

# 1.92 ACRE INDIAN ROCKS BEACH RE-DEVELOPMENT SITE

For Sale

## 415 2<sup>nd</sup> St N., Indian Rocks Beach \$1,299,000



Fantastic opportunity to purchase a 1.92 acre site located two blocks from the Gulf of Mexico beaches, and one block from the Intercoastal Waterway to the east.

Located in an area known as The Narrows, this is a prime location for a flag hotel, and could potentially accommodate up to 50 hotel rooms per acre, with a zoning change.

Seller has done studies and held discussions with national chains that have a solid interest in working with a developer and operator.

The property could also be used for condominiums, retail, or for a large restaurant.

Height restrictions allow up to 50 feet, which would offer beautiful views of both the Indian Rocks beaches, as well as the intercoastal waters.

There is an existing 6,100 square foot office building on the site which may be of use during the redevelopment process.

The Narrows is located one block from the west end of the Indian Rocks Causeway, and is surrounded by quality restaurants, including several nationally known seafood operations.

For additional information or to schedule an appointment to tour the property, please contact:

Pat Calhoun, Commercial Broker 727.542.0998 | [pcalhoon@smithandassociates.com](mailto:pcalhoon@smithandassociates.com) | [www.patcalhoon.com](http://www.patcalhoon.com)

1.800.521.7045 [www.smithandassociates.com](http://www.smithandassociates.com)



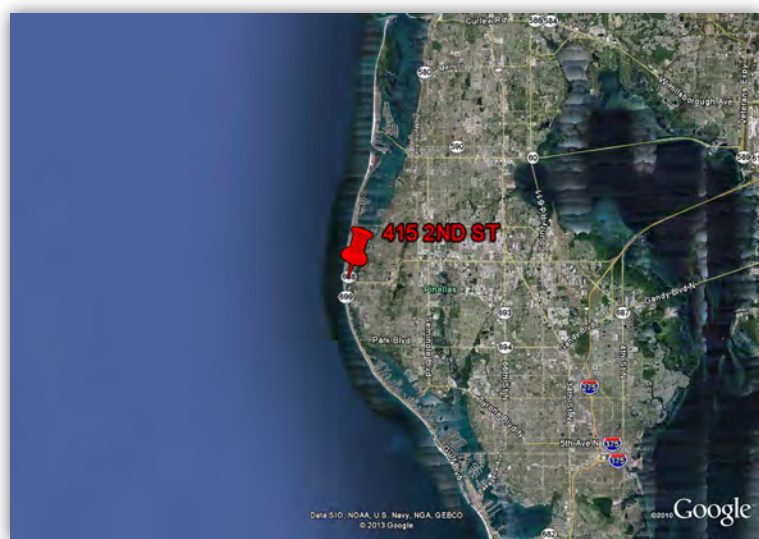
Tampa St. Petersburg Clearwater

Smith & Associates Real Estate, Inc does not guarantee any representations. Important facts should be confirmed by buyer.

**Smith &  
Associates**

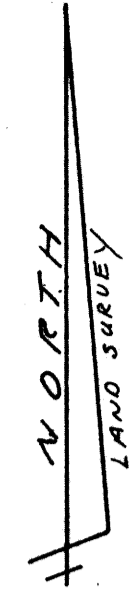
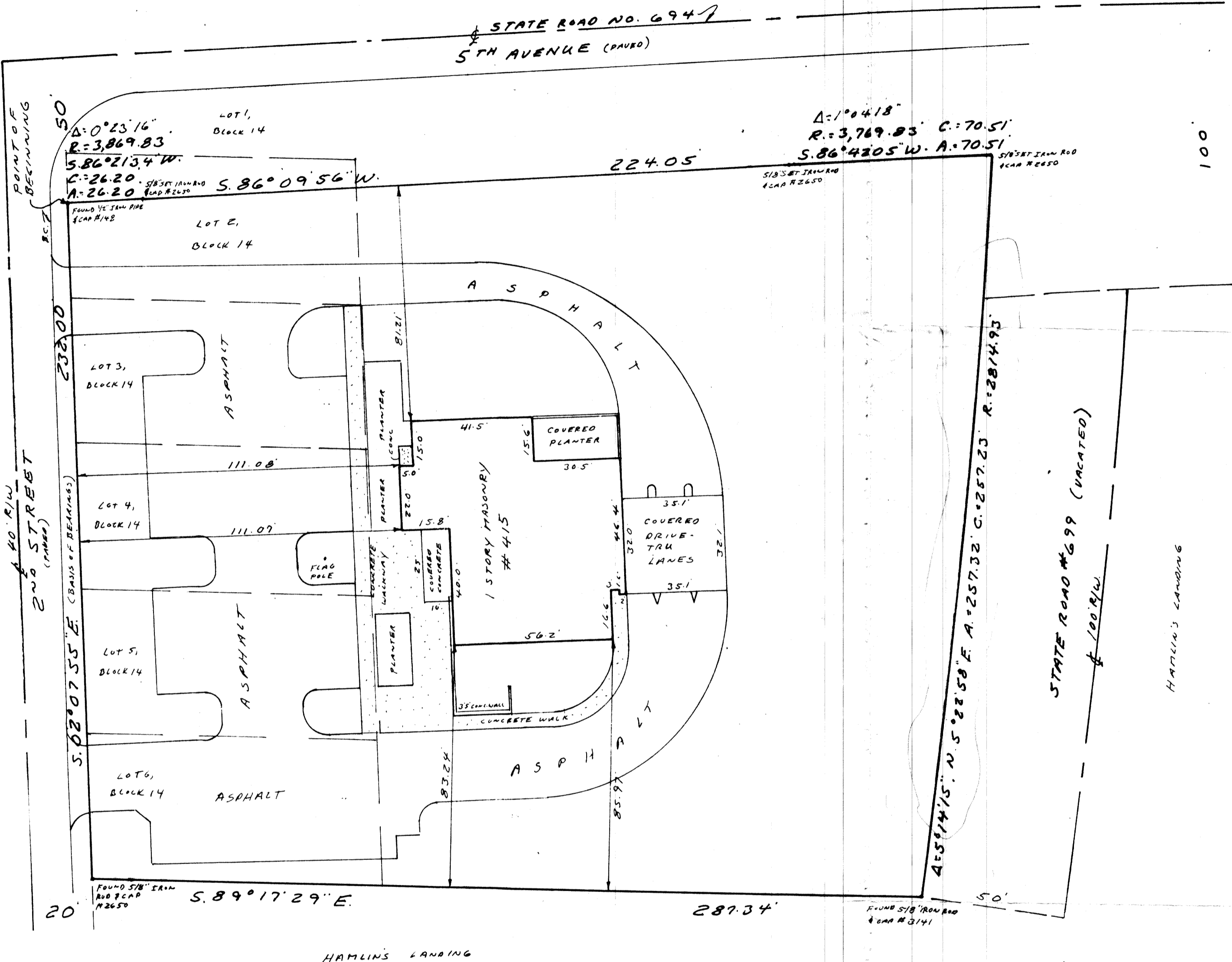
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SCALE: 1" = 30'

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF GOVERNMENT LOT 2 IN SECTION 12, TOWNSHIP 30 SOUTH, RANGE 14 EAST, SAID TRACT BEING A PORTION OF BLOCK 14 OF INDIAN ROCKS BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 12, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALSO BEING A PORTION OF THE UNPLATTED ACREAGE LYING EASTERLY OF SAID BLOCK 14 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF SAID BLOCK 14 AT THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 694; RUN THENCE ALONG SAID WEST RIGHT OF WAY LINE OF BLOCK 14, SOUTH 02 deg. 07'55" EAST 232.00 FEET; RUN THENCE SOUTH 89 deg. 17'29" EAST, 287.34 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF STATE ROAD 699; RUN THENCE ALONG SAID WEST RIGHT OF WAY LINE OF STATE ROAD 699 ON A CURVE TO THE LEFT HAVING SAID RADIUS OF 2,814.93 FEET, A CENTRAL ANGLE OF 5 deg. 14'15", AN ARC DISTANCE OF 257.32 FEET, A CHORD DISTANCE OF 257.23 FEET, AND A CHORD BEARING NORTH 5 deg. 22'58" EAST TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD 694; RUN THENCE ALONG THE FOLLOWING COURSES OF SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 694 ON A CURVE TO THE LEFT HAVING A RADIUS OF 3,769.83 FEET, A CENTRAL ANGLE OF 1 deg. 04'18", AN ARC DISTANCE OF 70.51 FEET, A CHORD DISTANCE OF 70.51 FEET AND A CHORD BEARING OF SOUTH 86 deg. 42'05" WEST; CONTINUE THENCE SOUTH 86 deg. 09'56" WEST 224.05 FEET; CONTINUE THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3,869.83 FEET, A CENTRAL ANGLE OF 0 deg. 23'16", AN ARC DISTANCE OF 26.20 FEET, A CHORD DISTANCE OF 26.20 FEET AND A CHORD BEARING OF SOUTH 86 deg. 21'34" WEST TO THE POINT OF BEGINNING.

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 125117 0003 B, DATED MARCH 2, 1983, THIS PROPERTY IS LOCATED IN FLOOD ZONE "A11", WITH A BASE FLOOD ELEVATION OF 10'.

LEGEND:  
 A. - ARC  
 C. - CHORD  
 R. - RADIUS

NOTES:  
 1. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN.  
 2. OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS OF THE FLORIDA BOARD OF SURVEYORS AND MAPPERS AS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*David C. Harnfr* 9-19-95  
 DAVID C. HARNFR  
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