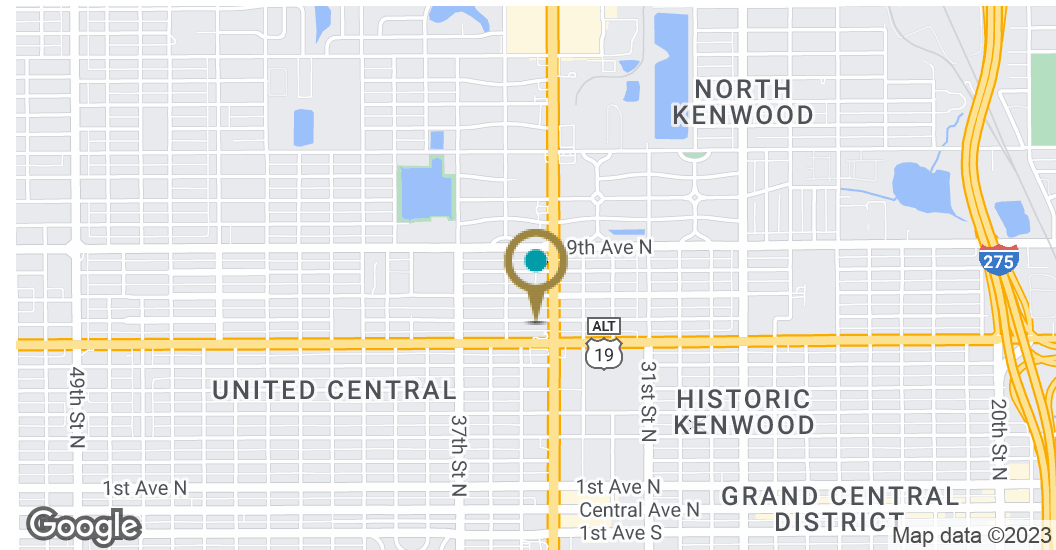




**3434 6th Ave N, Saint Petersburg, FL 33713**

**Tim Butler / 727.592.8163 / tim@barkettrealty.com / barkettrealty.com**

# Executive Summary 3434 6th Ave N, Saint Petersburg, FL 33713



## OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size (AC):	0.38 Acres
Lot Size (SF):	16,500 SF
Price / Acre:	\$1,576,000
Price/SF of Land:	\$36.30
Developable Units (w/ Workforce Housing):	9 Units
Price/Developable Unit (w/ WF Housing):	\$66,555
Developable Units:	6 Units
Price/Developable Unit:	\$99,833

## PROPERTY OVERVIEW

This property is a 110' x 150' lot just off the intersection of 5th Ave N and 34th St N in St Petersburg that contains 16,500 SF that is zoned CCS-1. This lot is primed for redevelopment with a density of 15 units per acre plus an additional 8 units per acre for workforce housing bonus. The commercial zoning also allows for other types of commercial development. The property currently has two single family residences that are vacant but could be leased or repurposed for commercial use. There is also a 280 SF detached garage. All zoning and density determinations should be verified with the City of St. Petersburg.

## PROPERTY HIGHLIGHTS



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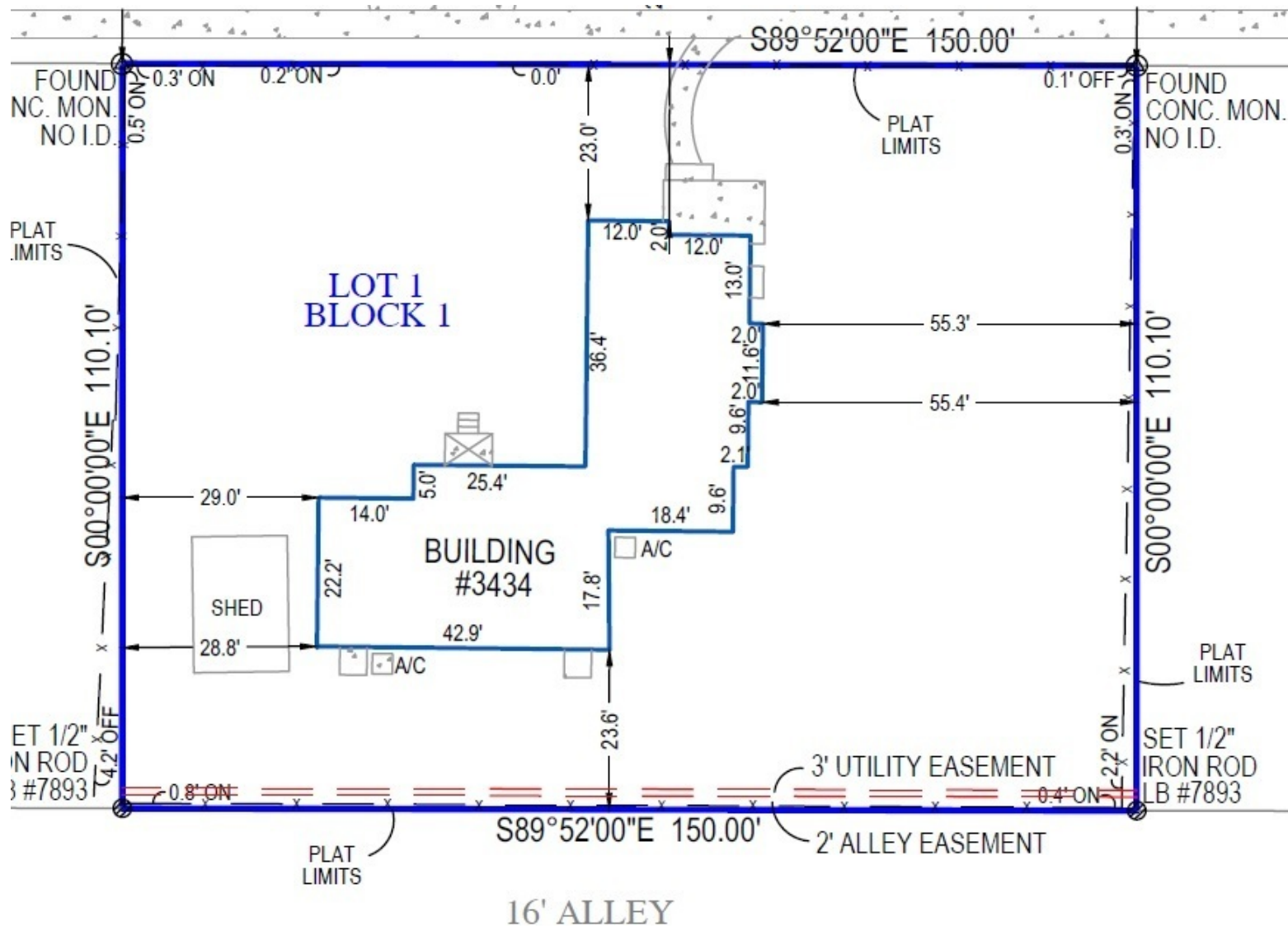
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# Survey

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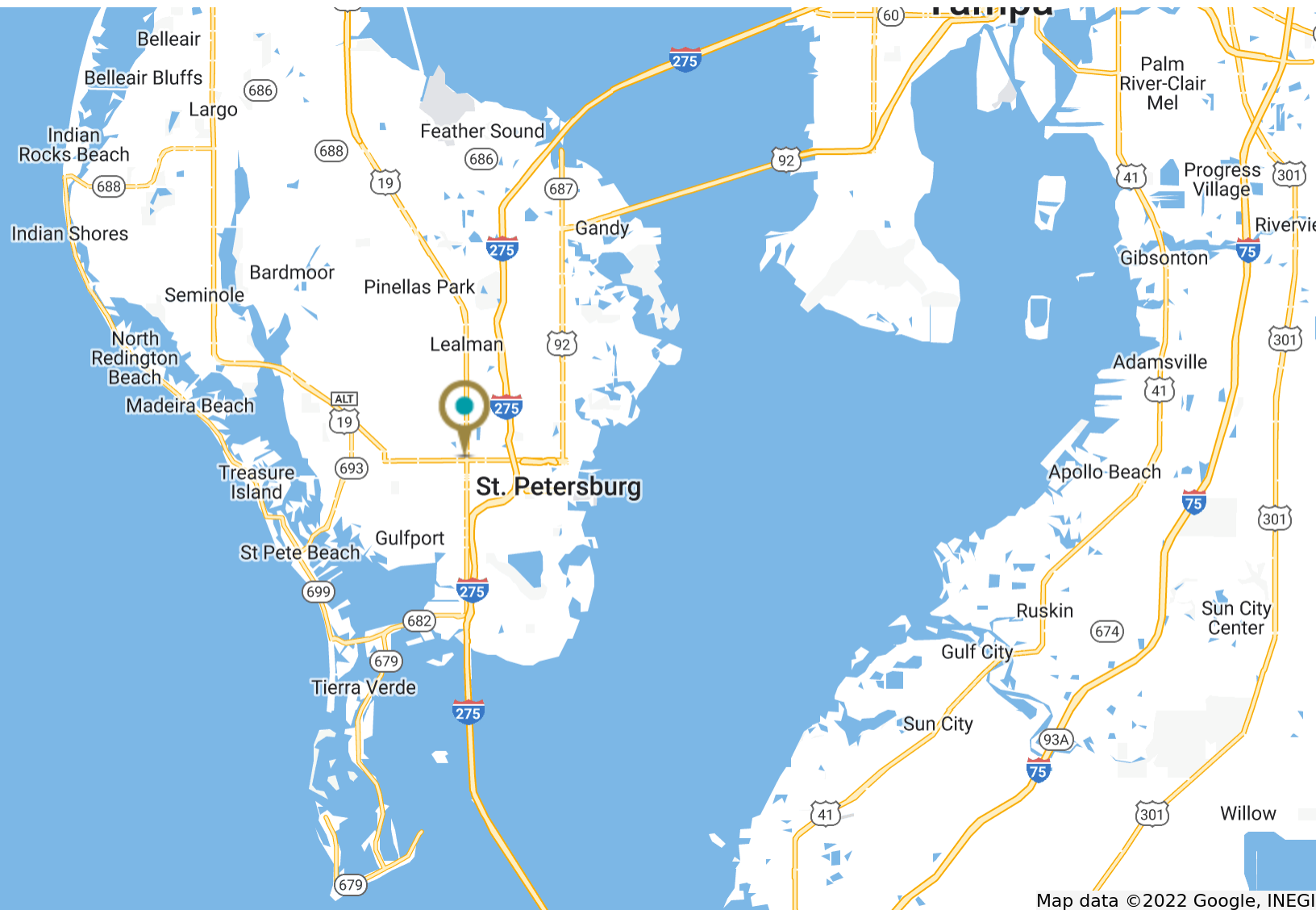


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# Location Map *3434 6th Ave N, Saint Petersburg, FL 33713*



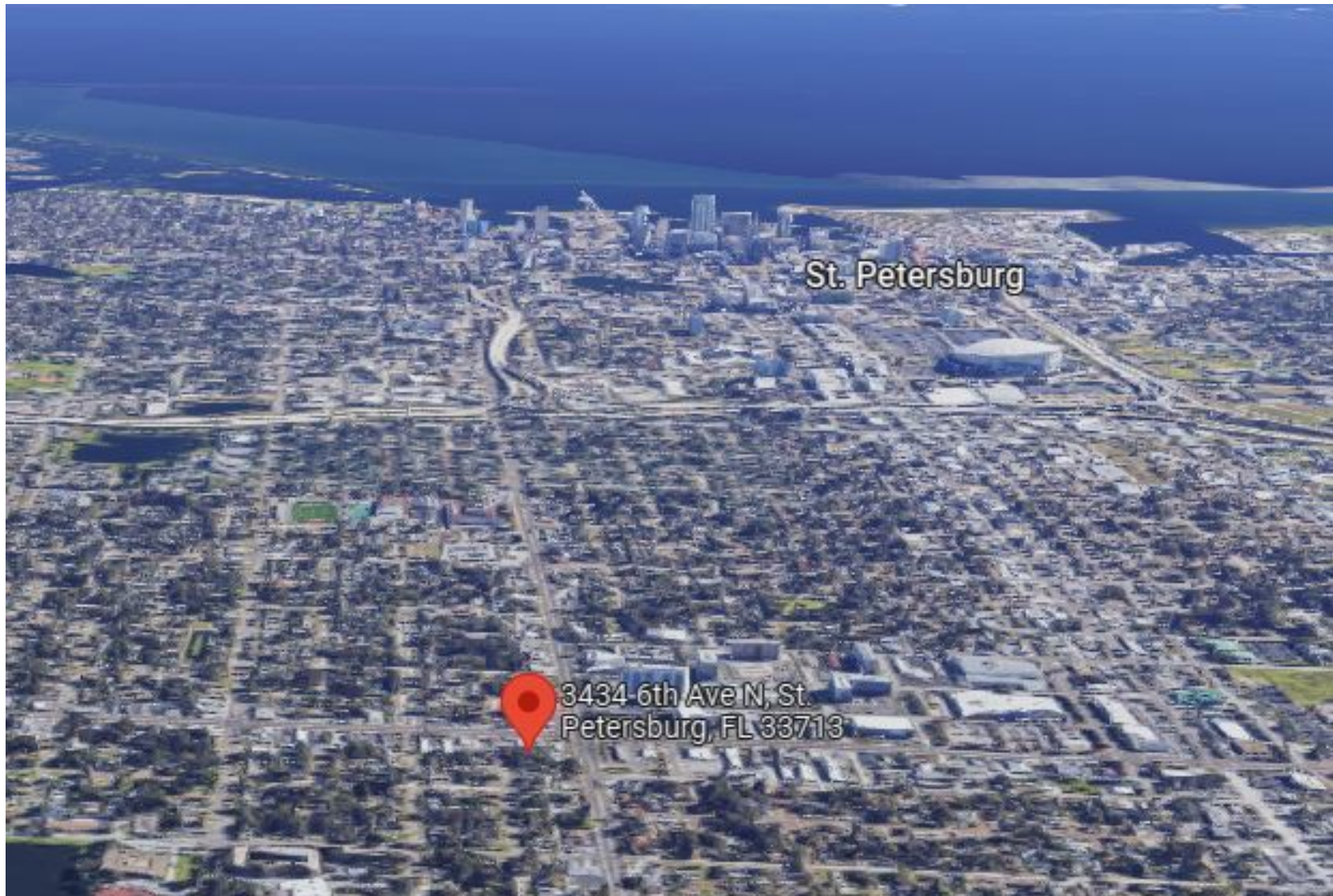
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# Aerial Photo 3434 6th Ave N, Saint Petersburg, FL 33713



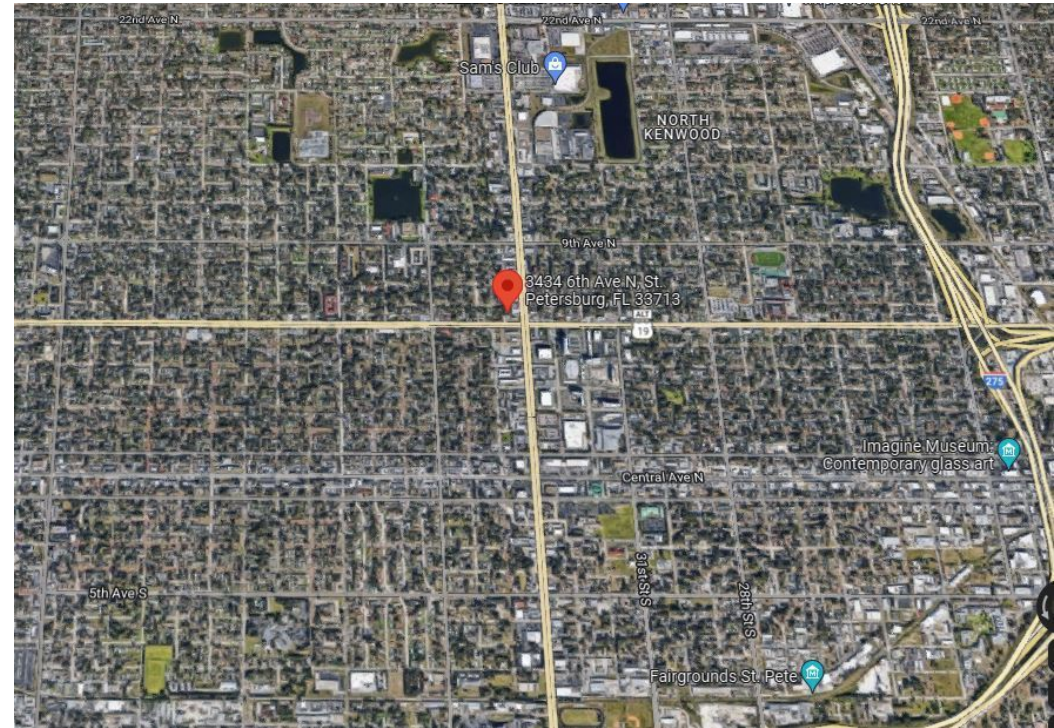
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# Additional Photos 3434 6th Ave N, Saint Petersburg, FL 33713



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## Additional Photos 3434 6th Ave N, Saint Petersburg, FL 33713



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# Demographics Map & Report 3434 6th Ave N, Saint Petersburg, FL 33713

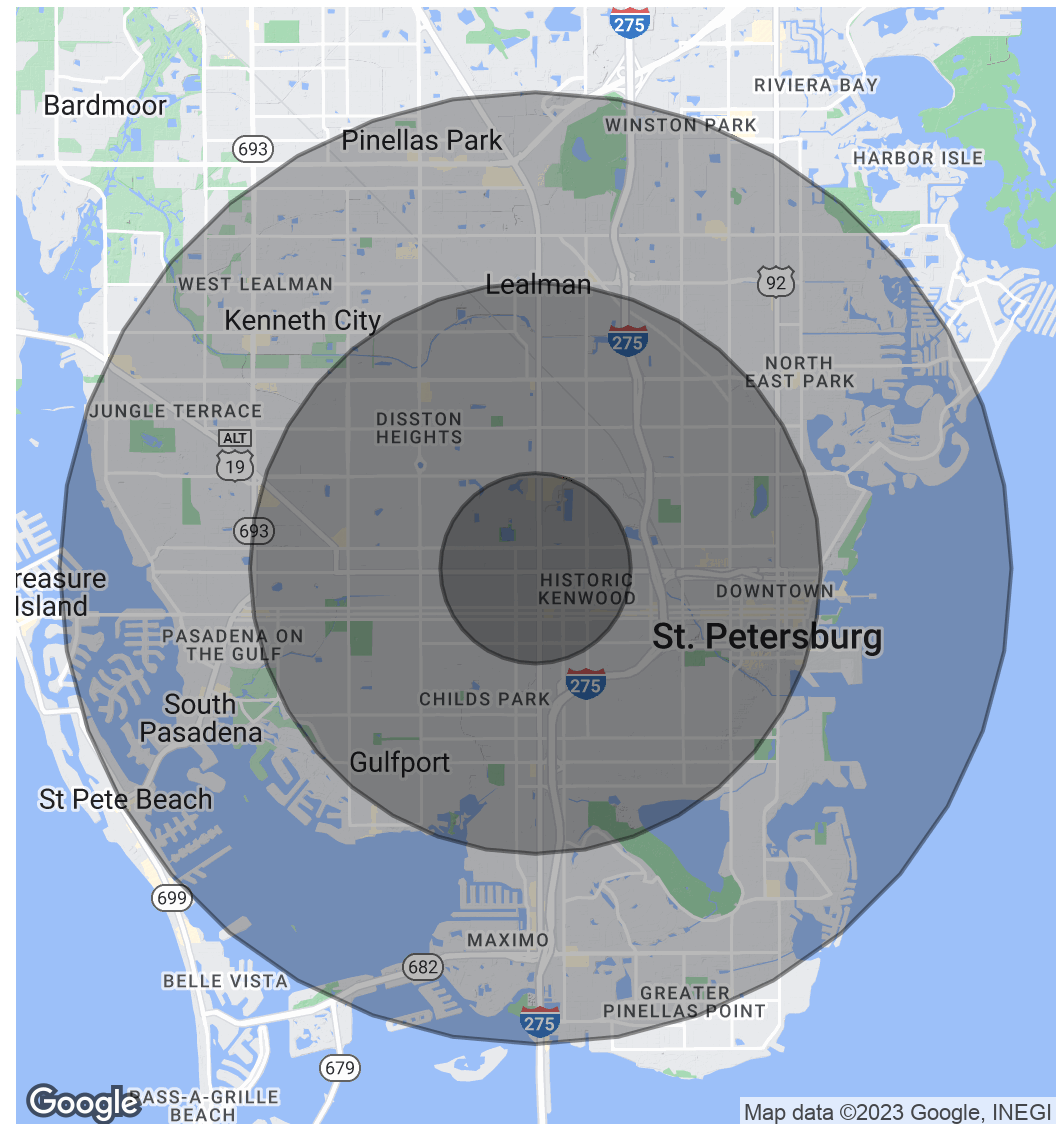
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,825	126,870	282,097
Average Age	37.6	39.5	42.3
Average Age (Male)	37.7	38.2	40.7
Average Age (Female)	36.9	40.5	43.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,246	53,217	121,490
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$53,720	\$49,164	\$54,520
Average House Value	\$196,411	\$176,752	\$194,757

\* Demographic data derived from US Census



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# Advisor Bio 1 3434 6th Ave N, Saint Petersburg, FL 33713



## JOHN BARKETT

Broker/Owner

john@barkettrealty.com

**Direct:** 727.388.9500 | **Cell:** 727.510.7106

### PROFESSIONAL BACKGROUND

As an established Tampa Bay area real estate specialist for nearly two decades, John Barkett, MAI has personally been involved in numerous transactions of office buildings, retail centers, warehouses, hotels/motels, apartment complexes and vacant land as well as a multitude of residential properties from bungalows to mansions. He assists Sellers and Buyers as well as Landlords and Tenants with real estate sales and leasing concerns from simple to complex by leveraging his three decades of both commercial and residential real estate experience (including 10 years in NYC) as well as by utilizing his vast connections and interpersonal skills. His passion for and extensive knowledge of local and surrounding real estate markets blends with his high regard for the basic principle of time and effort. Some things just require more of it and he is willing to do what it takes to make his clients successful. His analytical background and ongoing valuation business including expert testimony in both district and federal courts provides valuable information allowing the presentation of an extensive view of the current market. John's differentiator is his ability to assess commercial properties, understanding their current value, development potential and long term value. These skills afford John the opportunity to develop long-term relationships while growing and managing his clients' portfolios

#### Barkett Realty

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# Advisor Bio 2 3434 6th Ave N, Saint Petersburg, FL 33713



## TIM BUTLER

tim@barkettrealty.com

**Direct:** 727.592.8163

## PROFESSIONAL BACKGROUND

Tim Butler is our Senior Agent that brings his investment banking background to his real estate clients. He spent fifteen years in NYC and London working with institutional clients before moving to Florida in 2010. Tim's clients include buyers, sellers, landlords and tenants and cover the region from St Pete to Lakeland, and Sarasota to Spring Hill. He has his State Certified General Appraisal license for commercial properties and is currently pursuing his MAI designation which gives him insight and analytical skills few realtors have. Tim is also owns commercial real estate which adds another layer of real world understanding. Tim is a former 2-time President of the St Petersburg Lions Club and Vice Chair of the Treasure Island Planning and Zoning Board. He enjoys coaching his son's soccer and baseball teams.

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