



Echelon Real Estate Services, LLC

235 Third Street South, Suite 300, St. Petersburg, Florida 33701
Phone: (727) 214-4650 Fax: (727) 803-8202

Detailed property information available
on-line at:

www.ERESproperties.com

LAND FOR SALE ST. PETERSBURG CBD - 2.49 ACRES

EXCELLENT APARTMENT, HOTEL, ASSISTED LIVING SITE



THE ARTS VILLAGE SITE

830/850 Central Avenue (South site)
St. Petersburg, Florida 33701

PERMITTED & ENTITLED FOR:

Residential:

- The total project is St. Petersburg EDC approved for 503 units.
- The South block approved for 250 units
- Twin 31 story Tower approved

Parking:

- The North block was redesigned for around 586 spaces.
- The South block will mirror the North block with 586 spaces.

Retail:

- The retail development allocation is approximately 55,000 SF for both the North and South sides of the Project, for a total of 110,000 SF.

Permits & Zoning:

- Site is fully permitted and entitled!
- Zoning: CBD – 1

Taxes:

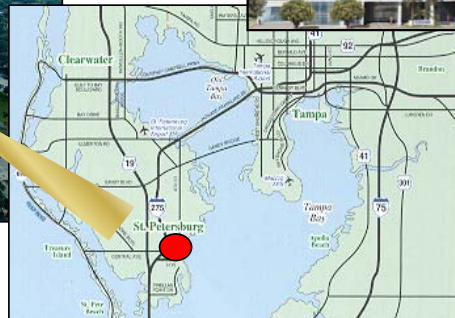
- Site is in a Brownfields zone, therefore, there are significant tax credit and related incentive entitlements.
- Potential for several million \$\$ dollar rebate.

EASILY ACCESSED FROM I-175, I-275, AND I-375!



830/850 Central (South site)

- **\$9,700,000 (or \$89.43 per SF)**
- 220' x 493' = 108,460 SF (2.49 acres)
- On Site Building 1 (830 Central- built 1985) = 57,540 SF
- On Site Building 2 (850 Central- built 1973) = 24,000 SF
- Total = 81,540 SF
- Parking Allocation: 586 spaces (to mirror North block)
- Total Development Density: 500,000 SF
- Height Limitation: 375 feet



MICHAEL S. TALMADGE
Echelon Real Estate Services, LLC
mtalmadge@echelonre.com
(727) 214-4650

Echelon Real Estate Services, LLC
Licensed Real Estate Broker

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