



**SALE PRICE**

N/A



**PROPERTY SIZE**

8,646 SF



**YEAR BUILT**

1971



**NUMBER OF UNITS**

1



**LOT SIZE**

2.4 Acres

**900 STARKEY RD  
LARGO, FL 33771**

## LARGO PARK PLACE

**Presented By:**

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**PROPERTY INFORMATION**



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Off-Market Opportunity  
Super Rare Find  
Re-Development Land Play  
Multi-Family \* Office \* Retail Options  
LARGO PARK PLACE

Our Offering is for 2.4 acres in an exceptional location on a major corridor in a community in Florida. The Site consists of 105,000 SF of mostly vacant land with two structures. The land mass has an unbelievable 400 ft of frontage with a depth of 267 ft. The structures sit on the very southern edge.

The site was in unincorporated Pinellas County but was recently annexed by the city of Largo.

Building Notes: There are two structures total of 8,200 SF. The buildings were built in 1935 and 1971. The buildings are both stick and easily demolished.

## OFFERING SUMMARY

Sale Price:	N/A
Number of Units:	1
Lot Size:	2.4 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	812	1,992	7,298
Total Population	1,527	3,734	14,041
Average HH Income	\$72,829	\$70,372	\$71,508

# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Land Notes: The land mass is a generous 2.4 acres. The land is perfectly flat and manicured. There is already fiber, power, trash, and water at the site. The recent annexation to the city of Largo will have water, sewer, and trash available from the city. The frontage of 400 ft and an unbelievable depth of 267 ft, are critical dimensions. These measurements are more than enough to satisfy the parking garage requirements of a mid-rise apartment or condo building. There are already two curb cuts, if needed more may be attained.

Multiple Pathways:

- 1) Blade the buildings and develop all of the 2.4 acres into multiple Multi-family Mid-Rises.
- 2) Develop the site as Mixed Use with Retail on the frontage and Multi-Family Mid-Rise in the rear.
- 3) Develop as Retail - a) Develop the site into a boutique shopping center. b) Develop the into a Small Box site. c) Giant Service Station. d) Car Wash Site
- 4) Develop the site into a Self Storage Site
- 5) Develop the site into an Office Complex
- 6) All above - Multi Mixed Use with Retail and Office upfront and Multi-Family in the rear

The city of Largo is very accommodating and progressive. The city staff was extremely helpful in the annexation process and stated that re-zoning would be appropriate.

Multi-Family Zoning seems to be very desirable with increased density. It has also been stated the site may be eligible for the "Live Local Act". Many out-of-state developers may not be familiar with this very advantageous statute.

The "Live Local Act" is a state statute unique to Florida, it is a comprehensive, statewide attainable housing strategy, designed to increase the availability of affordable housing opportunities for Florida's residents, who desire to live within the communities they serve. This framework provides historic recurring funding for housing very low to moderate-income households. In addition to a multitude of new programs, incentives, and opportunities, this legislation works to focus Florida's housing strategy in ways that make housing more attainable. This is very attractive to Developers because the Act allows significantly increased density under certain circumstances.

# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- - Off-Market Re-Development Play
- - Florida Opportunity
- - Prime Tampa Bay Metro Area
- - Located in Pinellas County
- - Proximity to St. Petersburg
- - Desirable City of Largo setting
- - Prominent Starkey Blvd address
- - 2.4 Acres



# ADDITIONAL PHOTOS

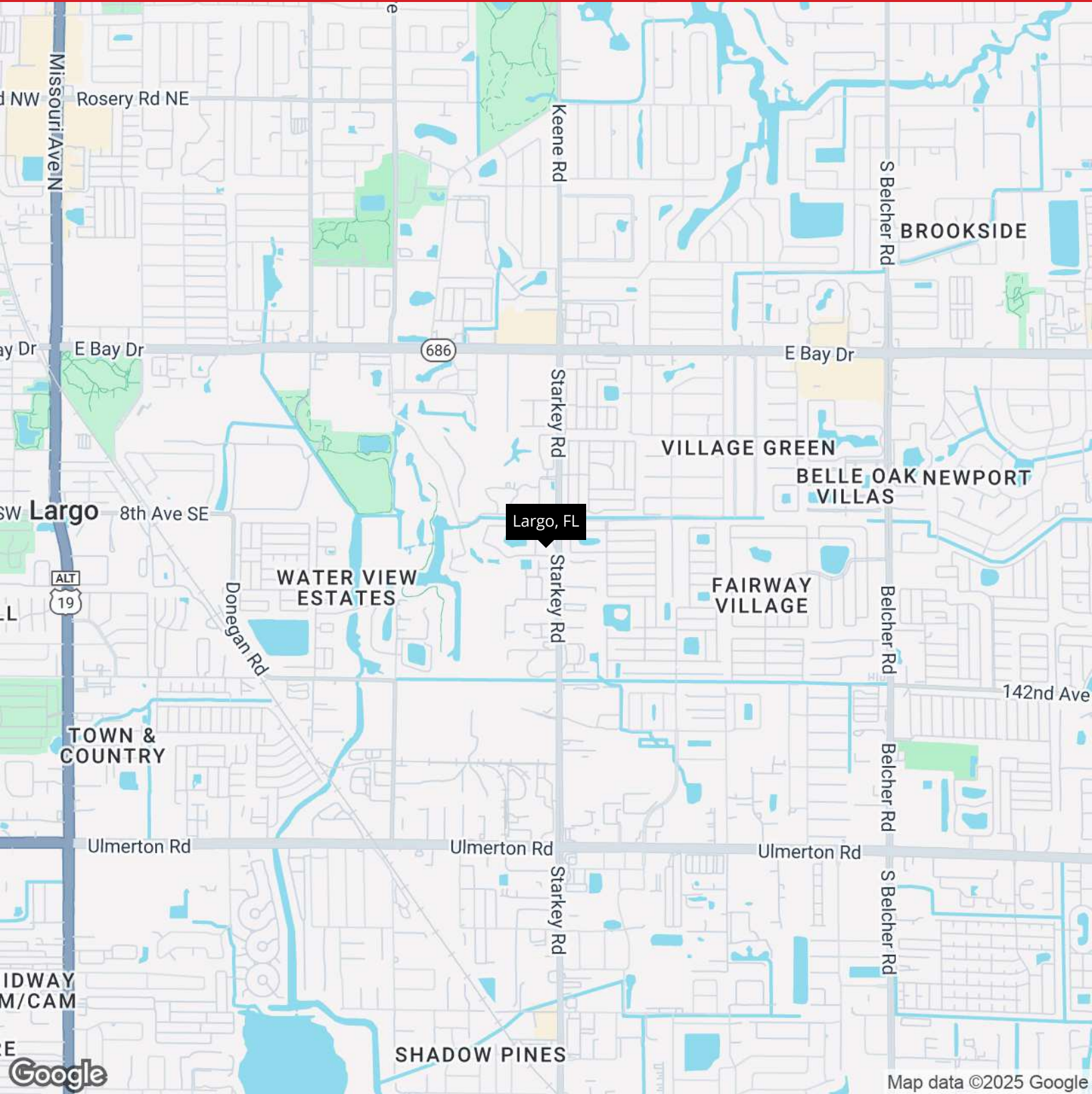


**LOCATION INFORMATION**

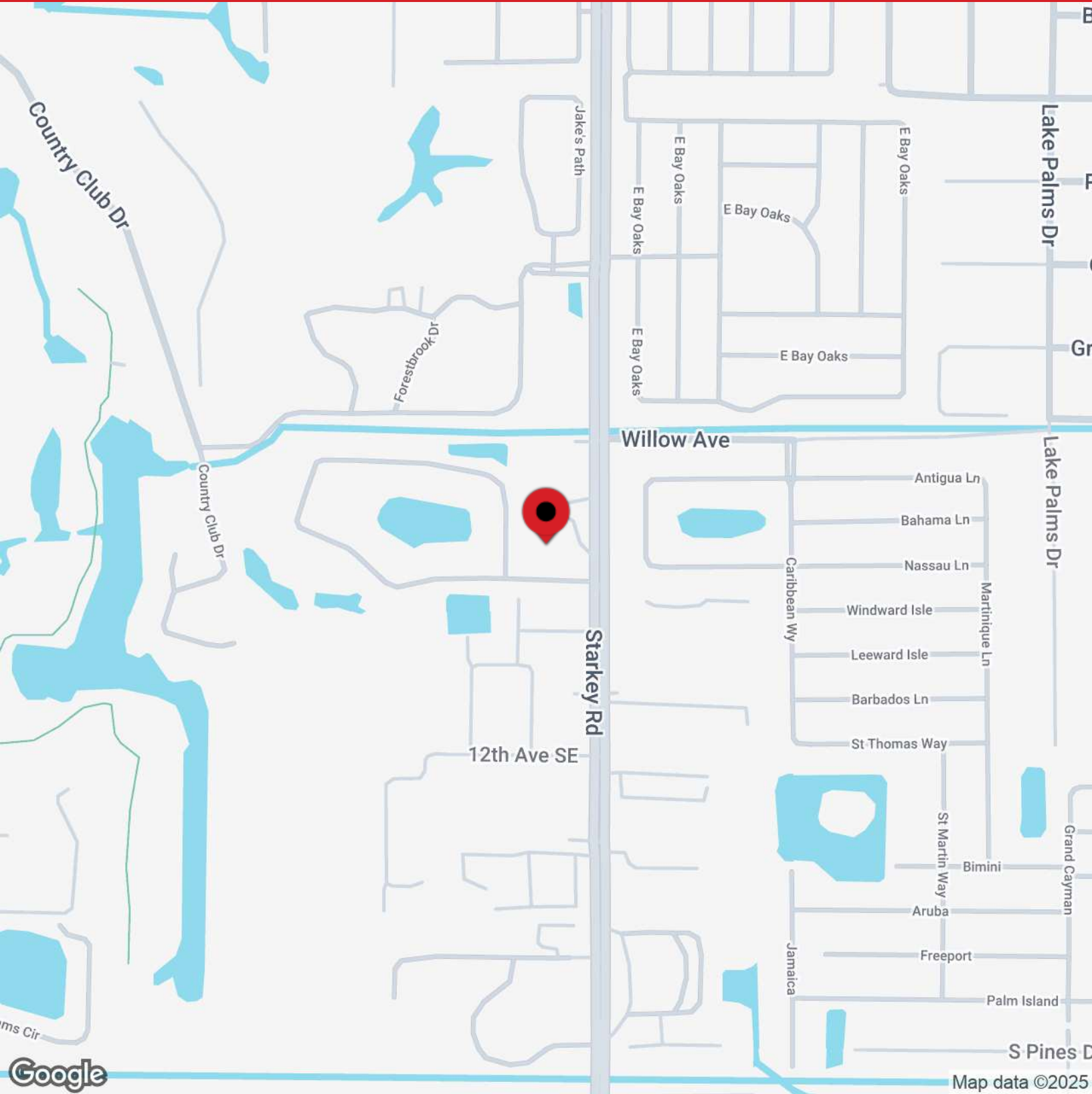




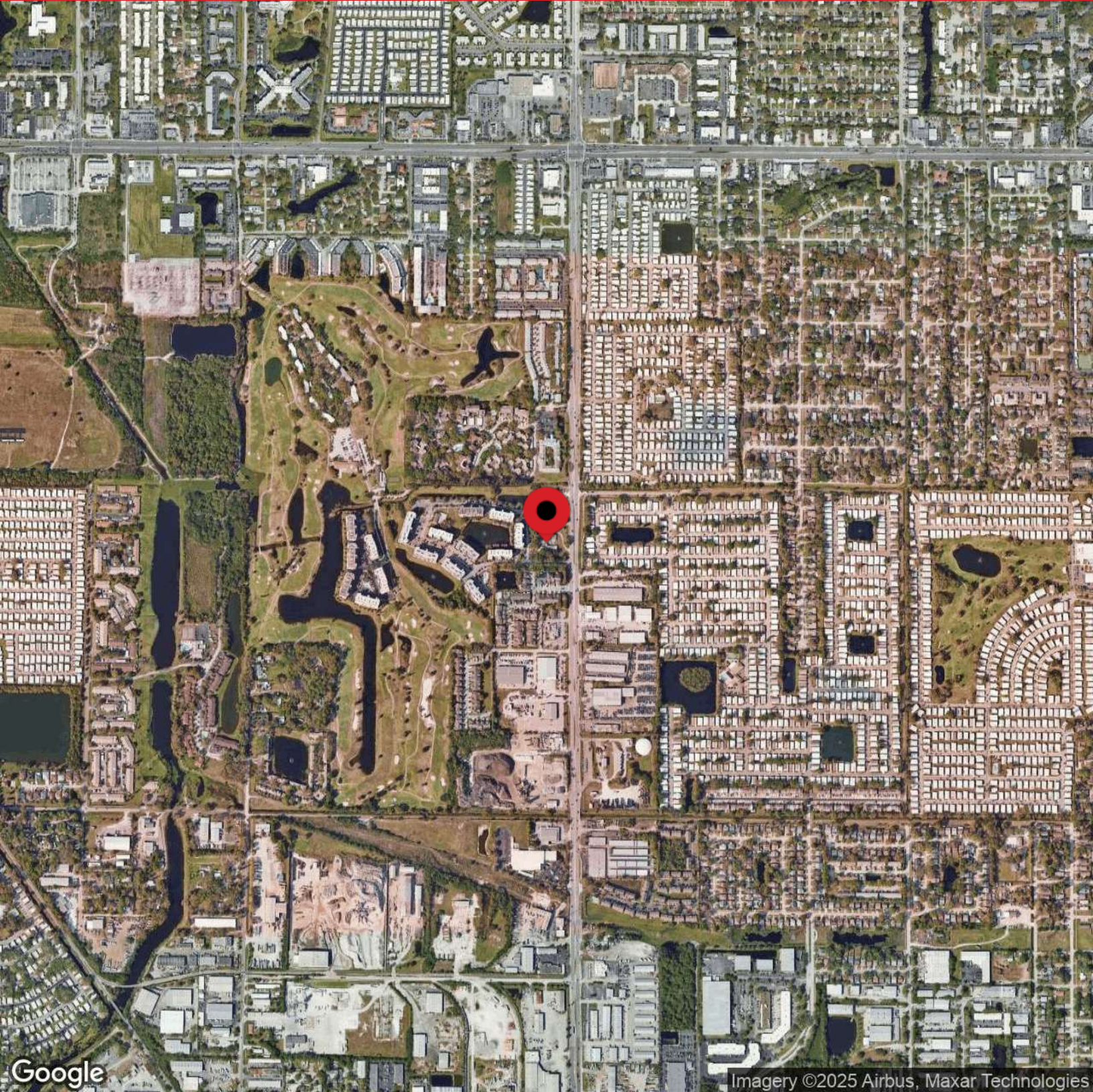
# REGIONAL MAP



# LOCATION MAP



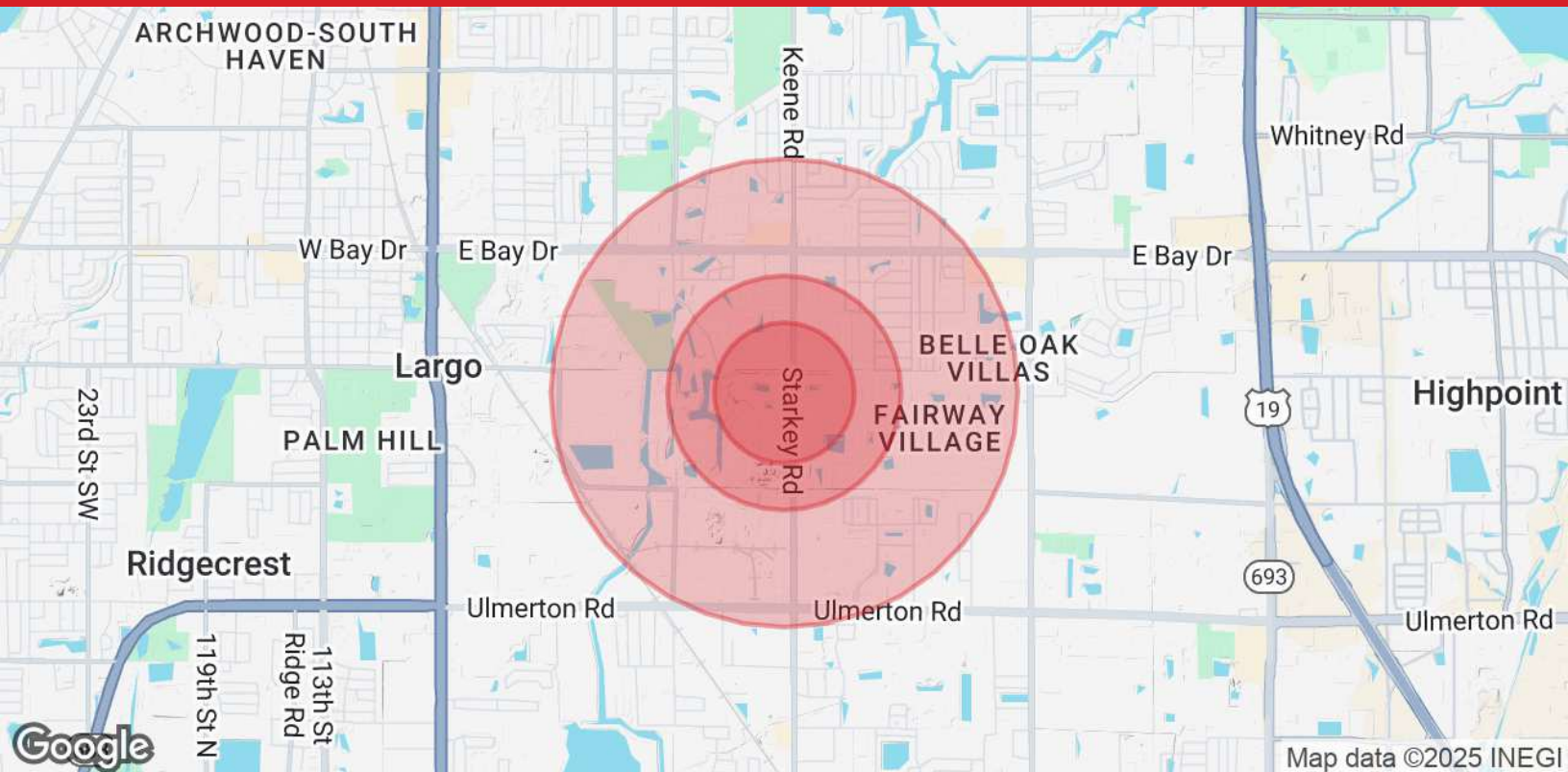
# AERIAL MAP



# DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,527	3,734	14,041
Average Age	56	55	54
Average Age (Male)	55	54	52
Average Age (Female)	57	57	55

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	812	1,992	7,298
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$72,829	\$70,372	\$71,508
Average House Value	\$198,223	\$187,329	\$205,912

Demographics data derived from AlphaMap

# ADVISOR BIOS

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# ADVISOR BIO 1



## **JON RENO LA BUDDE**

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### **PROFESSIONAL BACKGROUND**

An entrepreneur born and raised in St. Pete and an FSU graduate, Mr. LaBudde has an understanding of retail, restaurant and downtown St. Pete space that others simply cannot match. He is an entrepreneur who has launched several retail businesses himself. He supports our community by being active in the Chamber of Commerce and the Downtown Business Association. 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, Jonny Reno's, Reno Beach Surf Shop, and of course, Axxos Commercial.

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