

FOR SALE \$1,100,000

Will Sell Together or Separate

Contractors/Lt Mfg./Automotive Zoned Employment-1 (E-1)

13217 & 13257 Automobile Blvd. (0.75 acres)
Clearwater, FL 33762



\$700,000
0.49 Acres

\$400,000
0.26 Acres

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OFFERING HIGHLIGHTS

Price (13257 Automobile Blvd) **\$700,000**

Parcel Numbers	10-30-16-84600-000-0380 & 0431
Gross / Heated Single-Family Home	1,842 / 1,550
Built	1955
Acres	0.49

Price (13217 Automobile Blvd) **\$400,000**

Parcel Numbers	10-30-16-84600-000-0410 & 0421
Gross / Heated Office	1,209 / 724
Built	1963
Acres	0.26
Water/Sewer	Pinellas Park/Septic
Power	Duke Energy
Zoning	Employment 1 (E-1)
Flood Zone	X

Bridgewater Commercial is pleased to present two versatile E-1 zoned properties on Automobile Boulevard in unincorporated Pinellas County (Clearwater, FL). Located in Flood Zone X, these assets offer excellent opportunities for owner-users, developers or investors and can be purchased separately or together. 13257 Automobile Blvd is a recently vacated house that could be used for office priced at \$700,000 on 0.49 acres. It features three carports and a 576 SF detached garage. 13217 Automobile Blvd is a general office building property priced at \$400,000 on 0.26 acres. It includes a 988 SF carport and a concrete paved fenced storage area. The total offering is \$1,100,000 (combined acreage: 0.75 acres). Both properties are connected to municipal water and have easy access to municipal sewer (line on the west side of Automobile Blvd with a lateral just south of the site).

E-1 (Employment-1) zoning is highly sought after and supports a wide range of uses including Contractors Yards, Vehicle Towing & Storage, Vehicle Maintenance & Repair, Light Manufacturing/Assembly, Warehouse, General Office, Catering/Food Trucks, Laboratories & R&D, Wholesale, and more. Additional uses are available via Type 2 or Type 3 review (see Page 17 for more uses).

The 13217 building is leased to a towing company on a one-year term (signed March 17, 2026) at \$1,708/month (plus water, electric & insurance). Landlord responsible only for HVAC, shingle roof (replaced 2010), and taxes. The lease includes two (2) one-year renewal options at tenant's discretion with negotiable terms. **If terms cannot be agreed upon, the lease terminates, providing excellent flexibility for a new owner.**

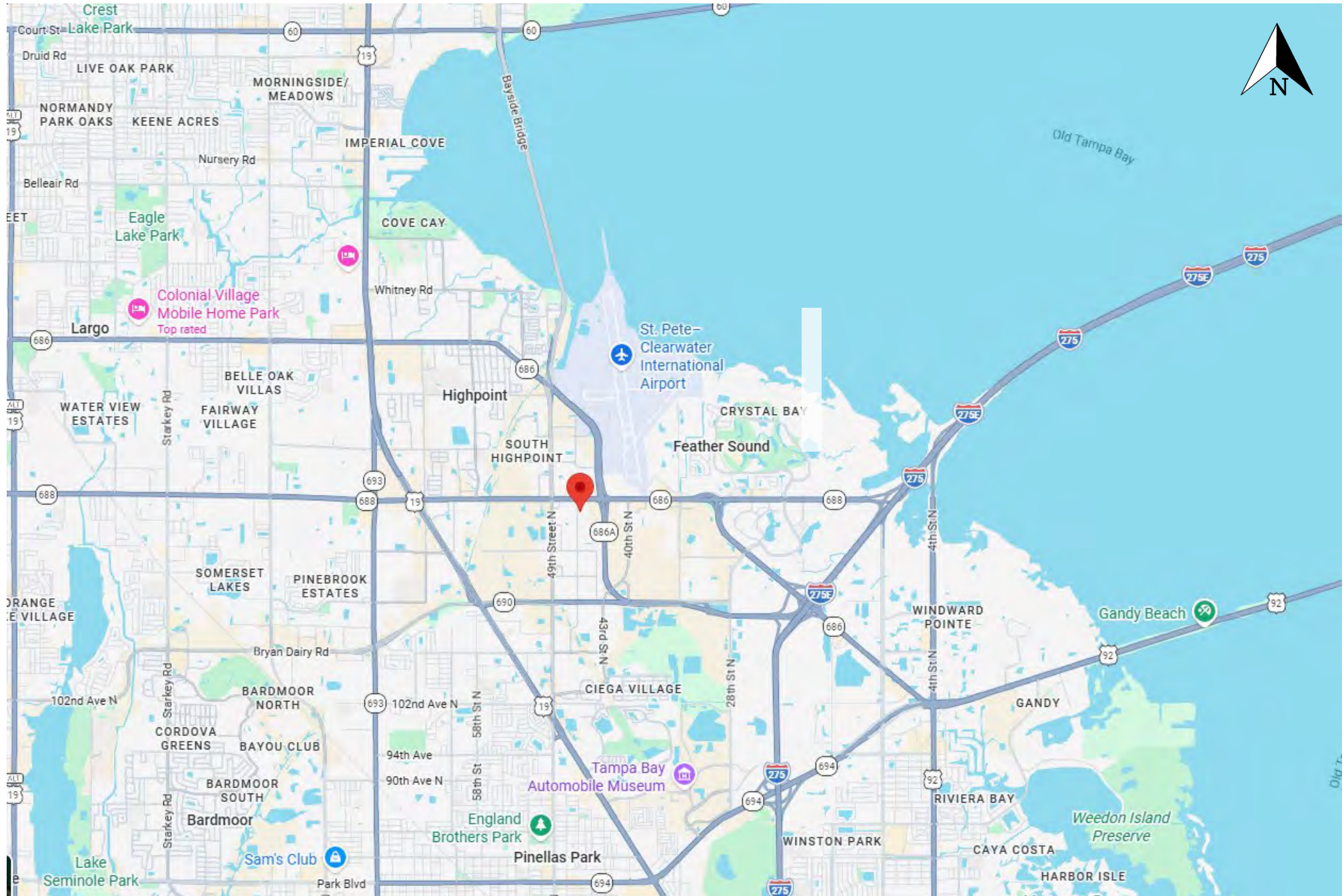
Strategically located approximately 500 feet south of Ulmerton Road, and within minutes of 49th Street North, the Gateway Expressway, I-275, US 19, and major transportation routes, these properties deliver strong access and visibility in an active industrial corridor. Ideal for contractors, service businesses, light industrial, or professional office users seeking functional, affordably priced space in a prime E-1 location.

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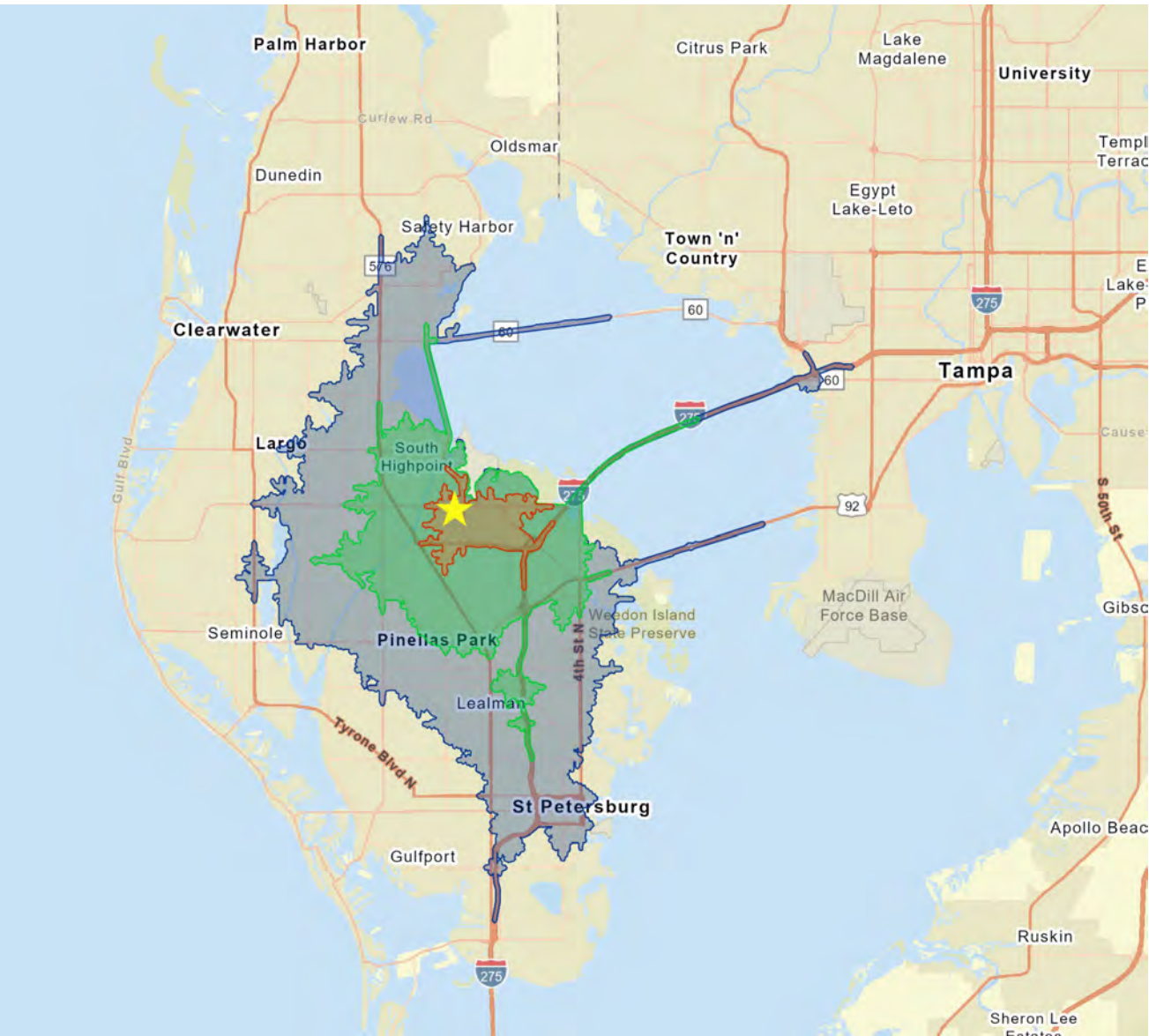
Contractor's/Lt. Mfg./Automotive

13217 & 13257 Automobile Blvd.
Clearwater, FL

Bridgewater
Commercial Real Estate



5-10-15 MINUTE DRIVE TIMES



Total Population

5 Minute Drive:	2,129
10 Minute Drive:	85,964
15 Minute Drive:	322,044



Total Households

5 Minute Drive:	1,023
10 Minute Drive:	39,838
15 Minute Drive:	152,632



Daytime Workers

5 Minute Drive:	21,818
10 Minute Drive:	89,345
15 Minute Drive:	219,480



Median Age

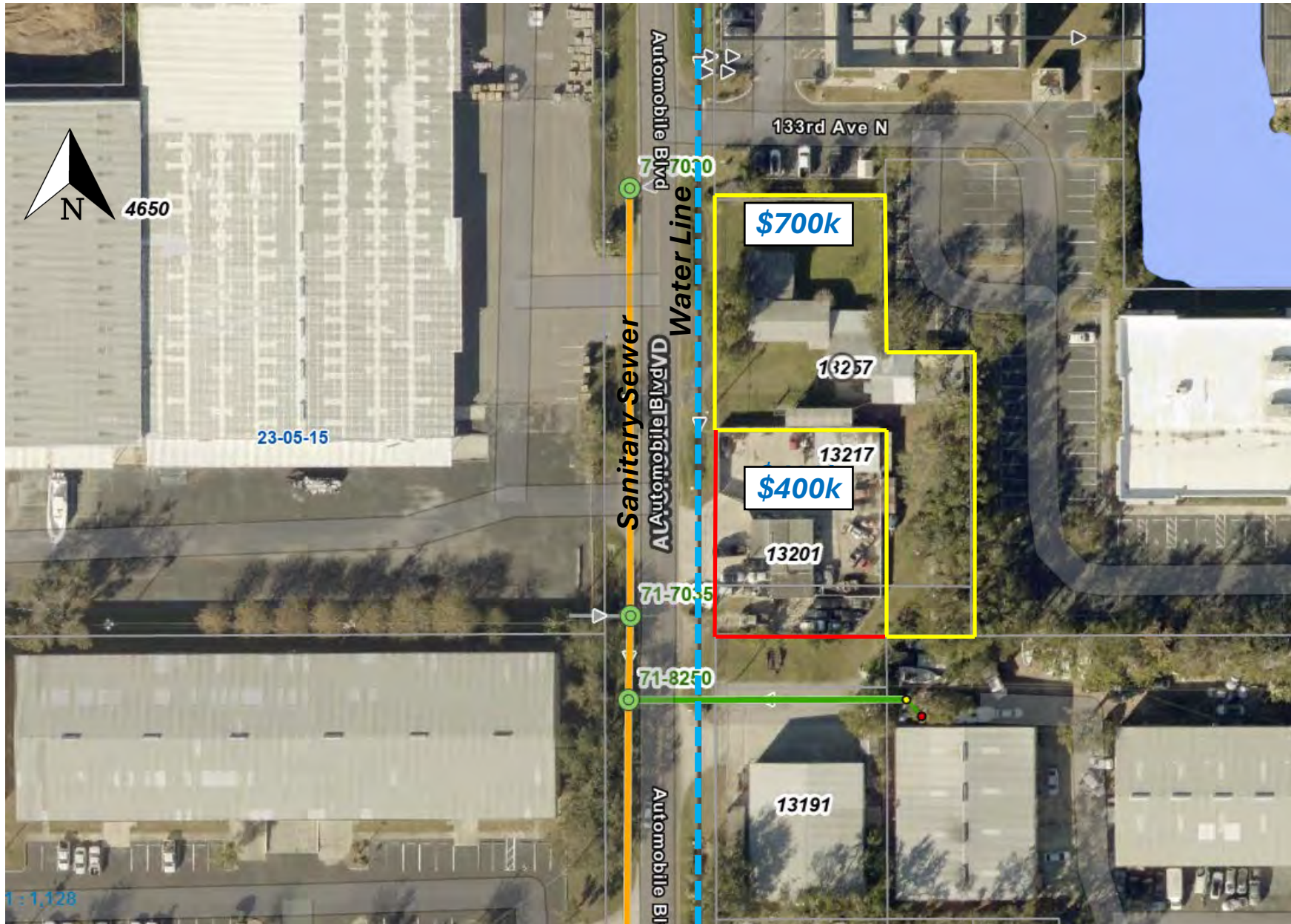
5 Minute Drive:	39.8
10 Minute Drive:	42.1
15 Minute Drive:	44.7



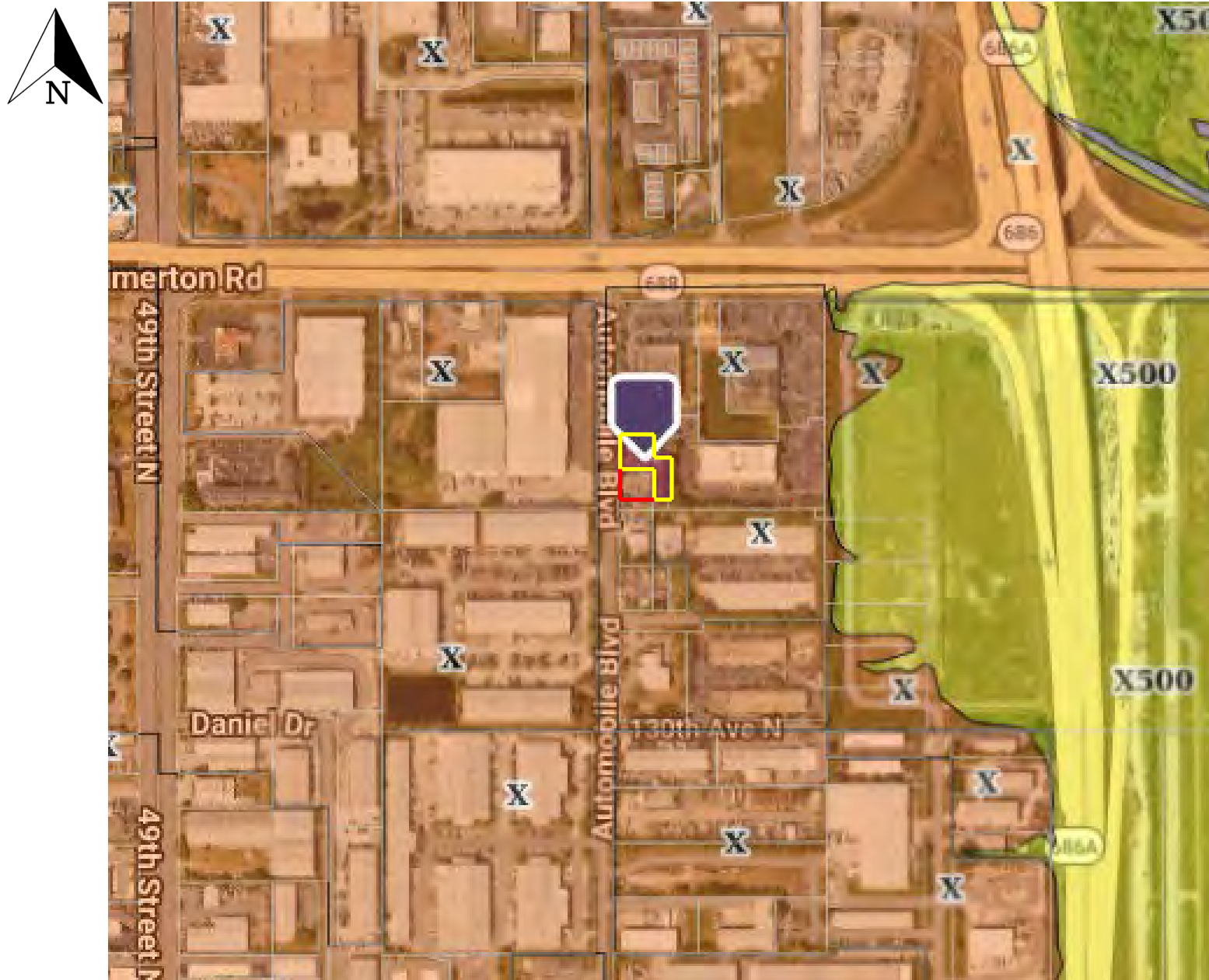
Median HH Income

5 Minute Drive:	\$131,759
10 Minute Drive:	\$70,922
15 Minute Drive:	\$74,374

Water & Sewer Line Locations



Flood Zone Map











Automobile Blvd





Ulmerton Road

Automobile Blvd

\$400,000

\$700,000



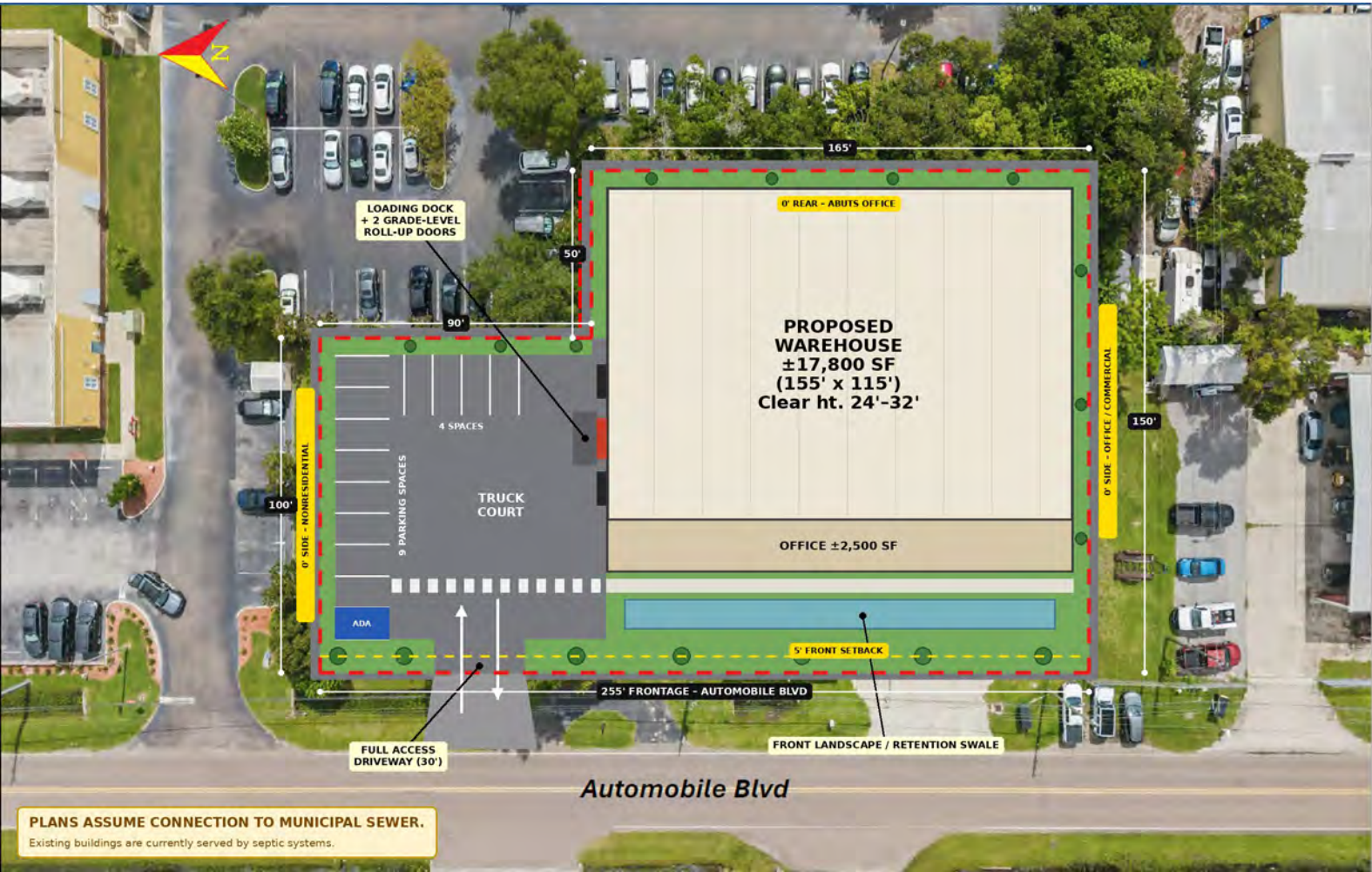


PINELLAS COUNTY PERMITTED USES E-1
(always check Municode for latest updates)

Accessory Dwelling Unit (Owner/Manager)
Alcohol Wholesale Storage & Distribution (+ Accessory Use On and Off-Site Consumption)
Alcohol Beverage Production
Car Wash/Detailing
Catering Service / Food Service Contractor
Food Trucks – Mobile
Office – General
Outdoor Sales, Permanent; Personal Care (both Accessory Use)
RV/Boat Sales (Accessory Use)
Contractors Yard & Building
Freight Trucking
Laboratories and R&D
Manufacturing – Light, Assembly & Processing Types A & B
Printing
Recycling Center
Vehicle Towing
Vehicle Storage, Maintenance & Repair
Warehouse
Wholesale Establishment
Daycare – Family
Wireless Communication Tower
Utilities Class I and II
Nursery/Greenhouse, Wholesale

Additional Uses Available via Board of Adjustment and Appeals Type 2 Review and Board of County Commissioners Type 3 Review

CONCEPTUAL SITE PLAN - WAREHOUSE



CONCEPTUAL SITE PLAN

13217 & 13257 Automobile Blvd, Clearwater FL 33762
Unincorporated Pinellas County · Zoning: E-1 (Employment 1)

SITE DATA

Site area (per plat dimensions)	±33,750 SF (±0.77 ac)
Proposed building	±17,800 SF (1 story)
Warehouse / office	±15,300 / ±2,500 SF
Floor area ratio (FAR)	0.53 (max 0.65*)
Impervious (ISR)	±0.78 (max 0.85*)
Pervious / landscape	±7,300 SF (±22%)
Parking provided	13 spaces incl. 1 ADA
Parking req. (whse 0.5/1,000)	8 + office portion
Loading	1 dock + 2 grade doors

E-1 STANDARDS APPLIED

Min. lot area / width / depth	12,000 SF / 80' / 100'
Front setback	5'
Side / rear setback	0' (no residential abutting)
Max. height	60'
Loading berth (10k-40k SF)	1 semi-truck berth

LEGEND

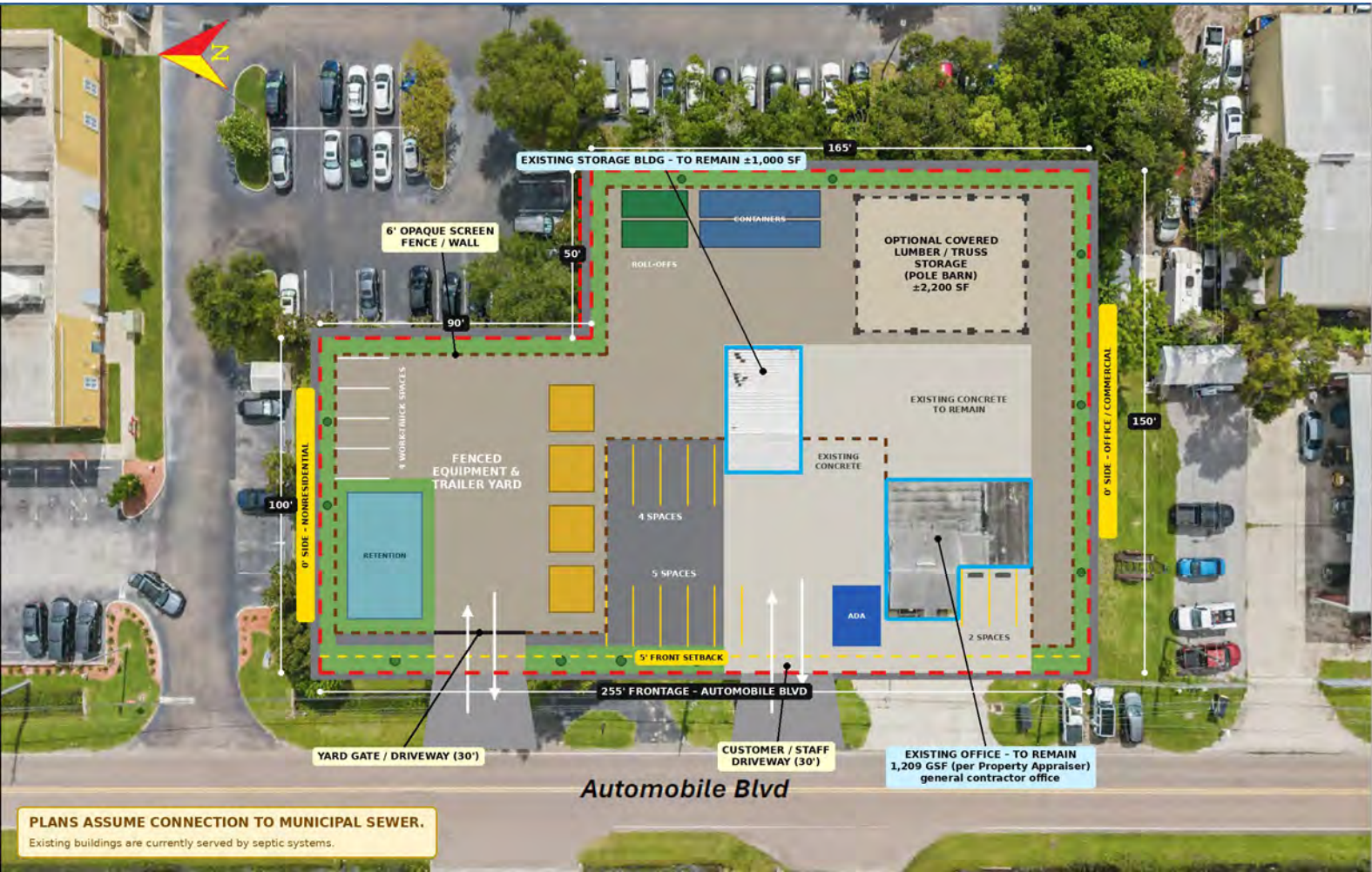
- Property line (combined parcels)
- - - 5' front setback line
- Proposed warehouse
- Asphalt drive / truck court / parking
- Landscape (5' perimeter min.)
- Stormwater retention

NOTES

- * FAR/ISR limits come from the Future Land Use category (Employment shown: 0.65 / 0.85). Confirm on county FLU map.
- * Lot dimensions per county plat; drawn over marketing aerial, so the photo is approximate, not to exact scale.
- * Truck court sized for box trucks / short trailers; WB-50 semi turning to be confirmed by engineer.
- * Subject to county site plan review, SWFWMD, landscaping and access permitting. Not for construction.

STORMWATER SHOWN CONCEPTUALLY, TO BE ENGINEERED.

CONCEPTUAL SITE PLAN – CONTRACTOR’S OFFICE & STORAGE



CONCEPTUAL PLAN – GENERAL CONTRACTOR

13217 & 13257 Automobile Blvd, Clearwater FL 33762
Unincorporated Pinellas County · Zoning: E-1 (Employment 1)

SITE DATA	
Site area (per plat dimensions)	±33,750 SF (±0.77 ac)
Existing office - to remain	1,209 GSF (per PA)
Existing storage bldg - to remain	±1,000 SF (verify)
Optional pole barn (covered)	±2,200 SF
Removed	All bldgs on north parcel
Fenced outdoor yard	±18,300 SF (±54% of site)
Floor area ratio (FAR)	0.07 (0.13 w/ barn)
Impervious (ISR)	±0.85 (max 0.85*)
Customer / staff parking	12 incl. 1 ADA
Work-truck parking (in yard)	4 spaces

- USE – GENERAL CONTRACTOR**
- Contractor office in existing building
 - Covered lumber / truss storage, containers
 - Equipment, trailer & roll-off staging in yard

E-1 STANDARDS APPLIED	
Min. lot area / width / depth	12,000 SF / 80' / 100'
Front setback	5'
Side / rear setback	0' (no residential abutting)
Max. height	60'

- LEGEND**
- Property line (combined parcels)
 - Existing building to remain
 - Optional pole barn
 - Existing concrete to remain
 - Storage yard (gravel / millings)
 - Equipment (illustrative)
 - 6' opaque screen fence / wall
 - New asphalt parking
 - Landscape (5' perimeter min.)
 - Stormwater retention

- NOTES**
- * FAR/ISR per Future Land Use category; gravel counted impervious - site is at the ISR limit. Pervious gravel credit may help.
 - * Storage bldg size approximate - verify. Reuse may require code / ADA upgrades and septic-to-sewer conversion.
 - * Confirm contractor's yard / outdoor storage use and screening with Pinellas County. Not for construction.
 - * Office-front spaces back onto existing concrete apron - confirm.

STORMWATER SHOWN CONCEPTUALLY, TO BE ENGINEERED.

PLANS ASSUME CONNECTION TO MUNICIPAL SEWER.
Existing buildings are currently served by septic systems.

CONCEPTUAL SITE PLAN – CONTRACTOR’S OFFICE & STORAGE



CONCEPTUAL PLAN - CONTRACTOR YARD

13217 & 13257 Automobile Blvd, Clearwater FL 33762
Unincorporated Pinellas County - Zoning: E-1 (Employment 1)

SITE DATA	
Site area (per plat dimensions)	±33,750 SF (±0.77 ac)
Office / shop building	±5,400 SF (90' x 60')
Office / shop-warehouse	±1,350 / ±4,050 SF
Clear height (shop)	20'-24'
Fenced outdoor storage yard	±18,500 SF (±55% of site)
Floor area ratio (FAR)	0.16 (max 0.65*)
Impervious (ISR)	±0.84 (max 0.85*)
Parking (outside yard)	10 spaces incl. 1 ADA
Yard access	30' gate + 3 roll-up doors

- USE**
- Contractor's yard & building - general contractor
 - Outdoor storage of equipment & materials
 - Screened by 6' opaque fence/wall + landscaping

E-1 STANDARDS APPLIED	
Min. lot area / width / depth	12,000 SF / 80' / 100'
Front setback	5'
Side / rear setback	0' (no residential abutting)
Max. height	60'

- LEGEND**
- Property line (combined parcels)
 - Shop / warehouse
 - Office
 - Storage yard (gravel / millings)
 - Equipment (illustrative)
 - 6' opaque screen fence / wall
 - Asphalt drive / parking
 - Landscape (5' perimeter min.)
 - Stormwater retention

- NOTES**
- * FAR/ISR per Future Land Use category. Yard counted as impervious; pervious pavers/gravel may help if allowed.
 - * Confirm contractor's yard / outdoor storage use and screening requirements with Pinellas County Zoning.
 - * Dimensions per plat; aerial is approximate, not to scale.
 - * Subject to site plan review, SWFWMD and permitting. Not for construction.

STORMWATER SHOWN CONCEPTUALLY, TO BE ENGINEERED.

BROKER BIO'S



SHANE BILLINGS, Broker Associate - Tampa

Specialties: Investment & Land Sales, Industrial & Office Sales & Leasing

Shane earned the title of Bridgewater's Top Producer in both 2021 and 2024. He holds a BS in Environmental Science from Indiana University and brings 31 years of experience in the environmental field - setting him apart from other Brokers. His expertise includes conducting over 1,000 environmental due diligence studies, primarily on commercial and industrial real estate across Florida. Shane offers property owners critical environmental insights, helping them tackle potential "red flags" early to avoid delays in transactions. He explains complex environmental issues in simple, accessible language and serves as a trusted resource for interpreting environmental consultant reports. His career success stems from delivering thorough, responsive service to clients and approaching every property deal as if it were his own investment. Shane has facilitated transactions from Pinellas to Polk Counties and northward to Citrus and Marion Counties. In 2026, Shane celebrates his 10th year in the commercial real estate industry.

Jack Wynne, Broker Associate – St. Petersburg

Specialties: Office, Industrial, Automotive

Jack holds a B.A. in Economics from SUNY Oneonta University in New York. He brings a distinctive skill set to the real estate market, having facilitated transactions totaling over 700,000 square feet in sales and leasing across diverse property types, including office spaces, industrial sites, auto care facilities, warehouses, and land. His outstanding expertise earned him the prestigious Commercial and Investment Real Estate Certification (CIREC) in 2017, an accolade achieved by fewer than 4% of real estate professionals. Prior to relocating to St. Petersburg, Jack co-founded a thriving boutique commercial real estate firm in Manhattan. Now residing in Clearwater, he serves clients throughout Pinellas County, Pasco County, Hillsborough County, and the surrounding regions.



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