

17722 US HIGHWAY 19 N, CLEARWATER, FL



Excellent opportunity to purchase a 10.34 acre site on an access road for heavily traveled US Highway 19 N., with numerous national car and boat dealerships as neighbors

Located just north of SR 688 (East Bay Dr.), this location is easily reached via the Belleair Rd. exit from both directions; daily traffic count on 19 is over 95,000 cars

Only about 3.5 acres of the lot is usable, with the balance encompassing wetlands or marsh along Allens Creek, an east/west waterway

There are three buildings on site, used by the current owner in their appliance sales and service business, totaling about 27,049 square feet of space

The showroom front building has about 6,600 sq ft on the ground floor, with an upstairs apartment of about 2,100

There is a 13,350 sq ft block warehouse, 2,750 of which is air conditioned, with a truck well and two rollup 12' foot doors, as well as a 5,200 square foot metal warehouse in the rear

The front entrance is via an ingress/eagress easement with Duke Energy, who owns a long north south stretch of property along US 19

Located in unincorporated Pinellas County, the usable portion has a Commercial General (CG) land use, and the wetlands Preservation "P"

Strictly confidential and shown by appointment only

Smith & Associates does not guarantee any representations. Important facts should be confirmed by the Buyer

PAT CALHOON, COMMERCIAL BROKER

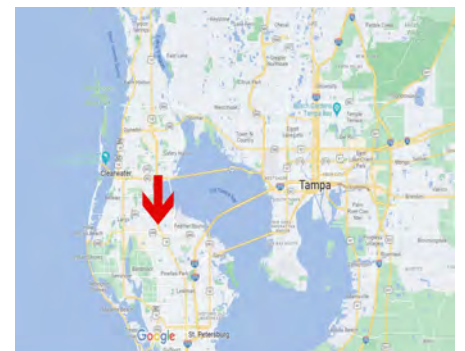
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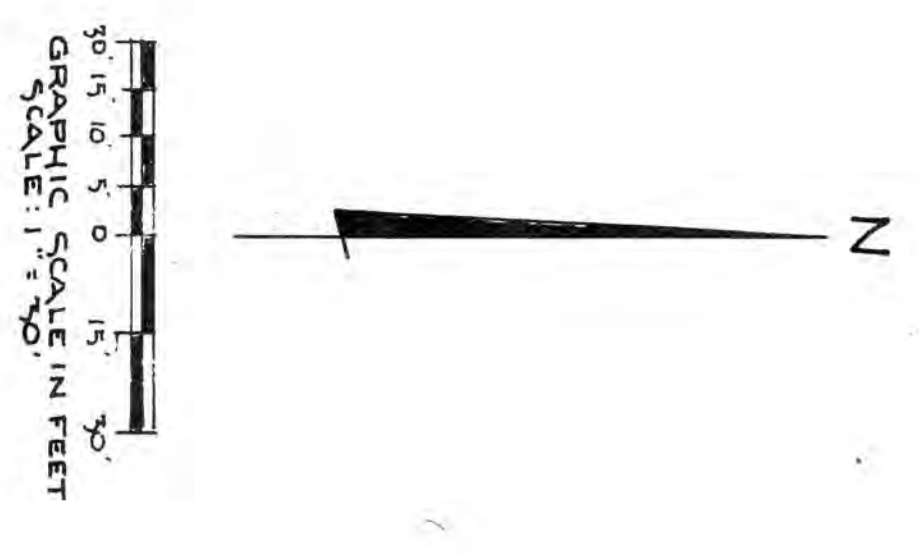
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HIGHLY VISIBLE REDEVELOPMENT SITE OR
RETAIL/SERVICE COMPLEX - FOR SALE - \$ 3,399,000



SECTION 30, TWP 29 S., RANGE 16 E.
PINELLAS COUNTY, FLORIDA



Zoning
C-2 General Commercial
and certain other uses as defined in the zoning ordinance.

Flood Zone
Flood Panel 125 (9/15/88) 57, June 11, 1983

Site Area
10.4 acres

Landscaping Requirements:

1. New hedge to be 18 inches tall and 1-1/2 inch diameter at breast height.
2. New hedge to be Viburnum Florida grade one or better.
3. Hedge to be 18 inches tall and planted on 25 foot centers.
4. New hedge to have sprinkler system fed by existing pump and well.

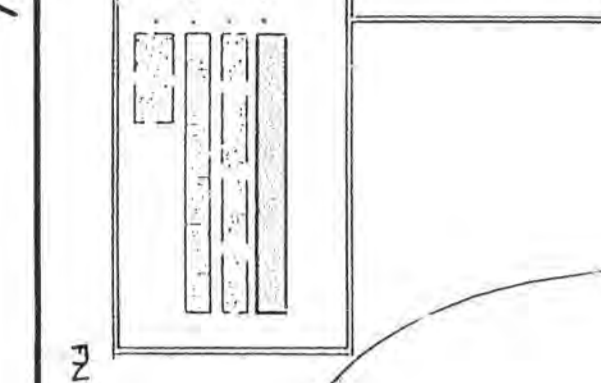
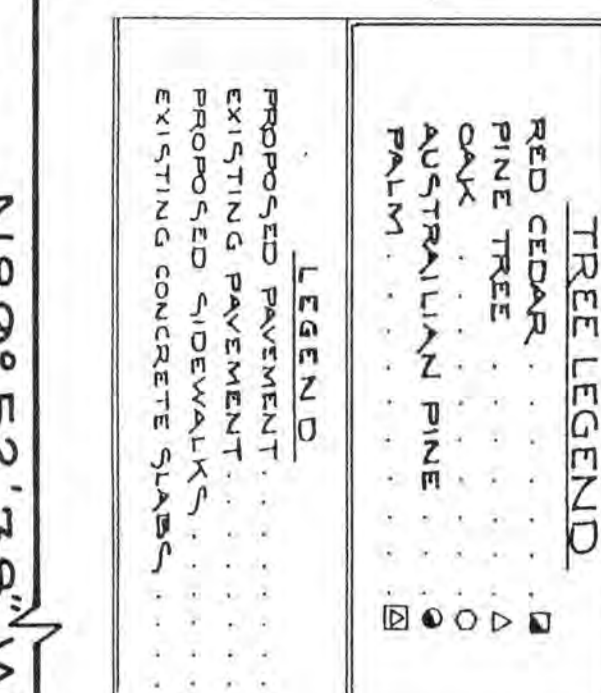
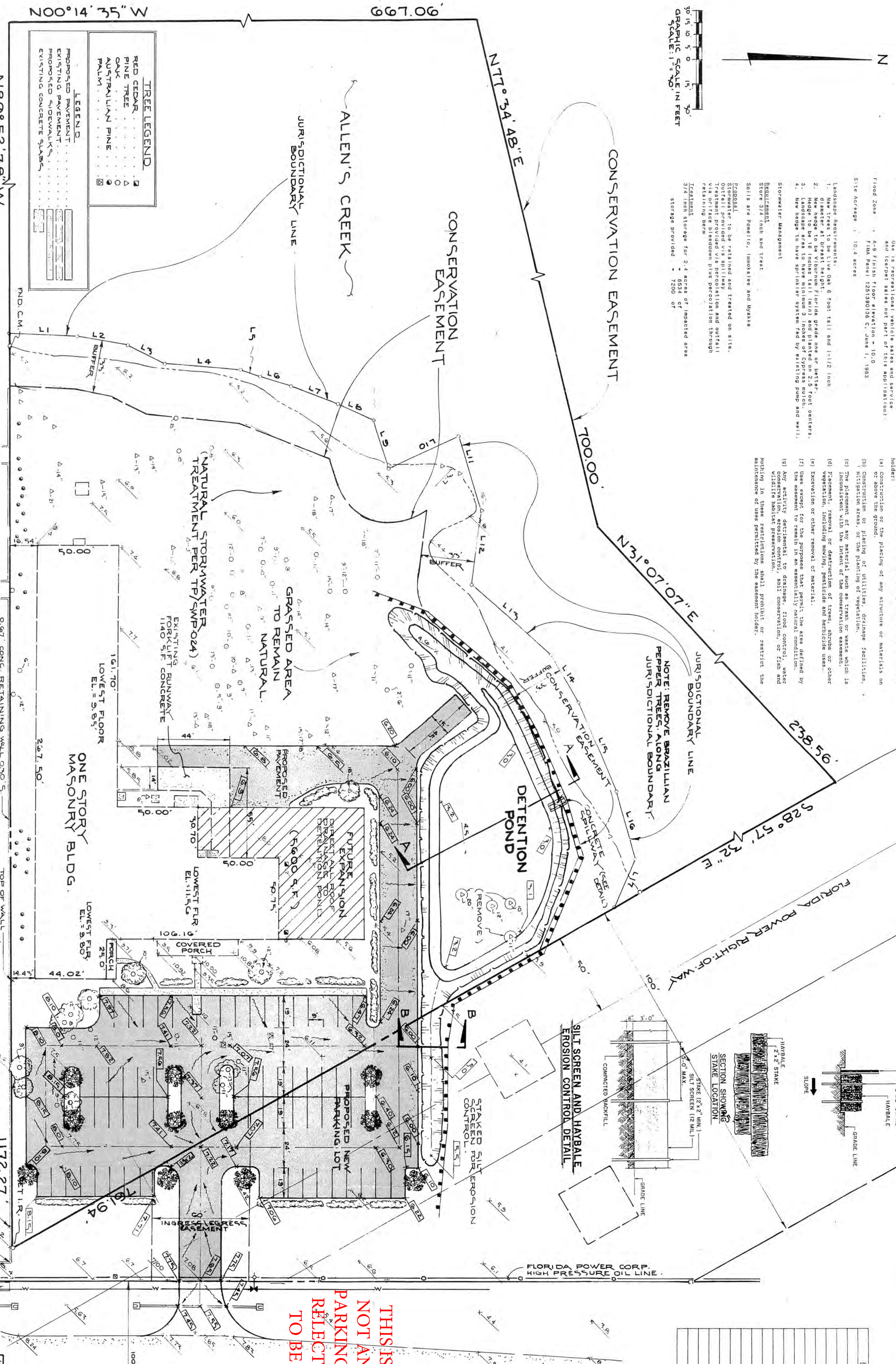
Stormwater Management
Storm 3/2 inch and treat
Soils are Panslo, Immohawke and Myakka

Proposed:
To be retained and treated on site.
Treatment provided via infiltration and outfall via surface depression plus percolation through existing soils.

Treatment:
3/2 inch storage for 2.4 acres of impacted area
Storage provided - 7200 of

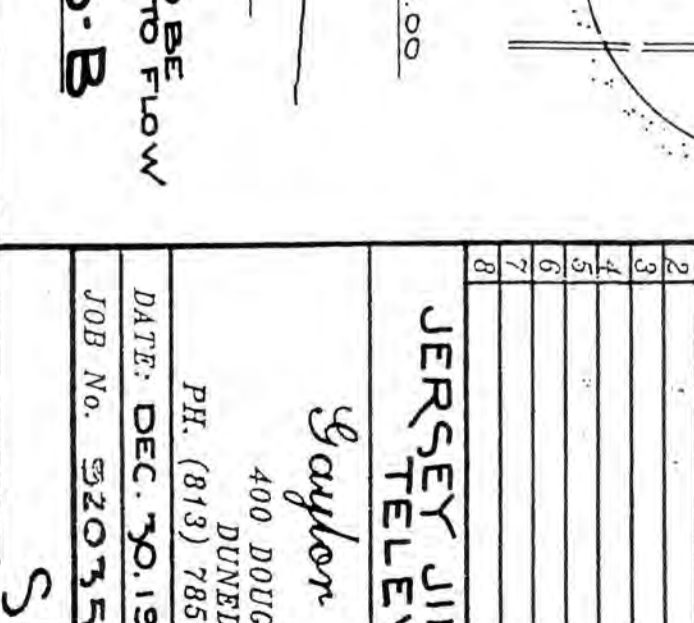
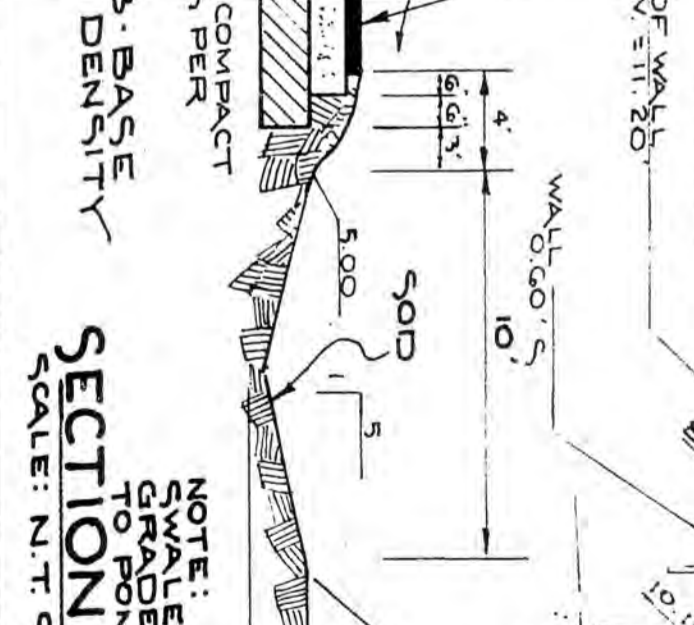
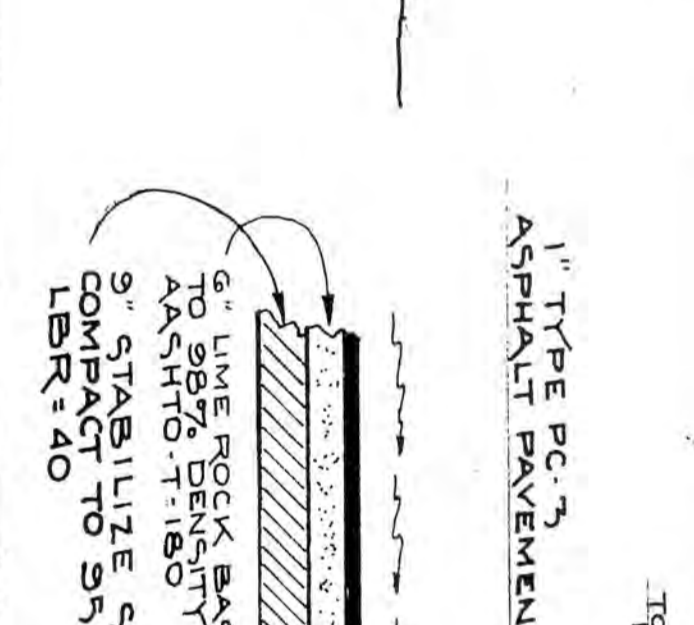
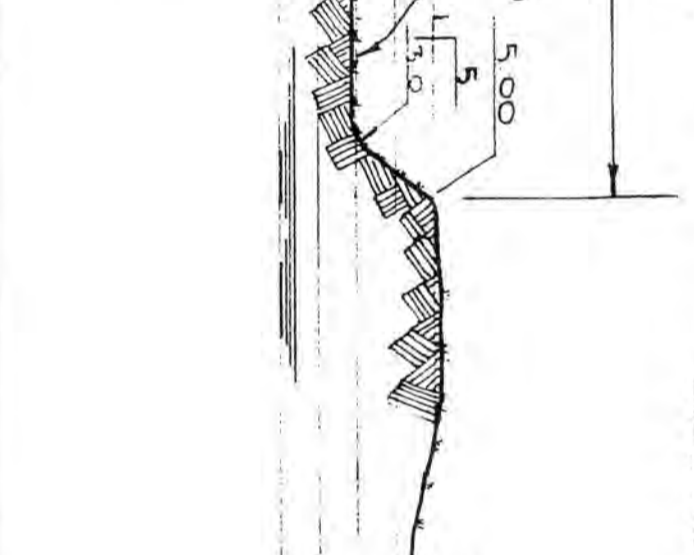
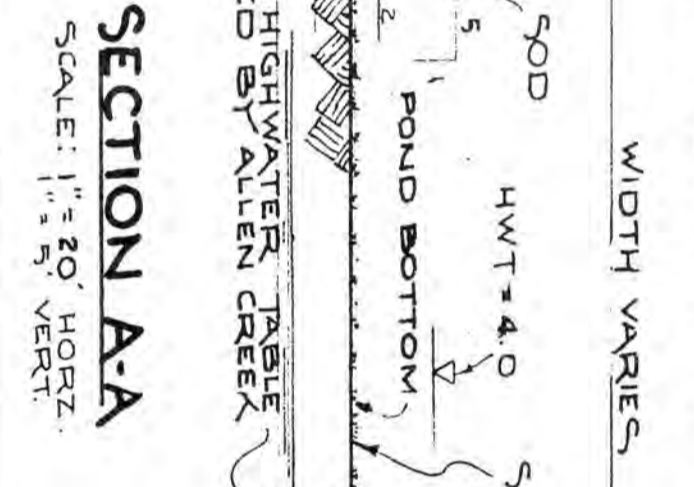
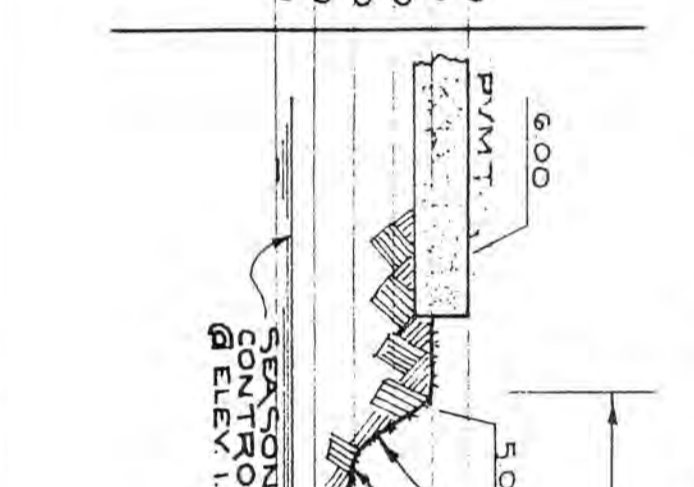
Conservation Easement Note: With the intent of preserving the easement area in an essentially natural condition, and pursuant to the terms of the easement, the following restrictions shall apply to the easement in the absence of a specific permit from the easement holder:

- (a) Construction of any structure or materials on or above the ground.
- (b) Construction or placing of utilities, drainage facilities.
- (c) The planting of any plants which are not native to the area, which is inconsistent with the intent of the conservation easement.
- (d) Placement, removal or destruction of logs, stumps or other vegetation, including mowing, pesticide and herbicide use.
- (e) Excavation or other removal of material.
- (f) Use of agents for the removal of pests, the removal of any material, or the use of any other method to remove material from the area.
- (g) Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- (h) Nothing in these restrictions shall prohibit or restrict the easement holder from any activity which is necessary for the maintenance or use permitted by the easement holder.



LOCAL ORDINANCE:
THE NORTH PINELLAS COUNTY ZONING ORDINANCE, AS AMENDED, IS APPLICABLE TO THIS PROJECT. THE ZONING ORDINANCE, AS AMENDED, IS APPLICABLE TO THIS PROJECT. THE ZONING ORDINANCE, AS AMENDED, IS APPLICABLE TO THIS PROJECT.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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LINE	DIRECTION	DISTANCE
L1	N03°09'53"E	44.07'
L2	N10°39'47"E	31.48'
L3	N27°15'50"E	25.48'
L4	N05°29'16"E	47.02'
L5	N20°00'39"E	17.40'
L6	N17°56'22"E	19.98'
L7	N21°40'02"E	31.00'
L8	N25°11'21"E	24.27'
L9	N22°51'50"E	31.20'
L10	N24°09'29"W	47.36'
L11	N7°45'14"E	48.16'
L12	S82°07'24"E	45.68'
L13	N42°06'51"E	65.12'
L14	N6°25'51"E	34.00'
L15	N88°05'04"E	60.23'
L16	N5°09'41"E	43.29'
L17	S85°34'05"E	31.93'

THIS IS AN OLD SITE PLAN AND NOT AN OFFICIAL SURVEY - THE PARKING AND BUILDINGS DO NOT REFLECT THE CURRENT LAYOUT - TO BE USED INFORMATIONAL PURPOSES ONLY

PRELIMINARY NOT FOR CONSTRUCTION

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DATE: DEC. 30, 1992 SHEET 1 OF 1
JOB NO. 52035