

Sauter

& Associates LLC.

COMMERCIAL AND INVESTMENT
REAL ESTATE

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Featured Property

58,000 SF Retail / Office Development Site in Central Pinellas County

Address: 6767 Seminole Boulevard, City of Seminole, Florida

Sale Price: \$2,450,000



Property Attributes

- 58,405 SF (1.34-acre) site in Seminole, Florida.
- 200 Ft of Frontage on Seminole Boulevard.
- Located in the City of Seminole.
- Floor Area Ratio (FAR) is subject to a Development Agreement with the City of Seminole.
- Zoned Commercial General (CG) with a Future Land Use of CG.
- Situated within the Seminole Architectural Corridor.
- Located in Flood Zone "X," outside both the 100-year and 500-year floodplains.

Directions to Property

From US Hwy 19 (34th Street) in St. Petersburg: Go West on FL 694 W / Park Boulevard and proceed to Seminole Blvd. Turn left on Seminole Blvd, going South. Proceed to the property address on the left hand side of the road.

Using GPS: For GPS, use 6767 Seminole Blvd, Seminole, Florida

Google Maps Link: <https://maps.app.goo.gl/kPVMzc7BTt8dj6C2A>

Information has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references to age, square feet, distance and expenses or use are approximate. Buyers should conduct their own investigations and rely on those results.

Sauter & Associates - Property Details - 727-421-3706

Address: 6767 **Seminole Blvd** and **6790 106th Street North** and **6750 106th Street North**.

Location: West Central Pinellas County on a major North/South corridor.

Total land area: 58,405 ft² across the 3 lots.

Zoning: GC (General Commercial) with a Future Land Use of CG. This property will be subject to a Development Agreement with the City of Seminole for future Re-Development under the Florida's Local Government Development Agreement Act.

Utilities: Water / Sewer / Electric

Flood Zone "X", outside of the 100-year and 500-year flood plains.

Present Uses: Funeral Home, workshop and single-family home.

Parcel Id: 34-30-15-80136-002-0010 and 34-30-15-80136-002-0110 and 34-30-15-80136-002-0140.

Allowable Uses: Retail Sales, Outdoor Sales, Hotels / Motels, Veterinarian offices, Medical Offices and Clinics, Restaurant, Professional Office, Studios, Funeral Homes, Banks, Hair Salons, Single Family Homes.

Taxing District: City of Seminole, Florida

Terms: Cash, SBA or conventional financing.

Contact listing agent to make an appointment for showing by calling (727) 421-3706.

Please do not disturb the tenants!

Demographic Summary

	2 Mile Radius	5 Mile Radius	10 Mile Radius
2024 Population	57,299	297,180	624,524
Median Home Values	\$218,386	\$254,492	\$283,901
2024 Households	24,034	136,032	292,354
Average Household Income	\$71,037	\$80,871	\$85,849
Median Household Income	\$55,002	\$58,859	\$67,788

Data source is Costar.

Useful Hyperlinks

Seminole General Commercial Zoning

https://library.municode.com/fl/seminole/codes/code_of_ordinances?nodeId=SPBLADECO_CH70ZO_ARTVDIRE_DIV13COGECG

Seminole Land Development Code

https://library.municode.com/fl/seminole/codes/code_of_ordinances?nodeId=SPBLADECO

On Development Agreements with Seminole

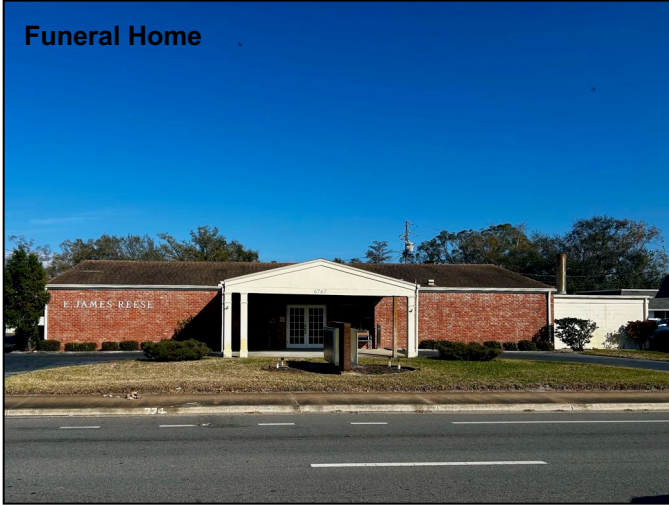
https://library.municode.com/fl/seminole/codes/code_of_ordinances?nodeId=SPBLADECO_CH50AD_ARTVIIDEAG

Architectural Corridor Standards for Seminole

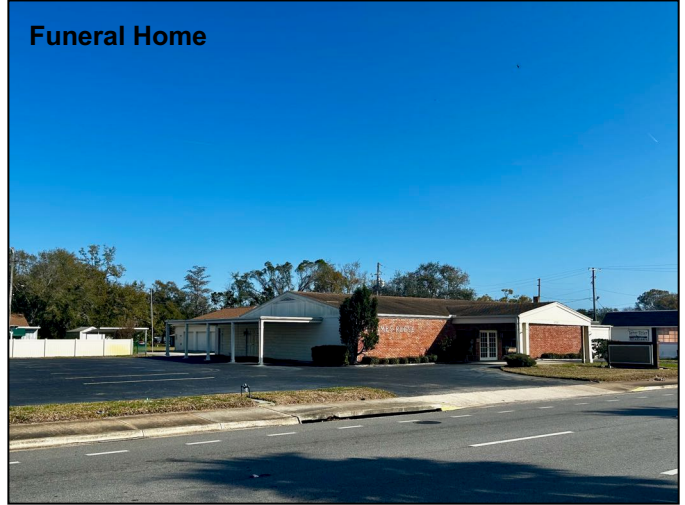
https://library.municode.com/fl/seminole/codes/code_of_ordinances?nodeId=SPBLADECO_CH59COCOARSIDEST

Pictures – 6767 Seminole Blvd

Funeral Home



Funeral Home



Workshop



Workshop



Southeast Yard



Single Family Home

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Site Plan – 6767 Seminole Boulevard

