



**TB8450711**

**7598 90TH STREET SEMINOLE, 33777**

**County:** Pinellas  
**Subdiv:** CROSS BAYOU ESTATES 8TH ADD  
**Beds:**  
**Baths:**  
**Pool:** None  
**Style:** Commercial  
**Const Status:**  
**Acreage:** 1/4 to less than 1/2  
**Garage:** **Attch:** **Spcs:** **Carport:** **Spcs:**  
**Garage/Carport:**  
**Location:** Level/Flat, Street Paved

**Status:** Active  
**List Price:** \$345,000  
**Year Built:**  
**Special Sale:** None  
**ADOM:** 145  
**CDOM:** 145  
**Proj Comp Date:**  
**Pets:**  
**SqFt Heated:**  
**Total SF:**  
**LP/SqFt:** \$24.64

Price reduction on Prime Commercial Neighborhood (CN) Zoned Land — 14,000 Sq. Ft. — Seminole, FL

Discover an exceptional development opportunity in the heart of Seminole! You can combine these two lots with the lot next door for almost a half an acre assemblage (.48 acres/21,000 Sq.Ft./210 feet of frontage) These two combined lots, totaling 14,000 square feet, offer approximately 140 feet of frontage and 100 feet of depth, fully fenced and ideally positioned behind O' Reilly Auto Parts, McDonalds and the new Circle K that is under construction. Located just one block northwest of the Park Blvd. and Starkey Road intersection, this site provides outstanding visibility, easy access, and strong traffic flow from an active retail corridor.

Zoned Commercial Neighborhood (CN), this property opens the door to a wide range of potential uses. Explore possibilities such as:

- Professional or medical offices
- Daycare or education-related centers
- Light retail or boutique storefronts
- Medical or dental clinics
- Cafés, coffee shops, or ice cream concepts
- Fitness, dance, or martial arts studios
- Art, photography, music, or creative studios
- Residential options including 1-10 single-family units per acre (buyer to verify feasibility)

With flexible zoning, a central Seminole location, and established neighboring businesses, this property is perfectly suited for an investor, developer, or owner-user seeking an accessible and high-value commercial site.

Conveniently located on 90th Street, Lots 5 and 6 sit in a thriving area surrounded by retail, services, dining, and residential communities—an ideal setting for building a new income-producing project or expanding an existing business. Add lot 4 for the assemblage. MLS TB8453279

**Land, Site, and Tax Information**

<b>SE/TP/RG:</b> 26/30/15	<b>Zoning:</b> CN	<b>Section #:</b>	<b>Floor Number:</b>
<b>Subd #:</b>	<b>Future Land Use:</b>	<b>Block/Parcel:</b> 00	<b>CDD:</b> No
<b>Tax ID:</b> 26-30-15-19602-000-0050	<b>Zoning Compatible:</b>	<b>Front Exposure:</b> East	<b>Annual CDD Fee:</b>
<b>Taxes:</b> \$934	<b>Tax Year:</b> 2024	<b>Lot #:</b> 5	<b>Land Lease Fee:</b>
<b>Auction:</b>	<b>Auction Time:</b>	<b>Other Exemptions:</b>	<b>Plat Book/Page:</b> 56-11
<b>Homestead:</b>	<b>Complex/Community Name:</b>	<b>Additional Parcels:</b> Yes	
<b>Alt Key/Folio:</b> 263015196020000050		<b>Ownership:</b> Fee Simple	
<b>Lot Dimensions:</b> 140x100	<b>Lot Size Acres:</b> 0.32	<b>Flood Zone Code:</b> AE	
<b>Water Frontage:</b>		<b>Waterfront Feet:</b> 0	
<b>Legal Description:</b> CROSS BAYOU ESTATES 8TH ADD LOTS 5 and lot 6			

**Interior Information**

<b>Air Conditioning:</b>	<b>Flooring Covering:</b>
<b>Heating and Fuel:</b>	<b>Security Features:</b>
<b>Fireplace:</b>	<b>SqFt Heated Source:</b>
<b>Utilities:</b> Electricity Available, Sewer Nearby, Water Nearby	
<b>Sewer:</b> None	<b>Water:</b> None
<b>Interior Features:</b>	
<b>Appliances Included:</b>	

**Exterior Information**

**Community Information**

<b>HOA / Comm Assn:</b> No	<b>HOA Fee:</b>	<b>HOA Pmt Sched.:</b>	<b>Mo Maint\$(add HOA):</b>
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**Realtor Information**



**For more information on this or any other properties please contact:**

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