

DOWNTOWN ST. PETE DEVELOPMENT

630 4th Ave S, St. Petersburg, FL 33701

\$2,890,000 | Proposed Plans for a 7 Story, 33 Unit Multifamily Property



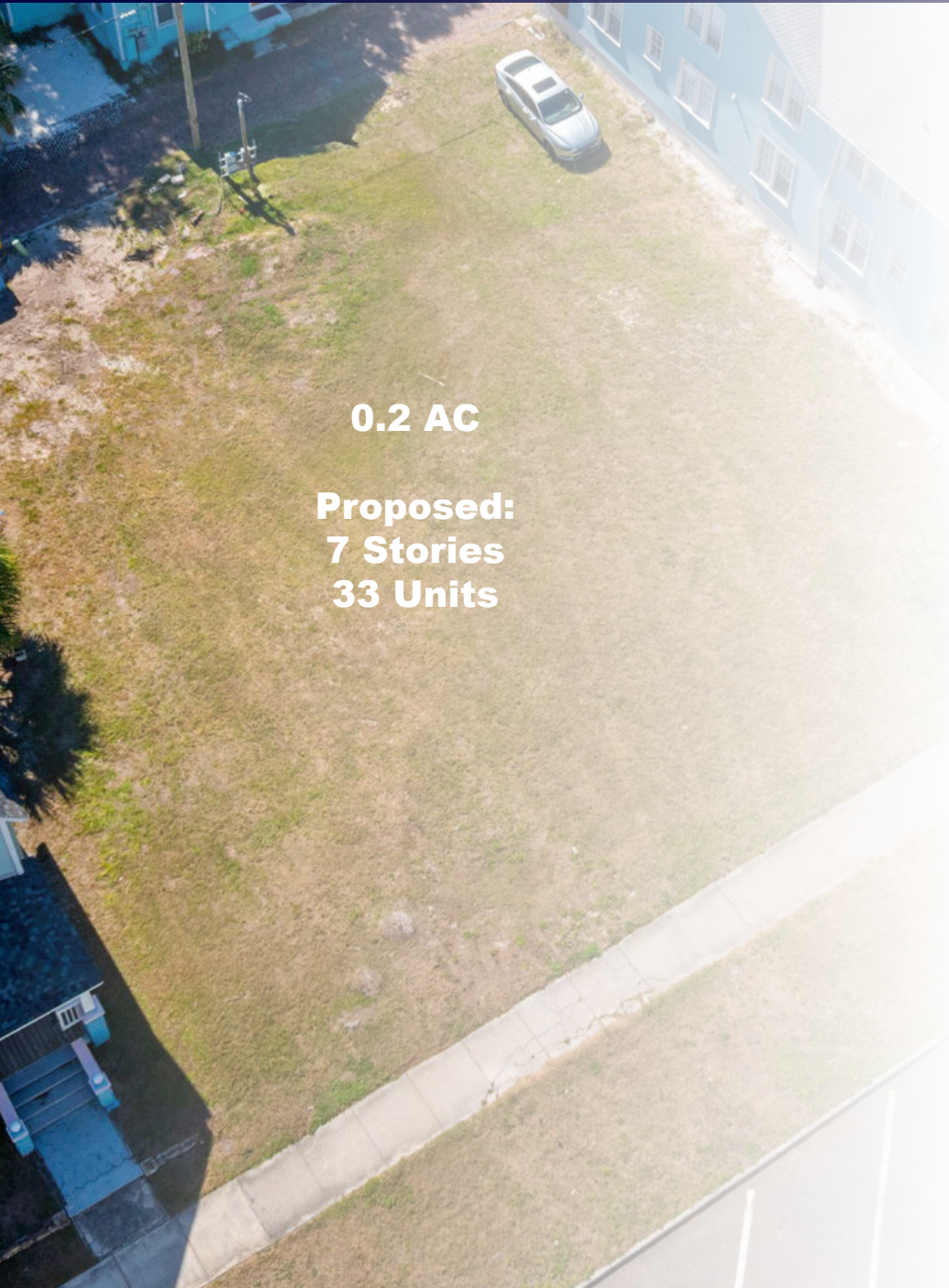
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TABLE OF CONTENTS

630 4th Ave S, St. Petersburg, FL 33701



EXECUTIVE SUMMARY



0.2 AC

**Proposed:
7 Stories
33 Units**

Bridgewater Commercial Real Estate is pleased to present 630 4th Ave S, a development opportunity in the heart of downtown St. Petersburg, Florida. Potential Buyers can either pick up the proposed development on page 5 of this Offering Memorandum, or take advantage of the DC-2 zoning to build 26,445 SF across a four-story wood frame structure over a concrete garage. The proposed development includes plans for a 7 story, 33 unit Multifamily property consisting of 11 2 Bed / 2 Bath units with balconies, 22 1 Bed / 1Bath units with balconies, a 16 space parking garage, A leasing center, two stairways and an elevator, and a fitness center and lounge with a roof deck.

The property sits in the heart of Downtown St. Petersburg, Florida, allowing future tenants to take advantage of an easily walkable city, sitting only a mile from The Dali Museum, The St. Pete Pier, USF St. Pete Campus, the Mahaffey Theater, the Tropicana Field (home of the Tampa Bay rays and future Gas Plant District redevelopment project), and more.

Parcel Details*

Property Address:	628 4 th Ave S St. Petersburg, FL 33701	618 4 th Ave S St. Petersburg, FL 33701
APN:	19-31-17-61668-000-0050	19-31-17-61668-000-0040
Land Area:	0.08 AC	0.11AC
Zoning:	DC-2	DC-2

***Per Public Record**

Downtown Center - DC-2

- This district provides for intense residential development that still allows for a mixture of uses that enhance and support the core and surrounding neighborhoods, including the domed stadium. The district also allows support retail and office uses which assist the residents with the daily needs of living within this highly urbanized neighborhood. The district establishes performance standards and design guidelines appropriate to urban form residential buildings. Heights in this district begin to taper down as development sites become less proximate to the core and transition to surrounding neighborhoods. However, base setbacks still apply, creating a pedestrian-scale environment at the sidewalk level.
- Development regulations for the downtown require the base of all buildings to create and maintain a strongly defined street edge, while allowing and encouraging larger and taller buildings to be constructed above and stepped back into the property. By reinforcing the street edges, providing active uses, concealing parking areas, and requiring streetscape improvements, vibrant activity will continue at the street level, which reinforces the unique pedestrian scale of the downtown.

FAR	
Base Approval	3.0
Bonus Approval, Streamline	Greater than 3.0 and Equal or less than 5.0
Bonus Approval, Public Hearing	Greater than 5.0 and Equal to or less than 7.0
There shall be no minimum lot area in any downtown center district.	
Maximum density in any downtown center district shall be limited by FAR. Units per acre do not apply.	

Approved Uses		
Community Residential Home 1-14 Residents	Dormitory	Multifamily Dwelling
Bed and Breakfast	Pet Care (Indoor)	Bank Without Drive-Thru
Cafe	Catering Service	Pharmacy
Microbrewery	General Office	Medical Office
Veterinary Office	Restaurant and Bar	Retail Sales
Studio	Service Establishment	Club, Fraternity
Convention Center	Health Club	Museum
Performing Arts Center	Child Care Facility	Government Building
House of Worship	Library	School

Development Details*

Property Address:	628 4 th Ave S St. Petersburg, FL 33701
APN:	19-31-17-61668-000-0050
Land Area:	0.19 AC
Zoning:	DC-2
DRC Approval Case Number:	22-31000021
Building Height:	73'-11"
Number of Stories:	7 Stories + Roof
Number of Units:	33 Units
Building Square Footage:	35,445 SF
Site Square Footage:	8,815 SF
F.A.R.:	4.02
First Floor Building Coverage:	6,642 SF ; 75.3%
Pervious Area:	623 SF ; 7.1%
Impervious Area	8,192 SF ; 92.9%
Paving Area:	1,551 SF ; 17.6%
Parking Spaces:	16 Spaces
Bicycle Parking Spaces:	33 Long Term Spaces

The proposed development entails a 90% completed permit for a 7 story, 33 unit Multifamily Property. Each unit has its own balcony, and the building includes covered parking, a leasing office, two stairwells and an elevator, a fitness center, lounge, and community balcony. Any buyer assuming these DRC approved plans will need to make minor engineering changes and assign a contractor to begin construction.

Please reach out to Davis Nunneley at (727) 619-4936 or Davis@BridgewaterCommercial.com to review the proposed plans.

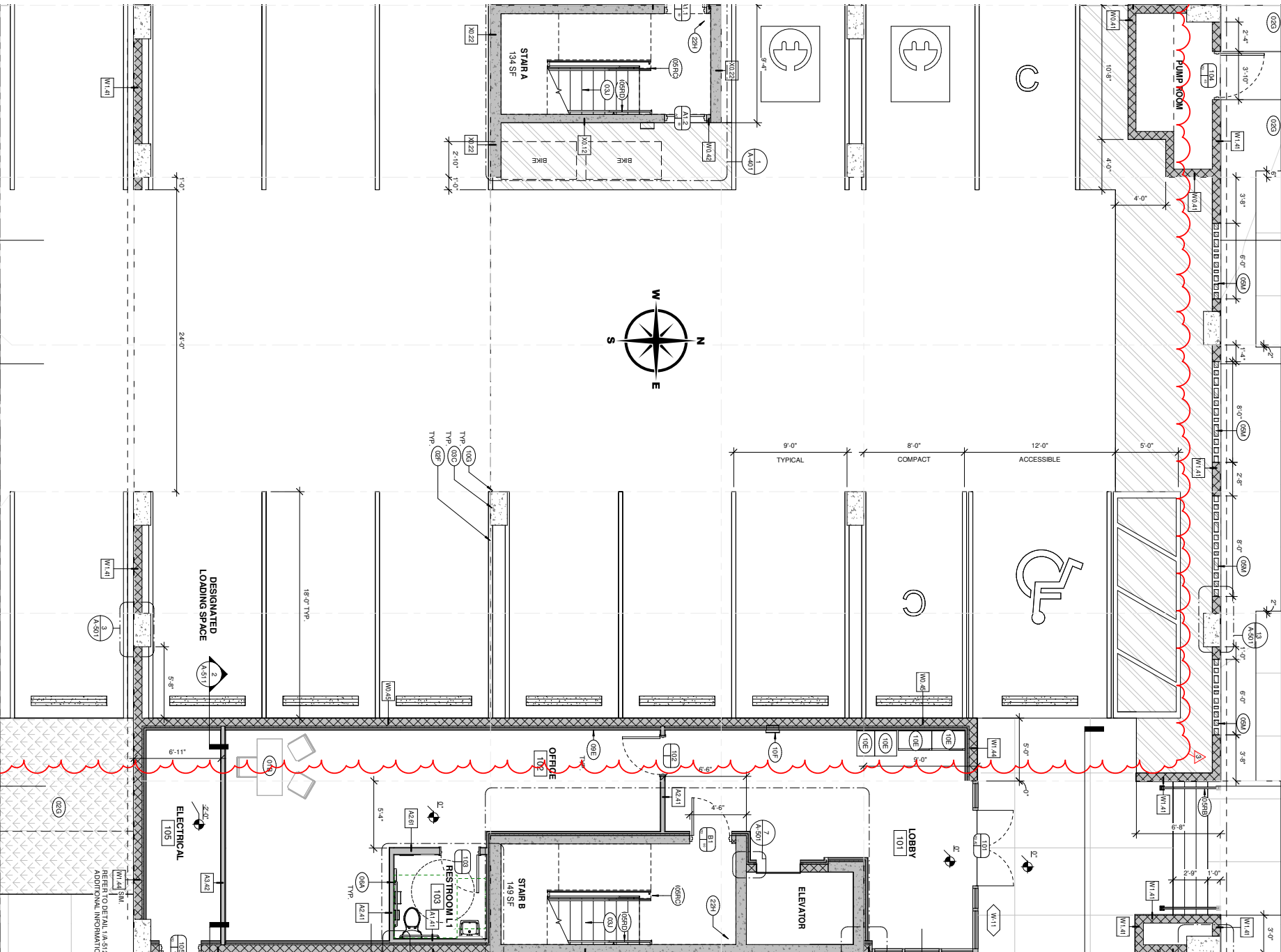
Unit Types and Area Matrix

Unit Name	Bed / Bath	Area	Count
Unit 1	2 / 1	898 SF	4
Unit 1	2 / 1	899 SF	1
Unit 2	2 / 1	877 SF	5
Unit 5	1 / 1	714 SF	5
Unit 6	1 / 1	728 SF	4
Unit 6	1 / 1	730 SF	1
Unit 7	2 / 1	1,077 SF	1
Units 3/4	1 / 1	730 SF	10
Unit 8	1 / 1	565 SF	2
Total Units			33

*Per Plans Provided by Seller

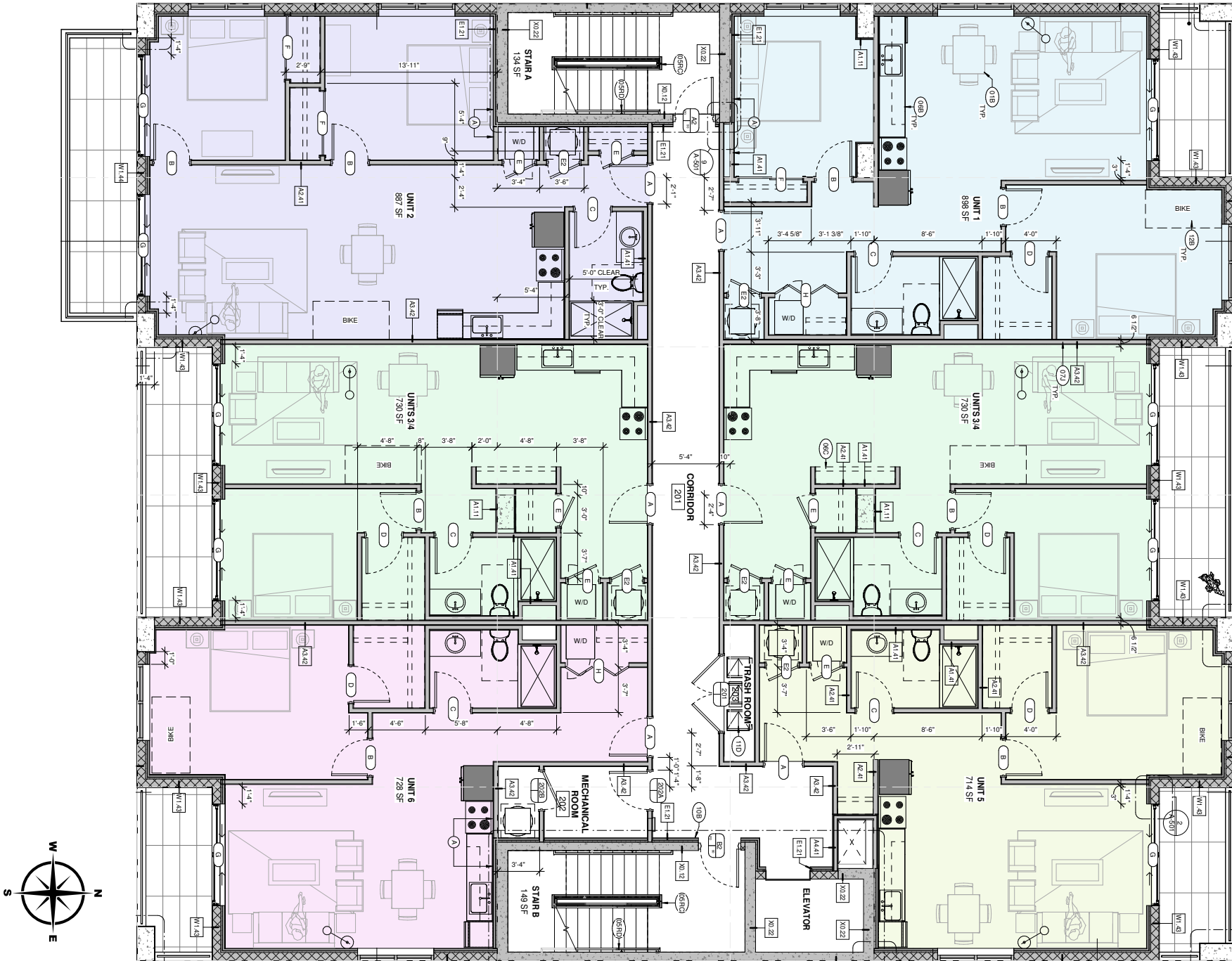
FLOOR PLANS

Ground Floor



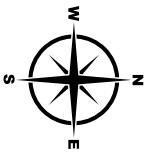
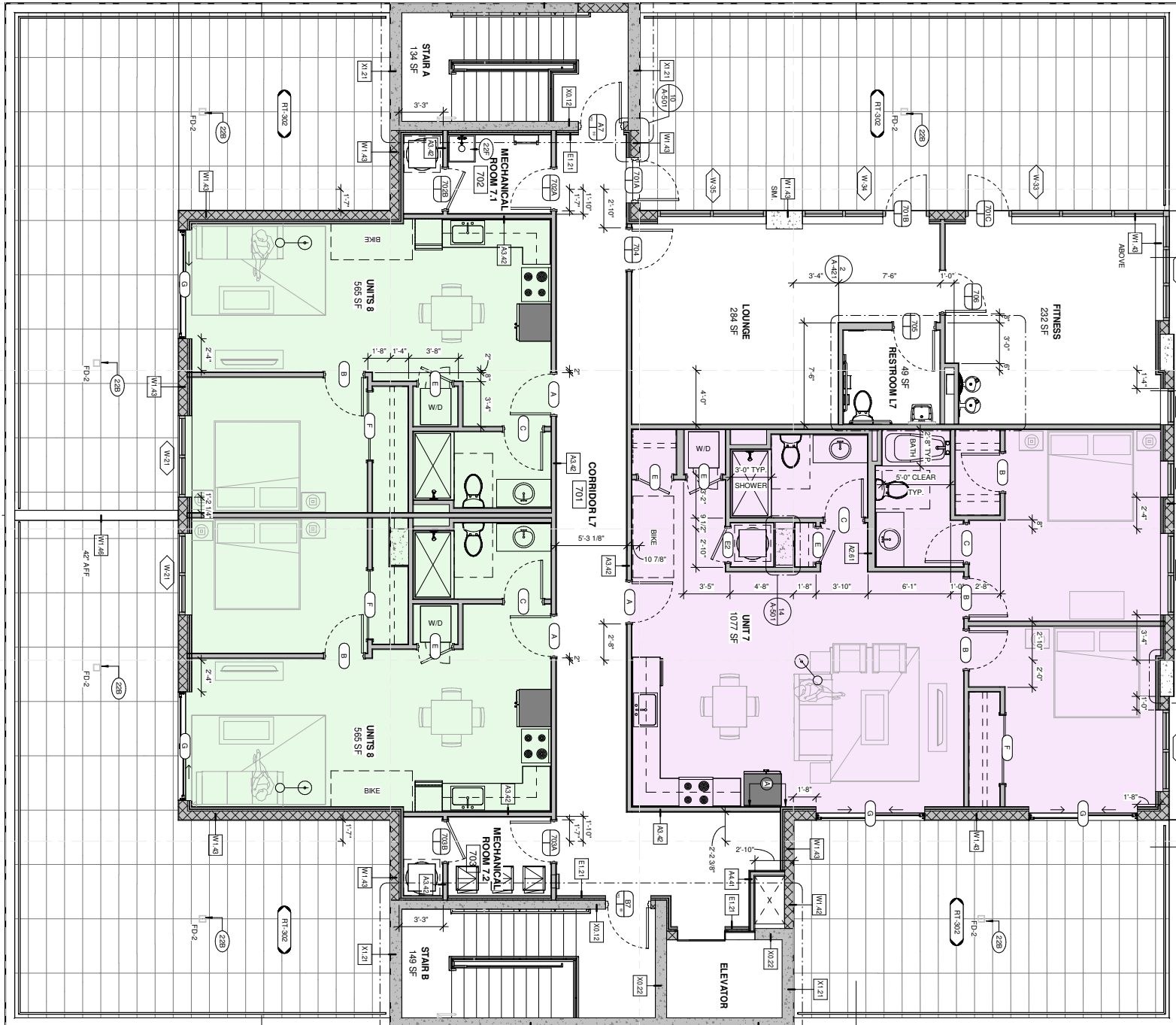
FLOOR PLANS

2nd - 6th Floors



FLOOR PLANS

7th Floor

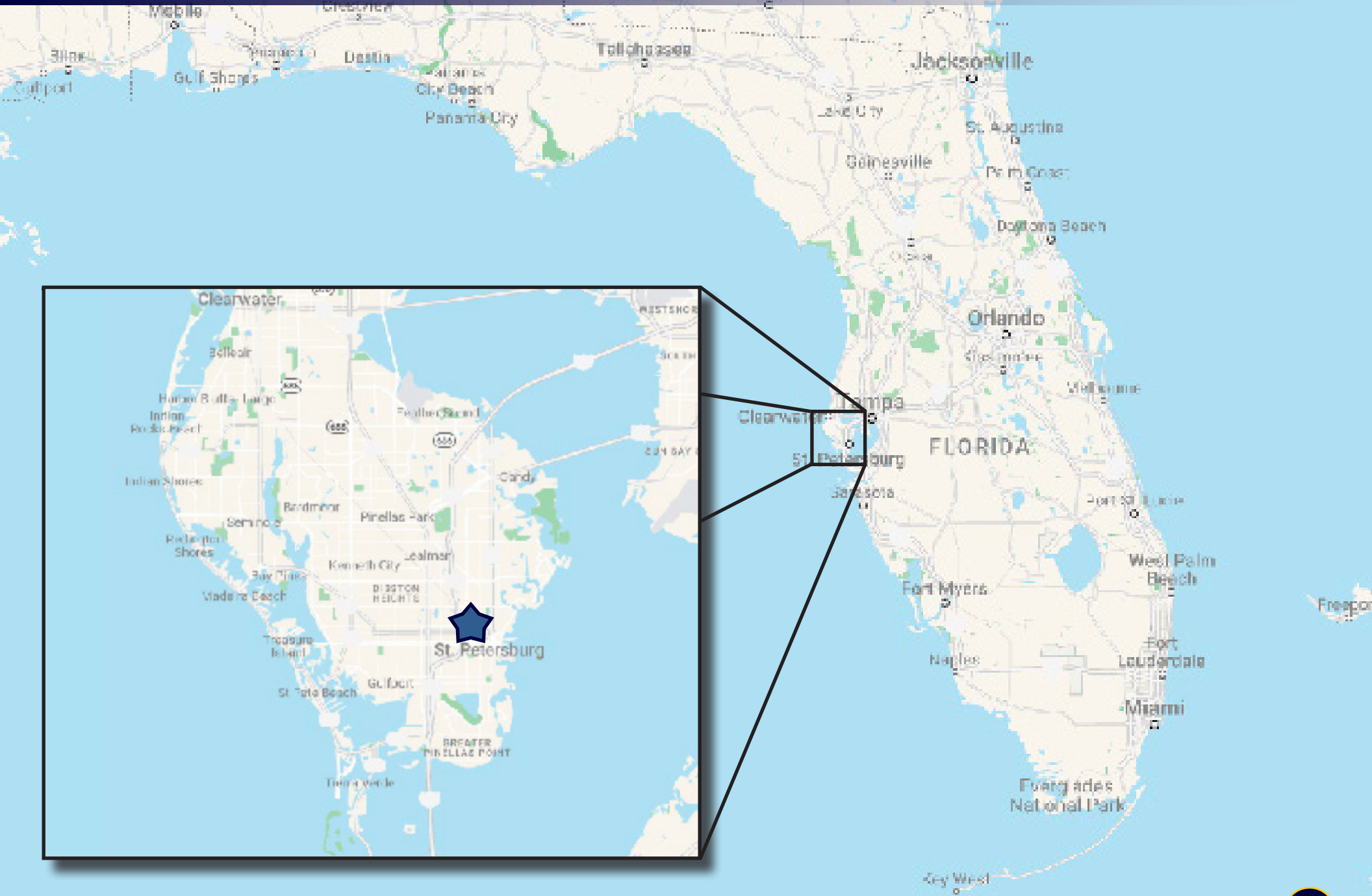


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2024 Population	22,536	93,375	225,154
2029 Population Projection	23,291	94,257	226,080
Median Age	42.8	41.7	43.9
Bachelor's Degree or Higher	44%	37%	34%
Income			
Average Household Income	\$86,289	\$90,083	\$88,165
Median Household Income	\$53,135	\$63,050	\$63,875
Households			
Owner Occupied Households	3,647	20,611	59,979
Renter Occupied Households	9,521	23,727	43,119
Avg Household Size	1.6	2	2.1
Avg Household Vehicles	1	1	2

	1 Mile	3 Miles	5 Miles
Service Producing Industries (Employees)			
Trade Transportation & Utilities	3,577	8,573	13,305
Information	1,726	2,168	2,562
Financial Activities	3,221	5,304	8,245
Professional & Business Services	4,684	8,684	13,271
Education & Health Services	11,811	18,991	28,426
Leisure & Hospitality	4,328	9,001	12,968
Other Services	1,576	5,246	8,438
Public Administration	3,551	4,353	4,959
Goods-Producing Industries (Employees)			
Construction	615	1,951	3,290
Manufacturing	598	2,282	3,329

PROPERTY MAPS



PROPERTY MAPS

Facing Northeast

Downtown
St. Pete

St. Pete Pier
(1.1 Miles)

630 4th Ave S

PROPERTY MAPS

Facing East

**Dali Museum
(0.8 Miles)**

**Albert Whitted
Airport
(0.8 Miles)**

**USF St. Pete
Campus
(1.2 Miles)**

630 4th Ave S

PROPERTY MAPS

Facing Southeast



**Albert Whitted
Airport
(0.8 Miles)**

**USF St. Pete
Campus
(1.2 Miles)**

**Johns Hopkins All
Childrens Hospital
(0.2 Miles)**

630 4th Ave S

PROPERTY MAPS

Facing East



RENDERINGS



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