



SALE PRICE

Subject to Offer



ZONING

RS-1 (Activity Center)
via Live Local
or 17.5



TIMING

AVAILABLE NOW



PROPOSED UNITS

Up to 316 Unit
(82 Units/Ac)



LOT SIZE

3.86 +/- Acres

2750 34TH STREET SOUTH ST PETERSBURG, FL 33711

SKYVIEW 34 - REDEVELOPMENT

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PROPERTY INFORMATION



PROPERTY DETAILS

Sale Price	SUBJECT TO OFFER
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PROPERTY INFORMATION

Property Type	Re-Development Land
Property Subtype	Multifamily
Zoning	RC-1 (Activity Center) via Live Local or 17.5
Lot Size	3.86 Acres
APN #	35-31-16-01836-000-0060, 35-31-16-27443-001-0010
Lot Frontage	320 ft

EXISTING BUILDING INFORMATION

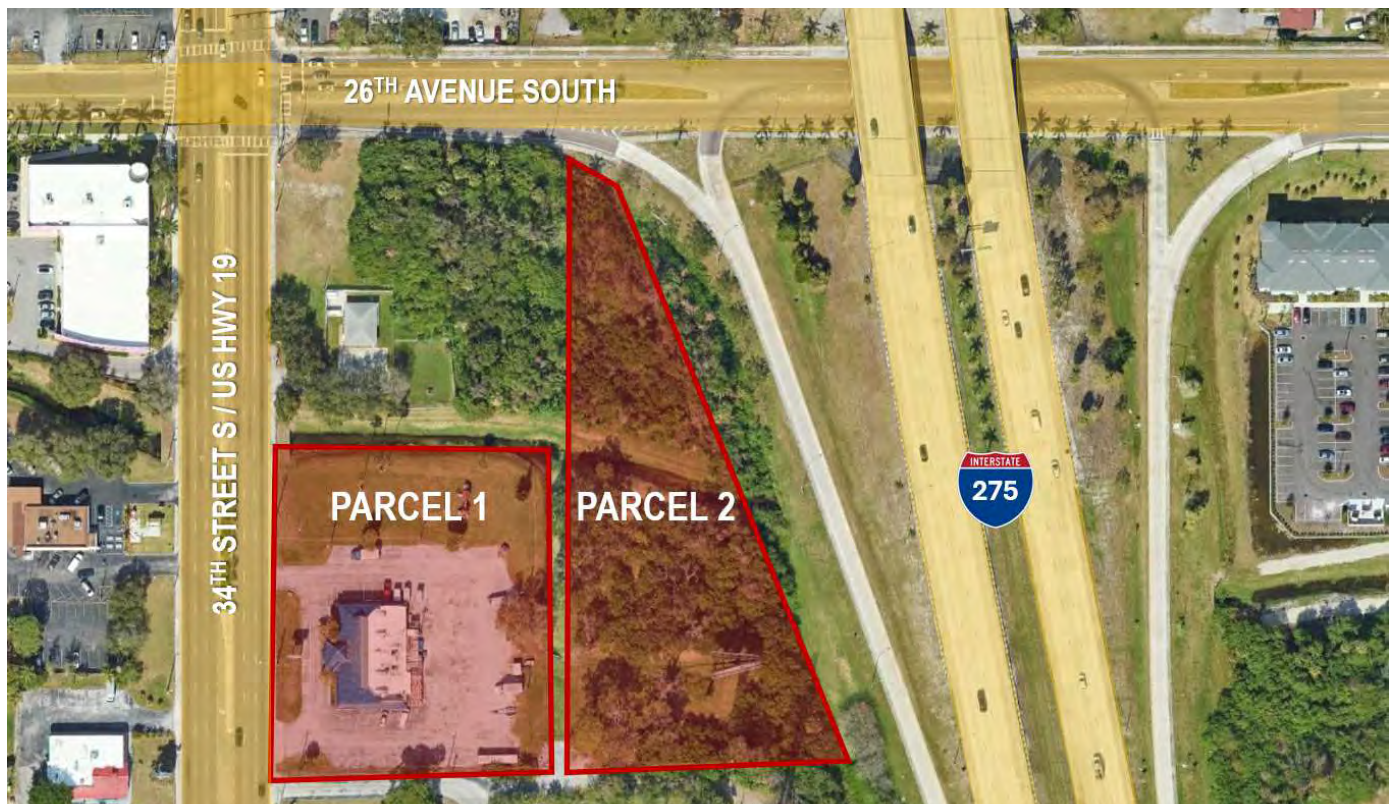
Building Size	6,570 SF
Building Class	N/A
Number of Floors	1
Year Built	1964
Number of Lots	2
Best Use	Multi-Family / Mixed Use Redevelopment

LOCATION INFORMATION

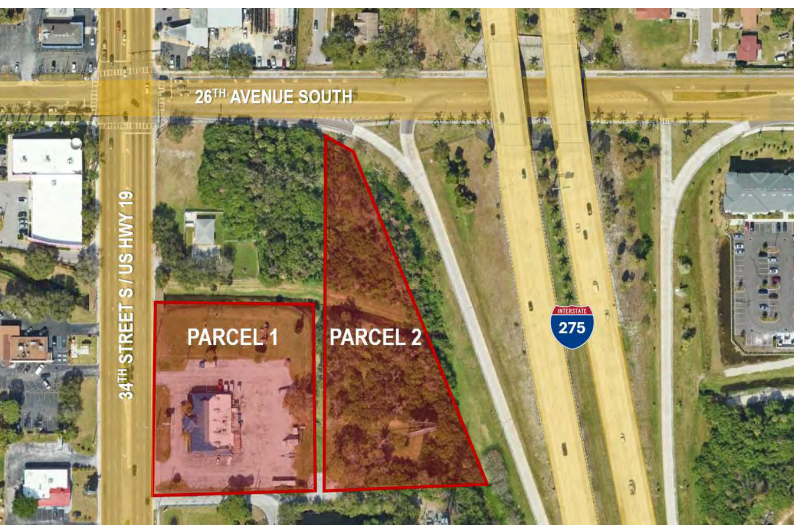
Building Name	Skyview 34
Street Address	2750 34th Street South
City, State, Zip	St Petersburg, FL 33711
County	Pinellas
Sub-market	Skyway Marina District / Maximo
Cross-Streets	26th Ave S and 34th St S

RE-DEVELOPMENT POTENTIAL

Proposed Unit Count	316 Units
Proposed Units per Acre	82 Units per Acre
Building Height	7+ Stories



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Prime 3.86 +/- acre development site in the heart of St. Petersburg that offers immense opportunity to add value. The site's strategic location offers unparalleled potential for a high-density, single or mixed-use development in a strategic location with exceptional visibility from the major travel corridors: I-275 and 34th St S (US-19), as well as ingress/egress off of 34th St S (US-19). With direct frontage along 34th Street S/US-19, the site also provides easy convenient access to both northbound and southbound lanes of I-275.

DYNAMIC RE-DEVELOPMENT OPPORTUNITY

Preliminary architectural test fits (in concert with Design Style Architects and the City of St Petersburg) indicate a substantial high-density multifamily development potential of approximately 316 units. This density is based on using either SB328 - Live Local Act (LLA) or Section 17.5 of the City of St Petersburg Code, with the potential for up to 82 units per acre in a 7+ story building. The property's proximity to RC-1 Activity Center Zoning and development regulations appear support these re-development potentials for the site - thus making it an ideal opportunity for a high-density single or mixed-use project. Don't miss out on this exceptional re-development site that offers a unique opportunity to create a landmark project that will make a mark on this quickly morphing and burgeoning area.

CURRENT SITE CONDITIONS

The site is currently developed with a small church building on one parcel and is vacant land on the other. The site's limited existing structures and utilities on-site should prove to be advantageous in creating efficiencies for a re-developed site.

ZONING & EASEMENTS

ZONING - TWO VETTED PATHWAYS

LIVE LOCAL ACT (SB 328)

Qualification – at least 40% of the units must be 120% AMI or less (120% is \$2,149 for 2024 in Pinellas County for 1 Bed Unit).

Density - determined by the highest base density in the municipality (4.0 FAR under DC-C zoning – with a 50% bonus applied under the LLA). This produces a maximum density of 6.0 FAR.

Height – given that there are not 25 continuous homes on any side of the property, height is determined by the highest zoned height within 1 mile (which the City recognizes as RC-1 with an activity center overlay). This provides for 72' of height. Additional 12' of height may be available if the structure is elevated over surface parking.

DRAINAGE EASEMENTS

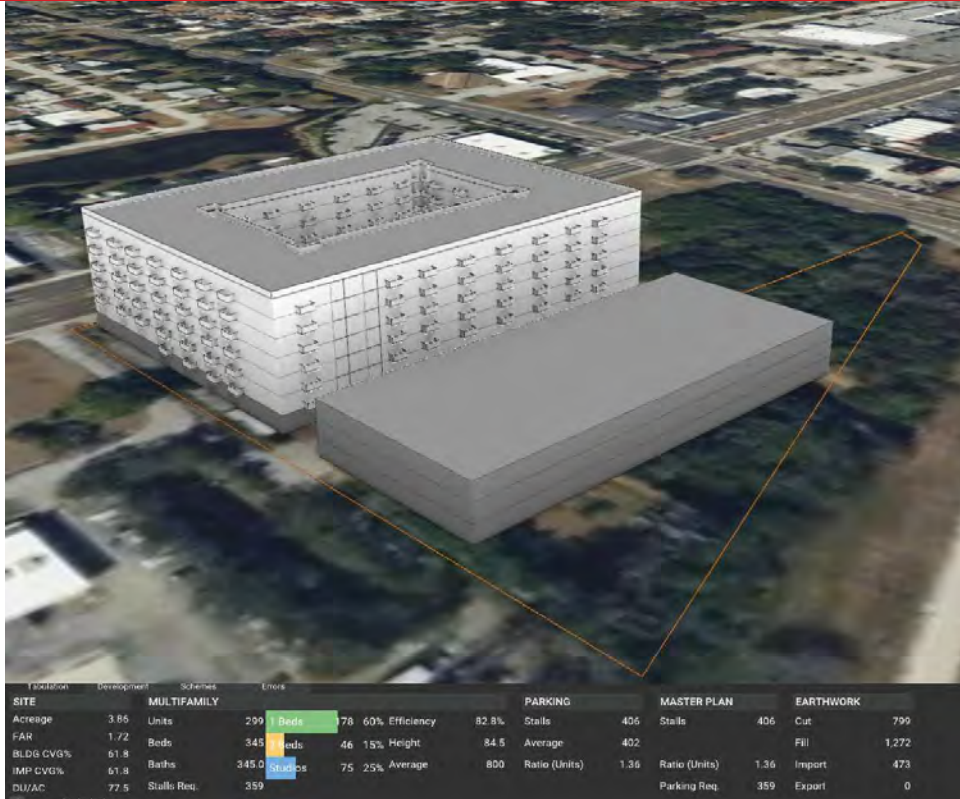
Preliminary conversations with the City of St Petersburg indicate that the drainage easements can be handled as a part of any well thought out site plan, and as long as those changes are adequate, the City would likely support the same, thereby unifying the 2 parcels into one.

RE-DEVELOPMENT PRELIMINARY TEST FIT

Preliminary architectural test fits indicate a substantial high-density multifamily development potential of up to 316 units (using either SB328 – Live Local Act (LLA) OR section 17.5 of the City of St Petersburg Code, with the potential for up to 82 units per acre in a 7 story+ building. Test fit plans with various options can be provided upon request, or modified with the architects in short order.



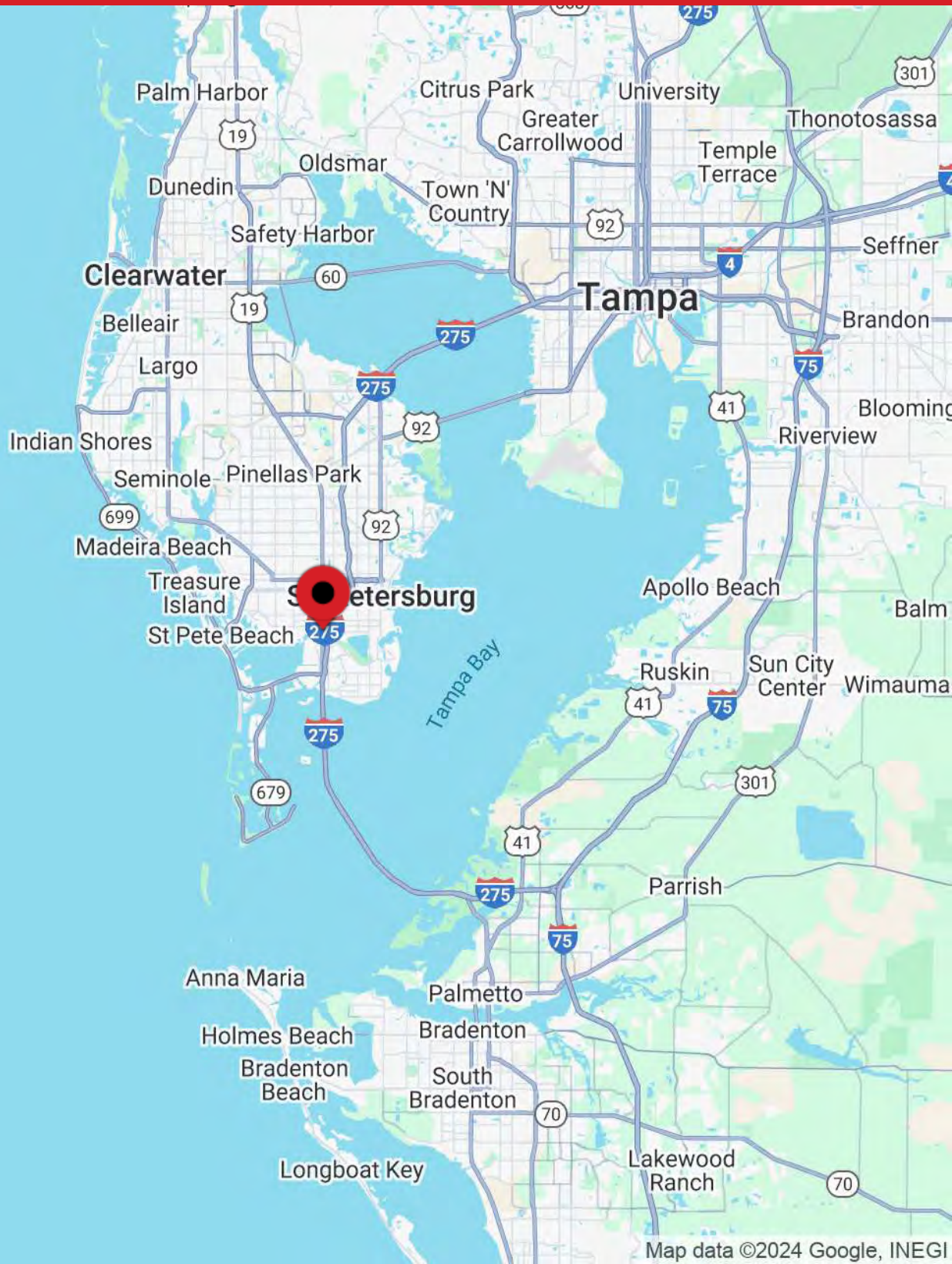
TEST FIT OPTIONS - SCHEME 2



LOCATION INFORMATION



REGIONAL MAP



Google

LOCATION DESCRIPTION



LOCATION DESCRIPTION

The offering is an exceptional re-development site situated in the northern portion of the dynamic Skyway Marina District in St. Petersburg. This prime location offers a unique blend of coastal living, urban convenience, and strong investment potential. The 34th Street/US-19 is a major north/south artery serving the entire western coast of Florida, and locally connects Pinellas county to Manatee and Sarasota counties (via I-275) to the South as well as Pasco county to the North (via US-19).

Hillsborough county is also readily accessible (via I-275 or the Selmon Expressway) with immediate I-275 access in direct reach of the site. The US-19 major frontage artery is experiencing a significant amount of growth with new luxury apartments, including Sur Club, Marina Walk Marina Club, Skytown and the Addison Skyway Marina, which are attracting young professionals relocating to the area as well as those looking for living within quick reach of BOTH Downtown St Pete and the Beaches.

Strong retailers are also thriving in this market with major retailers such as restaurants, hotels, and shopping centers all along the 34th Street corridor. Additionally, new amenities, such as Sprouts and 92,000 SF of retail in the Sky Town development will only add to the desirability of the corridor. This area has become increasingly attractive due to its convenient access to all the major destinations in Pinellas, Hillsborough, Manatee and Sarasota Counties and access measured in mere minutes to Downtown St Petersburg, the Beaches, Airports and major travel arteries around the state.

LOCATION HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Prime Location:** Strategically positioned on a major thoroughfare connecting St. Petersburg to Bradenton, Sarasota, Tampa and the Beaches via main travel arteries, this site enjoys both amazing visibility and ease of accessibility.
- **Skyway Marina District:** The surrounding Skyway Marina District is undergoing significant revitalization, with new residential, commercial, and recreational developments transforming the area. This growing demand for housing makes this site an ideal location for a multifamily project.
- **Nearby Amenities:** Residents will have easy access to a variety of amenities, including numerous waterfront dining, shopping, entertainment, and recreational activities. The nearby marina offers boating and fishing opportunities, while the Beaches and Downtown are just a short drive away.
- **Strong Rental Demand:** St. Petersburg is experiencing strong rental demand, driven by a growing population, job market, and tourism industry. The Skyway Marina District, in particular, is attracting young professionals, families, and retirees seeking a vibrant and convenient lifestyle.
- **Favorable Zoning Treatment:** The property is zoned for multifamily development, streamlining the entitlement process and reducing potential development hurdles. Any project under LLA or 17.5 of the Code will receive priority treatment.
- **Recent Multifamily Developments in the Area:** The success of recent multifamily developments in the area further validates the potential of this site. Projects like Skyway Lofts and The Addison Skyway Marina have seen strong occupancy rates and rental growth, demonstrating the high demand for quality housing in the area.

NEARBY NEW DEVELOPMENTS



PROPOSED & RECENT DEVELOPMENTS

The Skyway Marina District is undergoing a period of significant transformation, with several new developments planned or underway. These include:

- **Sky Town:** A new urban mixed-use phased project is slated for a 34-acre office park in the Skyway Marina District of St. Petersburg. Sky Town will include a mix of apartments and walkable community retail, most notably a 23,000 +/- SF Sprouts Farmers Market along with 92,00 +/- SF of phased ground floor retail as well as 2,084 +/- multifamily units. This development will bring a vibrant and modern living experience to the area.
- **Marina Club:** A 400-unit apartment that will consist of six residential floors that sit atop two floors of parking. It is also next to the newly constructed 747-unit Public Storage development that recently opened.
- **Marina Walk:** A Class-A Apartment development that is located next to the Marina Club, was completed in early 2022 that consists of an eight-story building with 245-units and a pool.
- **The Addison Skyway Marina:** a large apartment complex that opened in 2021 that has over 300 units that consist of three and four story buildings as well as two story carriage buildings with garages.
- **Sur Club:** This project was completed in 2021 and consist of a 296-unit mixed use development that boasts approximately 10,000 SF of retail and restaurant space.

These developments will further enhance the desirability of the area, creating a vibrant and thriving community for residents and businesses alike. Don't miss this opportunity to be part of this burgeoning area of re-development.

LOCATION MAPS



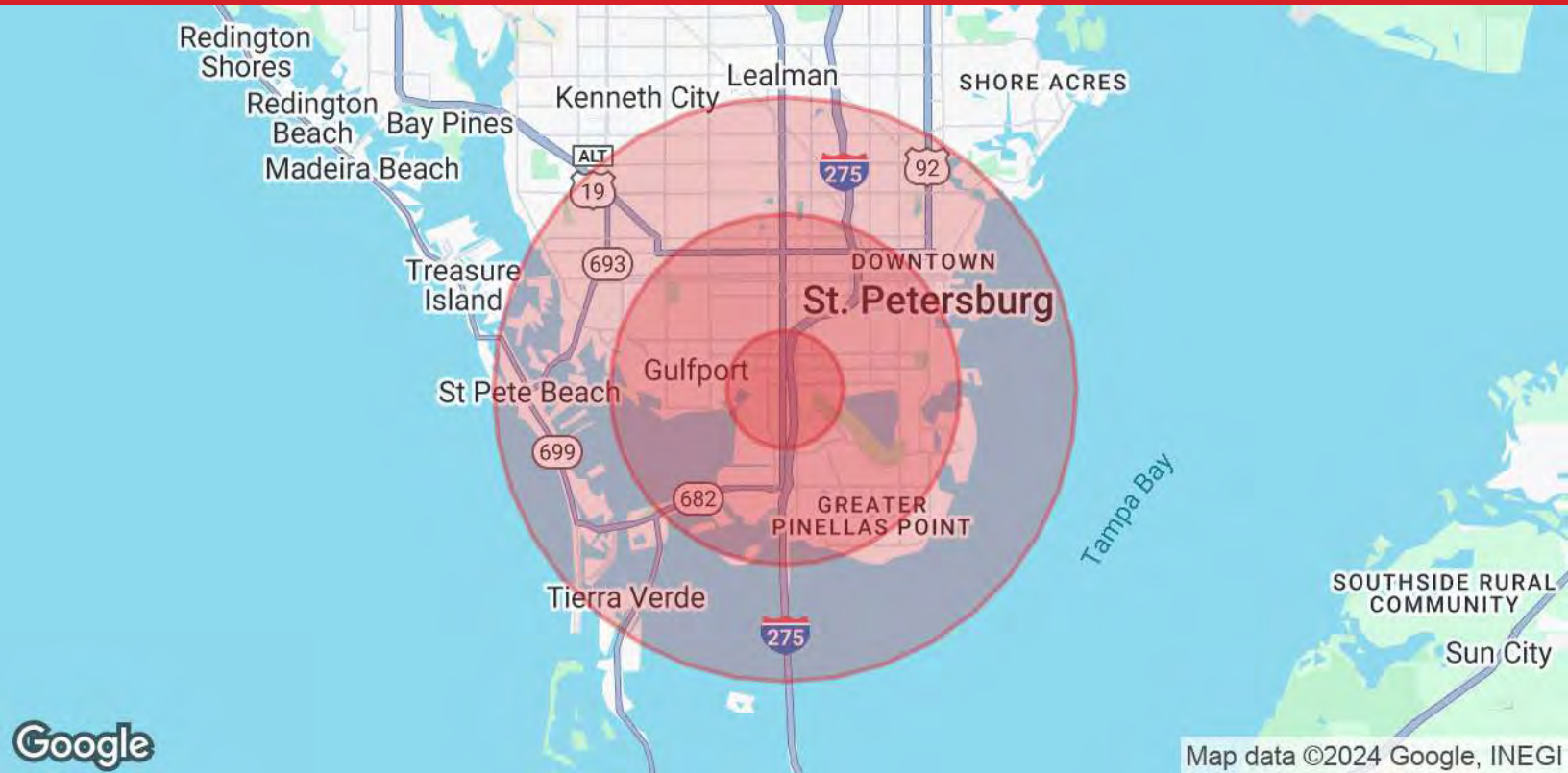
LOCATION MAPS



DEMOGRAPHICS



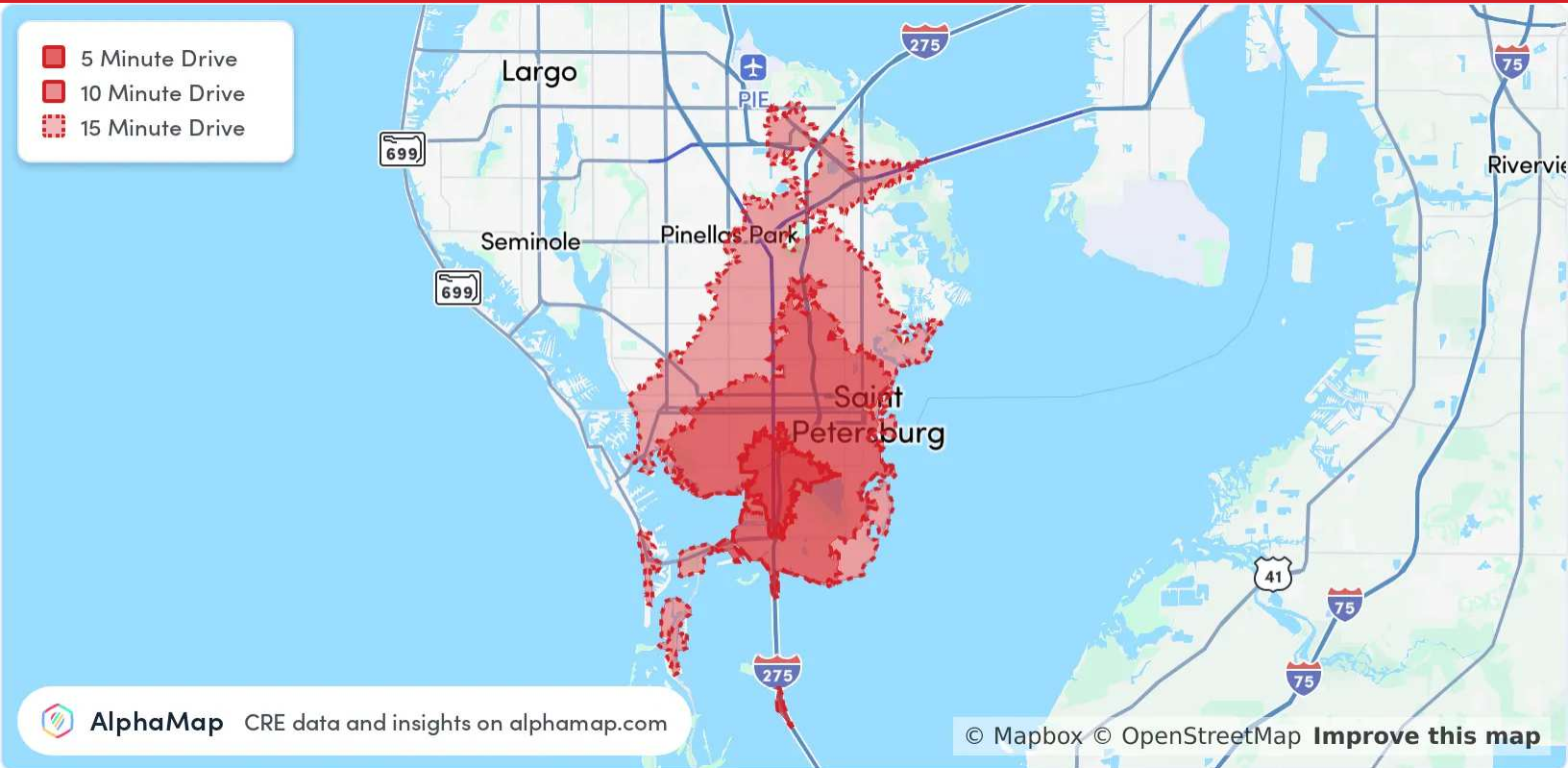
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,693	102,864	219,052
Average Age	43	44	47
Average Age (Male)	41	43	46
Average Age (Female)	45	45	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,445	46,543	103,646
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$76,768	\$86,874	\$97,843
Average House Value	\$328,176	\$391,546	\$449,997

Demographics data derived from AlphaMap

AREA ANALYTICS



AlphaMap CRE data and insights on alphamap.com

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	12,563	131,540	244,085
Average Age	42	45	44
Average Age (Male)	40	44	44
Average Age (Female)	44	45	45

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,904	61,861	113,658
Persons per HH	2.6	2.1	2.1
Average HH Income	\$75,157	\$86,457	\$89,756
Average House Value	\$297,023	\$405,774	\$374,568
Per Capita Income	\$28,906	\$41,170	\$42,740

Map and demographics data derived from AlphaMap