

CHURCH ON THE BAYOU

407 WHITCOMB BLVD, TARPON SPRINGS, FL 34689

Building Name	Church on the Bayou
Property Type Subtype	Special Purpose Church
Price	\$1,900,000
Number of Buildings	2
Total Building SF	8,396 SF
Lot Size	4.88 Acres
Year Built	1966

We are excited to present a unique opportunity to acquire the entire 4.88-acre Church on the Bayou property, located at 407 Whitcomb Blvd, Tarpon Springs, FL 34689. This prime parcel, currently zoned for church, school, and mission use with an underlying R-100 residential zoning allowing up to 4 dwelling units per acre, includes two existing buildings totaling 8,396 square feet, built in 1966.

With frontage on Whitcomb Bayou, which connects to the Anclote River and flows into the Gulf of Mexico, the property offers stunning water views and potential access to water-related activities. This versatile site is perfect for institutions, such as churches or schools, to utilize the existing facilities and serene surroundings. It is also ideal for developers exploring low-density residential projects.

This is a rare chance to secure significant land with flexible use options in the heart of a historic, vibrant community close to major roadways and local amenities.



- Premise: Two Buildings, 8,396 SF +/- on 4.88 Acres of Waterfront Land
- Zoning: Church use with underlying R-100 residential zoning (4 dwelling units per acre)
- Location: Frontage on both Whitcomb Blvd and Poulas Lane, offering easy access to major roads and amenities
- Water Frontage: The property is located directly across from Whitcomb Bayou, which connects to the Anclote River and leads to the Gulf of Mexico, providing beautiful water views.
- Adjacent Parcel Availability: An additional 1.97-acre parcel is available for purchase, expanding development potential to over 6.85 acres



BILLY PLANES COMMERCIAL
Each office independently owned and operated



BILLY PLANES
Broker - Owner - CCIM
305.772.8513
bplanes@remax.net

4217 Ponce De Leon Blvd , Coral Gables, FL 33146-1826

FOR SALE

SPECIAL PURPOSE PROPERTY

PHOTOS

CHURCH ON THE BAYOU

407 WHITCOMB BLVD, TARPON SPRINGS, FL 34689



BILLY PLANES COMMERCIAL
Each office independently owned and operated



BILLY PLANES
Broker - Owner - CCIM
305.772.8513
bplanes@remax.net

4217 Ponce De Leon Blvd , Coral Gables, FL 33146-1826

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

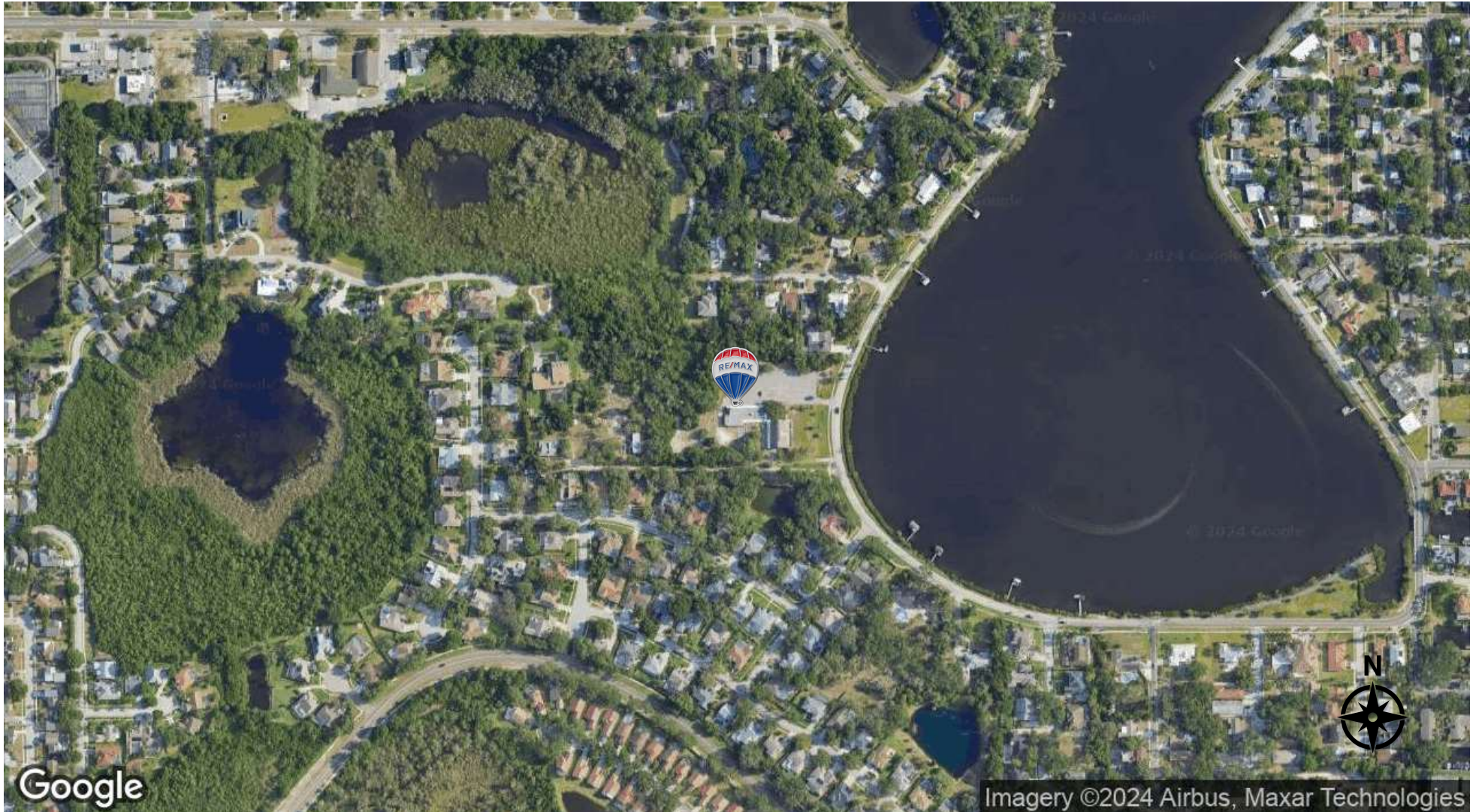
FOR SALE

SPECIAL PURPOSE PROPERTY

LOCATION MAP

CHURCH ON THE BAYOU

407 WHITCOMB BLVD, TARPON SPRINGS, FL 34689



BILLY PLANES COMMERCIAL
Each office independently owned and operated



BILLY PLANES
Broker - Owner - CCIM
305.772.8513
bplanes@remax.net

4217 Ponce De Leon Blvd , Coral Gables, FL 33146-1826

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

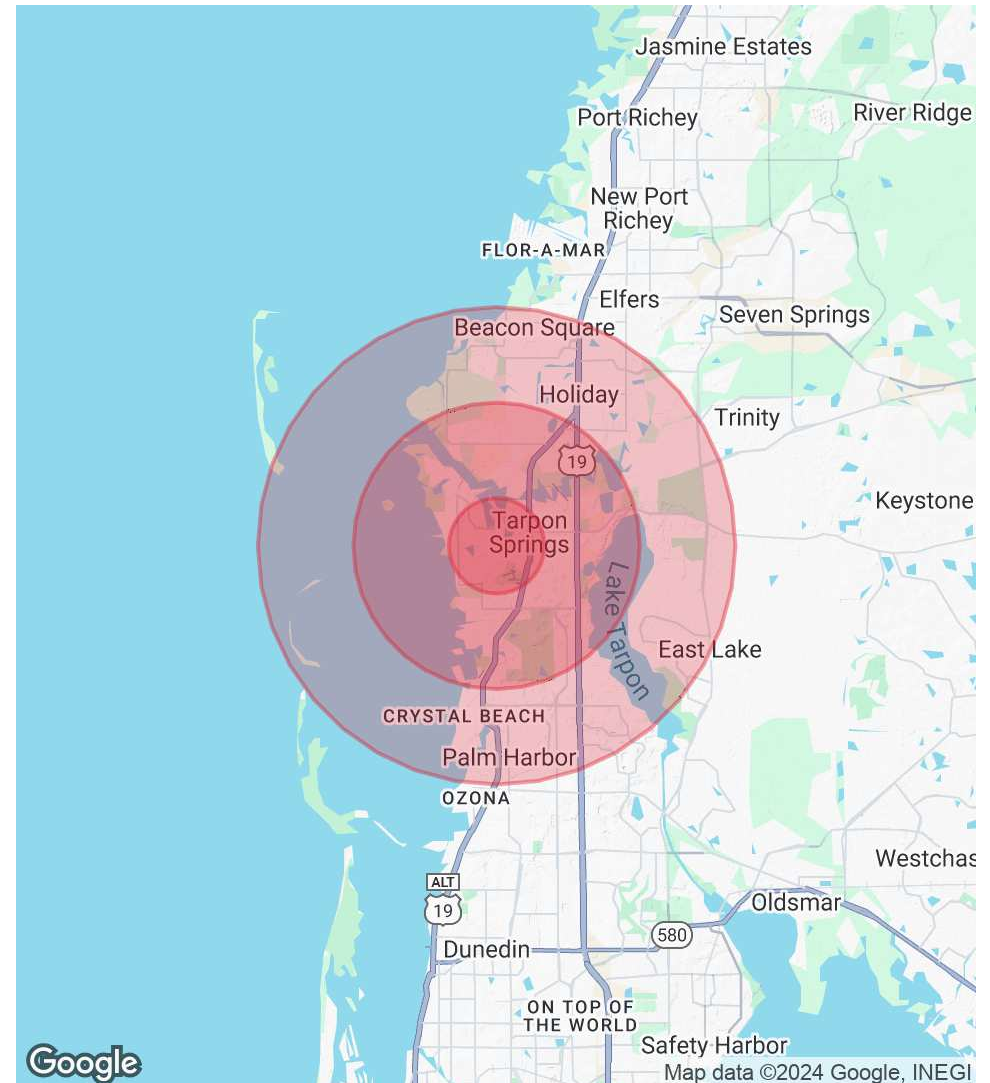
CHURCH ON THE BAYOU

407 WHITCOMB BLVD, TARPON SPRINGS, FL 34689

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,626	44,921	105,577
Average Age	50	49	47
Average Age (Male)	49	48	46
Average Age (Female)	51	50	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,775	20,339	45,815
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$115,629	\$95,319	\$96,585
Average House Value	\$449,129	\$393,992	\$387,412

Demographics data derived from AlphaMap



BILLY PLANES
 Broker - Owner - CCIM
 305.772.8513
 bplanes@remax.net



BILLY PLANES COMMERCIAL
 Each office independently owned and operated

4217 Ponce De Leon Blvd , Coral Gables, FL 33146-1826

FOR SALE

SPECIAL PURPOSE PROPERTY

MEET THE TEAM

CHURCH ON THE BAYOU

407 WHITCOMB BLVD, TARPON SPRINGS, FL 34689



BILLY PLANES

Direct: 305.772.8513
bplanes@remax.net



BILLY PLANES COMMERCIAL
Each office independently owned and operated



BILLY PLANES

Broker - Owner - CCIM
305.772.8513
bplanes@remax.net

4217 Ponce De Leon Blvd , Coral Gables, FL 33146-1826

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated