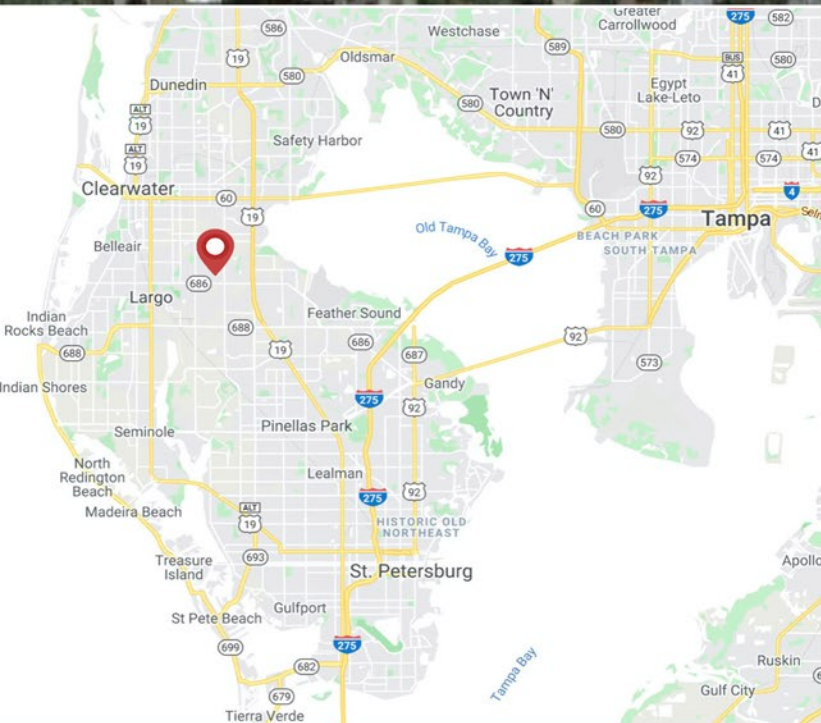


3460 E. Bay Drive Largo, FL 33771

Land
For Sale



E. Bay Drive



SALE PRICE: \$695,000

Property Highlights:

- **Lot Size: 0.65 AC**
- Great opportunity to redevelop high exposure parcel of land for busy E. Bay Drive in Largo.
- Over 60,000 VPD will pass by this property and being next to Culvers will bring even more exposure.
- 110' ft of frontage on E. Bay Drive with two points of ingress/egress creates additional value as well as the opportunity to use the existing billboard for complimentary income.

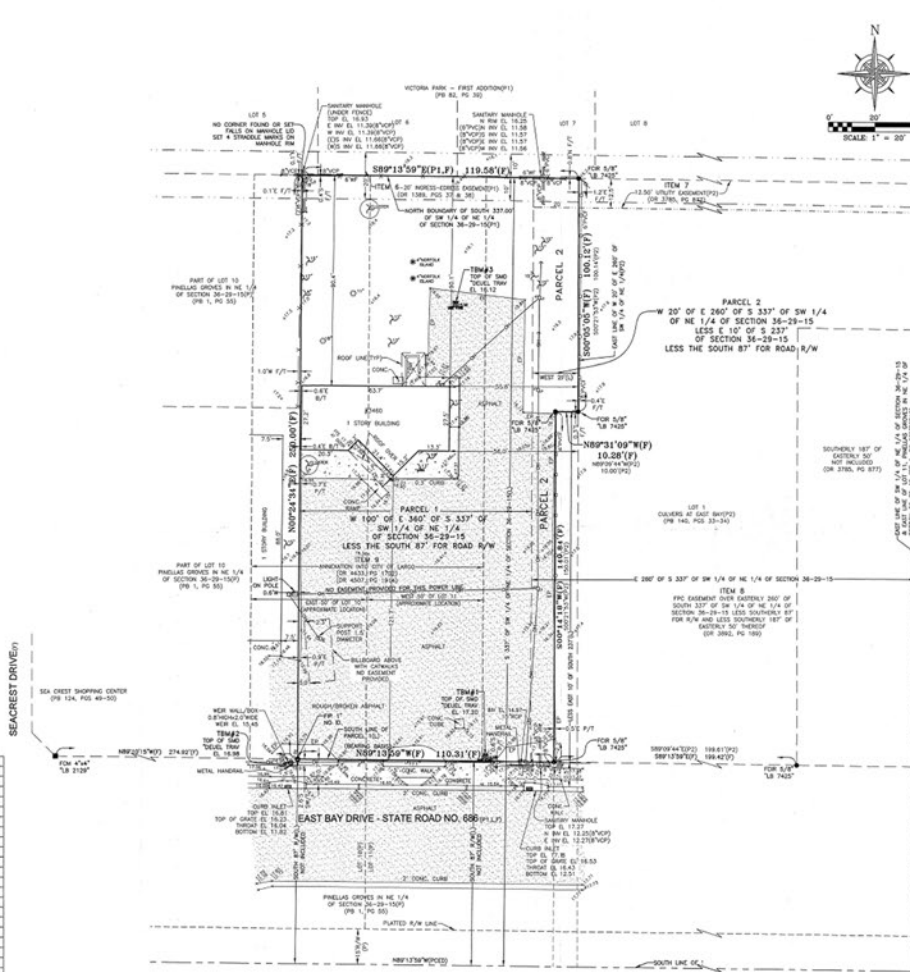
Doug Studer
727.823.1230 Ext 235
Dstuder@vectorrealty.com

Ned Willis
727.823.1230 Ext 230
Nwillis@vectorrealty.com

VECTOR
COMMERCIAL REAL ESTATE SERVICES

LEGEND

1	ADJ. CONTOUR	10	ADJ. CONTOUR
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95	ADJ. CONTOUR	96	ADJ. CONTOUR
97	ADJ. CONTOUR	98	ADJ. CONTOUR
99	ADJ. CONTOUR	100	ADJ. CONTOUR



DESCRIPTION: (PER TITLE COMMITMENT REFERENCED IN NOTE #)

PARCEL 1:
THE WEST 100 FEET OF THE EAST 200 FEET OF THE SOUTH 331 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 29 SOUTH, RANGE 15 EAST, LESS THE SOUTH 87 FEET THENCE FOR ROAD R/W.

PARCEL 2:
THE WEST 20 FEET OF THE EAST 200 FEET OF THE SOUTH 331 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 29 SOUTH, RANGE 15 EAST, LESS THE SOUTH 87 FEET THENCE FOR ROAD R/W AND LESS THE SOUTH 87 FEET THENCE FOR ROAD R/W.

PARCEL 3:
THE WEST 20 FEET OF THE EAST 200 FEET OF THE SOUTH 331 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 29 SOUTH, RANGE 15 EAST, LESS THE SOUTH 87 FEET THENCE FOR ROAD R/W AND LESS THE SOUTH 87 FEET THENCE FOR ROAD R/W.

SURVEYOR'S REPORT:

1. RECORDS ARE BASED ON THE SOUTH LINE OF THE SUBJECT PARCELS, LYING 87 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 29 SOUTH, RANGE 15 EAST, LESS THE SOUTH 87 FEET THENCE FOR ROAD R/W. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.
2. SURVEY MAP AND REPORT ON THE SURVEY HEREIN ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE SURVEYOR, AND A FLORIDA LICENSED SURVEYOR HAS REVIEWED THE SURVEY MAP AND REPORT AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.
3. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.
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DEUEL ASSOCIATES

CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

3460 SOUTH HERCULES AVENUE
CLEARWATER, FL 34614
PHONE 727-766-1414
WWW.DEUELASSOCIATES.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26330
LICENSED BUSINESS NUMBER 107

BOUNDARY AND TOPOGRAPHIC SURVEY
3460 EAST BAY DRIVE
LARGO
FLORIDA

REV. 1 DESCRIPTION DATE BY

PREPARED FOR:
3460 LLC
8700 34th STREET
PHILADELPHIA, PA 19141

DATE: 01/15/2019
DRAWN BY: J. W. DEUEL
CHECKED BY: J. W. DEUEL
STATE OF FLORIDA, 15 WEST



VECTOR
COMMERCIAL REAL ESTATE SERVICES