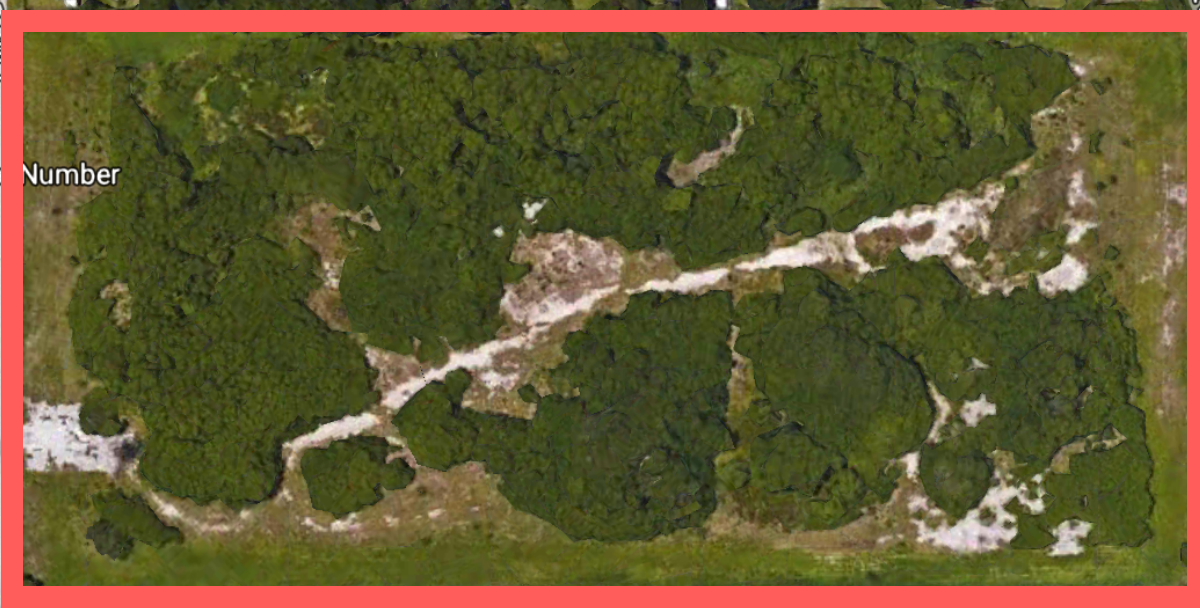


DEVELOPMENT SITE

134th Avenue & Pine Street,
Largo, FL 33774
Offered at \$3,999,000



TERESA WILLIAMS
Broker
813-434-0290

teresa@prosperarealty.com



PROSPERAREALTY.COM

THIS IS CONFIDENTIAL MEMORANDUM intended solely for your own limited use to determine whether you wish to express any further interest in the Property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Prospera Realty, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Prospera Realty, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Prospera Realty.

OFFERING PROCEDURE

Offers should be submitted in the form of a non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract, and
- Amount of additional deposit upon expiration of Inspection Period

CONTACT DETAILS

TERESA WILLIAMS

Broker

813-434-0290

305-510-9619

teresa@prosperarealty.com

PROSPERA REALTY

142 W. Platt St.

Tampa, FL

prosperarealty.com

Prospera Realty as exclusive marketing advisor, is pleased to present the 134th Avenue and Pine Street, Largo Florida, Unincorporated Pinellas County. The site features 18.43 acres of vacant land and allows for the development of up to 207 Town Homes. 134th Avenue and Pine Street site presents a rare opportunity to build a residential multi-family complex in Pinellas County, minutes from the beach and within an expanding community with extremely high occupancy and strong demand for new development.



INVESTMENT HIGHLIGHTS

LOCATION

134th Avenue and Pine Street site represents a valuable opportunity for a developer to acquire an undeveloped parcel of land and join the wave of growth in which the community finds itself. The site is ideally situated adjacent Ulmerton Road which is a major Pinellas Road that passes from one side of St Pete to other. Residents of the proposed development will have access to major retailers within close proximity and close to beaches.

ZONING AND LAND USE

Zoned RPD-5 Multi Family (RPD-7.5 with Suitable Affordable Housing Development). Approved for 138 Town-homes and additional 50% for affordable housing, totaling 207 units. Encourage development with an emphasis on residential housing and affordable housing.

LACK OF AVAILABLE LAND FOR APARTMENTS

Pinellas County being restricted to agricultural, retail, or industrial uses, there is a lack of residential developable land. The 134th Avenue and Pine Street site therefore presents a rare opportunity to acquire and develop residential housing with favorable zoning and building regulations. Current residential offerings in the area are mostly garden-style apartments that have had tremendous success with strong rents and occupancy rates. The area is in high demand for affordable residential development and the 134th Avenue and Pine Street therefore becomes a highly coveted development parcel. In combination with lack of development land, both land acquisition costs and construction costs are extremely low in the area making the site an ideal investment for a developer.

PROPERTY DESCRIPTION

INVESTMENT SUMMARY

Address 134th Avenue & Pine Street

Land Acreage 18.4

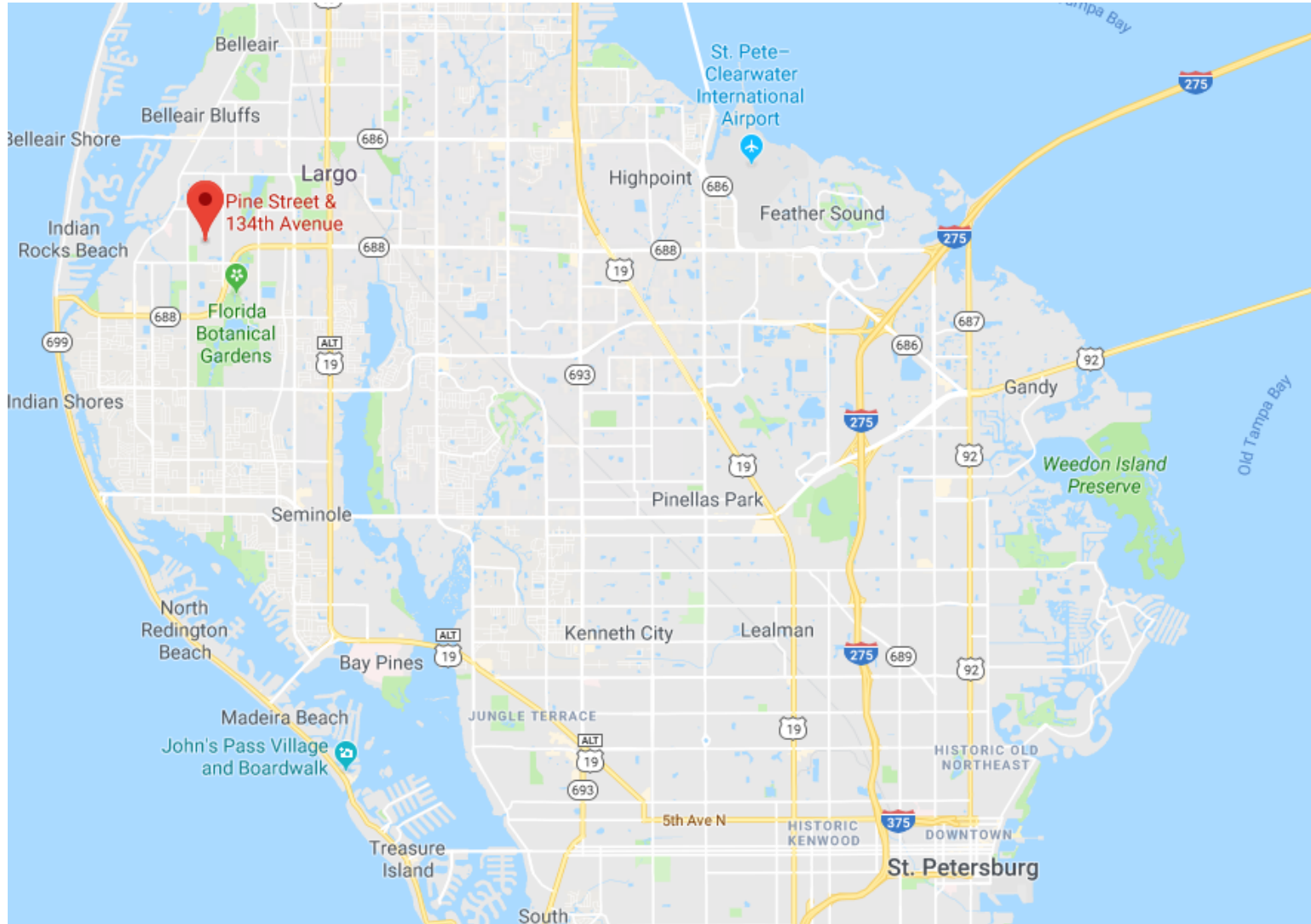


TAXES

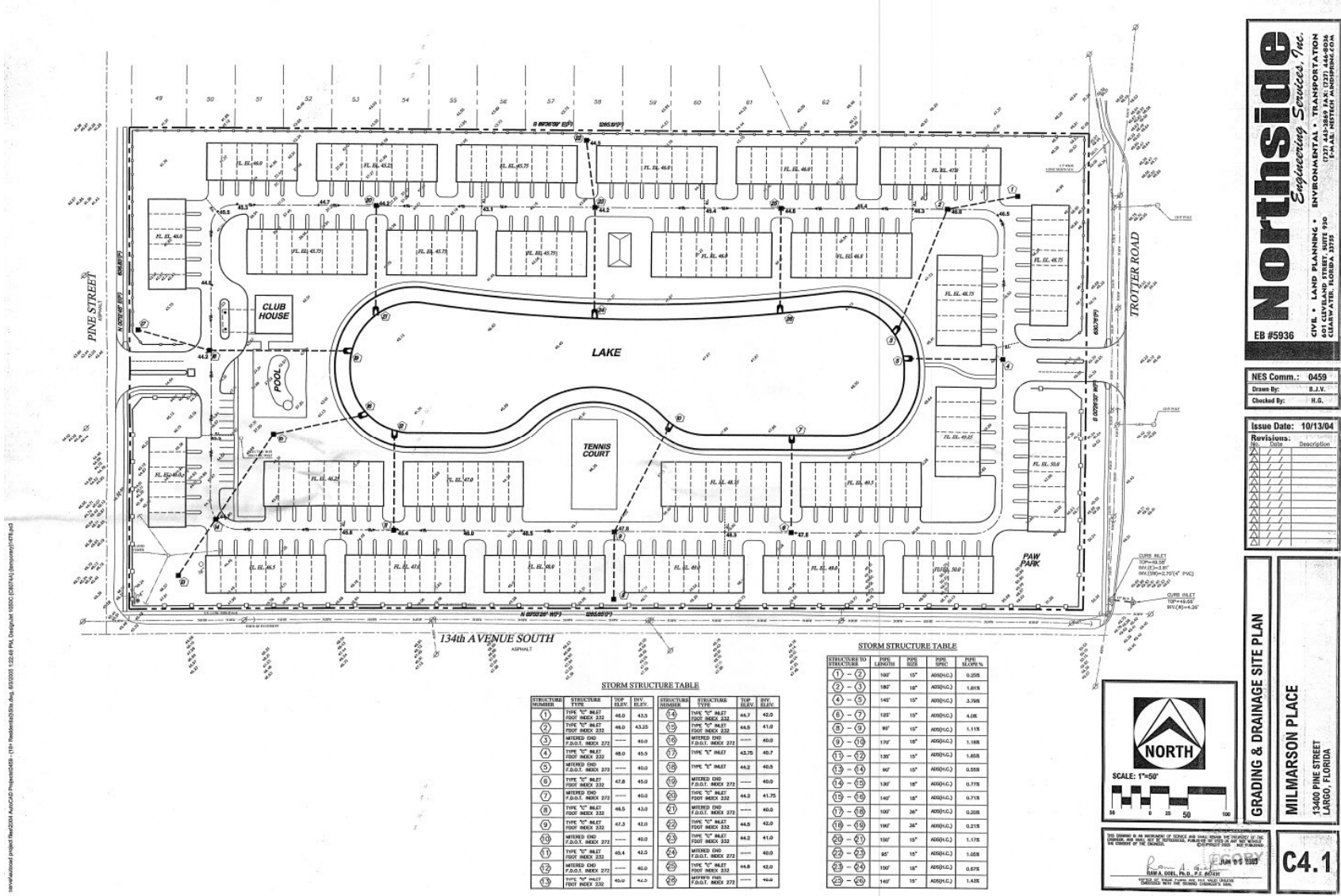
Jurisdiction Unincorporated Pinellas County

Tax ID 30-6923-000-0760 / 30-6923-000-0810

ON THE MAP



PROPOSED 207 TOWNHOME SITE



Informational project file: 207A AutoCAD Project: 0451 - (P) - Rev: 04/03/18 PAL Design: 10/000 (2/05/14) (revised) 07/17/21

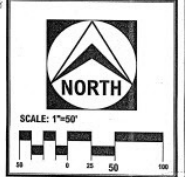
Northside
 Engineering Services, Inc.
 CIVIL • LAND PLANNING • ENVIRONMENTAL • TRANSPORTATION
 1201 ALA STREET, SUITE 400
 GUNWATON, FLORIDA 32750
 EB #5936

NES Comm.: 0459
 Drawn By: S.J.V.
 Checked By: H.G.

Issue Date: 10/13/04

No.	Date	Description

GRADING & DRAINAGE SITE PLAN
 MILMARSON PLACE
 13400 PINE STREET
 LARGO, FLORIDA



STORM STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	TOP ELEV.	INV. ELEV.	STRUCTURE NUMBER	STRUCTURE TYPE	TOP ELEV.	INV. ELEV.
1	TYPE "C" MET FOOT INDEX 232	46.0	43.5	14	TYPE "C" MET FOOT INDEX 232	46.7	42.0
2	TYPE "C" MET FOOT INDEX 232	46.0	43.25	15	TYPE "C" MET FOOT INDEX 232	46.5	41.0
3	METERED DSD FOOT INDEX 232	---	40.0	16	METERED DSD FOOT INDEX 232	---	40.0
4	TYPE "C" MET FOOT INDEX 232	46.0	43.0	17	TYPE "C" MET FOOT INDEX 232	43.75	40.7
5	METERED DSD FOOT INDEX 232	---	40.0	18	TYPE "C" MET FOOT INDEX 232	46.2	40.5
6	TYPE "C" MET FOOT INDEX 232	47.8	45.0	19	METERED DSD FOOT INDEX 232	---	40.0
7	METERED DSD FOOT INDEX 232	---	40.0	20	TYPE "C" MET FOOT INDEX 232	44.5	41.75
8	TYPE "C" MET FOOT INDEX 232	46.5	43.0	21	METERED DSD FOOT INDEX 232	---	40.0
9	TYPE "C" MET FOOT INDEX 232	47.3	42.0	22	TYPE "C" MET FOOT INDEX 232	44.0	42.0
10	METERED DSD FOOT INDEX 232	---	40.0	23	TYPE "C" MET FOOT INDEX 232	46.2	41.0
11	TYPE "C" MET FOOT INDEX 232	45.4	42.5	24	METERED DSD FOOT INDEX 232	---	40.0
12	METERED DSD FOOT INDEX 232	---	40.0	25	TYPE "C" MET FOOT INDEX 232	44.8	42.0
13	TYPE "C" MET FOOT INDEX 232	45.0	44.5	26	METERED DSD FOOT INDEX 232	---	40.0

STORM STRUCTURE TABLE

STRUCTURE NO.	APX. LENGTH	OS	SM	CON. TO	CON. FROM
1 - 2	100'	15"	ASPH(1)	C	0.205
2 - 3	100'	15"	ASPH(1)	C	1.814
4 - 5	145'	15"	ASPH(1)	C	3.765
6 - 7	120'	15"	ASPH(1)	C	4.06
8 - 9	90'	15"	ASPH(1)	C	1.115
9 - 10	170'	15"	ASPH(1)	C	1.188
11 - 12	120'	15"	ASPH(1)	C	1.655
13 - 14	90'	15"	ASPH(1)	C	0.555
14 - 15	130'	18"	ASPH(1)	C	0.778
15 - 16	140'	18"	ASPH(1)	C	0.718
16 - 17	100'	18"	ASPH(1)	C	0.205
17 - 18	100'	24"	ASPH(1)	C	0.215
19 - 20	100'	15"	ASPH(1)	C	1.175
20 - 21	85'	15"	ASPH(1)	C	1.025
21 - 22	85'	15"	ASPH(1)	C	1.025
22 - 23	100'	18"	ASPH(1)	C	0.878
23 - 24	140'	15"	ASPH(1)	C	1.425

DATE: JUN 09 2007
 13400 PINE STREET
 LARGO, FLORIDA

C4.1