

## Waterfront Development Opportunity

### Property Information

- **Location and Size:**  
806 N. Osceola Avenue – 5,950 SF
- **Access:** Great access and visibility from Osceola Avenue
- **Utilities:** City of Clearwater – Water, sewer, natural gas and reclaimed water available. Duke Energy – electric.
- **Zoning:** Downtown (D) – Old Bay Character District
- **Future Land Use:** Central Business District (CBD). Primary uses include residential, office, retail and public / semi-public uses.
- **Density:**  
Less than two acres – 25 units/acre
- **Site Size:** 59.5' x 100' MOL
- **Height:** 100' west of Osceola Avenue
- **FAR (Floor Area Ratio):** 0.5

### Property Highlights

- Located within the heart of the recently completed 55 acre North Marina Area Master Plan Redevelopment
- Neighboring amenities include: Frances Wilson Playhouse, Seminole Boat Ramp, Clearwater Basin Marina and Clearwater Bay.
- **Price:** \$350,000

For more information, please contact:

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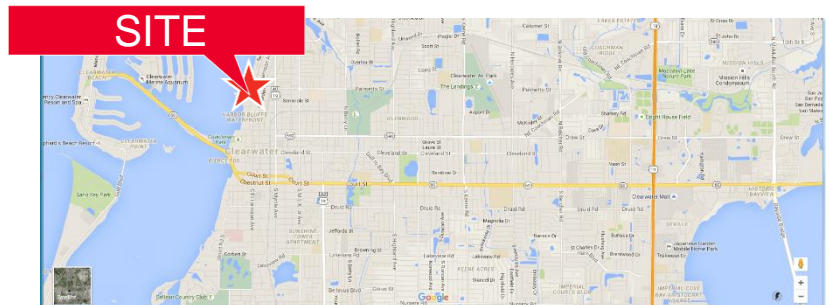
Clearwater Marine Aquarium



Pinellas Trail

## Points of Interest

- **Seminole Boat Ramp and Parking** – Built in 1968, this city owned self service facility serves 100 to 150 boats daily, with eight lanes and 30 to 35' staging docks.
- **Francis Wilson Playhouse** – A part of Clearwater's history for 86 years, this 14,000 square foot, 192-seat playhouse is situated on 0.8 acres of City owned land.
- **Future Garden Trail Apartments** – An approved 76 unit workforce housing development within five townhomes and apartment style buildings.
- **Pinellas Trail** – Approximate 38 mile linear park and recreation trail extending from St. Petersburg to Tarpon Springs, and connecting North Marina Area to Downtown Clearwater, as well as to the City of Dunedin.
- **Clearwater Beach** - Voted among the “most beautiful beaches in the world” by Conde Nast Traveler and USA Today. Boasting white sands, world class fishing charters, unique food and beverages, mom and pop establishments and world class resorts.
- **Clearwater Marine Aquarium** – Providing a lifelong home to injured animals and offering a number of exhibits including Dolphin Terrace, Turtle Cove, Sea Cavern, Stingray Beach, Shark Pass, Otter Oasis and others.
- **Ruth Eckerd Hall** – A 73,000 square foot nationally renowned performing arts center offering a diverse schedule of events, traditional and innovative performances, and educational experiences.
- **Capital Theatre** – A historic theatre with 750 seating capacity, owned by the City of Clearwater, managed by Ruth Eckerd Hall and offering world class entertainment.
- **Bright House Field** – A 7,300 fixed seat stadium with grass berm seating and a 360 degree main concourse. Home to the Phillies Spring Training games.



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# North Marina Area Master Plan



**SYMBOLS KEY**

- A** North Ward School
- B** Francis Wilson Playhouse
- C** Seminole Boat Ramp
- D** Bayview Condos
- E** Clearwater Garden Club
- F** Clearwater Neighborhood Housing Services
- G** Garden Trail Apartments
- H** Apartments at 708 N. Osceola Avenue
- I** Hotel with Private Event Space
- J** Restaurant/Café
- K** Marine Retail
- L** Small Watercraft Launch
- M** Cultural Arts Center
- N** Maritime School
- O** Makars Courtyard Live-Work Units
- P** Incubator Kitchen
- Q** Bicycle Repair/Rental

**PERSPECTIVES LOCATION KEY**

- 1** Seminole Boat Ramp
  - 2** Fort Harrison Avenue
  - 3** Pinellas Trail
- Point faces direction of view*

**BUILDING TYPE LEGEND**

- Existing
- Residential, Single-Family
- Residential, Multi-Family
- Hotel
- Commercial/Office
- Academic/Community
- Park/Green Space
- Structured Parking

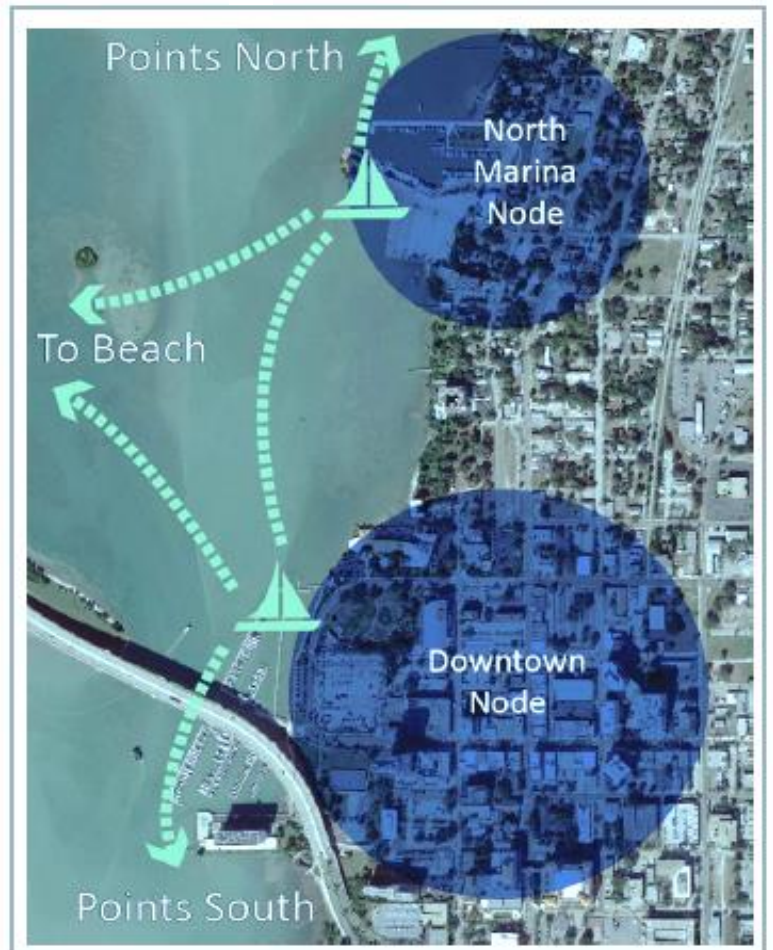
EXISTING  
 PROPOSED CONCEPTUAL FUTURE USES



Seminole Boat Ramp Perspective Sketch, Looking Northeast from Parking Lot



Fort Harrison Looking North from Seminole Street



Click link for North Marina Area Master Plan:  
<http://www.myclearwater.com/NorthMarinaAreaPlan/index.asp>



Clearwater Visitor's Guide:  
<http://www.visitclearwaterflorida.com/travel-tools/visitor-guide>



ULI Study:  
[http://www.myclearwater.com/gov/depts/planning\\_dev/uli.asp](http://www.myclearwater.com/gov/depts/planning_dev/uli.asp)

### Distances

Downtown Clearwater	0.6 miles
Capital Theatre	0.7 miles
Clearwater Marine Aquarium	2.7 miles
Clearwater Beach	2.9 miles
Downtown Dunedin	4.3 miles
Brighthouse Field	4.7 miles
Ruth Eckerd Hall	7.0 miles

### 1-3-5 MILE DEMOGRAPHICS

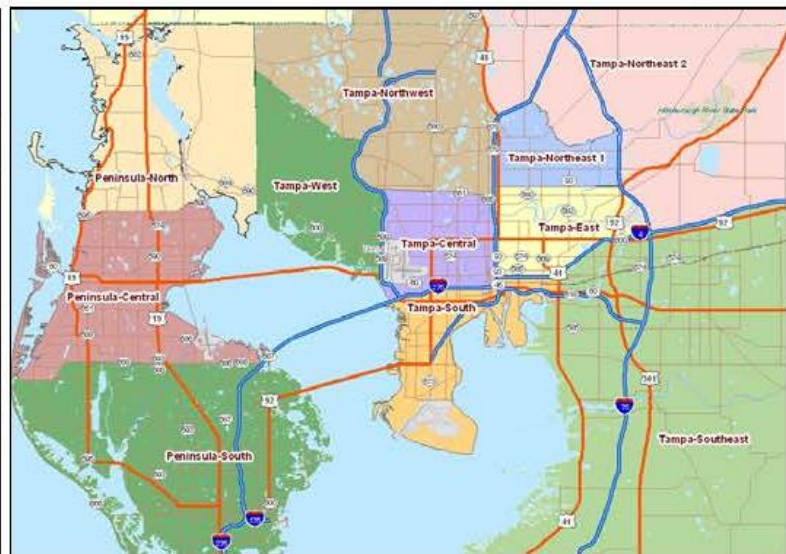
	1 MILE	3 MILES	5 MILES
Employees	11,932	40,456	84,652
Population	7,258	77,625	192,330
Median Age	40.7	43.6	47.2
Avg. HH Income	\$47,329	\$60,173	\$60,964



### Multifamily Market Overview

#### Peninsula-Central Submarket

The region south of Highway 580 and north of Ulmerton Road in Pinellas County makes up the Peninsula-Central submarket. Included in this submarket are Clearwater and Largo, and a portion of the city of Dunedin.



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