

# SHOVEL-READY LAND PARCEL FOR SALE

3601 1ST AVE N | ST. PETERSBURG, FL 33713

10-UNIT TOWNHOME DEVELOPMENT PROJECT WITH PERMITS & PLANS



THE JUNCTION



- Shovel-ready, 0.42 AC development site, re-zoned & platted
- Entitlements in place for 10 townhomes, bring your GC
- Located ½ mile from Grand Central District and 3 miles from Downtown St. Pete
- NOT located in a flood zone



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# FOR SALE



## THE OPPORTUNITY

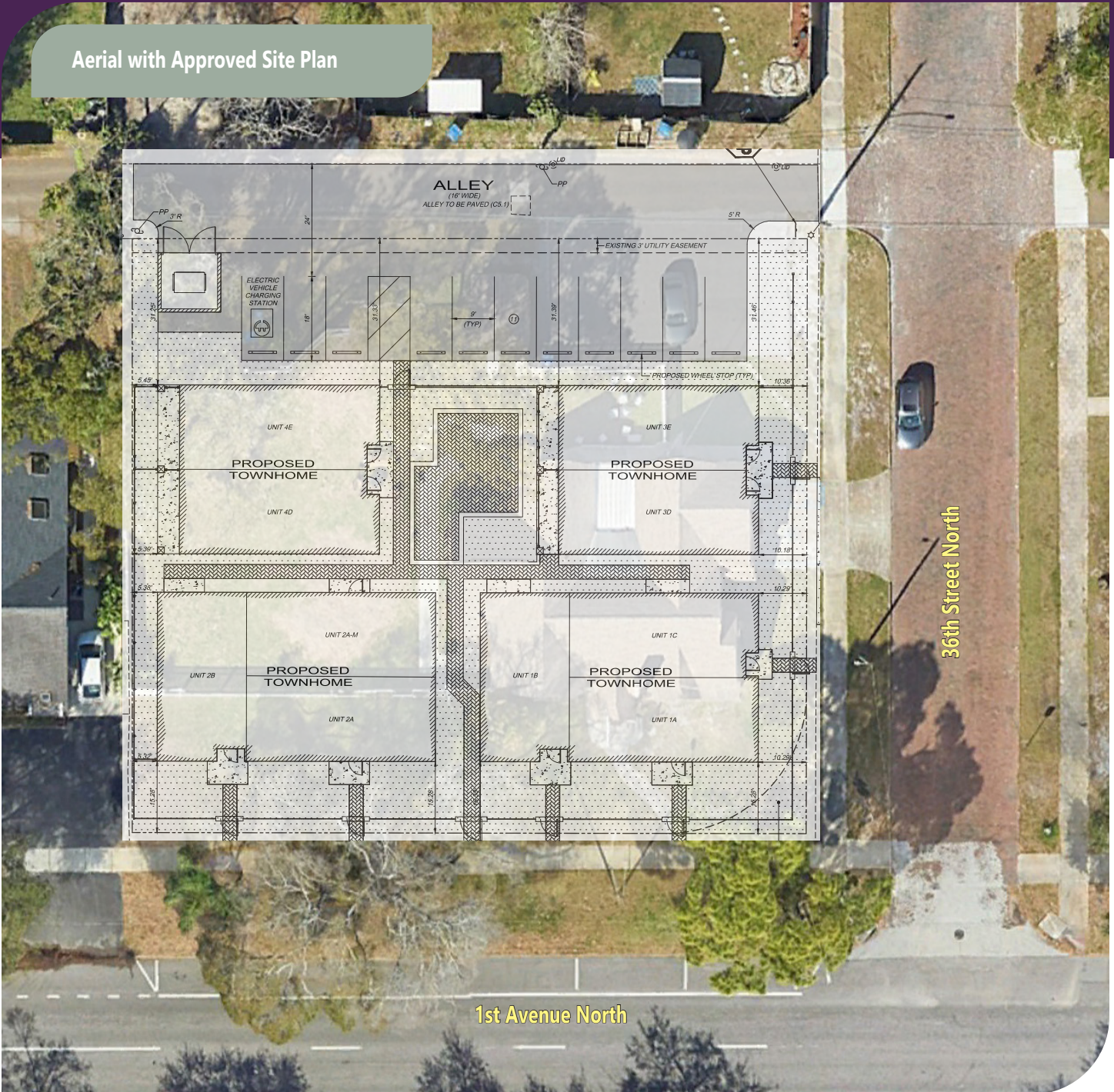
Fortress is excited to offer land and plans for “The Junction”, a .42 acre, “shovel ready”, 10-unit townhome development site located in St. Petersburg, FL – a city that has and will continue to see consistent growth and development for years to come. This development project is primed for a builder/investor to break ground. The property has been rezoned, re-platted and comes with a full set of construction documents and approved building permits. The site and architectural plans lay out a mix of 2 and 3-bedroom townhome units contained in 4 separate structures that surround an open-air common area with parking located on the backside of the property. This opportunity also offers peace of mind being located outside of any flood and storm surge zones.

The Junction is approximately 3 miles west of Downtown St Petersburg and 5 miles east of top-rated Pinellas beaches. The location boasts close proximity to restaurants, retail, grocery, hospitals, employment hubs, airports, and professional sports, as well as easy access to major highways. Future tenants or owners of these townhomes will be able to enjoy the walkability (aprox ½ mile) to the Grand Central District, one of the fastest growing areas of St Pete, offering a plethora of restaurants, bars, entertainment, retail, hotels and other small businesses.

## Easterly View: Downtown St. Pete



Aerial with Approved Site Plan



1st Avenue North

36th Street North



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