

**FOR SALE
LAND**

44.24 Acre, Infill Multifamily Development Site
Clearwater, Florida
Date Certain Offering



For more information please contact:

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FOR SALE LAND

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PROFILE: The subject property is located in the heart of the Countryside Commercial District, City of Clearwater, Tampa Bay MSA. Pinellas County is known for world class beaches, Clearwater Beach and Honeymoon Island (1991 Best Beach in the United States).

The property was part of the US Homes Countryside development, with homes ranging from \$140,000 maintenance free villas, to \$1.5 million golf course homes.

The property is a closed, executive golf course.

LOCATION: 2506 Countryside Boulevard, Clearwater, Florida 33763.

SIZE: 44.24 acres gross and 41.14 net usable acres.

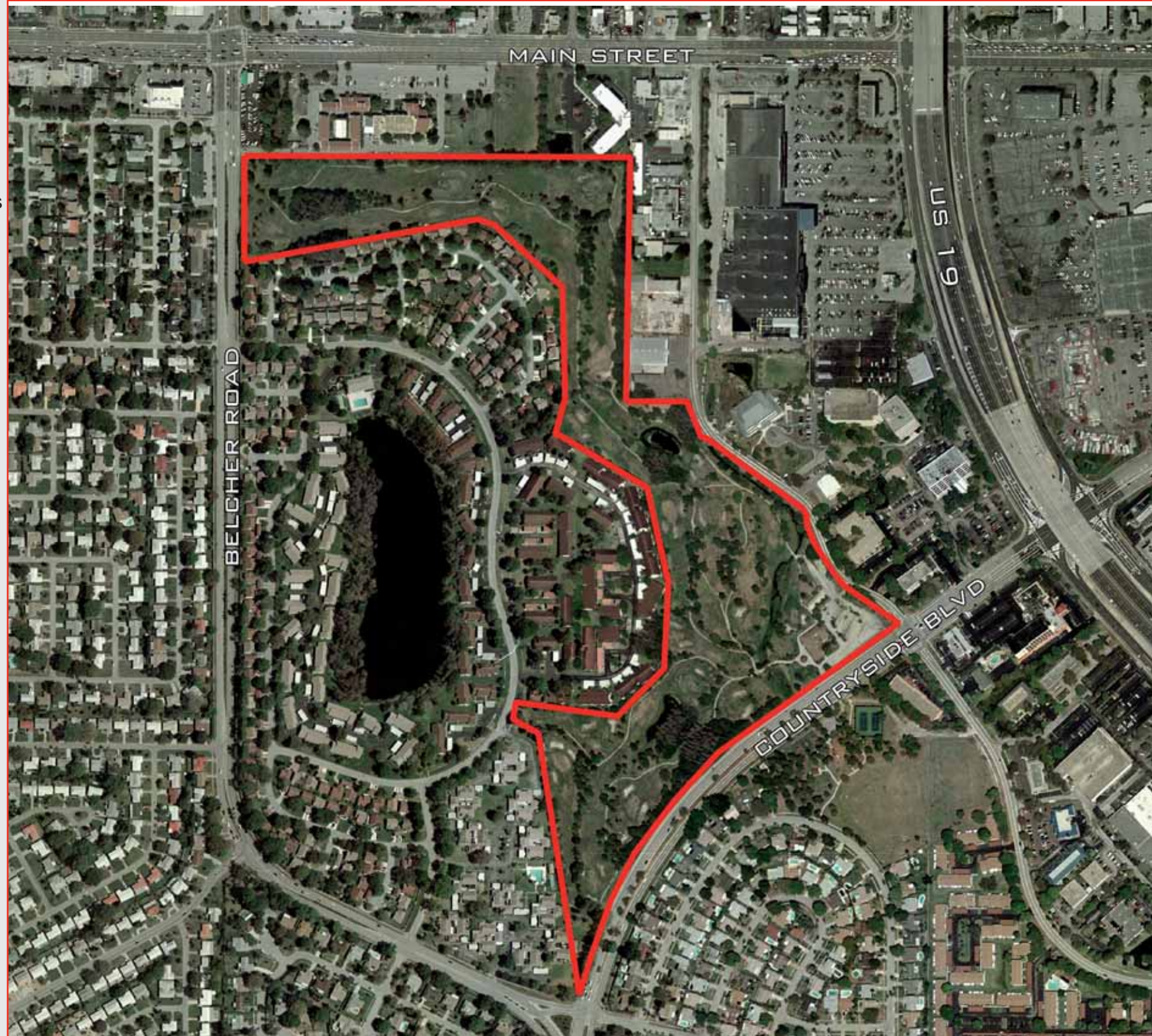
ZONING: MF 7.5, City of Clearwater, Florida.

UTILITIES: At site.

PRICE: \$4,500,000

2011 Demographics:

Avg. HH Income:	\$63,928
Median HH Income:	\$47,952
Median Home Value:	\$144,399



DISTANCES:

• CVS Pharmacy	.2 miles
• K-Mart / Lowes	.3 miles
• Countryside Mall	.5 miles
• Fresh Market	.9 miles
• Walgreens	1.3 miles
• Publix	1.3 miles
• Countryside Golf Club	1.8 miles
• Wal-Mart Super Center	2.5 miles
• Mease Countryside Hospital	3.15 miles
• Gulf Beaches	7.9 miles
• Tampa International Airport	17.3 miles

COMMENTS:

- Previously a golf course.
- Platted for 239 townhomes.
- Easy access to multiple employment centers.
- Current SWFWMD water management permit good until April 14, 2016. This plan has four retention ponds, between .41 and 2.23 acres.

SCHOOLS:

- Elementary
Leila Davis, 2.15 miles, A rated.
- Middle
Safety Harbor, 5.3 miles, A rated.
- High
Countryside, 2 miles, C rated.

• For more information, go to:
www.cushwakelandfl.com/tampa/listing-detail.html?listing-id=407

OFFERS: ALL OFFERS MUST BE SUBMITTED BY SEPTEMBER 9, 2011.