



SALE PRICE

Subject to Offer



PROPERTY SIZE

24.9 Acres



YEAR BUILT

New Build



NUMBER OF UNITS

486 TO 630



LOT SIZE

23.9 Acres

**10441 GANDY BOULEVARD NORTH
ST. PETERSBURG, FL 33702**

GANDY SHORES

Presented By:

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PROPERTY INFORMATION



PROPERTY SUMMARY



PROPERTY DESCRIPTION

OFF-MARKET
Not Live Yet
Re-Development Play
Or Existing Mobile Home Park
Giant Land Mass
Multi-Family * Office * Retail Options
GANDY SHORES

Our Offering is for 23.9 acres in an exceptional location on a major corridor in the infamous community of St Petersburg, Florida.

This opportunity is super exceptional, rarely, if not impossible in these times can you find almost 25 acres within urban city limits. Plus, the fact that it is located in one of the most desirable cities in the United States

The property appears to be an extraordinary multi-family play. Currently, it is a co-op mobile home park, the majority has voted to sell the park, and the board of directors is in control. The pathway for an executed contract is clear and ready.

OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	23.9 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	502	2,731	7,754
Total Population	899	4,930	13,954
Average HH Income	\$83,118	\$85,224	\$84,637

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

The Zoning is Neighborhood Suburban Mobile Home District, but the site abuts favorable zoning such as Neighborhood Suburban Multi-Family to the west, PUDs to the east & north, and Corridor Commercial Suburban to the east and south.

Another interesting note is the generous retail frontage of 322 FT on Gandy Blvd. A very sizable portion could be carved out for a multi-floor mix-use of retail and office. The frontage also seems appealing for a hotel site, especially since this market has a major shortage of available rooms.

There is also great potential to carve out the front portion for a self-storage contender, a large gas/convenience user, or a small box.

A very recent meeting with the city staff of St Petersburg on density resulted in a conclusion of 486 to 630 units. A document with more explanation is available.

Traffic Count - 63,500 on Gandy / 4th Street North 37,500

LOCATION DESCRIPTION: The location is genuinely superb, the address is on Gandy Blvd at 10441 Gandy Blvd.

Gandy Blvd is famous for running through the Power Duo cities of St Petersburg and Tampa. Gandy Blvd comes from Hillsborough Bay in South Tampa, over Tampa Bay via Gandy Bridge, into St Petersburg, then westwardly through Pinellas County to the Gulf of Mexico.

The Site is just east of the infamous 4th Street commercial corridor. 4th Street is considered the best commercial blvd in the city and county. The roadway runs the length of St Petersburg from Tampa Bay to Pinellas Point.

The Site is also just west of the new and improved Gandy Bridge. This bridge is extremely significant connecting South Tampa with all of St Petersburg.

This Site equates to an extraordinary location being that one could live here and easily go to work in Tampa, St Petersburg, and even the beaches.

Downtown St Pete is 9 minutes away, Tampa is 5 minutes away, the Beaches are 19 minutes away, and TIA is 14 minutes away.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Legitimate Off Market
- 24 Acres Urban Site
- Florida Opportunity
- Tampa Bay Metro
- St Petersburg Community
- Gandy Commercial Corridor
- Huge Multi-Family Play
- Large Retail Frontage
- Hotel Pad
- Mixed-Use Option
- Mostly Cleared
- Former Mobile Park
- All Utilities are to the Site



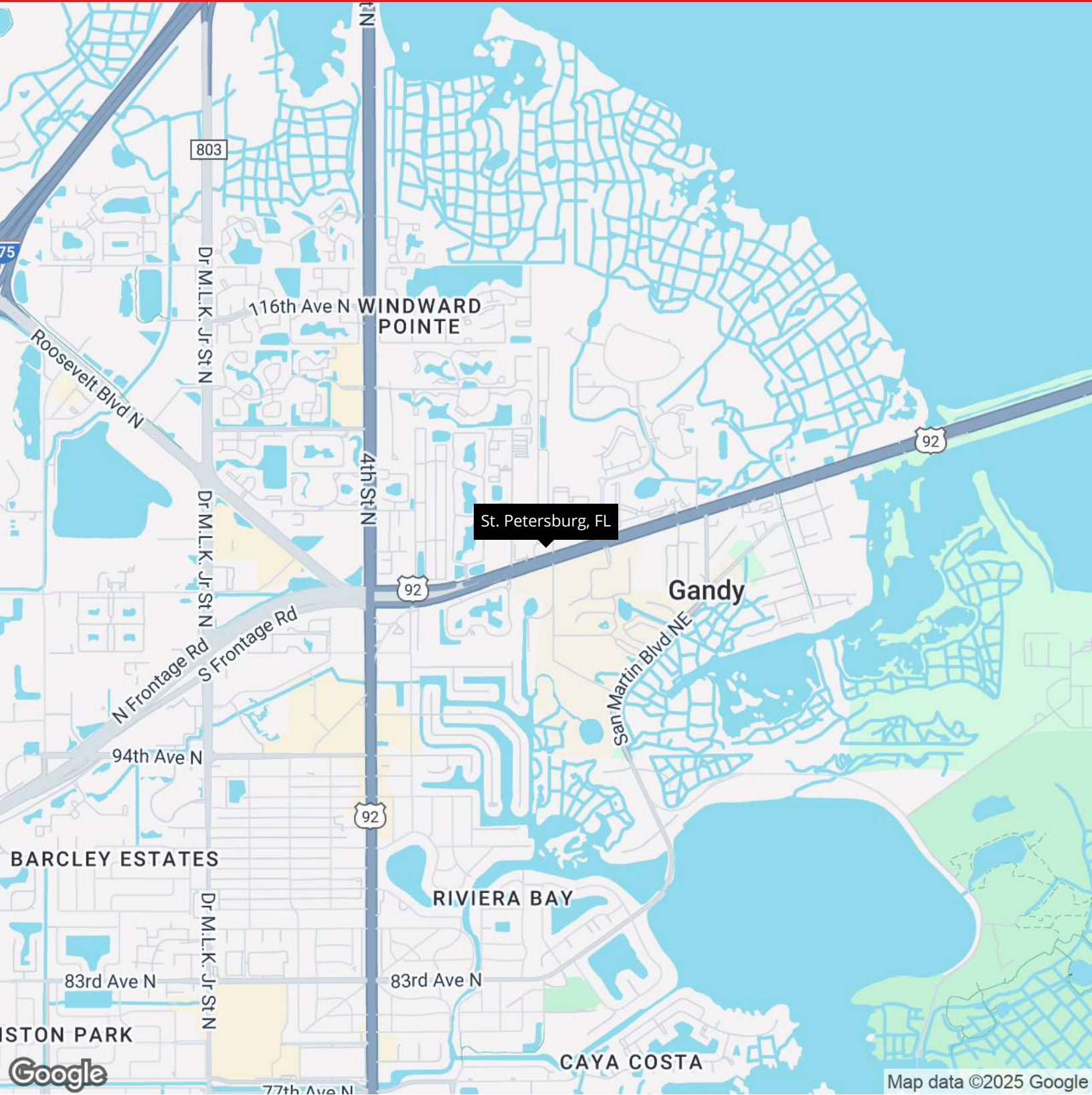
ADDITIONAL PHOTOS



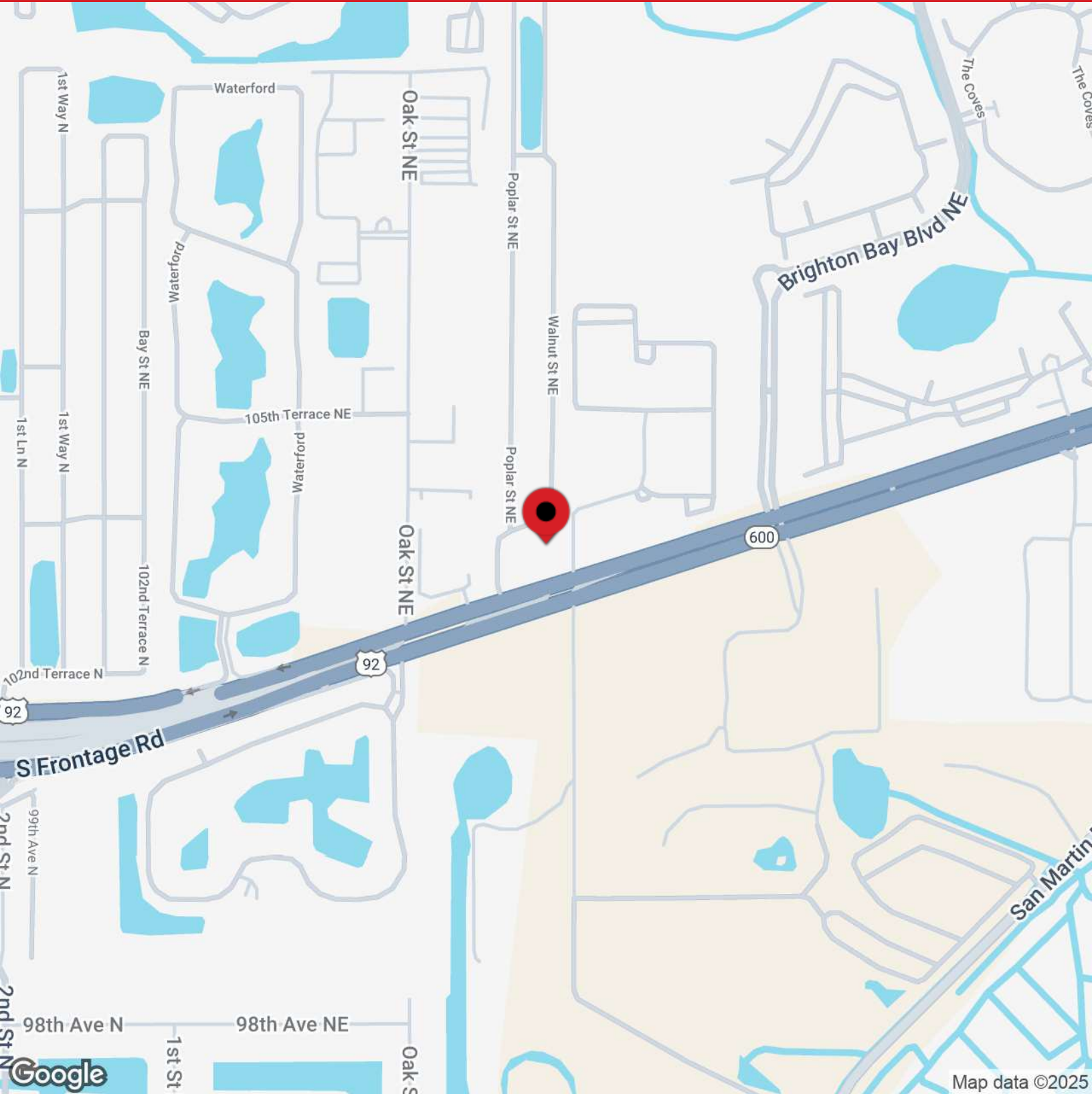
LOCATION INFORMATION



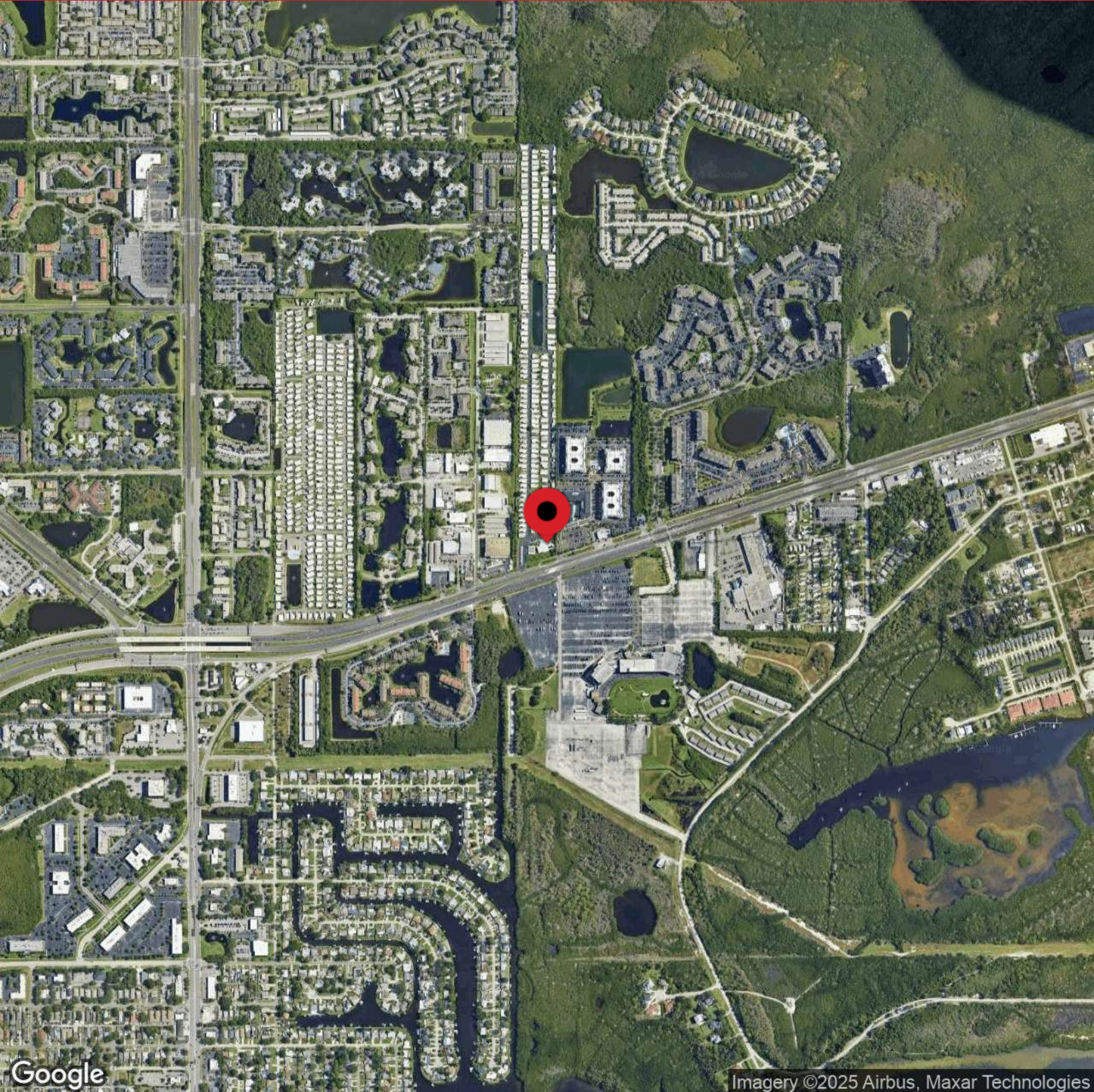
REGIONAL MAP



LOCATION MAP



AERIAL MAP



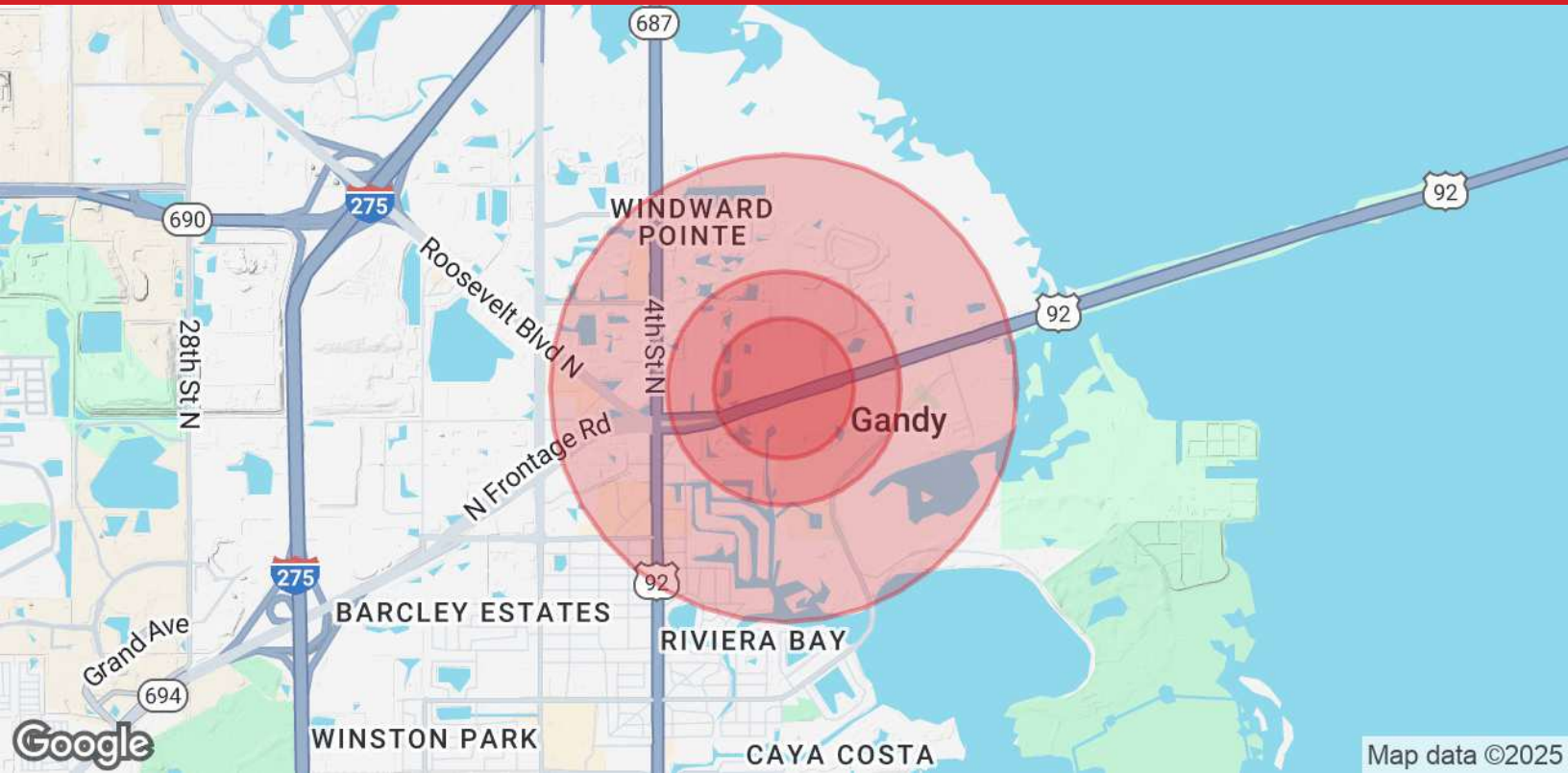
Google

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DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	899	4,930	13,954
Average Age	39	40	40
Average Age (Male)	39	39	40
Average Age (Female)	39	40	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	502	2,731	7,754
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$83,118	\$85,224	\$84,637
Average House Value	\$301,220	\$293,383	\$268,382

Demographics data derived from AlphaMap

ADVISOR BIOS



ADVISOR BIO 1



JON RENO LA BUDDE

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PROFESSIONAL BACKGROUND

An entrepreneur, and the unofficial mayor of St Petersburg. JRLB was born and raised in St. Pete, and went to St Pete High, St Pete College, and Florida State University.

JRLB has an understanding of retail, restaurants, and downtown St. Pete space that others cannot match. He is an entrepreneur who has launched several businesses himself. He supports our community by being active in the Chamber of Commerce, Downtown Business Association, Florida Economic Club, and the EDC.

He also owns and operates a local, family-owned marketing firm. Jon LaBudde's dance card is always full between the Big Catch at Salt Creek, Buya Ramen, Matteo Trattoria & Pizzeria, LoCo Tampa Bay Food Delivery, The Landing at Jannus Live, La Budde & Sons, Reno Beach Surf Shop, Eighty Deuce, Good Night John Boy 70's Disco, Welcome to the Farm Country Bar, Mermosa Wines, The Pier Dolphin Cruises, Priority Project Resources, La Budde's Weekly Burg Blast, And his new firm - Axxos Commercial Real Estate.

Axxos Commercial Real Estate is a new firm recently formed by three CRE veterans: Joe Esposito, Frank Ferrari, and Jon Reno La Budde. The firm is an expert in all genres, from retail and restaurant to office and industrial to land transactions.

The firm has completed over 110 transactions in Downtown St Petersburg and more transactions in the Warehouse Arts District than any other firm.

The firm is considered a land expert both in the urban and rural realms. The firm has personal relationships with over 31 national developers.

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