

LAND FOR SALE

CLEARED REDEVELOPMENT SITE IN DOWNTOWN CLEARWATER

1214 - 1242 CLEVELAND STREET, CLEARWATER, FL 33755



2 ACRES MOL | FOR SALE  
PRICE: \$4,420,000

**KW COMMERCIAL TAMPA PROPERTIES**

5020 W Linebaugh Ave #100  
Tampa, FL 33624



Each Office Independently Owned and Operated

**PRESENTED BY:**

**ALEX LUCKE, CCIM**

Commercial Director

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#SL3351552

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# EXECUTIVE SUMMARY

1214 - 1242 CLEVELAND STREET, CLEARWATER, FL 33755



## OFFERING SUMMARY

<b>PRICE:</b>	\$4,420,000
<b>LOT SIZE:</b>	1.987 Acres MOL
<b>ZONING:</b>	(D) Downtown
<b>FRONTAGE:</b>	435 ft. on Cleveland St.
<b>HIGHEST &amp; BEST USE:</b>	Multifamily
<b>UTILITIES:</b>	Duke Energy & City of Clearwater Public Utilities
<b>FLOOD ZONE:</b>	Flood Zone X
<b>APN:</b>	#1: 15-29-15-65268-000-0080 #2: 15-29-15-65268-000-0050 #3: 15-29-15-65268-000-0030 #4: 15-29-15-65268-000-0010

## PROPERTY OVERVIEW

KW Commercial Tampa Properties is pleased to present 1214–1242 Cleveland Street, Clearwater, FL 33755 (the “Property”). This rare, nearly 2-acre four-parcel assemblage in the heart of Downtown Clearwater now offers a fully cleared development site spanning a full city block along Cleveland Street, plus a stand-alone parking lot to the west – providing scale, flexibility, and immediate redevelopment potential. The property is zoned (D)-Downtown and features 435 feet of frontage from N Jefferson Ave to N Lincoln Ave. All existing retail improvements have been removed, allowing a developer to move forward without demolition risk or delay.

Positioned steps from the new Clearwater Gardens housing community and near major projects such as the Bluff Apartments, Harborview Hotel, new City Hall, the PSTA Transit Station, and the Cleveland Street Alliance’s planned entertainment and cinema destination, the site stands as a true generational redevelopment opportunity in Clearwater’s urban core. The completed demolition further streamlines execution and enhances the property’s appeal to multifamily, hotel, or mixed-use developers seeking a shovel-ready infill opportunity.

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## PROPERTY PHOTOS

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# PROPERTY PHOTOS

1242 CLEVELAND STREET



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# ASSEMBLAGE DETAILS

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## RED

APN: 15-29-15-65268-000-0080  
Size: 0.240 Acres

## YELLOW

APN: 15-29-15-65268-000-0050  
Size: 0.835 Acres

## GREEN

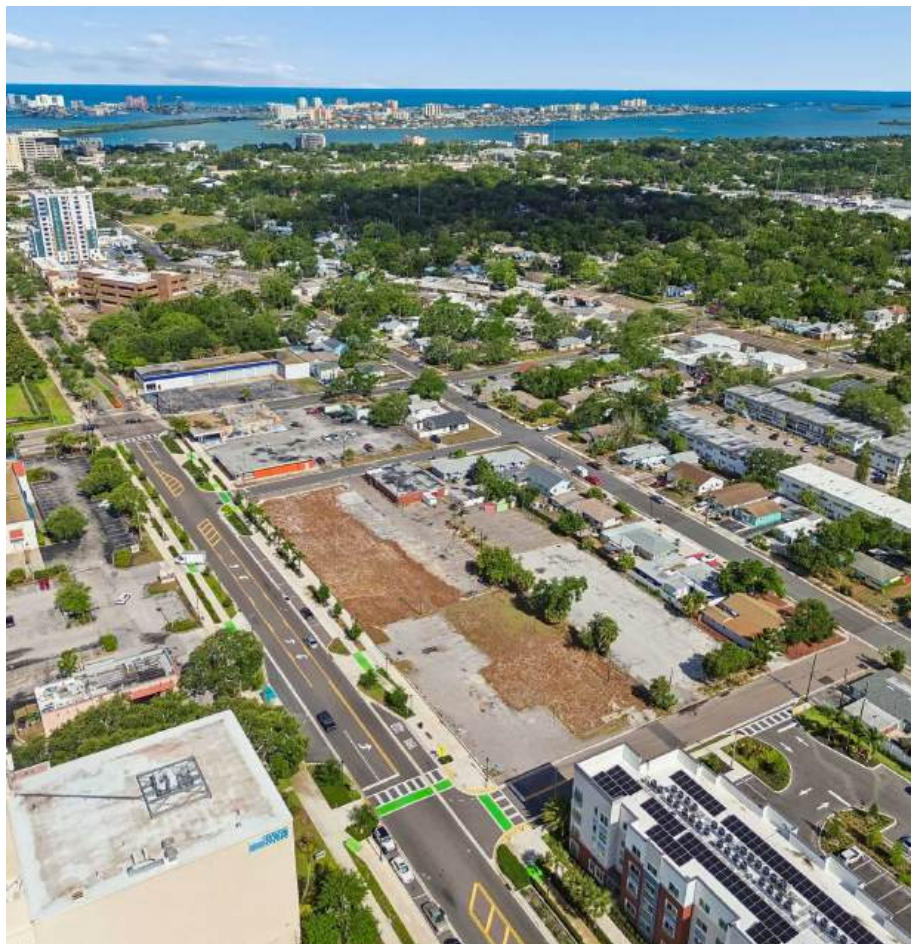
APN: 15-29-15-65268-000-0030  
Size: 0.480 Acres

## BLUE

APN: 15-29-15-65268-000-0010  
Size: 0.432 Acres

## TOTAL

Contiguous: 1.747 Acres  
West Parking: 0.240 Acres  
Total Assemblage: 1.987 Acres



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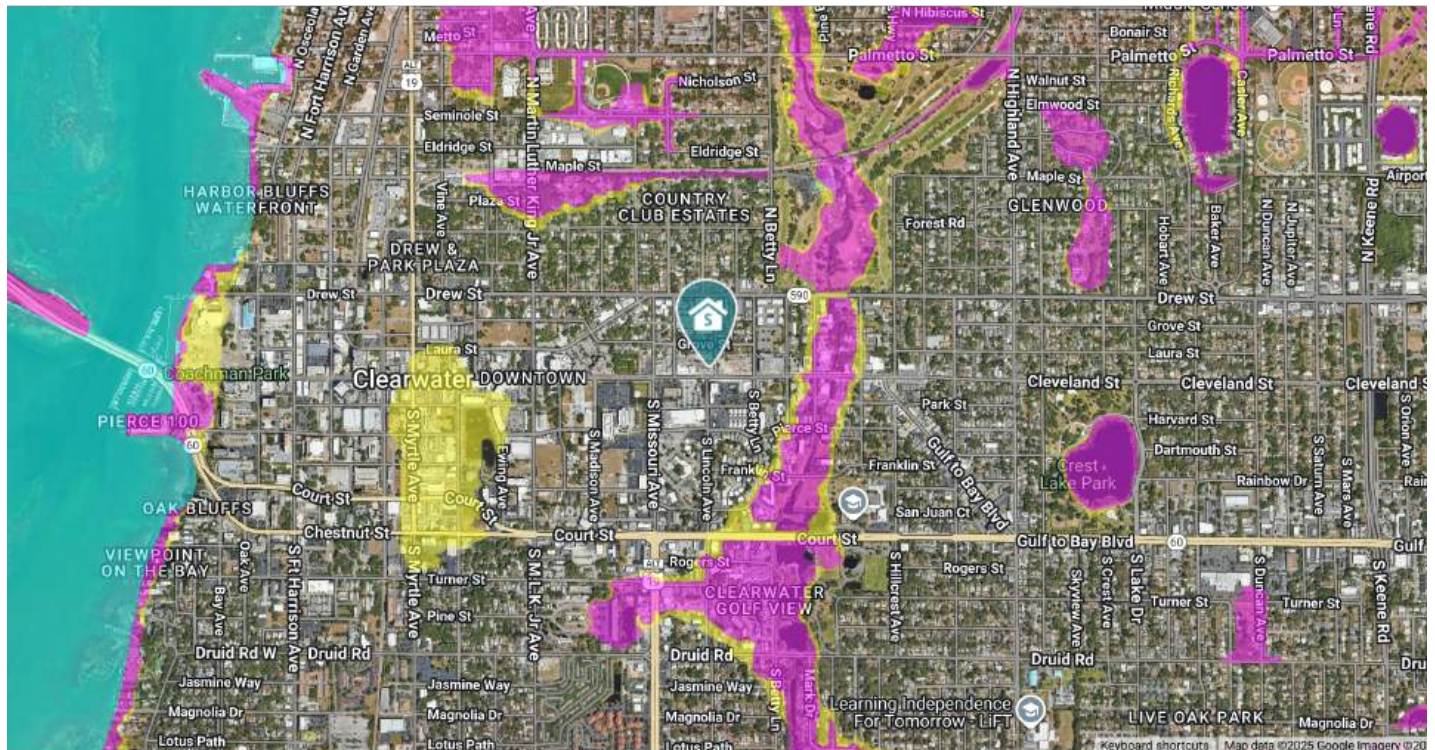
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# FLOOD ZONE | FLOOD MAP

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## Flood Zone Information

- Flood Zone Code - X - \*Flood zone for the property location based on the FEMA FIRM.
- Special Flood Hazard Area (SFHA) - OUT - \*Indicates whether the property location is In or Out of a Special Flood Hazard Area (100-Year floodplain).
- Coastal Barrier Resource Area (CBRA) - OUT - \*Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.
- Distance to 100 yr Flood Plain - 980 ft - \*Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-Year floodplain is not within the radius search, a value of -1 will be returned.

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# DOWNTOWN CLEARWATER TRANSFORMATION

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**HARBORVIEW HOTEL**  
Start Date: TBD

**BLUFF DEVELOPMENT**  
Start Date: Jan. 2026 End Date: April 2028

**OSCEOLA PARKING GARAGE**  
Start Date: Oct. 2025 End Date: Dec. 2026

**CLEARWATER CITY HALL**  
Start Date: Nov. 2024 End Date: Aug. 2026

**PSTA CLEARWATER STATION**  
Start Date: Sept. 2025 End Date: Early 2027

**OSCEOLA STREET IMPROVEMENTS**  
Start Date: Late 2025 End Date: Late 2026

## Downtown Clearwater Transformation

Downtown Clearwater is undergoing a wave of transformational projects, reinforcing the strength of this location for large-scale redevelopment. These projects highlight a city-backed commitment to density, transit, hospitality, and residential growth, setting the stage for your site as the next major redevelopment play in Clearwater’s urban core.

- 1) Harborview Hotel – A new 158-key hotel with parking garage, rooftop bar, retail, and meeting space at 320 Cleveland St.
- 2) Bluff Apartment Development – Planned 400-unit, 620,000 SF apartment complex (start 2026).
- 3) Clearwater City Hall Construction – A new state-of-the-art City Hall currently underway at 200 S Myrtle Ave.
- 4) PSTA Clearwater Station – A new multimodal transit hub under construction with completion expected in 2027.
- 5) Osceola Parking Garage & Street Improvements – Major infrastructure upgrades to support density and walkability.
- 6) Clearwater Gardens – Affordable housing development delivering 81 new units (completion Q4 2025).
- 7) Indigo Apartments Conversion – A 208-unit high-rise reverting back to affordable housing, ensuring long-term residential stability downtown.

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## Cleveland Street Alliance

Downtown Clearwater is undergoing a coordinated transformation led by the Cleveland Street Alliance, a public-private initiative focused on revitalizing the city's historic core. The Alliance is spearheading redevelopment efforts that include the restoration and repositioning of multiple historic Cleveland Street buildings, streetscape enhancements, and the introduction of a large-scale entertainment anchor featuring a state-of-the-art cinema and family entertainment destination. These improvements are designed to activate the corridor, increase pedestrian traffic, and establish Cleveland Street as a vibrant mixed-use and entertainment district. The Property is strategically positioned to benefit from this long-term reinvestment and renewed urban momentum.



## Clearwater Gardens

Clearwater Gardens is a transformative housing community bringing high-quality, affordable living to Downtown Clearwater. The four-story midrise will feature 81 thoughtfully designed apartments, including one- and two-bedroom layouts ranging from 605 to 929 square feet. Targeting households earning 30% to 80% of Area Median Income, Clearwater Gardens directly addresses the region's housing shortage while delivering sustainable design through National Green Building Standard certification. This project will add much-needed residential density to the downtown corridor, complementing nearby redevelopment initiatives.



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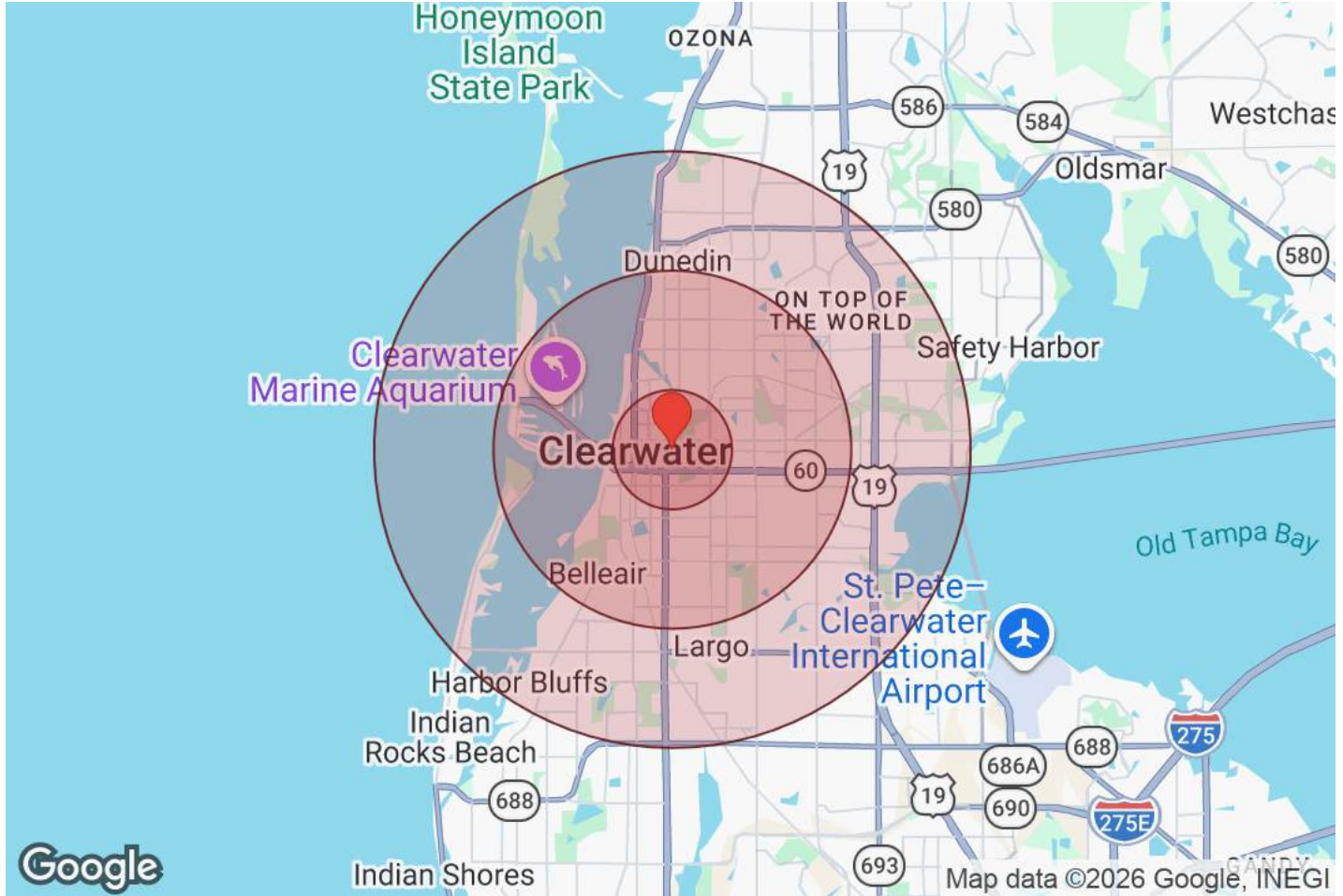
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# DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,260	52,008	115,372
Female	7,823	50,437	118,648
Total Population	16,082	102,445	234,020

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,834	68,290	167,160
Black	3,183	11,638	20,992
Am In/AK Nat	39	164	328
Hawaiian	11	113	164
Hispanic	3,315	16,801	32,693
Asian	330	2,930	7,231
Multiracial	341	2,244	4,961
Other	32	266	491

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,184	52,381	130,018
Occupied	7,090	45,442	112,727
Owner Occupied	2,487	25,952	67,930
Renter Occupied	4,603	19,490	44,797
Vacant	1,095	6,939	17,292

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,370	13,589	27,935
Ages 15 - 24	1,660	9,826	19,879
Ages 25 - 54	6,683	39,307	81,975
Ages 55 - 64	2,223	15,215	35,525
Ages 65+	3,146	24,508	68,705

Income	1 Mile	3 Miles	5 Miles
Median	\$54,733	\$72,793	\$70,918
Under \$15k	862	3,903	9,957
\$15k - \$25k	554	2,808	7,405
\$25k - \$35k	737	3,816	8,547
\$35k - \$50k	1,192	5,419	13,517
\$50k - \$75k	961	7,350	19,969
\$75k - \$100k	846	5,262	13,286
\$100k - \$150k	1,031	7,705	18,619
\$150k - \$200k	547	4,229	10,044
Over \$200k	359	4,950	11,382

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## PROFESSIONAL BIO

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation, an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.