

St. Petersburg Acreage

St. Petersburg, FL • Pinellas County

38 +/- Acres

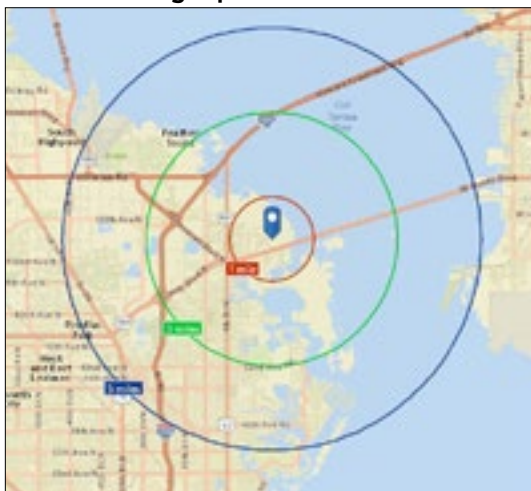


Conservation Easement On Property
2.4 Acres Reserved For Future Development
2 Units of Residential Development Remaining



Surrounded by Upscale Residential Complexes

Demographics 1-3-5 Miles



Drive Times 10-20-30 Min.



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The property has a recorded conservation easement on it with only 2.4 acres reserved for future development. Of those 2.4 acres, only 2 units of residential development remain.

Acreage: 38 +/- acres

Sale Price: \$625,000

Price per Acre: \$16,488

Number of Lots: 2

County: Pinellas

Site Address: Mangrove Cay Lane NE,
St. Petersburg, FL 33716

Nearest Intersection: Gandy Blvd. & Mangrove Cay Lane

Road Frontage: 60 +/- FT on Mangrove Cay Lane

Traffic Count: 50,000 AADT in front of the property on Gandy Blvd.

Utilities & Water Source: Water and sewer located adjacent to property

Zoning: NS2 (Minimum Lot Area 8,700 SF)

FLU: Residential Low (subject to conservation easement)

Uplands/Wetlands:

- 13 +/- acres uplands
- 25 +/- acres wetlands

Taxes: \$7,595.68 (2015)

Parcel ID: 17-30-17-00000-130-0100

GPS: 27.872382, -82.622211

Driving Directions:

- From Exit 28 on I-275 in St. Petersburg, take Gandy Blvd. for 2.8 miles, east to Mangrove Cay Lane
- Turn left and road terminates at the property



Demographics 1-3-5 Miles

2016	1 Miles	3 Miles	5 Miles
Population	6,546	38,860	97,686
Households	3,561	19,538	46,614
Median Household Income	\$51,027	\$48,053	\$47,469

3 +/- Miles to I-275

14 +/- Miles to Downtown Tampa

17 +/- Miles to Indian Rocks Beach & Gulf Coast Beaches

10 +/- Miles to Downtown St. Petersburg

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Looking East toward Tampa Bay



Looking West from Property



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