

FOR SALE

**1.84 ACRES  
VACANT LAND**



OFFERING MEMORANDUM

1.84 Acres | US Hwy 19 North, Pinellas Park, Florida 33764



## Confidentiality & Disclaimer Statement

**This is a confidential Offering Memorandum** intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property, has been prepared by REMAX REALTEC Group, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire.

Neither the Owner, nor any of its officers, directors, employees, or agents, nor REMAX REALTEC Group, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Site from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm, or entity without prior authorization from REMAX Realtec Group, LLC.

### Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

### Property Tours

Interested parties must execute a confidentiality agreement and schedule a prearranged time with the broker prior to touring the property. Tours will be conducted by appointment only and no one is allowed to tour the property and disturb tenants without the broker's knowledge. Please see broker contact information below to schedule a tour.

### Contact

Daniel Nelson  
Investment Broker/Realtor  
+1 813 323 3353

[Daniel@RemaxCommercialRealty.net](mailto:Daniel@RemaxCommercialRealty.net)



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# The Offering

RE/MAX Commercial is pleased to present an exceptional opportunity to acquire 1.84 acres of vacant land located in Pinellas Park, Pinellas County, Florida. This prime parcel offers a blank canvas for developers, investors, and businesses seeking a strategic location in one of Florida's most desirable regions. The property is zoned CG (Commercial General), allowing for a wide variety of commercial uses, making it ideal for retail, office, or mixed-use development.

## Key Features:

**Location:** Situated in Pinellas Park, the property enjoys close proximity to major highways including US Highway 19, which connects to the broader Tampa Bay area, providing excellent visibility and accessibility. This location is surrounded by a robust mix of residential neighborhoods, businesses, and recreational facilities, ensuring high traffic and demand.

**Size:** The property spans 1.84 acres, offering ample space for commercial development or business relocation. With a prime location and abundant space, this parcel can accommodate a range of uses, from retail developments to office complexes, and more.

**Zoning:** Commercial General (CG) zoning offers flexibility for various commercial uses, including retail, professional services, and multi-family residential. This zoning provides developers and investors with numerous options for development.

**Accessibility:** The property benefits from its central location in Pinellas Park, with easy access to US Highway 19 and 110<sup>th</sup> Ave. N., and is just a short drive to Clearwater Beach, one of the most popular destinations in the region. This property is also conveniently located near key residential and business areas, ensuring consistent demand for services and commerce.

## Investment Opportunity:

For developers and investors looking to capitalize on Pinellas Park and Clearwater's steady growth, this 1.84-acre vacant land represents a prime opportunity for creating a high-demand commercial or mixed-use project. The property's strategic location in Pinellas County, coupled with Clearwater's thriving economy and strong tourism sector, positions it for long-term appreciation and success.

Whether you're looking to build retail spaces, office buildings, or a multi-family development, this parcel offers the flexibility and potential to meet a variety of investment goals. Pinellas Park's consistent population growth and vibrant economy make this land an ideal choice for developers looking to benefit from both the immediate and long-term prospects of the area.

## Key Investment Highlights

- **1.84 Acres Contiguous Land**
- **GC (General Commercial) Zoning**
- **Parcel ID 16-30-16-69732-200-2702**
- **Prime Location in Pinellas Park**
- **High Traffic Area**
- **Excellent Accessibility**
- **Proximity to Clearwater Beach**
- **Surrounded by Residential and Commercial Growth**
- **Flexible Development Potential**
- **Flat, Buildable Land**
- **Investment Opportunity**
- **Strong Demographic Profile**
- **Public Transportation Access**

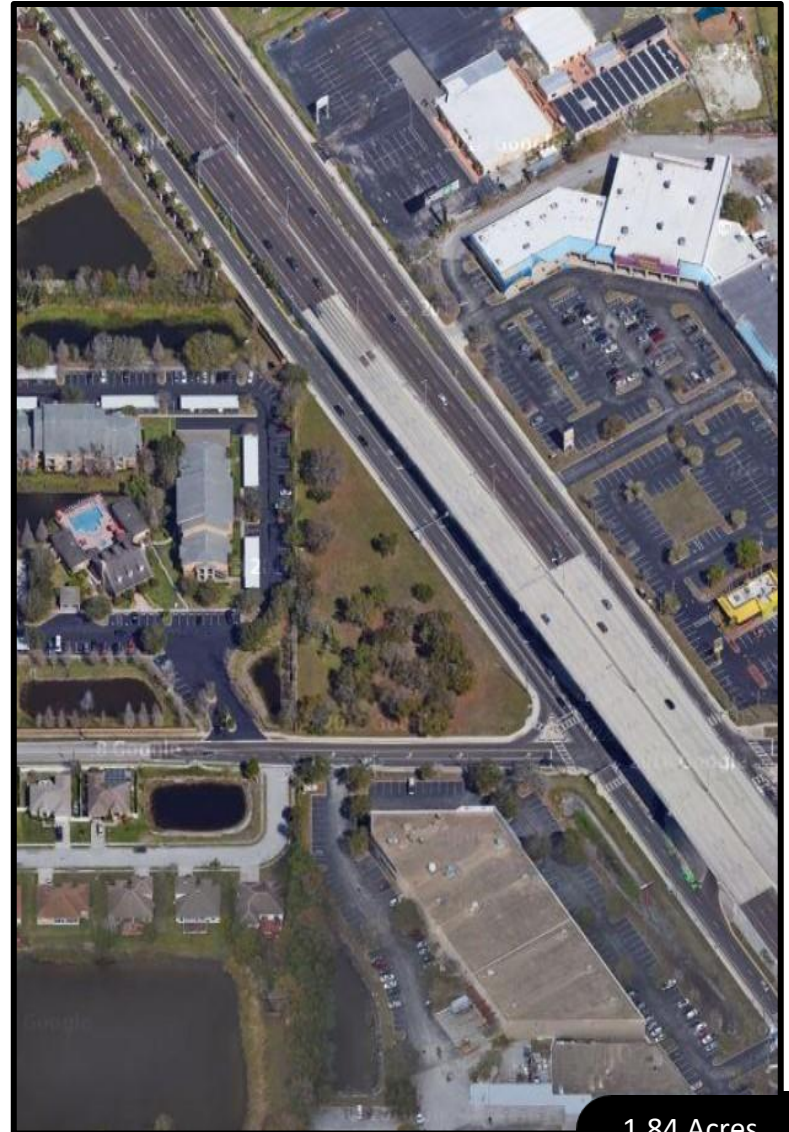
# Property Overview



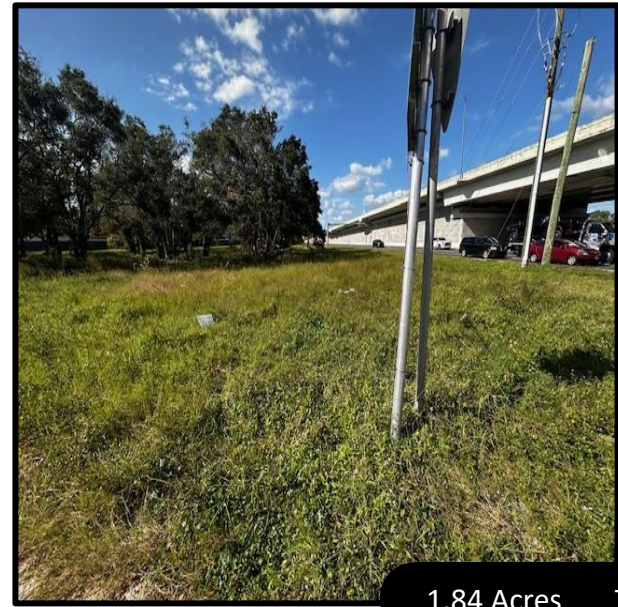
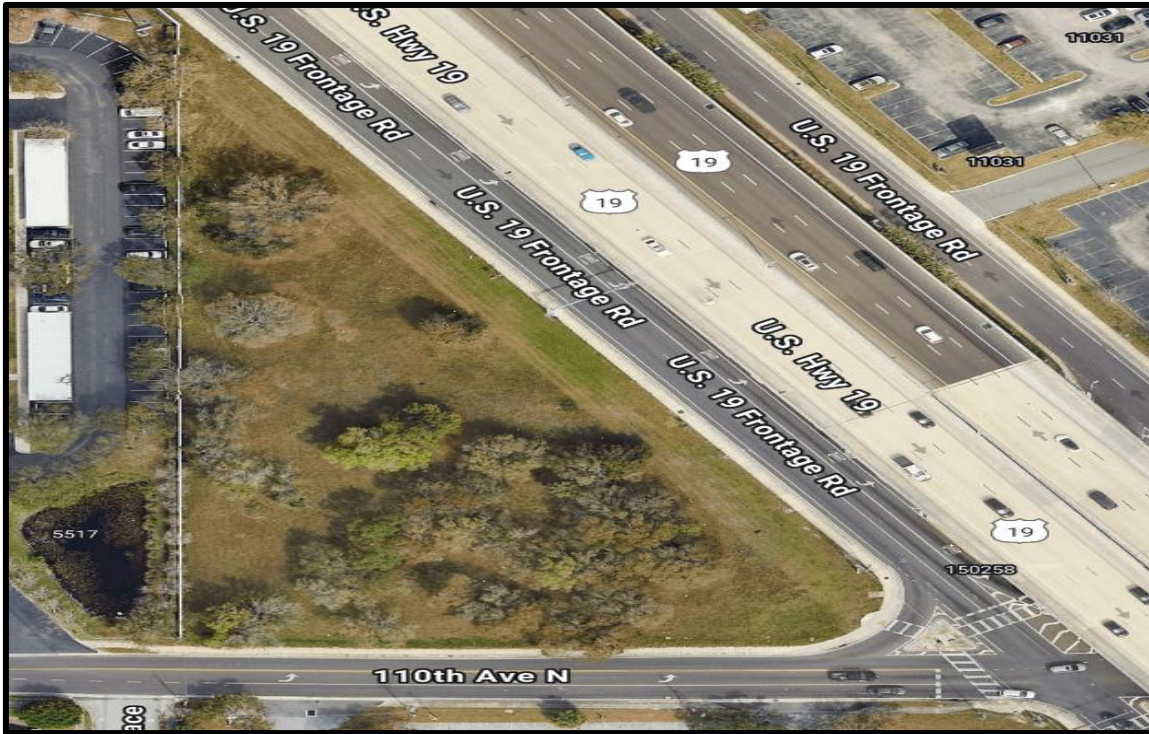
1.84+/- Acres

# Property Overview

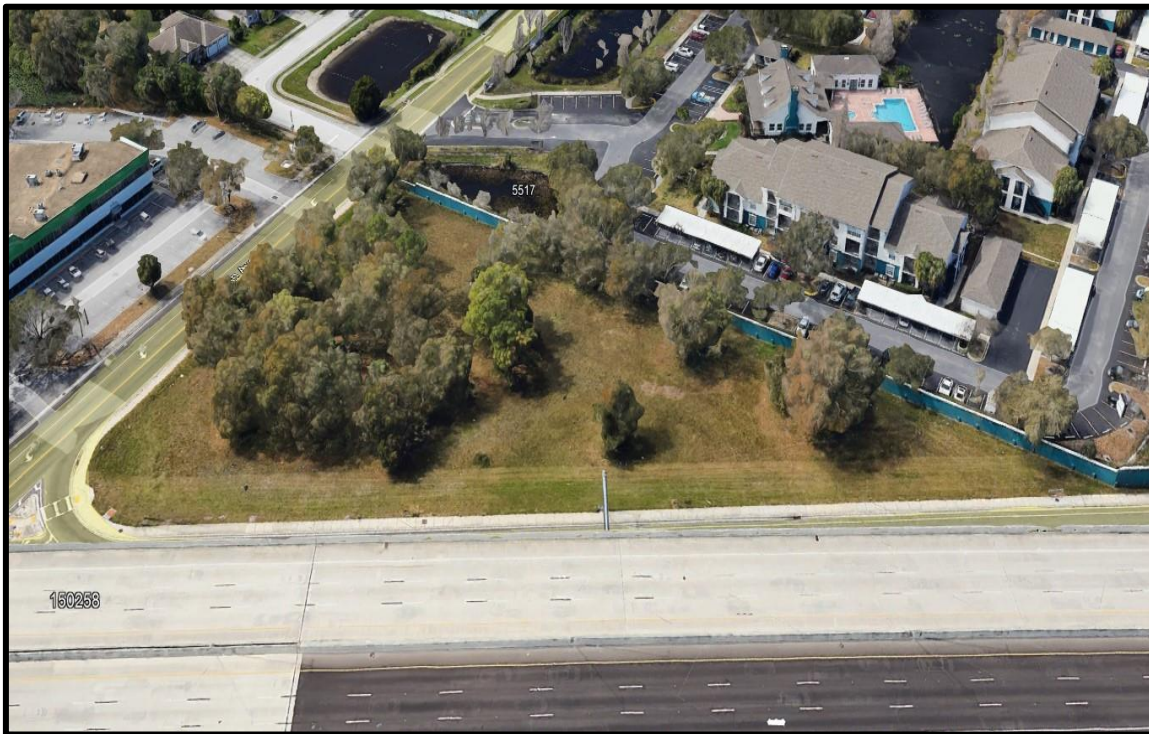
<b>PROPERTY ADDRESS</b>	US Highway 19 North, Pinellas Park Florida 33764
<b>TAX DISTRICT</b>	Pinellas County
<b>SUBMARKET</b>	City of Pinellas Park
<b>SUBDIVISION</b>	Pinellas Farms
<b>PARCEL ID</b>	16-30-16-69732-200-2702
<b>PARCEL SIZE</b>	1.84+/- Acres
<b>ZONING</b>	GC (General Commercial) – B1
<b>PROPERTY USE</b>	Vacant Land Commercial
<b>LAND USE</b>	Commercial General - CG
<b>WETLANDS</b>	None
<b>FLOOD ZONE</b>	X
<b>EVACUATION ZONE</b>	C
<b>BUILDING SIZE</b>	No Structures
<b>YEAR BUILT</b>	N/A
<b>ACCESS</b>	Full Access off US 19 Frontage Road & 110th Ave. North
<b>OFFERING PRICE</b>	<b>\$1,500,000.00</b>



# PROPERTY PHOTOS

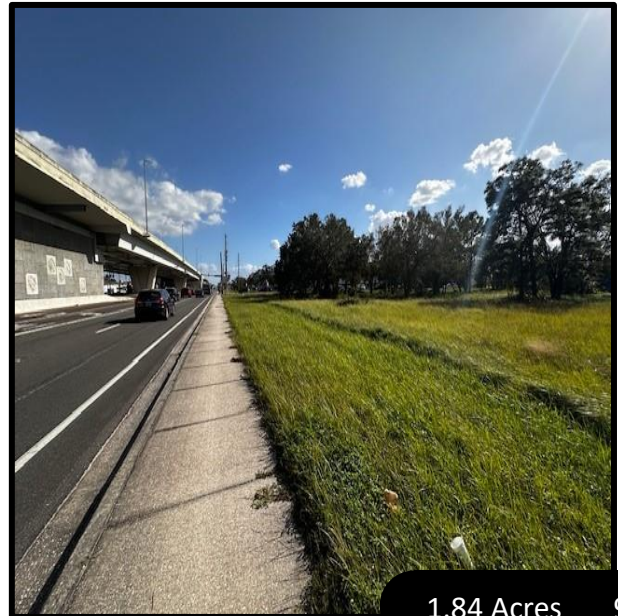


# PROPERTY PHOTOS

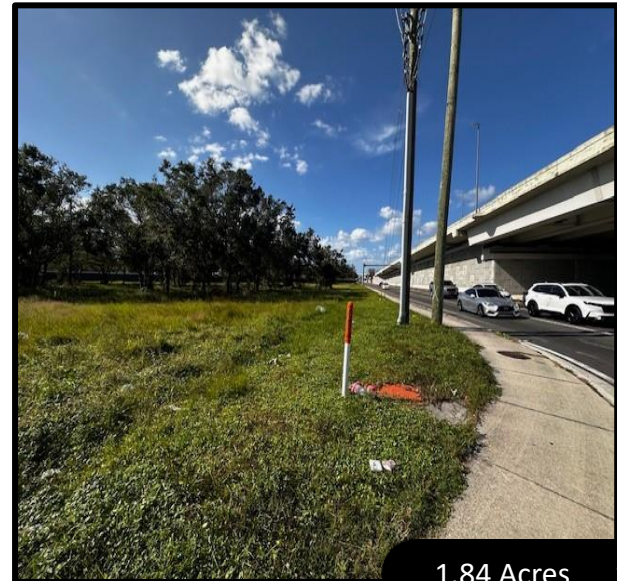




# PROPERTY PHOTOS



# PROPERTY PHOTOS



# DEVELOPMENT CONCEPTION

2 – Story Free Standing Building

Approx. 16,600 GSF +



# DEVELOPMENT CONCEPTION

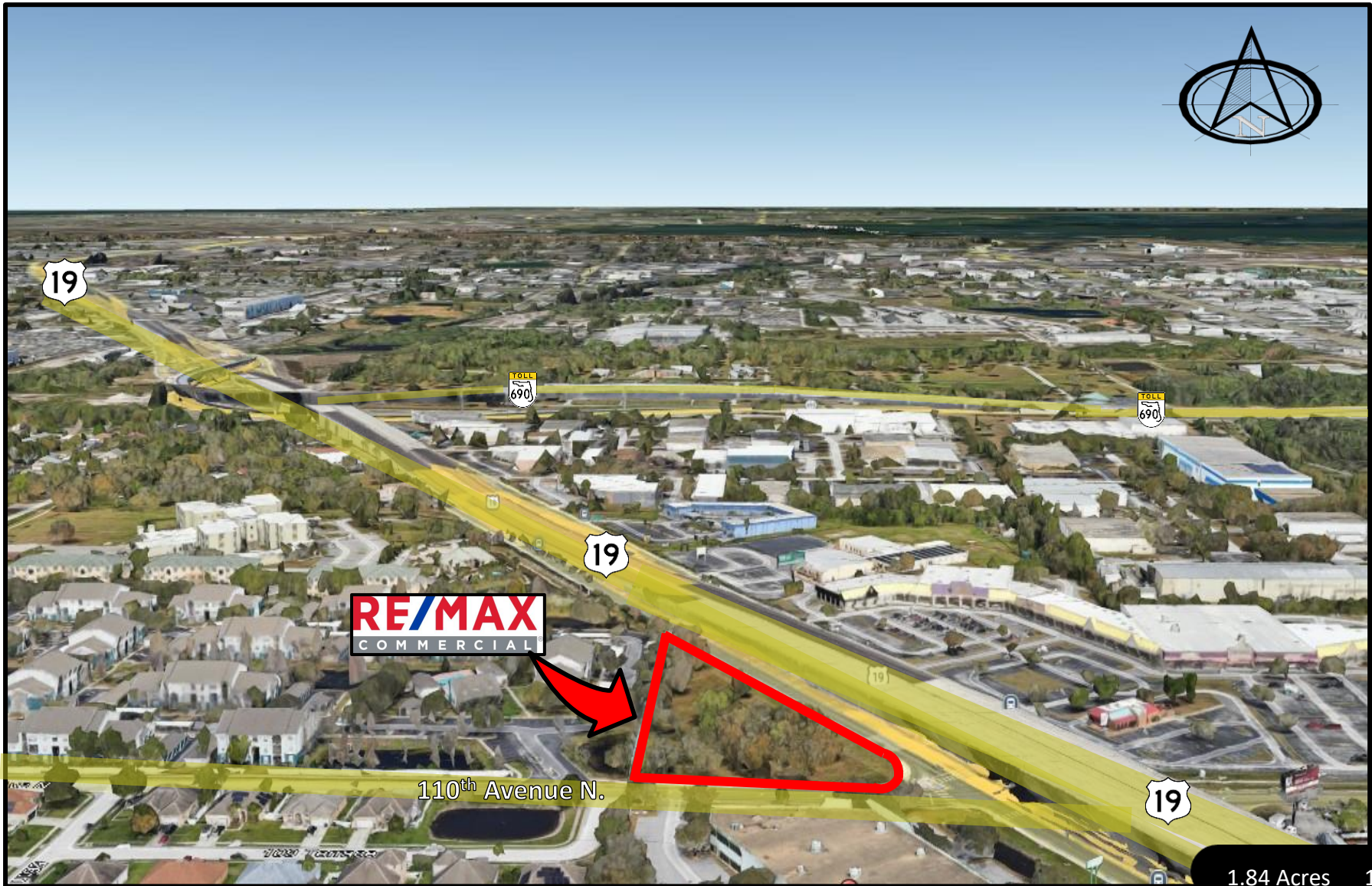
2 – Story Free Standing Building

Approx. 16,600 GSF +



110<sup>th</sup> Avenue N.

# NORTH VIEW



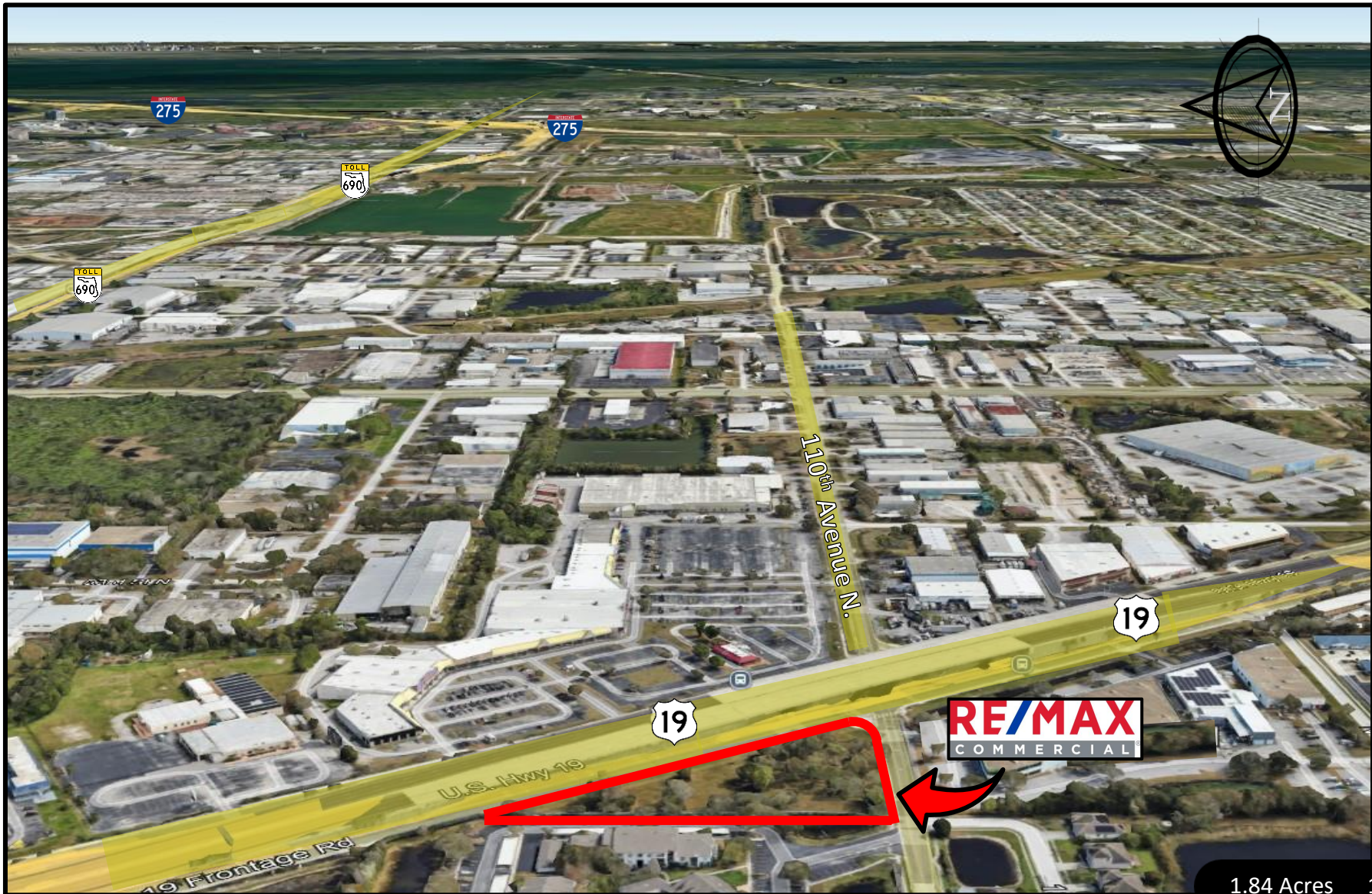
**RE/MAX**  
COMMERCIAL

110th Avenue N.

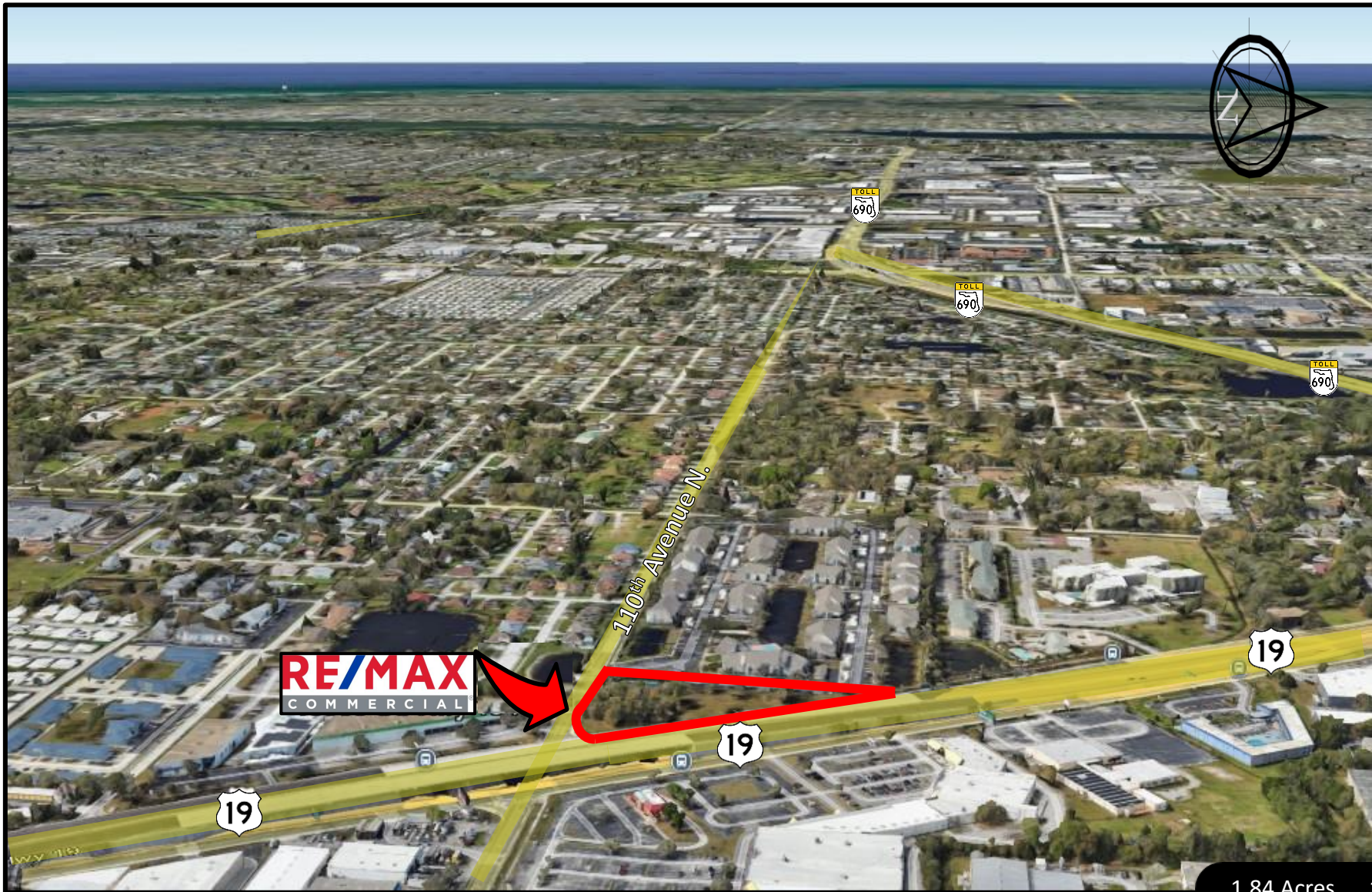
# SOUTH VIEW



# EAST VIEW

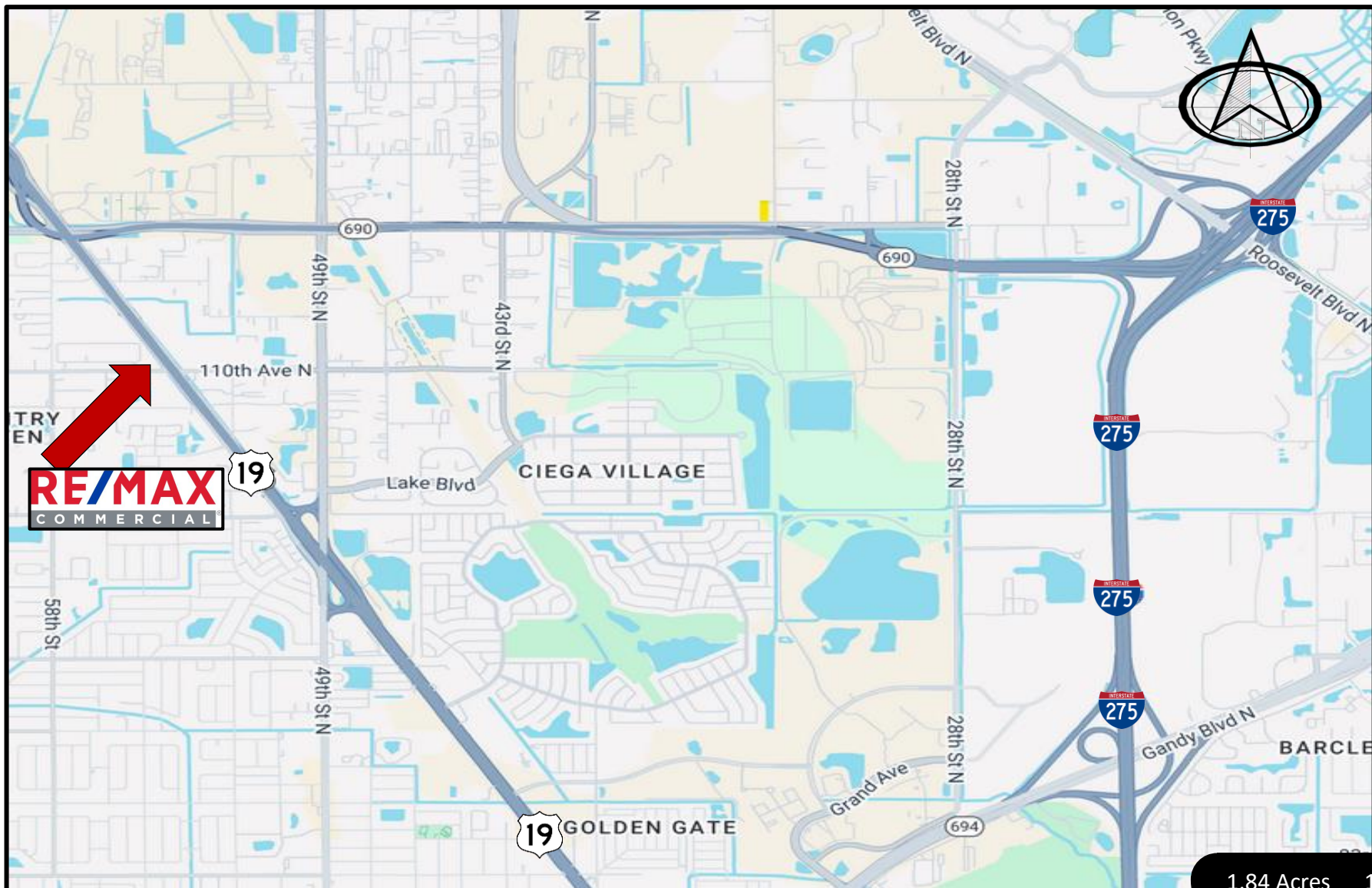


# WEST VIEW

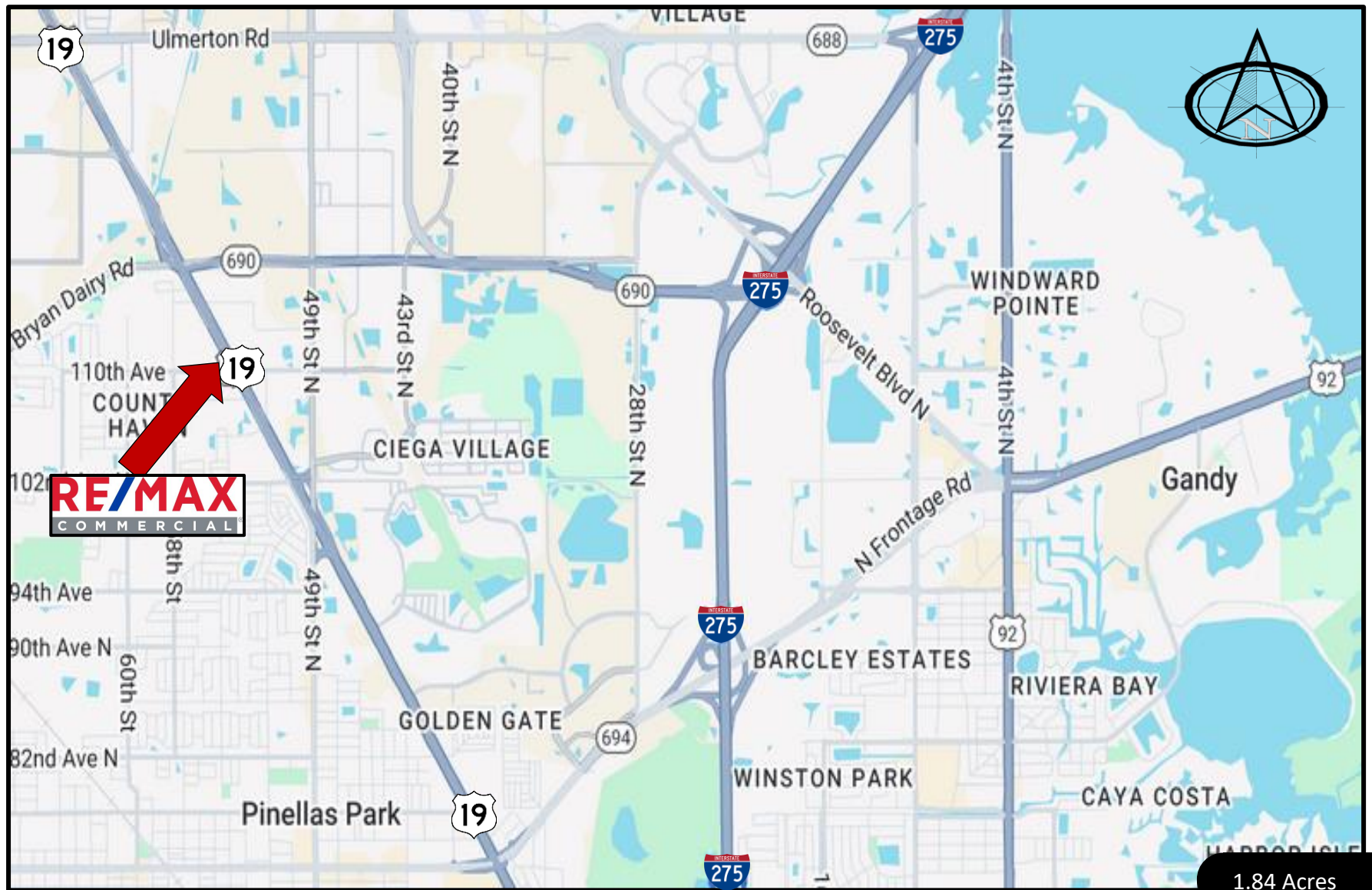




# LOCATION MAPS



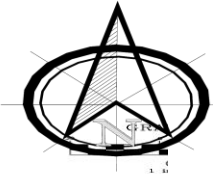
# LOCATION MAPS



# AERIAL



# SURVEY – 1.81+/- ACRES

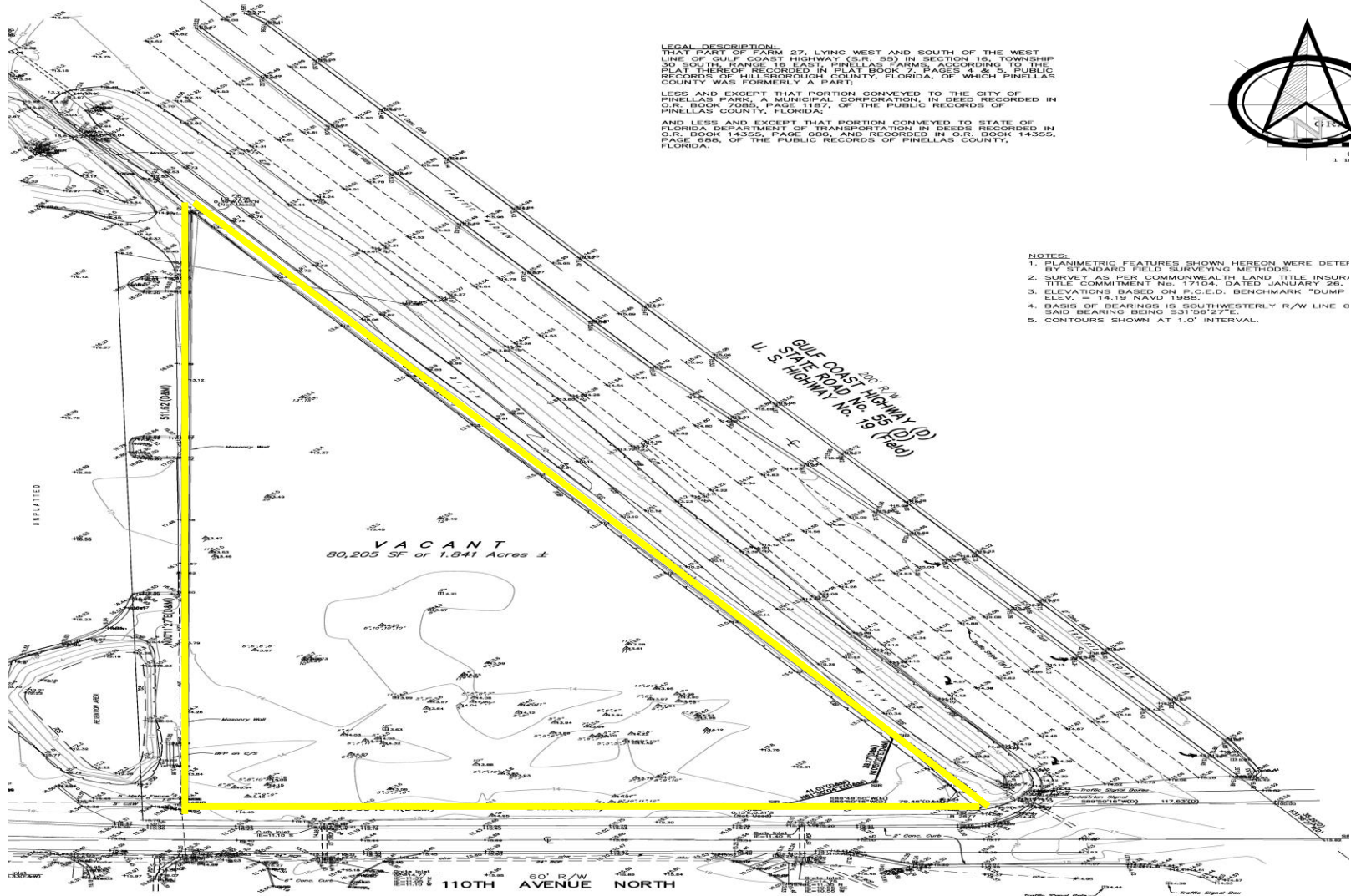


**LEGAL DESCRIPTION:**  
 THAT PART OF FARM 27, LYING WEST AND SOUTH OF THE WEST LINE OF GULF COAST HIGHWAY (S.R. 55) IN SECTION 16E, TOWNSHIP 30 SOUTH, RANGE 18 EAST, PINELLAS PARISH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 & 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF PINELLAS PARK, A MUNICIPAL CORPORATION, IN DEED RECORDED IN O.R. BOOK 2085, PAGE 1187, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

AND LESS AND EXCEPT THAT PORTION CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN DEEDS RECORDED IN O.R. BOOK 14355, PAGE 686, AND RECORDED IN O.R. BOOK 14355, PAGE 688, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

- NOTES:**
1. PLANIMETRIC FEATURES SHOWN HEREON WERE DETE- BY STANDARD FIELD SURVEYING METHODS.
  2. SURVEY AS PER COMMONWEALTH LAND TITLE INSUR, TITLE COMMITMENT No. 17104, DATED JANUARY 26,
  3. ELEVATIONS BASED ON P.C.E.D. BENCHMARK "DUMP ELEV. - 14.19 NAVD 1988.
  4. BASIS OF BEARINGS IS SOUTHWESTERLY R/W LINE O SAID BEARING BEING S31°56'27"E.
  5. CONTOURS SHOWN AT 1.0' INTERVAL.



200' R/W  
 GULF COAST HIGHWAY (RD)  
 U.S. HIGHWAY No. 19 (Field)

VACANT  
 80,205 SF or 1.841 Acres ±

60' R/W  
 110TH AVENUE NORTH

**LEGEND**

(C1)	Construction Stake	(C2)	Edge of Pavement	(P1)	Plot Point
(C3)	Corner of Structure	(C4)	Edge of Pave	(P2)	Plot Point - Control Point
(C5)	Stone and Description	(C6)	Edge of Pave	(P3)	Plot Point

# Location Overview

Nestled in the heart of Pinellas County, Pinellas Park is a vibrant and centrally located city offering a blend of suburban charm and urban convenience. Known for its friendly neighborhoods, thriving business community, and a rich cultural heritage, Pinellas Park provides an attractive lifestyle for residents and an excellent environment for businesses to flourish.

The subject property in Pinellas Park is strategically situated near major thoroughfares, including US Highway 19 and Park Boulevard, providing seamless access to the greater Tampa Bay area. Its central location ensures high visibility and a steady flow of traffic, making it an ideal spot for businesses looking to tap into the area's diverse and growing market.

Pinellas Park benefits from its proximity to world-class beaches, cultural attractions, and a robust local economy. With ongoing development and a focus on community enhancement, the city offers exciting opportunities for both residential and commercial projects. Its convenient access to major highways, vibrant community events, and year-round sunny weather make Pinellas Park a desirable location for businesses and families alike.

## Highlights of Pinellas Park, Florida:

### 1. Central Location

- Positioned in the heart of Pinellas County, Pinellas Park provides easy access to Tampa, St. Petersburg, and Clearwater, making it a central hub for commerce and travel.

### 2. Thriving Business Community

- The city boasts a diverse economy with a mix of small businesses, retail centers, and industrial parks, attracting a range of industries.

### 3. Cultural and Entertainment Hub

- Home to venues like the Pinellas Park Performing Arts Center and the annual *Country in the Park* event, the city has a rich cultural scene.

### 4. Parks and Recreation

- Features numerous parks, including Freedom Lake Park and Helen Howarth Park, offering outdoor activities like walking trails, picnic areas, and sports facilities.

### 5. Proximity to Beaches

- Located just a short drive from some of the most famous Gulf Coast beaches, including Madeira Beach and St. Pete Beach.

### 6. Affordable Living

- Compared to surrounding cities, Pinellas Park offers affordable housing options, making it a desirable choice for families and professionals.

### 7. Strong Transportation Links

- With access to major highways such as US-19 and I-275, and proximity to St. Pete-Clearwater International Airport, the city is well-connected.

### 8. Community-Oriented Atmosphere

- The city hosts regular events, farmer's markets, and festivals that foster a strong sense of community among its residents.

# Area Overview

Pinellas County, located on the west coast of Florida, is a vibrant and diverse region known for its beautiful beaches, thriving communities, and rich cultural offerings. Encompassing 280 square miles and home to over 975,000 residents, Pinellas County presents a perfect blend of coastal living, urban conveniences, and natural beauty. Here are 10 highlights of this dynamic county:

**Location:** Pinellas County occupies a prime location on the Gulf Coast of Florida, bordered by Hillsborough County to the east, the Gulf of Mexico to the west, and the vibrant city of St. Petersburg to the south. The county enjoys a warm subtropical climate, providing pleasant weather year-round.

**Beaches:** Pinellas is famous for its breathtaking beaches, including Clearwater Beach, St. Pete Beach, and Fort De Soto Park. These pristine shorelines with soft white sands and clear, calm waters are some of the most beloved in the state, attracting visitors from all over the world.

**Parks and Recreation:** With more than 30 parks and nature preserves, Pinellas County is a haven for outdoor enthusiasts. Residents and visitors enjoy activities such as hiking, biking, kayaking, and wildlife watching, along with numerous boating and fishing opportunities along the county's extensive coastline.

**Pinellas Trail:** The Pinellas Trail, a 47-mile-long multi-use path, runs through the heart of the county, offering a safe and scenic route for cycling, jogging, and walking. It connects several communities and provides a unique way to explore the area.

**Schools:** Pinellas County is home to a number of highly regarded public and private schools, including the Pinellas County Center for the Arts and various top-rated elementary, middle, and high schools, ensuring quality education for its residents.

**Healthcare:** The county offers a broad range of healthcare options, with hospitals such as St. Petersburg's Bayfront Health and Largo Medical Center providing comprehensive care. Numerous specialized clinics and medical centers further support the health needs of residents.

**Economic Growth:** Pinellas County has experienced substantial economic growth, driven by a diverse economy that includes healthcare, tourism, technology, and marine industries. Its proximity to major metropolitan areas like Tampa has also spurred new business development.

**Shopping:** Pinellas County features an array of shopping destinations, from luxury shopping centers like the Shoppes at the International Plaza to local favorites like the Sundial St. Pete. Residents can enjoy a variety of retail experiences, from high-end boutiques to charming independent shops.

**Transportation:** Pinellas County is well-connected by an extensive network of roads and public transportation, including the SunRunner bus rapid transit system, making commuting and travel throughout the county easy and efficient. The St. Pete-Clearwater International Airport and proximity to Tampa International Airport provide convenient air travel options.

Pinellas County combines the best of coastal living with vibrant city life, making it an attractive destination for both residents and visitors seeking a dynamic and welcoming community.

# Demographics Overview

According to population data, Pinellas Park, Florida, is home to a vibrant and growing community. Within a 15-minute radius, the total population is 425,742, expanding to 1,215,347 within a 30-minute radius and 2,479,832 within a 45-minute radius. The average age in the area is 47.2 within a 15-minute radius, rising to 45.7 and 43.0 within the 30-minute and 45-minute radii, respectively.

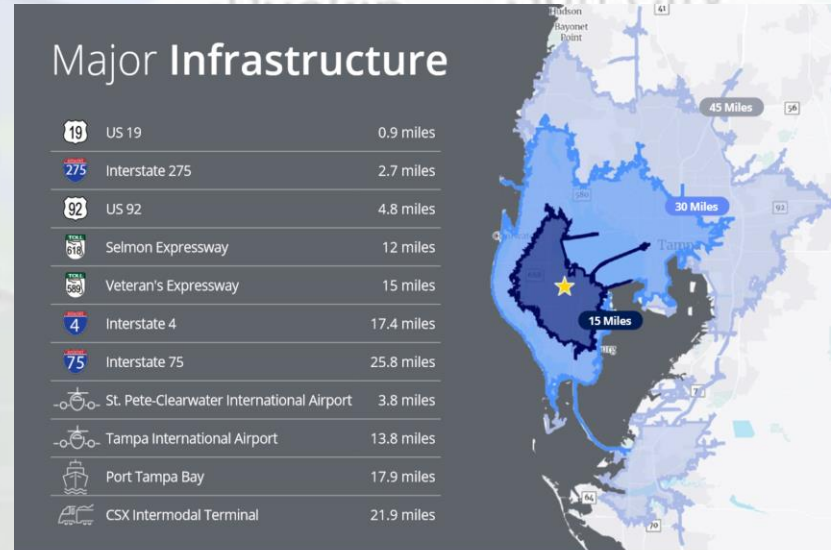
Breaking down by gender, males have an average age of 45.2 within a one-mile radius, decreasing to 44.3 and 43.7 within three and five miles. Females have an average age of 48.5, 47.2, and 46.8 within a one-mile radius, three miles, and five miles, respectively.

Pinellas Park also boasts a substantial number of households, with 211,492, 648,345, and 1,090,623 households within a 15-minute radius, 30-minute radius, and 45-minute radius, respectively. The average household size is 2.42, 2.38, and 2.33 within these respective radii.

In terms of income, the average household income within a 15-minute radius is \$95,432, increasing to \$103,215 and \$107,612 within the 30-minute radius and 45-minute radius. The median household income also varies, with figures of \$59,276, \$65,097, and \$64,274 within a 15-minute radius, 30-minute radius, and 45-minute radius, respectively.

Pinellas Park has experienced steady population growth in recent years, with a rate of 15.8 percent over the past decade, and is projected to see a further 3.4 percent increase in population over the next five years. Income growth is also expected to continue upward, with an anticipated growth rate of 9.2 percent over the same period.

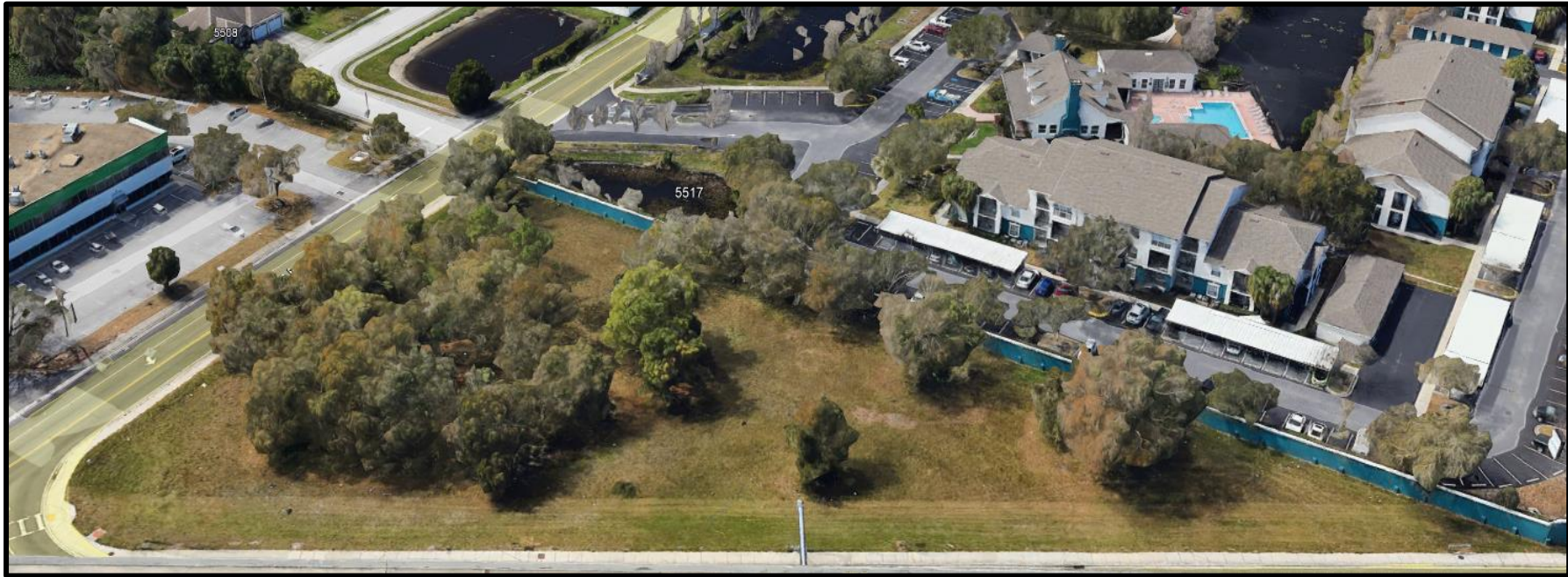
The area is known for a well-educated and skilled workforce, with a balanced mix of renter-occupied and owner-occupied housing. The median home value in Pinellas Park stands at \$273,128, with expected growth of 8.2 percent over the next five years. Pinellas Park's blend of urban conveniences and coastal charm continues to attract professionals, retirees, and families alike, making it an increasingly desirable destination for both living and business.



## 2024 Demographics

	15 Minutes	30 Minutes	45 Minutes	60 Minutes
Total Population	452,244	1,445,926	2,577,013	3,866,857
2029 Projected Population	454,938	1,452,741	2,619,659	3,975,560
Total Households	211,492	648,345	1,090,623	1,603,911
Median Age	47.2	45.7	43.0	43.7
Median Household Income	\$59,276	\$65,097	\$64,274	\$66,546
Bachelor's Degree or Higher	33%	39%	36%	36%

# CONTACTS



## 1.84 ACRES VACANT LAND

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Licensed Broker Realtor  
Investment Broker  
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**RE/MAX**  
COMMERCIAL®

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Palm Harbor, FL 34685

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