

FOR SALE \$1,100,000

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

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



Shane Billings

Broker Associate

813.995.1592

Shane@BridgewaterCommercial.com



Jack Wynne

Broker Associate

727.519.3607

Jack@BridgewaterCommercial.com

CONTENTS

Offering Highlights.....	3
Location Map.....	4
Demographics and Drive Time Map	5
Water & Sewer Line Map.....	6
Flood Zone Map.....	7
Property Photos.....	8
Permitted Uses.....	16
Broker Bio's.....	17

Bridgewater Commercial Real Estate
447 3rd Avenue North, Suite 403
St. Petersburg, FL 33701
www.BridgewaterCommercial.com

This document has been prepared by Bridgewater Commercial Real Estate for advertising and general information only. Bridgewater Commercial Real Estate makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bridgewater Commercial Real Estate excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.



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

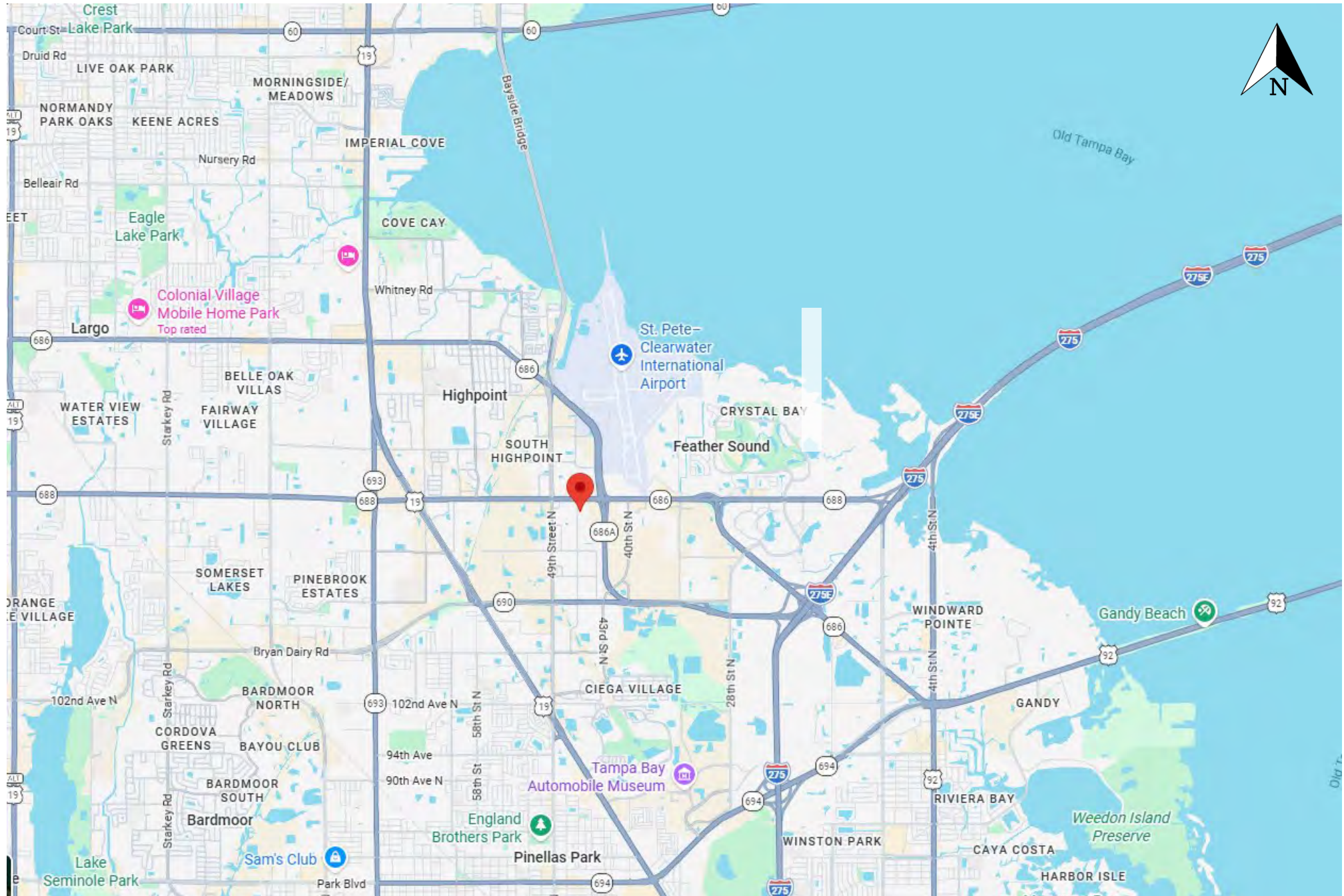
Bridgewater Commercial is pleased to present two versatile E-1 zoned properties on Automobile Boulevard in unincorporated Pinellas County (Clearwater, FL). Located in Flood Zone X, these assets offer excellent opportunities for owner-users, developers or investors and can be purchased separately or together. 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).

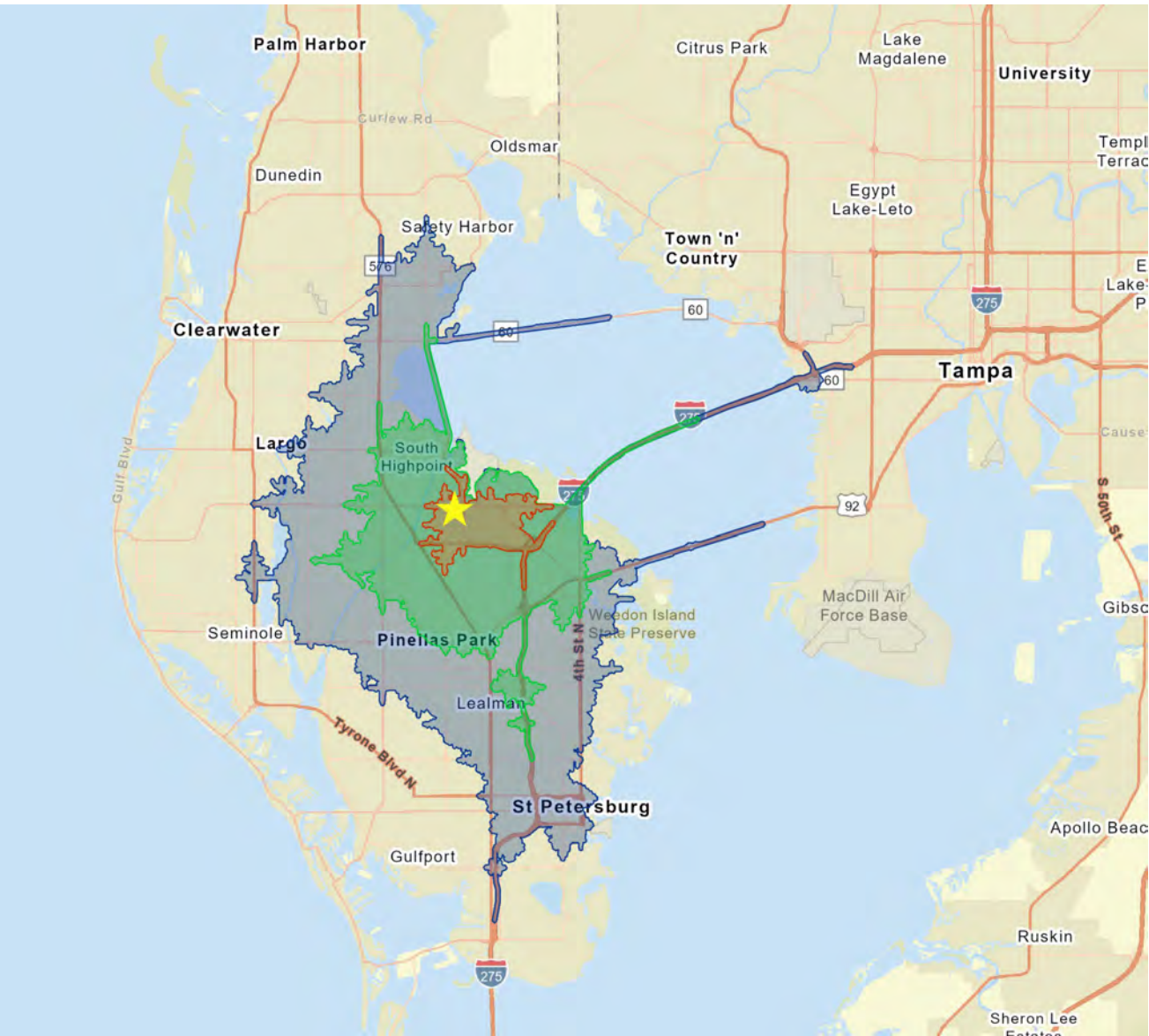
The 13217 building is leased to a towing company on a one-year term (signed March 17, 2026) at \$1,708/month (plus water, electric & insurance). Landlord responsible only for HVAC, shingle roof (replaced 2010), and taxes. The lease includes two (2) one-year renewal options at tenant's discretion with 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.

This document has been prepared by Bridgewater Commercial Real Estate for advertising and general information only. Bridgewater Commercial Real Estate makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bridgewater Commercial Real Estate excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.



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

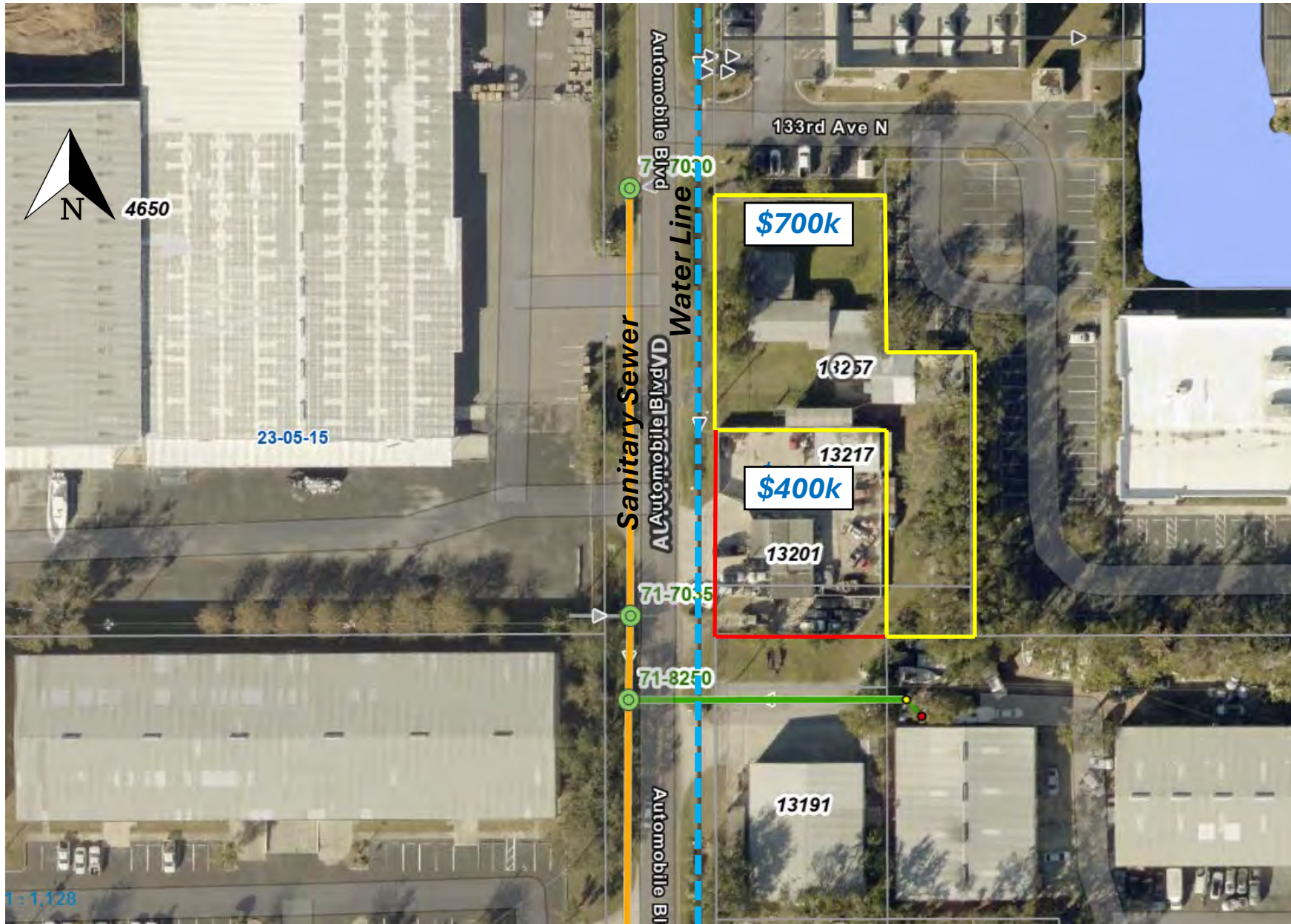
5 Minute Drive:	39.8
10 Minute Drive:	42.1
15 Minute Drive:	44.7



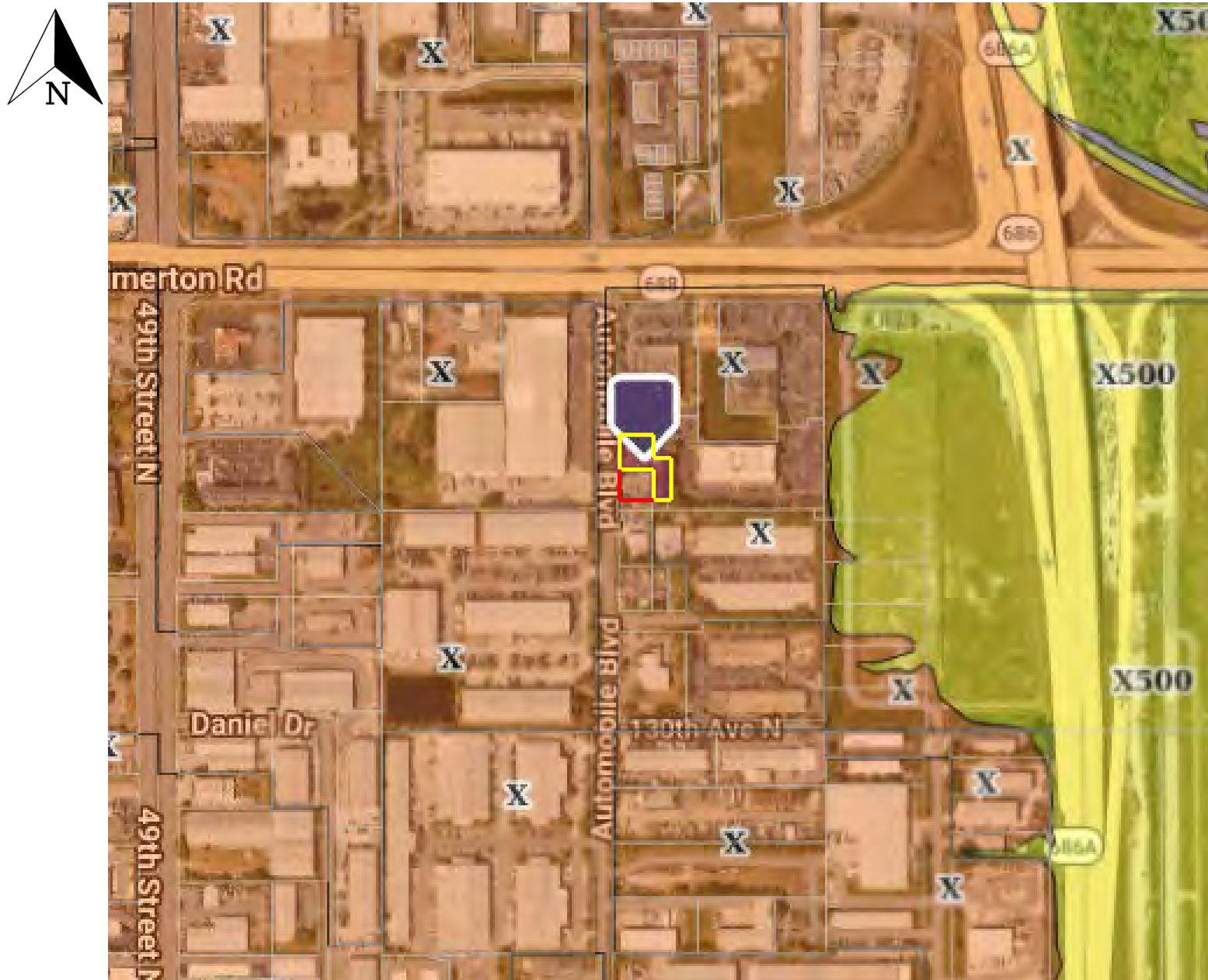
Median HH Income

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

Water & Sewer Line Locations



Flood Zone Map



Contractor's/Lt. Mfg./Automotive

13217 & 13257 Automobile Blvd.
Clearwater, FL

Bridgewater
Commercial Real Estate









Automobile Blvd









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

Dwelling or Accessory Dwelling
Alcohol Wholesale Storage & Distribution (+ Accessory Use On and Off-Site Consumption)
Alcohol Beverage Production
Car Wash/Detailing
Catering Service / Food 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

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.



Bridgewater Commercial Real Estate - 447 3rd Avenue North, Suite 403 - St. Petersburg, FL 33701
www.BridgewaterCommercial.com

This document has been prepared by Bridgewater Commercial Real Estate for advertising and general information only. Bridgewater Commercial Real Estate makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bridgewater Commercial Real Estate excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

FOR SALE \$1,100,000

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

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



Shane Billings

Broker Associate

813.995.1592

Shane@BridgewaterCommercial.com



Jack Wynne

Broker Associate

727.519.3607

Jack@BridgewaterCommercial.com