sale Comps Map 10

Tropicana Field Redevelopment 11

Area Overview 12

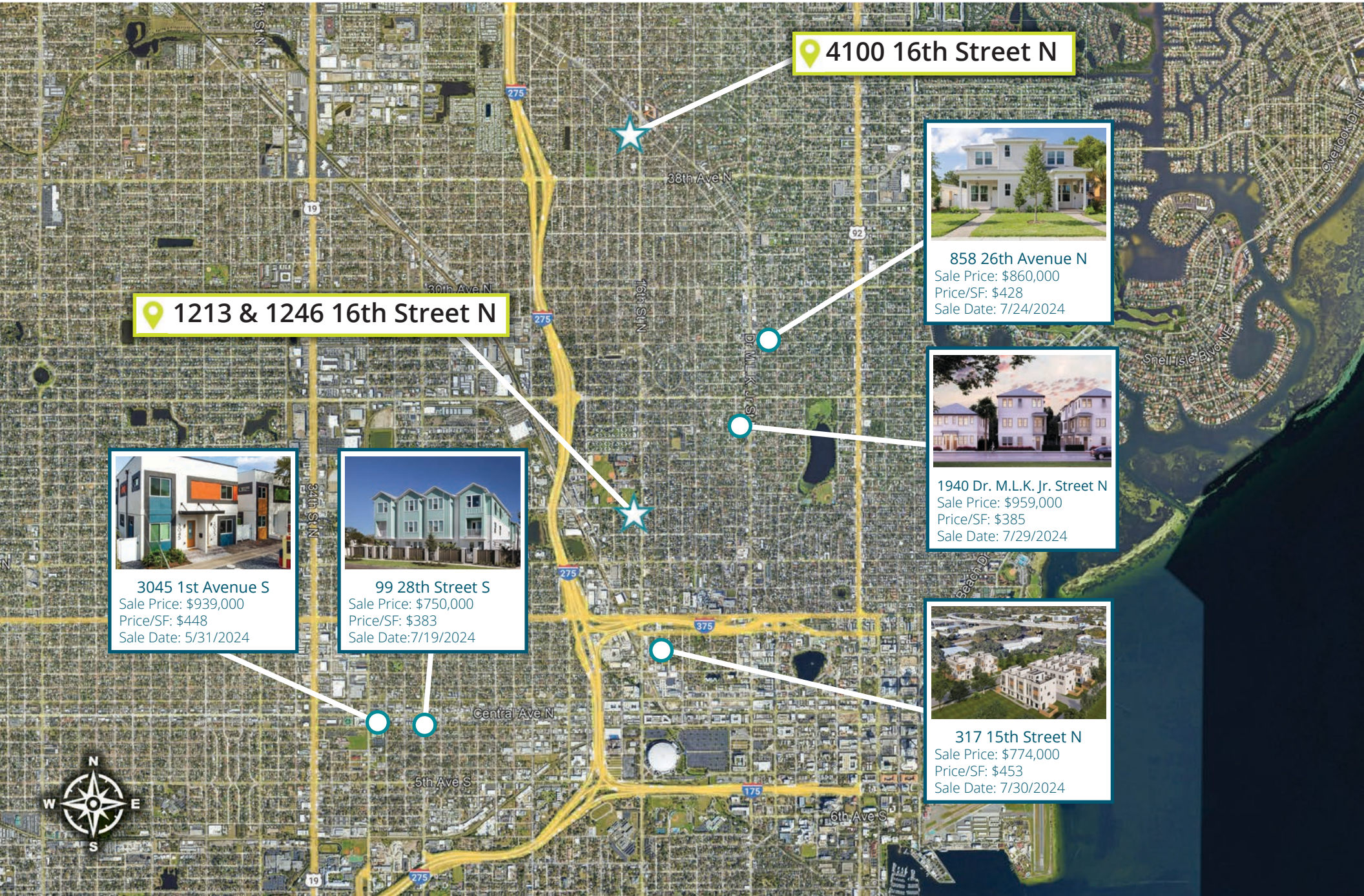
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REGIONAL POINTS OF INTEREST



SALE COMPS MAP



4100 16th Street N



858 26th Avenue N
 Sale Price: \$860,000
 Price/SF: \$428
 Sale Date: 7/24/2024



1940 Dr. M.L.K. Jr. Street N
 Sale Price: \$959,000
 Price/SF: \$385
 Sale Date: 7/29/2024



317 15th Street N
 Sale Price: \$774,000
 Price/SF: \$453
 Sale Date: 7/30/2024

1213 & 1246 16th Street N



3045 1st Avenue S
 Sale Price: \$939,000
 Price/SF: \$448
 Sale Date: 5/31/2024



99 28th Street S
 Sale Price: \$750,000
 Price/SF: \$383
 Sale Date: 7/19/2024



TROPICANA FIELD - 86+ ACRE REDEVELOPMENT



TROPICANA FIELD is one of St. Petersburg's most popular landmarks. The 86-Acre development has been the home to the Tampa Bay Rays MLB team since 1998. City officials and Houston-based development firm Hines have released plans to redevelop the stadium and its 86-Acre footprint that integrates art, culture, work, lifestyle, and entertainment, while connecting to the beautiful waterfront of St. Petersburg.

The plan includes a new ballpark for the Tampa Bay Rays on approximately 20 acres of the property and a mixed-use ancillary development. New skysrise office buildings will be developed around the stadium to create a corporate headquarters and a luxury hotel will provide a much-needed conference space for the new business district. The "Ray's Way Entertainment Destination" will host a stage for concerts and a residential area will make up the south side of the development, which will overlook new parks and green spaces. The enhanced Booker Creek will wind through the destination and an expansion of Campbell Park & The Pinellas Trail will connect the site to the St. Petersburg waterfront. The proposal was approved in July 2024, with plans to have the new ballpark built in time for opening day in 2028.



TARGET DEVELOPMENT

- 4,800 market-rate residential units
- 1,200 affordable/workforce housing units (600 on-site/600 off-site)
- 600 market-rate senior living units
- 750 hotel keys
- 1.4 million SF of Class A/Medical/Medical Office
- 750,000 SF of retail
- 100,000 SF of entertainment
- 50,000 SF of civic uses
- 90,000 SF of conference, ballroom & meeting space
- 14 AC of open space



AREA OVERVIEW

About Saint Petersburg, FL

St. Petersburg is at the center of a booming metropolitan area consisting of Pinellas, Hillsborough and Pasco counties. As of 2020, Saint Petersburg had a population of 258,308, making it the fifth-most populous city in Florida. With its growing population, St. Petersburg has emerged as a hub of innovation, culture, and opportunity.

St. Pete has become one of the brightest spots in the Southeast, not only as a headquarters for new businesses, but as a home for a growing, talented workforce in addition to several corporate headquarters.

The city also has superb transportation, telecommunication, and utility infrastructures all designed to support business growth and workforce commutes. All of these factors continue to fuel economic prosperity, making the city a favorable economic environment for conducting business.

Downtown St. Petersburg is also rich with culture and history, with a variety of restaurants, shops, and entertainment venues, including the historic Mahaffey Theater and the Tropicana Field, home of the Tampa Bay Rays.

The city's natural beauty is another one of its key attractions. The city's commitment to environmental sustainability is evident in its numerous green spaces and initiatives aimed at preserving its unique coastal ecosystem.



AREA OVERVIEW

Points of Interest

Saint Petersburg Pier

A vibrant waterfront destination with restaurants, shops, an environmental education center, and captivating public art.

The Dali Museum

A captivating art destination featuring an impressive collection of Salvador Dalí's surrealist masterpieces.

Tropicana Field

Home of the Tampa Bay Rays of Major League Baseball

Downtown Saint Pete

An urban center decorated with cultural landmarks, upscale restaurants, and successful businesses

Sunken Gardens

A lush oasis with over 50,000 exotic tropical plants from around the world.

Fort De Soto Park

A picturesque park spanning across five interconnected islands in the Gulf, offering pristine beaches and fun recreational opportunities.

Vinoy Park

A scenic waterfront park and popular location for events such as music festivals, concerts, and sporting events.

World Famous Beaches

Renowned for its natural beauty, waterfront resorts, and various dining options, Saint Pete Beach is a major tourist and vacation destination



Business Sectors

Data Analytics

St. Petersburg anchors the Florida High Tech Corridor, one of the top 6 high-tech employment centers in the nation and comprised of more than half of Florida's high-tech firms. Major institutions in this sector include Catalina, HSN, and ValPak

Marine and Life Sciences

Marine & Life Sciences joins the city's top-tier healthcare services with the largest marine and environmental sciences community in the Southeast. Major institutions in this sector include Johns Hopkins All Children's Hospital, Bayfront Health, and the University of South Florida St. Petersburg, as well as various federal and state agencies such as NOAA and USGS.

Specialized Manufacturing

Manufacturing has always been among the top employment sectors in Pinellas County. Major institutions in this sector include Jabil, A2 Global, and CompuLink.

Financial Services

As Florida's financial services leader, St. Petersburg is responsible for billions of financial services-based exports annually. Major institutions in this sector include Raymond James, Allstate, ASI, and UPC Insurance.

Creative Arts and Design

Creative Arts & Design is an essential economic driver, playing a key role in the city's tourism by positioning it as the cultural capital of Florida. Major institutions in this sector include the Dali Museum, American Stage Theatre Company, Top Hat, and Marxent.



Sports and Recreation

St. Petersburg boasts 244 miles of shoreline along Tampa Bay, Boca Ciega Bay, the Gulf of Mexico, and intracoastal waterways. The city is home to the largest municipal marina in the southeast, featuring 640 permanent wet slips for boats and other watercrafts.

The city offers 168 parks dedicated to sports and recreation. Some of Saint Pete's most unique include Boyd Hill Nature Preserve, which covers 245 acres and includes hiking trails, wildlife viewing, and educational programs, and the Sunken Gardens, a historic botanical paradise showing off lush greenery and beautiful exotic plants.

In addition to a preserved downtown waterfront that stretches seven miles, St. Petersburg features several beaches. Notable beaches include the white sandy shores of Spa Beach, where visitors can rent paddle boats and jet skis and is also the location of the annual St. Anthony's Triathlon, and North Shore Beach, which includes a playground, an Olympic-caliber year-round swimming pool, tennis courts, and a beautiful palm arboretum.

Saint Petersburg's other recreational opportunities include:

- Al Lang Stadium: Home to St. Petersburg International Baseball and Tampa Bay's professional soccer team, the Tampa Bay Rowdies
- Tropicana Field: The iconic home of Major League Baseball's Tampa Bay Rays
- Fort De Soto Beach: A 900-acre county park that offers much more than just beach. This park has a year-round campground, nature and fitness trails, canoe trails, an 800-foot boat launch with floating docks, fishing piers, picnic pavilions, a concession stand, and visitor amenities.



Transportation

Airports

- Tampa International Airport consistently earns praise for its user-friendly design. The number one commodity shipped by air out of Florida is industrial/commercial machinery and computers, followed by smaller electrical/electronic machinery and supplies.
- St Petersburg - Clearwater International Airport is both a public and military airport, but it is also utilized by pilots of private planes and executive jets.
- Albert Whitted Airport is on the waterfront in downtown St. Petersburg. It caters to corporate aircraft, helicopters, and private pilots.



Deepwater Ports

- Port of Tampa is one of the largest ports in the Southeast, accommodating bulk cargo, general cargo, ship repair, building, and international cruise facilities.
- Port of Manatee is the closest U.S. deepwater seaport to the Panama Canal.
- Port of St. Petersburg is utilized by the U.S. Coast Guard under Sector St. Petersburg and serves a super yacht facility.

Highways

- I-275, the major highway in St. Petersburg, connects the city with Manatee/Sarasota to the South and Tampa to the Northeast. It passes through downtown St. Pete, providing access to the Sunshine Skyway Bridge.
- I-375 connects I-275 to downtown St. Petersburg, making it a convenient route for commuting to and from the city center.



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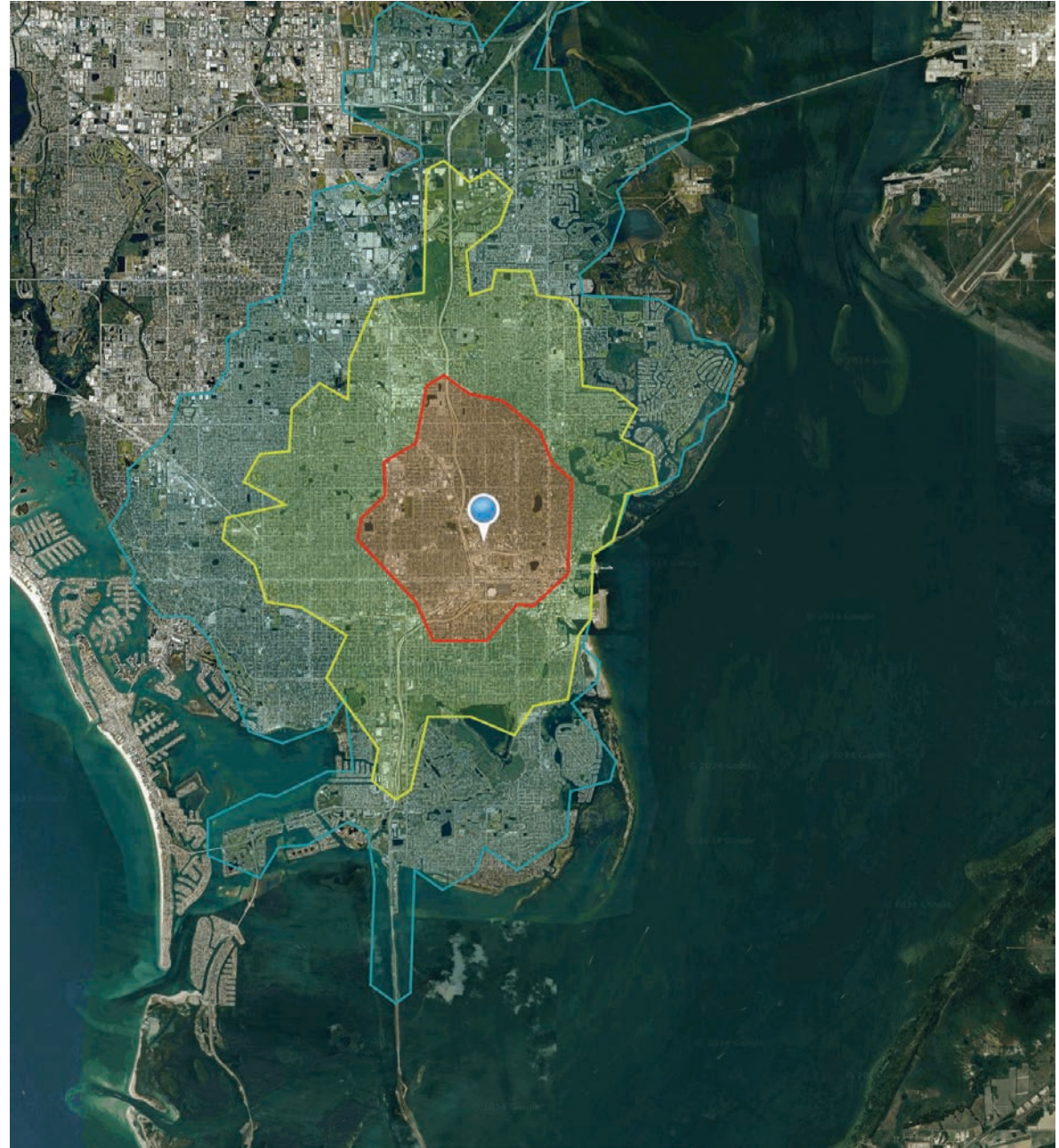
MARKET OVERVIEW

Drive Time Demographics 18

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DRIVE TIME DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2024)	49,745	157,217	302,080
Projected Population (2029)	52,405	161,150	306,501
Census Population (2020)	47,020	154,558	303,220
HOUSEHOLDS			
Estimated Households (2024)	25,980	74,424	144,115
Projected Households (2029)	27,065	74,958	143,357
Census Households (2020)	23,373	71,315	141,818
HOUSEHOLD INCOMES			
Estimated Avg. Household Income (2024)	\$107,945	\$106,928	\$107,235
Estimated Median Household Income (2024)	\$73,604	\$75,886	\$77,108
Average Household Net Worth (2024)	\$842,256	\$938,006	\$955,807



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