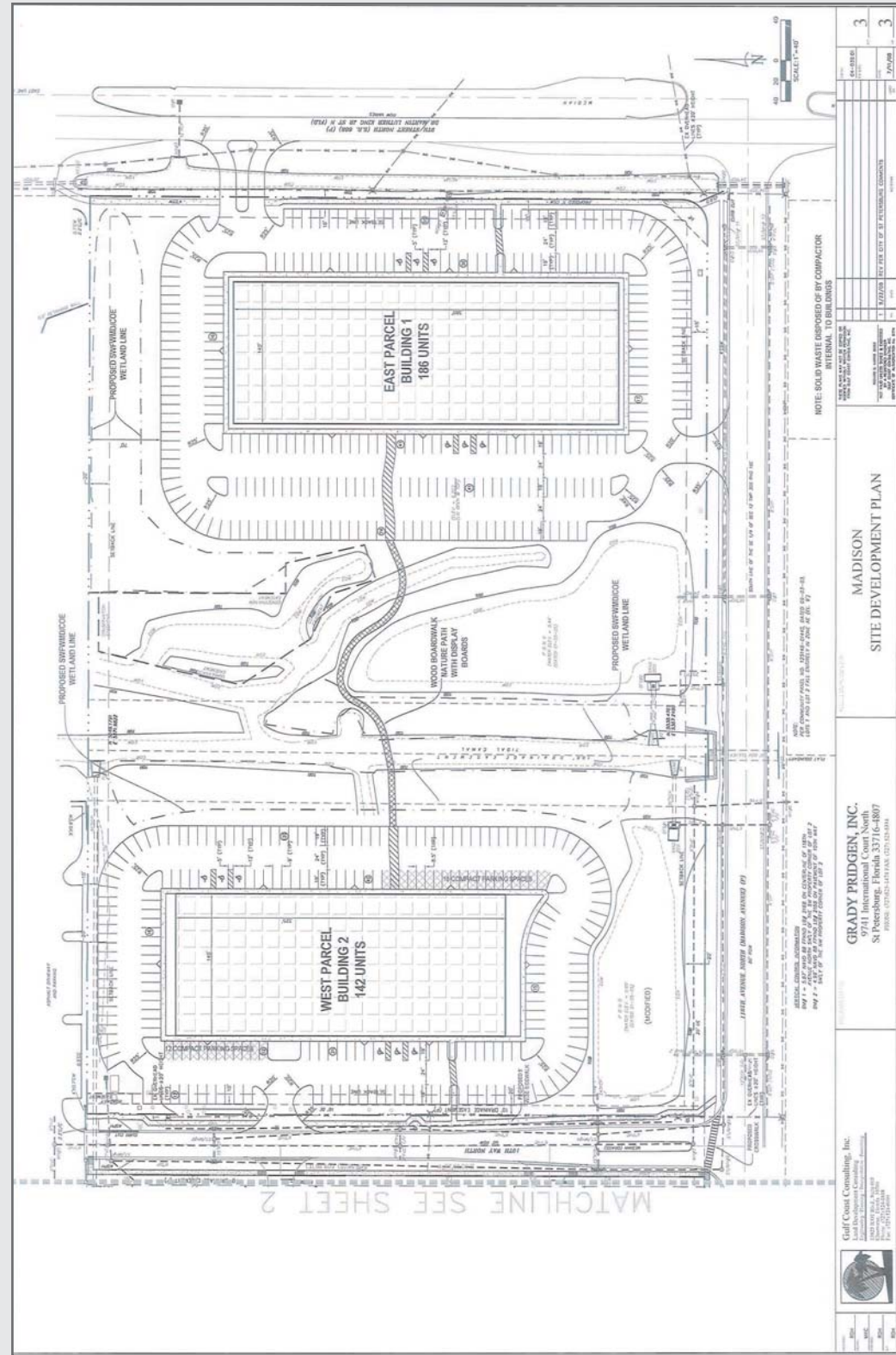


**BANK OWNED
LAND FOR SALE**

12.68 Ac., Multifamily / Mixed Use Site
St. Petersburg, Pinellas County, Florida

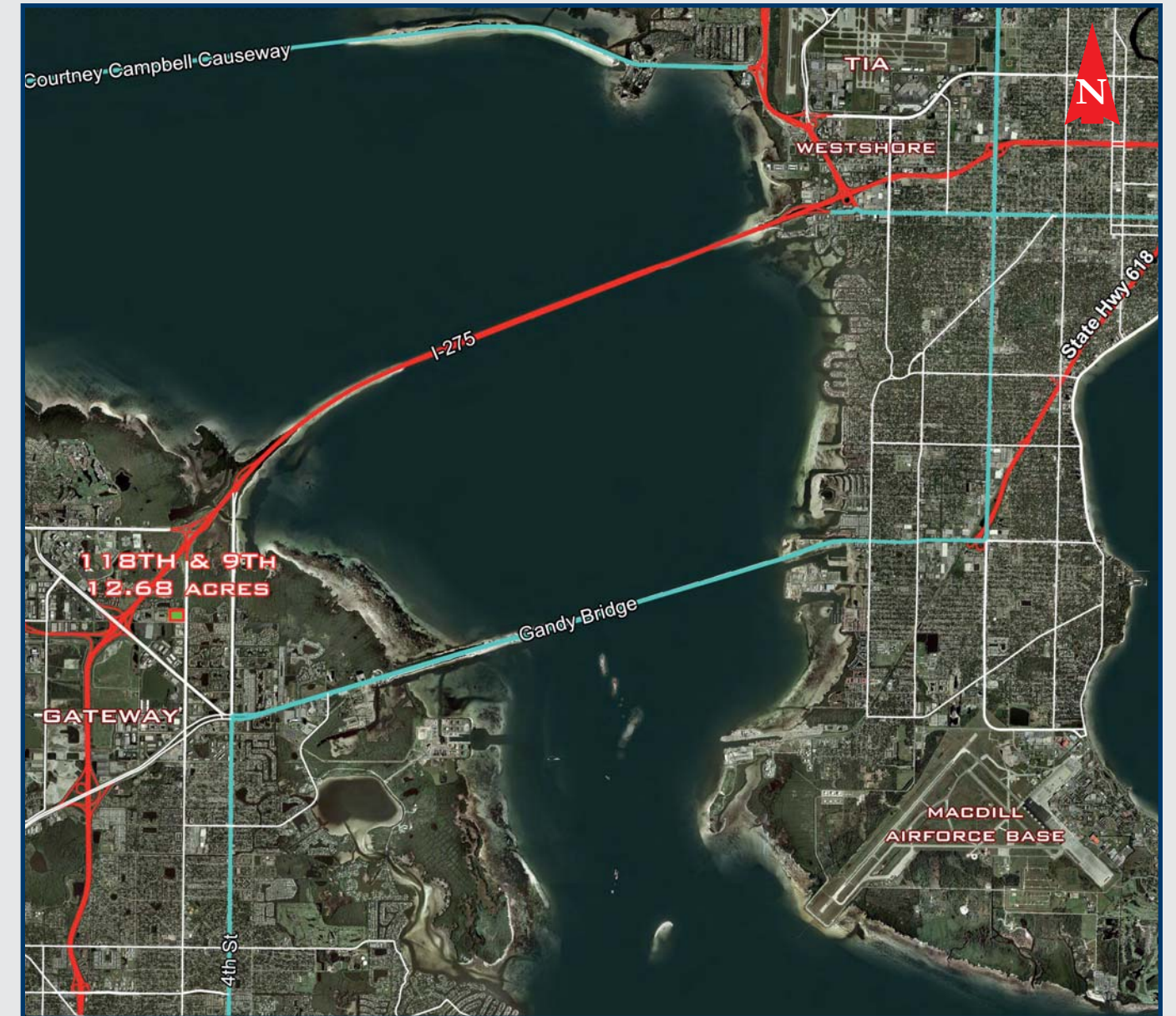


No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

**CUSHMAN &
WAKEFIELD**
Global Real Estate SolutionsSM
One Tampa City Center
Suite 3600
Tampa, FL 33602

**BANK OWNED
LAND FOR SALE**

12.68 Ac., Multifamily / Mixed Use Site
St. Petersburg, Pinellas County, Florida



**Infill
Multifamily / Mixed Use
Bank Owned Opportunity**

**CUSHMAN &
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One Tampa City Center, Suite 3600, Tampa, FL 33602

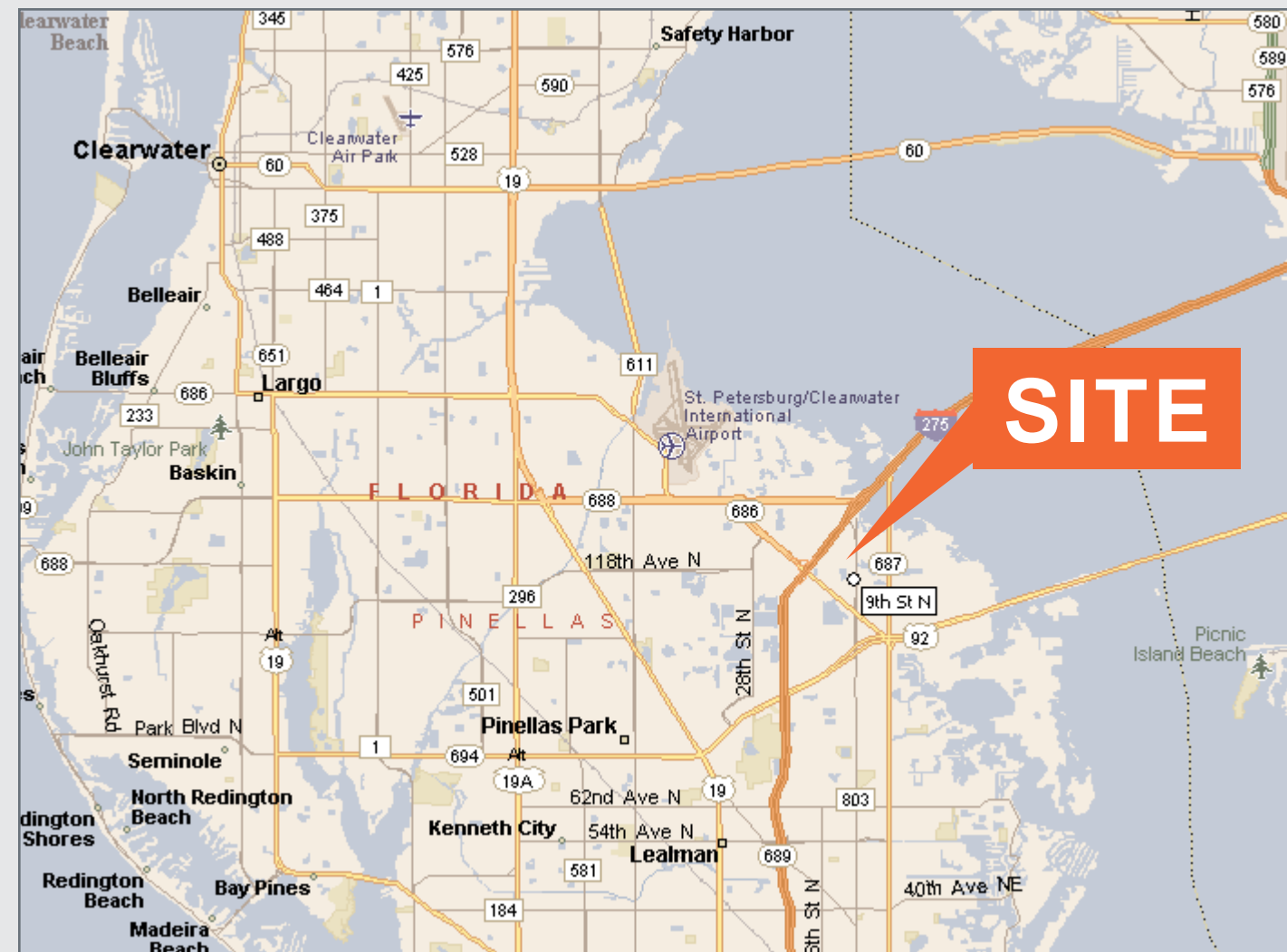
BANK OWNED LAND FOR SALE

12.68 Ac., Multifamily / Mixed Use Site

St. Petersburg, Pinellas County, Florida

PROPERTY PROFILE:

This Bank-Owned multifamily opportunity is located in Pinellas County's desirable Gateway Business and Apartment submarket, a 94% occupied market where Class A apartment rents are \$1.10/sf. The area has 8,000 units built after 1990, and boasts the second highest rents in Tampa Bay behind South Tampa. The location is within a 15 minute drive to the region's largest employment centers: Westshore Business District, Downtown St. Petersburg, Downtown Tampa, and the Gateway Business District. The Gateway market employs over 160,000 people, and is home to some of the most prestigious businesses in the State: Raymond James, Home Shopping Network, Jabil Circuit and Bright House Networks.



LOCATION:

- Northwest Corner of 9th Street and 118th Avenue, St Petersburg, FL.

SIZE:

- 12.68 acres (gross)

ZONING:

- CRS-2.

LAND USE:

- Planned Redevelopment - Mixed Use

PARCEL ID:

- 12-30-16-77347-001-0010;
- 12-30-16-77347-001-0020.

UTILITIES:

- At site.

APPROVALS:

- 328 multifamily units and 10,000 SF of office.

FLOOD ZONE:

- "A".

PRICING:

- \$3,400,000

REGIONAL TRANSIT:

- .3 miles to Route 100x to Tampa drop-off
- .25 mile to Route-4 pick-up/drop-off

COMMENTS:

- Contiguous to DR Horton's Bay Isle Town-home development, with units selling for \$200,000 and up.
- Excellent employment drivers located in the immediate area.
- Tax credit opportunity.
- Four story surface parking design.
- Nearby residential communities: Carillon, Bay Isles Key, Renaissance and Feather Sound.
- Gulf Beaches are only 15 miles west.
- Property being sold "As Is".



COMMENTS, CONT'D.:

- Urban / Suburban
- 30 minutes to five CBDs/Employment Centers containing 550,000 employees.

DISTANCES:

I-275	.72 mile
Publix	1 mile
Target	2.3 miles
Downtown St. Petersburg	7.9 miles
Westshore Business District	10 miles
Westshore & Int'l. Malls	10 miles
Tampa International Airport	10 miles
Downtown Tampa	14.5 miles

For more information and inspection please contact:

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