

WESTSHORE BUSINESS DISTRICT
102,000 Employees; Florida's Largest Office Market

Tampa Bay



GATEWAY BUSINESS DISTRICT
114,000 Employees; Four Fortune 500 Company Headquarters

**ST. PETE-CLEARWATER
INTERNATIONAL AIRPORT**

FIFTH LAKE PRESERVE

19

(79,000 AADT)



Ulmerton Road

Fifth Lake Preserve

OFFERING SUMMARY

Prime 5.78-Acre Development Site in Pinellas County's Renowned Gateway Business District with Direct Frontage Along US-19



The Opportunity

Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to exclusively offer an exceptional investment opportunity to acquire Fifth Lake Preserve (the “Property” or “Site”), a prime +/- 5.78-acre in-fill development site located in Pinellas County’s renowned Gateway Business District, an area that serves as the economic engine for the greater Tampa Bay area and boasts the largest concentration of Fortune 500 companies in the state of Florida.

Currently under the jurisdiction of Pinellas County, the framework of an agreement is in place to annex the Property into the City of Largo, which would allow for increased development density. Doing so would allow a developer the ability to construct up to 24 units per acre of multi-family use, 40 units per acre of hospitality use, and/or a variety of commercial uses. With direct visibility from US-19 (79,000 AADT) and convenient access to white-collar employment, world-famous beaches, and St. Petersburg’s vibrant urban core, Fifth Lake Preserve represents an ideal opportunity to capitalize on an unprecedented transformation well underway in Pinellas County.

PROPERTY DETAILS

Location	U.S. Highway 19 N (Unincorporated)
Tax Parcel #	05-30-16-70920-300-0301
County	Pinellas County
Gross Acreage (approx.)	+/- 5.78 Acres
Zoning	E-2 (Commercial)
Future Land Use	CG (Commercial General)
Approved Uses*	Residential, hotel, office, industrial, self-storage, and other commercial uses
Max Height*	Limited by density and/or FAR rather than height
Site Conditions	Site to be delivered “as-is”
Utilities	All utilities are fully available
Density*	24 units per acre (multi-family), 40 units per acre (hospitality), or 0.55 FAR (commercial)

*Assuming annexation into City of Largo



Property Highlights

- Rare in-fill development opportunity in Pinellas County with direct frontage along US-19, offering prime visibility with 79,000 AADT.
- Flexible use per CG (Commercial General) future land use, including but not limited to multi-housing, retail, office, hotel, and self-storage.
- Located in Pinellas County’s Gateway Business District, boasting over 114,000 employees and four Fortune 500 headquarters, the largest concentration of Fortune 500 companies in the state of Florida.

Market Highlights

- Pinellas County is the most densely populated county in Florida with approximately 3,347 people per square mile. Broward County has the second highest density with only 1,445 people per square mile.
- Downtown St. Petersburg, a flourishing international tourist destination, has 18 museums and galleries with an additional \$130MM under development including the Salvador Dali Museum housing the artist’s largest collection outside of Europe.
- The Property is located minutes away from world-famous beaches, including Clearwater Beach (TripAdvisor’s #1 beach in the U.S. in 2019) and St. Pete Beach (TripAdvisor’s #4 beach in the U.S. in 2019).
- The Gateway multi-family market remains extremely tight with surging demand and a lack of available sites as less than 1,500 units are expected to deliver through 2025.





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