

# Sauter & Associates LLC.

COMMERCIAL AND INVESTMENT  
REAL ESTATE

William **Buddy** Sauter, Licensed R.E. Broker

St. Petersburg - Tampa

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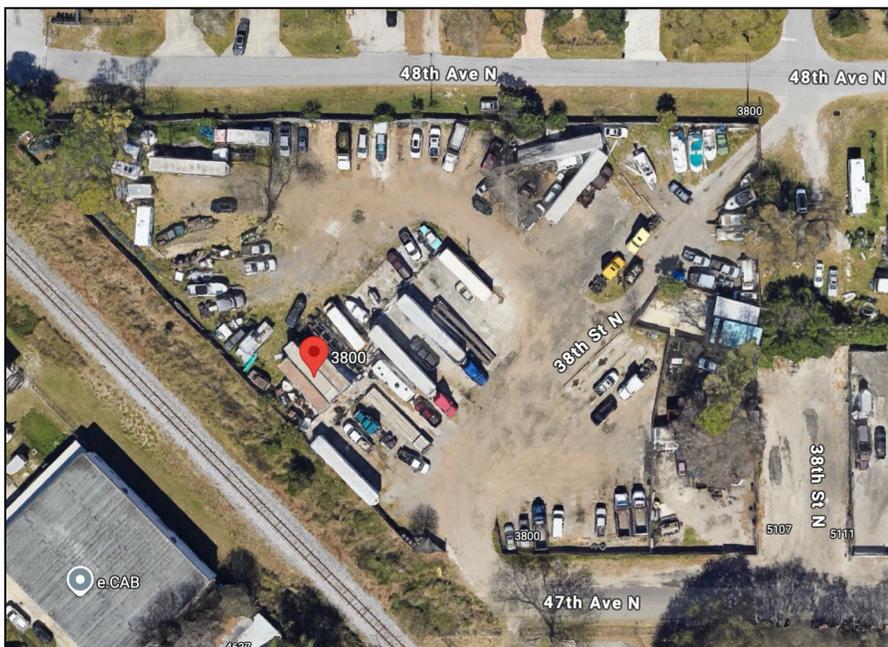
www.buddysauter.com e-mail: buddy@buddysauter.com

## Featured Property

98,000 SF **Industrial Development Site** in Central Pinellas County

Address: 3800 47<sup>th</sup> Avenue North, St. Petersburg, Florida

Sale Price: \$3,250,000



## Property Attributes

- 98,023 SF (2.25-acre) site within Joe's Creek Industrial Park.
- Located in unincorporated Pinellas County.
- Floor Area Ratio (FAR) of up to 1.25 for industrial, manufacturing, and office uses.
- Maximum impervious surface ratio of 0.85.
- Maximum building height of 60 feet.
- Zoned Employment District (E-1) with a Future Land Use designation of "E."
- Situated within the Target Employment Center overlay district.
- Adjacent to an active CSX rail line.
- Just south of the planned and funded Joe's Creek Bike Trail.
- Located in Flood Zone "X," outside both the 100-year and 500-year floodplains.

## Directions to Property

**From US Hwy 19 (34<sup>th</sup> Street) in St. Petersburg:** Go West on 54<sup>th</sup> Avenue North. Turn left on 37<sup>th</sup> Street North. Turn right on 48<sup>th</sup> Avenue North. Proceed to the property entrance on the south-west corner of 38<sup>th</sup> Street North and 48<sup>th</sup> Avenue North. (The entrance is on 48<sup>th</sup> Avenue, not 47<sup>th</sup> Avenue).

**Using GPS:** For GPS, use 3800 48<sup>th</sup> Street North, St. Petersburg, Florida

**Google Maps Link:** <https://maps.app.goo.gl/YkfbzuCsxjutMYio8>

Information has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references to age, square feet, distance and expenses or use are approximate. Buyers should conduct their own investigations and rely on those results.

# Sauter & Associates - Property Details - 727-421-3706

Address: 3800 47<sup>th</sup> Avenue North, Pinellas County, Florida.

Location: Joe's Creek Industrial Park (West of 34<sup>th</sup> St N) along RR tracks.

Total land area: 98,023 ft<sup>2</sup> across 3 buildings.

Zoning: E-1 Zoning with a "E" Future Land Use in Unincorporated Pinellas County.

Utilities: Water / Sewer / Electric

Flood Zone "X", outside of the 100-year and 500-year flood plains.

Present Use: Large Truck Parking

Parcel Id: 03-31-16-51012-027-0010

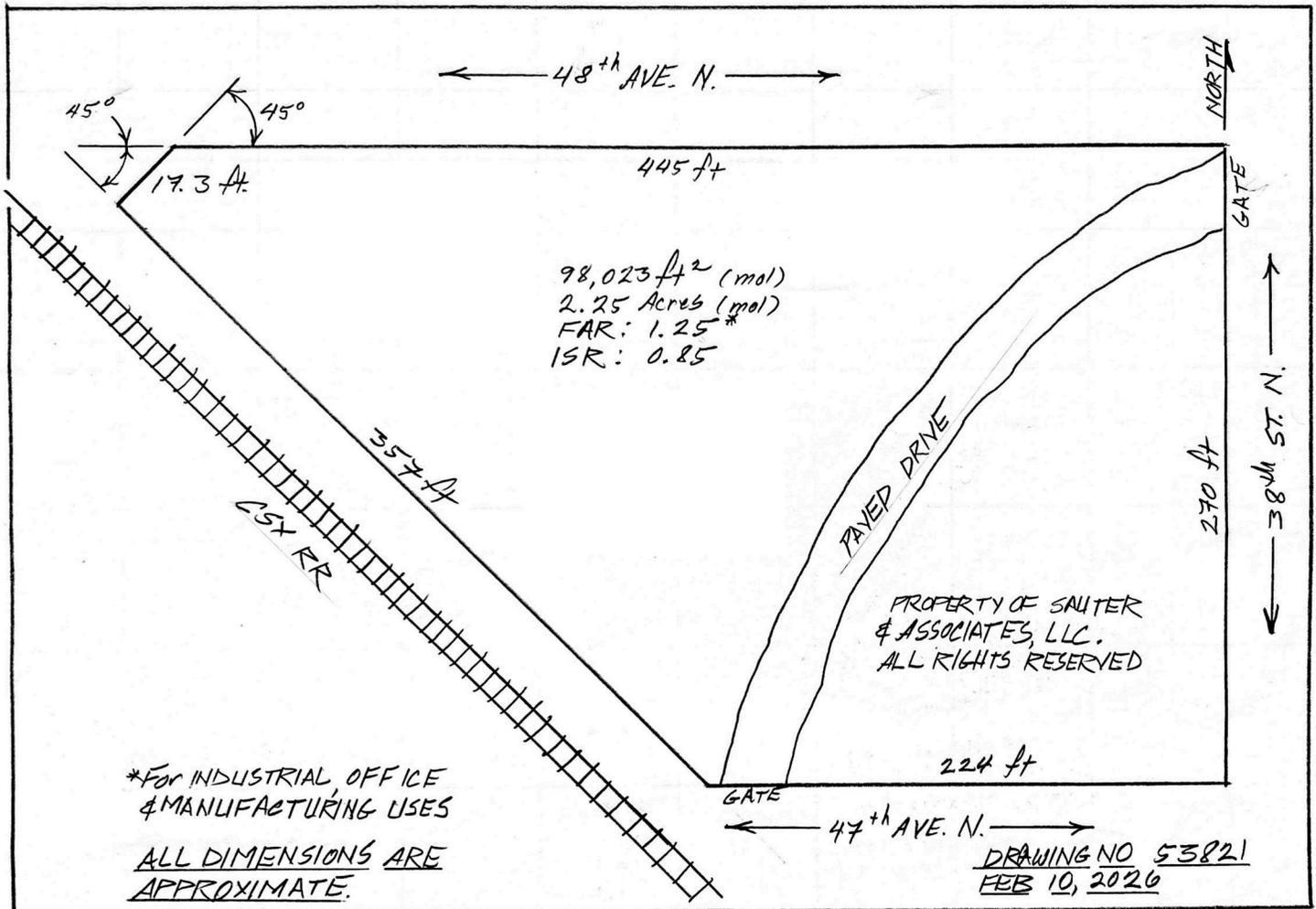
Legal Description: LELLMAN HEIGHTS 2ND SEC ALL OF BLKS 27 & 27A & VAC ALLEY & VAC ST ADJ ON SW & NW ALL DESC AS BEG NE COR OF LOT 14 OF SD BLK 27 TH S00D23'W 270FT TH N89D37'W 224FT(S) TH N44D39'W 357FT(S) TH N45D21'E 17.34FT TH S89D37'E 455FT(S) TO POB.

Taxing District: Unincorporated Pinellas County, Florida

Terms: Cash, SBA or conventional financing.

Contact listing agent to make an appointment for showing by calling (727) 421-3706.

Please do not disturb the tenants!



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Parcel Summary (as of 14-Nov-2025) Parcel Map

Parcel Number  
**03-31-16-51012-027-0010**

Owner Name  
DEER, KATHLEEN  
CASSINI, KONI MARIE

Property Use  
**1000 Vacant Commercial Land**

Site Address  
3800 47TH AVE N  
ST PETERSBURG, FL 33714 (Unincorporated)

Mailing Address  
12717 98TH ST  
LARGO, FL 33773-1210

Legal Description  
LELLMAN HEIGHTS 2ND SEC ALL OF BLKS 27 & 27A & VAC ALLEY & VAC ST ADJ ON SW & NW ALL DESC AS BEG NE COR OF LOT 14 OF SD BLK 27 TH S00D23'W 270FT TH N8

Current Tax District  
LEALMAN FIRE (LETF)

Year Built

Heated SF	Gross SF	Living Units	Buildings
			0



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2027	No	0%		
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21621/0422	Find Comps	247.03	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	14/68

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$449,982	\$449,982	\$449,982	\$449,982	\$449,982

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$430,418	\$426,114	\$426,114	\$430,418	\$426,114
2023	N	\$391,289	\$387,376	\$387,376	\$391,289	\$387,376
2022	N	\$352,160	\$352,160	\$352,160	\$352,160	\$352,160
2021	N	\$332,596	\$332,596	\$332,596	\$332,596	\$332,596
2020	N	\$313,191	\$313,191	\$313,191	\$313,191	\$313,191

**2025 Tax Information**



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	21.0528	(LETF)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
23-Jun-2021	\$300,000	<a href="#">U</a>	V	PERRY ROBERT H	DEER KATHLEEN	<a href="#">21621/0422</a>
04-Sep-2015	\$100	<a href="#">U</a>	V	DEER KATHLEEN PERSONAL REP	PERRY ROBERT H	<a href="#">18913/1693</a>
01-Jan-1899	\$0					<a href="#">03817/0109</a>

**2025 Land Information**

Land Area: ≈ 98,023 sf   ≈ 2.25 acres	Frontage and/or View: None	Seawall: No
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Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	0x0	\$5.75	92,068	SF	1.0000	\$529,391

**2025 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

**Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">PER-H-CB12-00183</a>	DEMOLITION	01/10/2012	\$2,000



## EMPLOYMENT [ E ]

### Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, with a broad range of employment uses; and so to encourage the reservation and use of areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

### Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Research/Development-Light; Research/Development-Heavy; Manufacturing-Medium; Manufacturing-Light; Wholesale/Distribution; Storage/Warehouse (no self-storage)
- » Secondary Uses – Office; \*Accessory Retail Commercial; \*Personal Service/Office Support; \*Commercial/Business Service Support; \*Transient Accommodations within Permanent Structures; Marina Facilities; \*Transportation/Utility; Accessory Residential Dwellings

### Locational Characteristics

This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses, and with good access to transportation and utility facilities such as the major collector, arterial and thoroughfare highway network, rail facilities, water transport facilities, airports, and mass transit.

### Standards

Shall include the following:

- » Transient Accommodation Use – Shall not exceed: (1) fifty (50) units per acre; or (2) in the alternative, if designated on the Zoning Atlas with the Transient Accommodation Use Overlay, the following density and intensity standards shall apply to permanent transient accommodation uses, subject to a project meeting the requirements of the Pinellas County Land Development Code pertaining to the Transient Accommodation Use Overlay (which include execution of a development agreement): seventy-five (75) units per acre, a floor area ratio (FAR) of 1.5 and an impervious surface ratio (ISR) of 0.85.
- » All Other Uses – Shall not exceed a floor area (FAR) of 0.65, nor an impervious surface ratio (ISR) of .85.
- » When located in a Target Employment Center – Shall not exceed an FAR of 1.3 for Manufacturing, Office, and Research/Development uses.
- » Industrial: Residential Use – An appropriate buffer as determined by the Pinellas County Land Development Code shall be provided in and between the Employment category and an adjoining Residential classification.
- » Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.

**TEC****TARGET EMPLOYMENT CENTER [ TEC ]****Purpose**

It is the purpose of this category to depict, utilizing an overlay, those areas of the County that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – See applicable underlying categories.
- » Secondary Uses – See applicable underlying categories.

**Locational Characteristics**

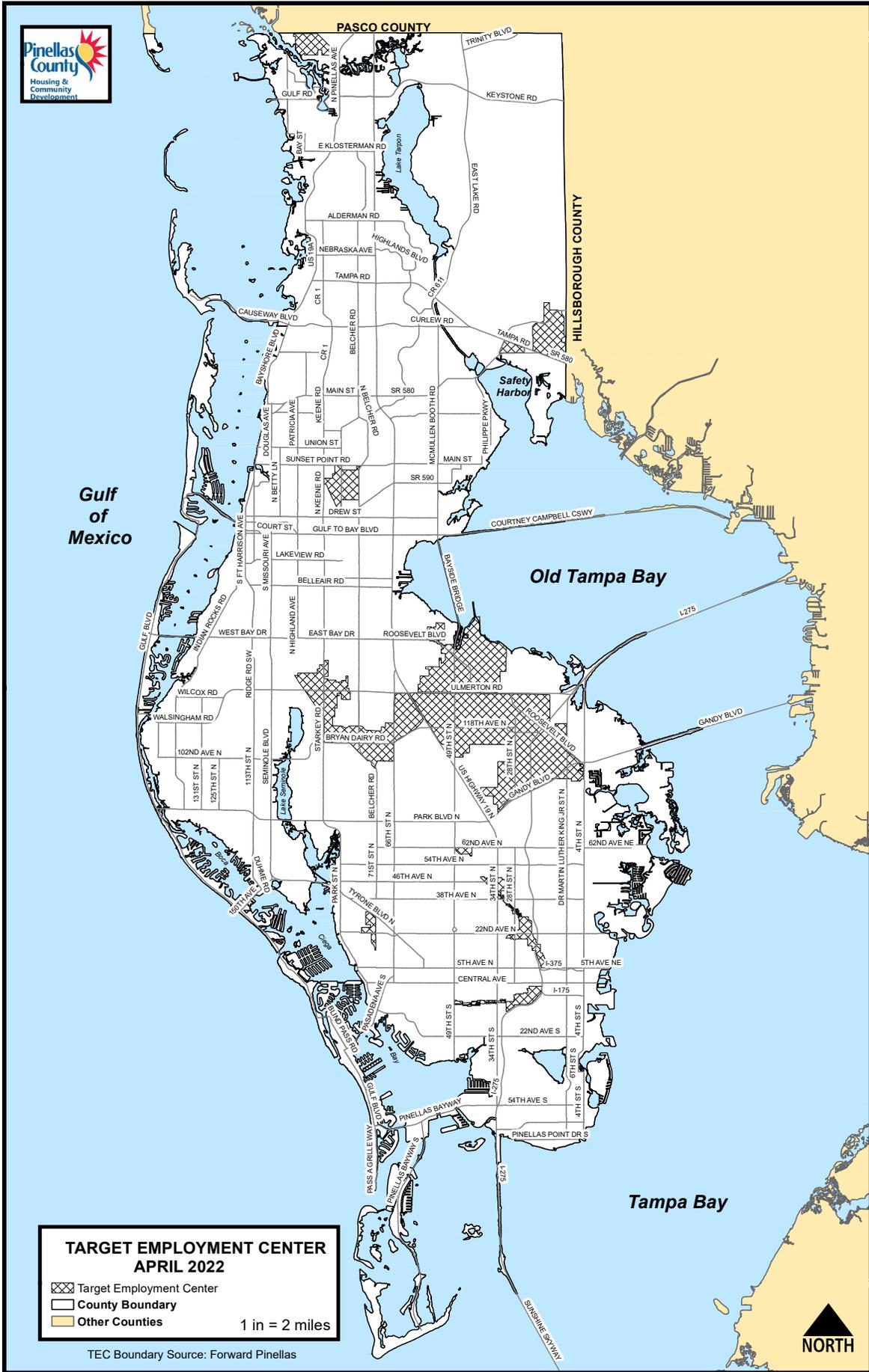
As depicted on the Forward Pinellas Countywide Land Use Plan Map, this category is generally appropriate to those areas based on their size, concentration of, and potential for, target employment opportunities, i.e., those employers and industries paying above-average wages and producing goods and services for sale and consumption that import revenue to the community.

The TEC Boundary is depicted on the following page and incorporated, as amended.

**Standards**

Shall include the following:

- » Densities and intensities will be guided per the underlying plan categories, plus a 100% intensity bonus for Manufacturing, Office, and Research/Development uses.
- » The minimum size to establish a TEC overlay area shall be ten (10) acres.



# National Flood Hazard Layer FIRMette

82°41'28"W 27°49'10"N



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

## Legend

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

NO SCREEN *Zone X*

Area of Minimal Flood Hazard *Zone X*

Effective LOMRS *Zone D*

Area of Undetermined Flood Hazard *Zone D*

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

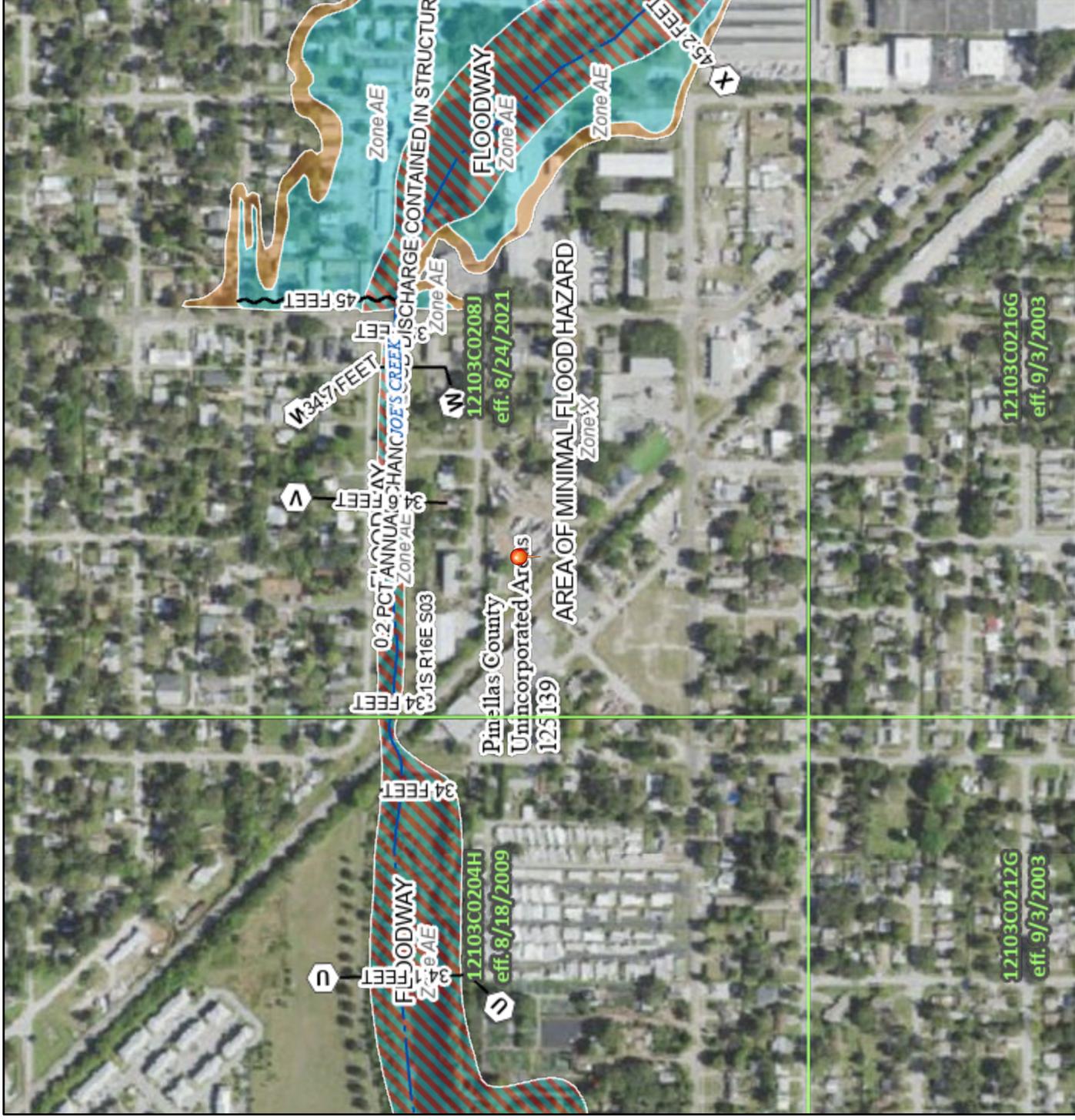
MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/12/2026 at 1:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



82°40'50"W 27°48'38"N

1:6,000

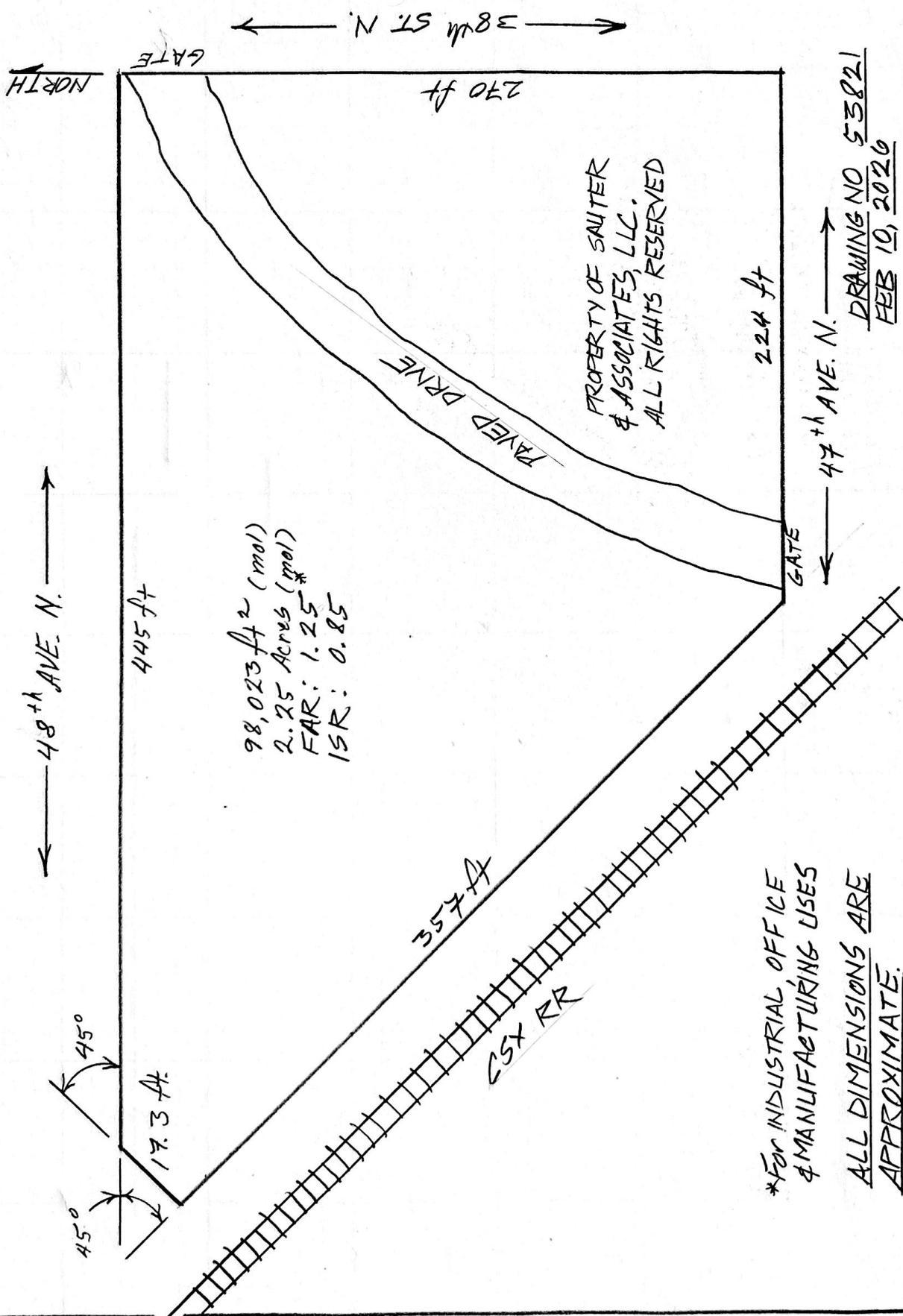
2,000

1,500

1,000

500

0



NORTH

← 48<sup>th</sup> AVE. N. →

445 ft

98,023 ft<sup>2</sup> (mol)  
 2.25 Acres (mol)  
 FAR: 1.25 (mol)  
 ISR: 0.85

PAVED DRIVE

PROPERTY OF SAUTER  
 & ASSOCIATES, LLC.  
 ALL RIGHTS RESERVED

224 ft

GATE

← 47<sup>th</sup> AVE. N. →

357 ft

CSX RR

17.3 ft

45°

45°

270 ft

← 38<sup>th</sup> ST. N. →

\*FOR INDUSTRIAL, OFFICE  
 & MANUFACTURING USES  
 ALL DIMENSIONS ARE  
 APPROXIMATE.

DRAWING NO 53821  
 FEB 10, 2020