



## Exceptional Commercial Development Opportunity



- Located on Ft. Harrison Avenue near Belleaire Golf & Country Club and Morton Plant Hospital in Clearwater, Florida.
- Ideally suited for medical, mix-use, Live Local multifamily.
- Conveniently located to schools, shopping, restaurants, medical facilities and major employment centers.
- Five minutes from Morton Plant Hospital and Clearwater CBD.

### Property Description:

The subject property consists of 1.99+/- gross acres with a City of Clearwater zoning designation of Commercial (C) and Future Land Use designation of Commercial General (CG). **Note: Based on recent discussions with the City of Clearwater Planning & Development Department, a prospective buyer could make application for a Level One approval to ask for a maximum height limit of 60' for Live Local multifamily and 50' for medical office. Level One approval is an administrative approval.**

Given the scarcity of available land in this dynamic commercial corridor located in close proximity to Morton Plant Hospital and Clearwater CBD, and the property's existing commercial zoning and Future Land Use designations, this site provides a very unique development opportunity for multi-story medical office/clinics, medical facilities, Live Local multifamily or mix-use development.

1.99+/- Acres, Clearwater, Florida

Land Brokerage

Land Sales | Property Evaluations | Market Research | Feasibility Studies | Site Selection | Mapping | Entitlements | Government Relations

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**Location:** East side Ft. Harrison Avenue between Woodlawn St. and Belleair Rd. in Clearwater, Florida.

**Subject Property:** 1.99± Gross Acres consisting of two parcels. Parcel N. 21-29-15-00000-440-1100 and 21-29-15-00000-440-1800. There is a 2 story medical office building with 2,118 heated sq. ft. built in 1990 according to property appraiser data.

**Flood Zone:** X

**Ft. Harrison Ave.:** Arterial roadway.

**Topography:** The site is relative flat throughout with elevations typically between 35-40 feet above sea level.

**Recent Historic Background:** A couple of years ago a 36-bed residential treatment facility located on site caught fire and the building was removed. However, the asphalt driveway and parking areas were not removed.

**Zoning:** City of Clearwater zoning designation for the subject property is Commercial (C).

**Future Land Use:** Commercial General (CG)

**Utilities:** Public Utilities are available.

**Setbacks:** Refer to City of Clewater setback guidelines depending on desired specific use.

**Building Height:** **Note: Based on recent discussions with the City of Clearwater Planning & Development Department, a psopective buyer could make application for a Level One approval to ask for a maximum height limit of 60' for Live Local multifamily and 50' for medical office. Level One approval is an administrative approval.**

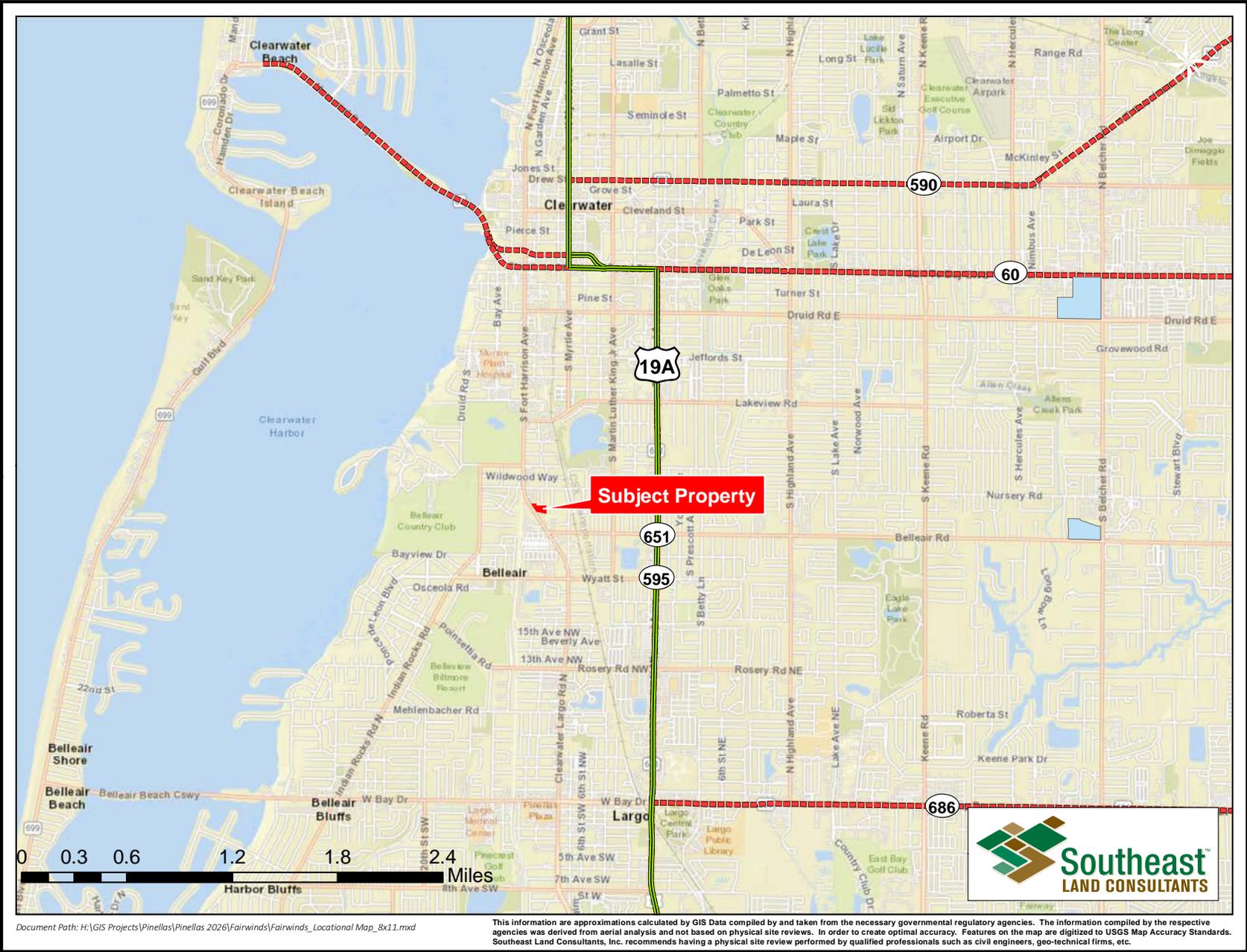
**Immediate Area:** The subject property is located in Clearwater near Belleaire and Belleair Golf and Country Club. Belleair is considered one of the most desirable places to live and work within Pinellas County.

**Development Potential:** Given the scarcity of available land in this dynamic commercial corridor located in close proximity to Morton Plant Hospital and Clearwater CBD and the sites existing commercial zoning and Future Land Use designations, this site provides a very unique development opportunity for multi-story medical office/clinics, medical facilities, Live Local multifamily or mix-use development.

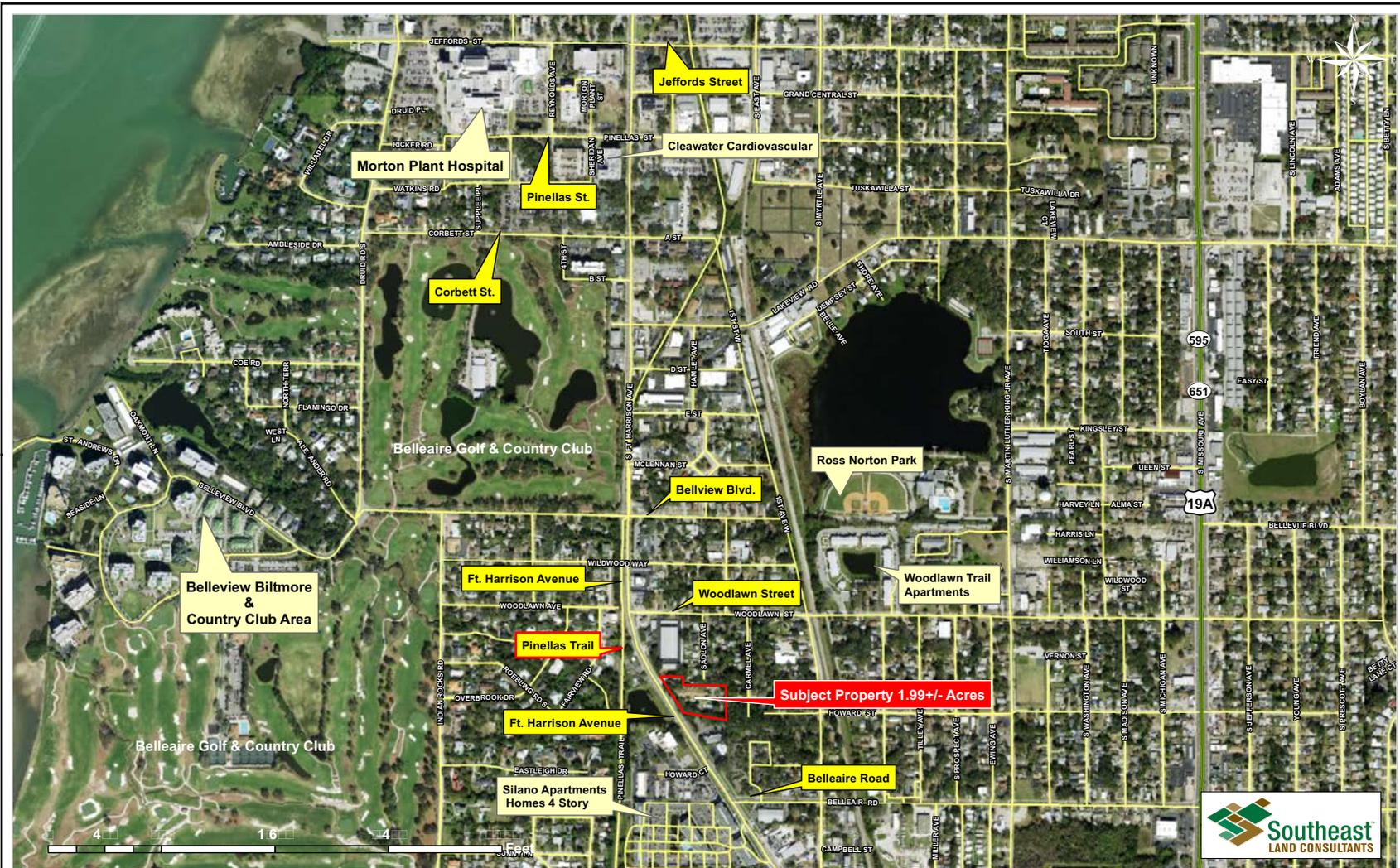
**Disclaimer:** Prospective buyer's should soley rely on their own independent due diligence and investigation. Southeast Land Consultants, Inc. makes no reps or warranties whatsoever, as to the accuracy or completeness of the materials.

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# Locational Map



# Neighborhood Aerial



Document Name: H:\GIS Projects\Pinellas\Pinellas 2026\Fairwinds\Fairwinds\_Wide View\_V2\_11x17.mxd

This information are approximations calculated by GIS Data compiled by and taken from the necessary governmental regulatory agencies. The information compiled by the respective agencies was derived from aerial analysis and not based on physical site reviews. In order to create optimal accuracy, features on the map are digitized to USGS Map Accuracy Standards. Southeast Land Consultants, Inc. recommends a physical site review performed by qualified professionals such as civil engineers, geotechnical firms, etc.



# Closeup Aerial



# Drone Aerial View



# Drone Aerial View



# Medical Office Building



