

**FORTUNE**  
INTERNATIONAL  
REALTY

**PARCEL IN ST. PETERSBURG, FL**



**OFFERING MEMORANDUM**

Exclusively Presented by:

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This Memorandum is only provided with the understanding that you (The Recipient) agree to these conditions. If you (The Recipient) do not agree to these conditions, you must promptly return this Memorandum to the address below.

Attention: **XIMENA SEPULVEDA MESINA**

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## PROPERTY DESCRIPTION

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## PROPERTY DESCRIPTION

## Overview

**Price: \$550,000**

**Address:** 7th Ave S parcel in St. Petersburg, FL 33712

**Lot Size:** 0.41 acres (17,670 sq ft)

## **Zoning:** NSM-1 (Multifamily Residential)

**Buildable Lot Letter:** Approved — up to 8 units allowed (2 may be designated as workforce housing)

**Current Use:** Vacant land, cleared and buildable

**Frontage:** 142 ft on city street

**Utilities Available:** Public water, sewer, electricity, internet, and street lighting

**Flood Zone:** None (Zone X)

**Opportunity Zone:** Yes – eligible for federal tax incentives



## Development Potential

## This site is ideal for:

- Townhomes with ADUs (Accessory Dwelling Units)
- Workforce housing
- Multifamily rental or for-sale unit (up to 8 units, 2 may be designated as workforce housing)
- Single-family homes
- Duplex or triplex development
- Affordable and workforce housing are in demand, especially near major employers like Johns Hopkins All Children's Hospital and Bayfront Health.

Its location in an Opportunity Zone and proximity to major redevelopment projects makes it especially attractive for investors seeking long-term growth and tax advantages.



## PROPERTY DESCRIPTION

## Photos



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## LOCATION

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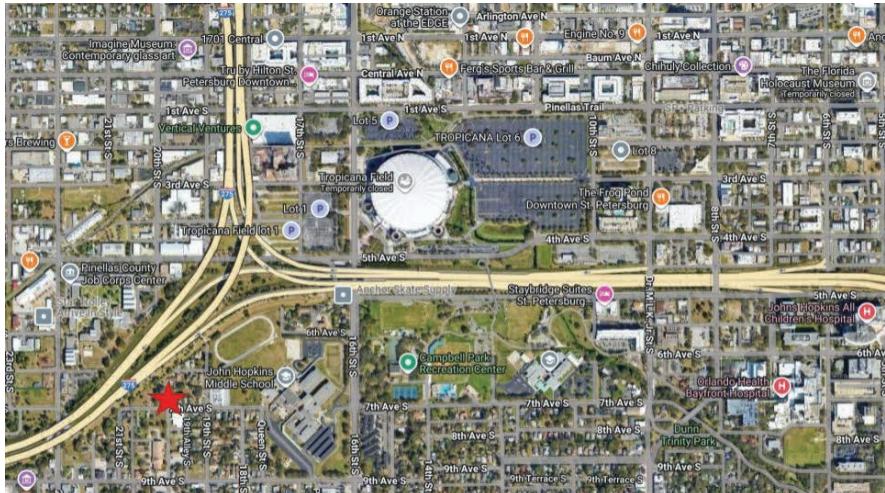
## PROPERTY DESCRIPTION

## Location Highlights

- **Neighborhood:** Gregory's Subdivision, Midtown St. Petersburg

### NEARBY LANDMARKS:

- 0.3 miles from the **\$6B Historic Gas Plant Redevelopment**
- Steps from **Campbell Park** and **St. Pete Skate Park**
- ~5-minute walk to **Tropicana Field (MLB Rays games)**
- Close to **Johns Hopkins All Children's Hospital** and **Bayfront Health**
- Near the **Pinellas Trail**, envisioned as a Beltline-style urban greenway



**John Hopkins Middle School**  
Center for the Arts, Journalism and Gifted Studies

### 0.6 miles from John Hopkins Middle School:

This school offers specialized magnet programs including Gifted & Talented tracks and has been recently honored as a School of Excellence by Magnet Schools of America for 2025

## PROPERTY DESCRIPTION

## St. Petersburg, FL

St. Petersburg, Florida: A City of Sunshine, Innovation, and Inclusive Growth

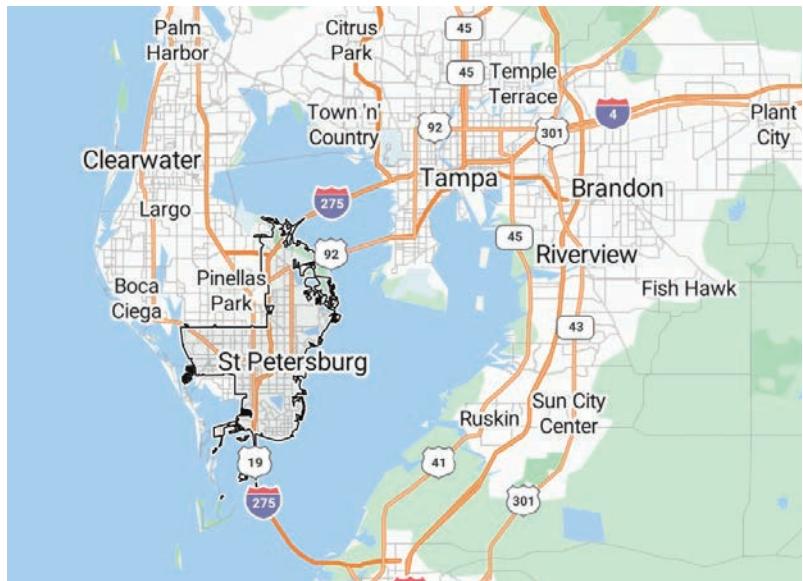
St. Petersburg, Florida—often called “The Sunshine City”—is more than a coastal haven with record-breaking weather. It is a city in motion, where history, culture, and civic ambition converge to shape a dynamic urban landscape. Nestled between Tampa Bay and the Gulf of Mexico, St. Petersburg has evolved from a quiet resort town into a thriving metropolitan hub known for its progressive policies, vibrant arts scene, and commitment to equitable development.

At the heart of St. Petersburg’s identity is its dedication to community. The city’s leadership, under Mayor Kenneth T. Welch, has prioritized restorative justice, affordable housing, and inclusive economic growth. Landmark initiatives like the redevelopment of the Historic Gas Plant District—a \$6 billion transformation of a once-displaced Black community—reflect a bold vision for healing and reinvestment. These efforts are not just about revitalizing land; they’re about restoring trust, honoring legacy, and creating opportunity.

St. Petersburg’s urban planning is equally forward-thinking. From flood resilience infrastructure to transit-oriented development, the city is aligning its growth with environmental stewardship and long-term sustainability. Public engagement is central to this process, with residents actively shaping budget priorities, zoning changes, and neighborhood plans. This collaborative spirit ensures that development reflects the needs and aspirations of the people who call St. Pete home.

Culturally, the city pulses with creativity. The Warehouse Arts District, the Salvador Dalí Museum, and a host of local galleries and festivals make St. Petersburg a magnet for artists and innovators. Its downtown waterfront, lined with parks, restaurants, and civic spaces, offers a model for livable urban design—where economic vitality meets public enjoyment.

In every corner of St. Petersburg, there is evidence of a city that values both progress and people. Whether through affordable housing initiatives, small business support, or environmental innovation, St. Pete is building a future rooted in equity, resilience, and pride. It is a city that welcomes investment not just in buildings, but in community—and that makes it a place worth watching, partnering with, and calling home.



## Lifestyle Positioning

- **Ideal for urban professionals, artists, and families** seeking walkable access to culture, recreation, and employment.
- **Perfect for live/work units or townhomes** with ADUs, catering to multigenerational households and creative entrepreneurs.
- **Opportunity Zone location** enhances appeal for impact investors and developers focused on community revitalization.

## Walkable and Bikeable Attractions

Destination	Distance from Parcel	Mode	Highlights
<b>Campbell Park &amp; Skate Park</b>	0.1 miles	Walk	Sports courts, green space, youth hub
<b>Tropicana Field (MLB Rays)</b>	0.3 miles	Walk	Baseball, concerts, redevelopment zone
<b>Pinellas Trail Access</b>	0.2 miles	Walk/Bike	Beltline-style urban greenway
<b>Warehouse Arts District</b>	~1 mile	Bike	Galleries, studios, creative spaces
<b>Edge District</b>	~1 mile	Bike	Cafes, boutiques, nightlife
<b>The Dalí Museum</b>	~1.5 miles	Bike	Iconic surrealist art
<b>St. Pete Pier &amp; Waterfront Parks</b>	~2 miles	Bike	Dining, events, sunset views
<b>Great Explorations Children's Museum</b>	~2.5 miles	Drive	Hands-on learning for families

# Why St. Petersburg Is a Smart Investment Choice

## 1. STRONG MARKET FUNDAMENTALS

- **Competitive Market:** Homes typically receive multiple offers and sell within 49 days
- **Rental Demand:** High due to tourism, remote workers, and retirees seeking coastal living

## 2. LIVABILITY & LIFESTYLE

- **Sunshine Capital:** Over 360 days of sun per year
- **Waterfront Access:** Beaches, marinas, and parks drive desirability
- **Cultural Scene:** Museums, galleries, and festivals attract residents and visitors alike

## 3. URBAN GROWTH & REDEVELOPMENT

- **Historic Gas Plant Redevelopment:** A \$6B mixed-use project with housing, retail, and community space
- **Infrastructure Investment:** Flood resilience upgrades, transit improvements, and green space expansion
- **Downtown Renaissance:** Walkable neighborhoods, new construction, and adaptive reuse projects

## 4. INVESTOR-FRIENDLY ENVIRONMENT

- **Lower Entry Costs:** Compared to Miami or Tampa, St. Pete offers more affordable investment opportunities
- **Business Incentives:** Local programs support small businesses, startups, and minority-owned enterprises
- **Zoning Flexibility:** Opportunities for multifamily, mixed-use, and adaptive reuse developments

## 5. COMMUNITY & EQUITY FOCUS

- **Restorative Justice Projects:** Redevelopment with a focus on displaced communities and inclusive growth
- **Public Engagement:** Transparent planning processes and resident input shape development priorities
- **Sustainability Goals:** Climate resilience and green building standards are increasingly prioritized

# St. Petersburg Demographics Report

POPULATION & GROWTH		HOUSING & TRANSPORTATION	
POPULATION (2025):	~266,000	AVERAGE CAR OWNERSHIP:	2 cars per household
GROWTH RATE:	~0.54% annually	COMMUTE TIME:	~29.5 minutes
DENSITY:	~4,311 people per square mile	HOMEOWNERSHIP VS. RENTERS:	Balanced mix, with strong rental demand in urban area
INCOME & HOUSING			
MEDIAN HOUSEHOLD INCOME:	~\$73,118		
PER CAPITA INCOME:	~\$50,050		
POVERTY RATE:	~11.7%		
AVERAGE HOUSEHOLD SIZE:	2.1 people		

The **median household income of ~\$73K** suggests strong demand for housing priced in the **\$1,800–\$2,400/month range** or **\$350K–\$450K sale price**.

## COMMERCIAL GROWTH

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## Commercial Growth Highlights Near Subject Land

### 1. HISTORIC GAS PLANT REDEVELOPMENT

- **Investment:** \$6 billion
- **Location:** 0.3 miles from this parcel
- **Scope:** Mixed-use development with residential, retail, office, and entertainment
- **Impact:** Will dramatically increase foot traffic, demand for housing, and commercial services

### 2. MELROSE PARK PLACE – 1940 7TH AVE S

- **Type:** 9,874 sq ft commercial office
- **Zoning:** NSM-1 (same as this parcel)
- **Uses:** Office, medical, spa, showroom, warehouse, brewery, food processing, or multifamily
- **Price:** \$1.69 million
- **Status:** Renovated and nearing completion
- **Implication:** Confirms NSM-1 zoning supports flexible commercial and live/work uses

### 3. WAREHOUSE ARTS DISTRICT

- **Transformation:** From industrial to creative hub
- **Uses:** Galleries, studios, entertainment venues, and startups
- **Investor Appeal:** High demand for flexible mixed-use spaces
- **Proximity:** ~6-minute bike ride from this parcel
- **Implication:** Your site can attract creative entrepreneurs or hybrid commercial tenants

### 4. THE EDGE DISTRICT

- **Character:** Bustling with cafes, boutiques, and pedestrian activity
- **Location:** Between Downtown and Warehouse Arts
- **Trend:** Rapid commercial expansion with strong retail and hospitality demand
- **Implication:** Your parcel benefits from spillover demand and walkability to this district



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