

**BANK OWNED
LAND FOR SALE**

10.1 Acres., Multifamily Site
St. Petersburg, Pinellas County, Florida

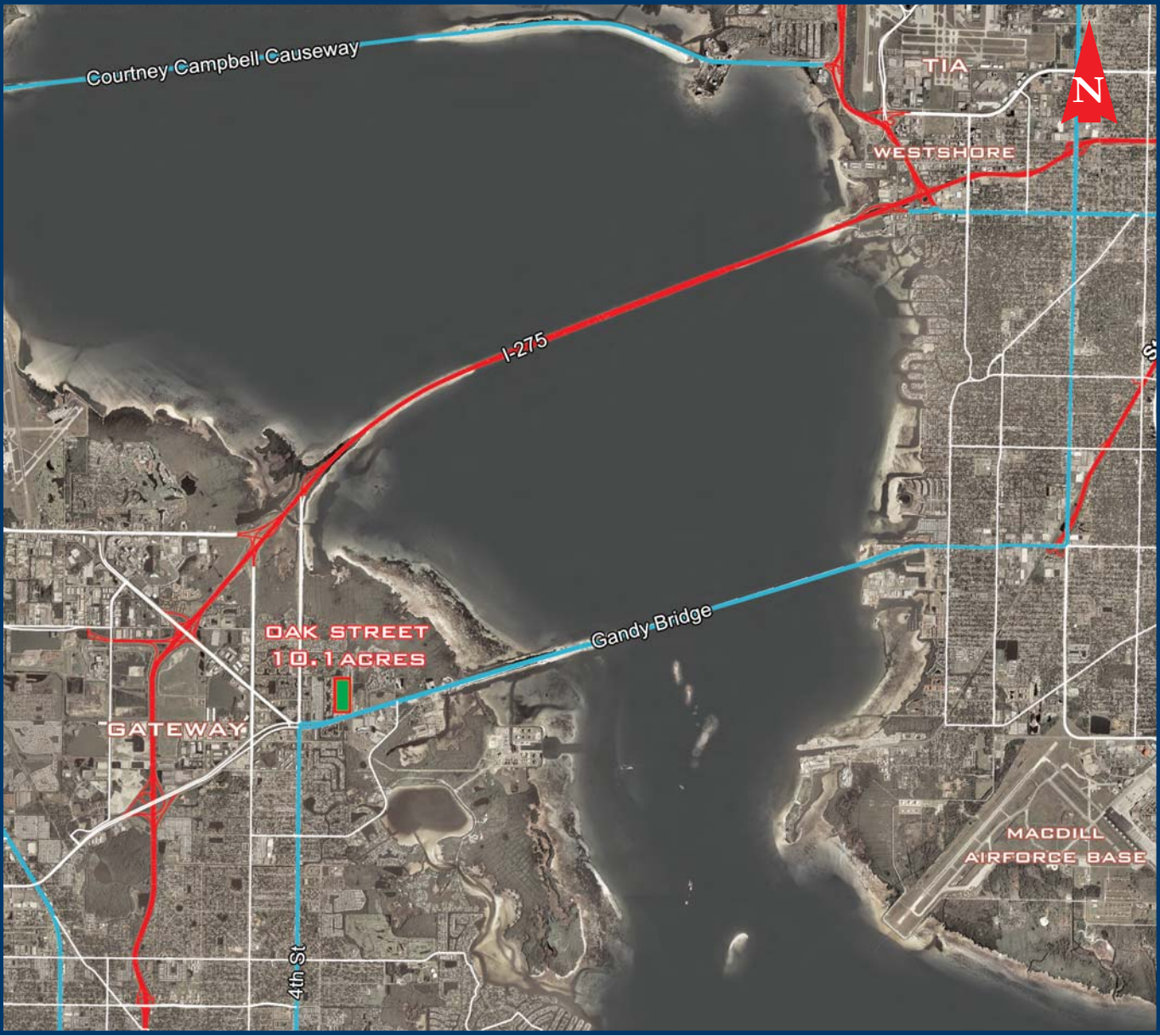


CUSHMAN & WAKEFIELD
Global Real Estate SolutionsSM
One Tampa City Center
Suite 3600
Tampa, FL 33602

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**Infill
Multifamily
Bank Owned Opportunity**

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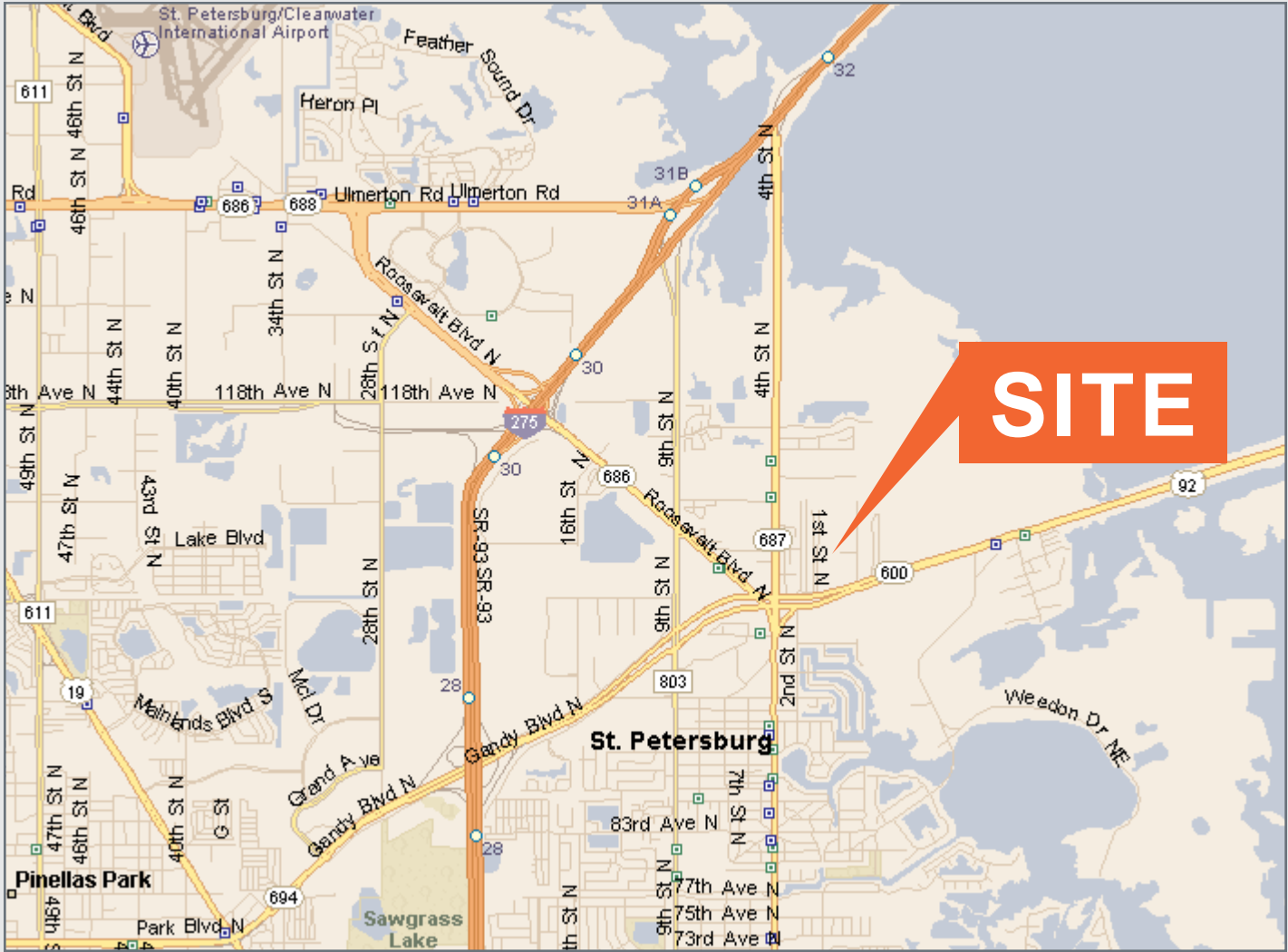
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PROPERTY PROFILE:

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 quadrant of Oak Street and Gandy Boulevard, St. Petersburg, FL.

SIZE:

- 10.1 Acres

ZONING:

- Neighborhood Suburban Multifamily - (15 units per acre).
- Up to: 150 condo, 180 multifamily (market rate rental), or 210 multifamily (workforce / affordable housing).

LAND USE:

- Residential Medium

PARCEL ID:

- 18-30-17-11307-001-0010;
- 18-30-17-11307-001-0020;
- 18-30-17-11307-001-0030;
- 18-30-17-11307-001-0040;
- 18-30-17-11307-001-0050;
- 18-30-17-11307-001-0060;
- 18-30-17-11307-001-0070

UTILITIES:

- At site.

FLOOD ZONE:

- "A".

PRICING:

- \$1,300,000

REGIONAL TRANSIT:

- .35 miles to 100x Express to Tampa drop-off
- .35 mile to Route-4 pick-up/drop-off

COMMENTS:

- Urban / Suburban
- Site is pad ready/Retention on site/Filled to grade.
- Excellent employment drivers located in the immediate area.
- 30 minutes to five CBDs/Employment Centers containing 550,000 employees.



COMMENTS, CONT'D.:

- Tax credit opportunity.
- Nearby residential communities: Tortuga Point, Vantage Point and Brighton Bay.
- Gulf Beaches are only 15 miles west.
- Property being sold "As Is".
- Best rental submarket in Tampa Bay.

DISTANCES:

I-275	2.7 miles
Publix	2.4 miles
Target	1.8 miles
Downtown St. Petersburg	6.7 miles
Westshore Business District	12 miles
Westshore & Int'l. Malls	12 miles
Tampa International Airport	12 miles
Downtown Tampa	13.8 miles

For more information and inspection please contact:

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