



OFFERING MEMORANDUM

McMullen

Site  
2.60 Acres

# DRUID ROAD INFILL SITE

DRUID RD. E, CLEARWATER, FL 33764

**JACK KOEHLER, CCIM**  
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**Eshenbaugh**  
LAND COMPANY  
Celebrating 25 Years

## PROPERTY DESCRIPTION

Opportunity to develop a 2.62-acre infill site with approximately 400 feet of road frontage in Clearwater, Florida. The site was previously planned for 39 townhomes but could support other uses such as an assisted living facility or congregate care facility. According to FEMA maps, the property is high and dry with a flood zone of "X".

## LOCATION DESCRIPTION

Located on the south side of Druid Road, between US Highway 19 and Belcher Road in Clearwater, Florida. This location provides proximity to a large amount of retail shopping such as Costco, Sam's Club, Home Depot, and Target. Nearby entertainment and employment districts including Downtown Clearwater, Clearwater Beach (voted America's Number One Beach), Downtown St. Petersburg, Dunedin, Safety Harbor and Largo. St. Pete - Clearwater International Airport and Tampa International Airport are also within close proximity (10 minutes and 20 minutes respectively).

## PROPERTY SIZE

2.62 +/- Acres

## PARCEL ID

18-29-16-00000-430-0200,18-29-16-00000-430-0100

## ZONING

MDR (Medium Density Residential - 15 Units/Acre)

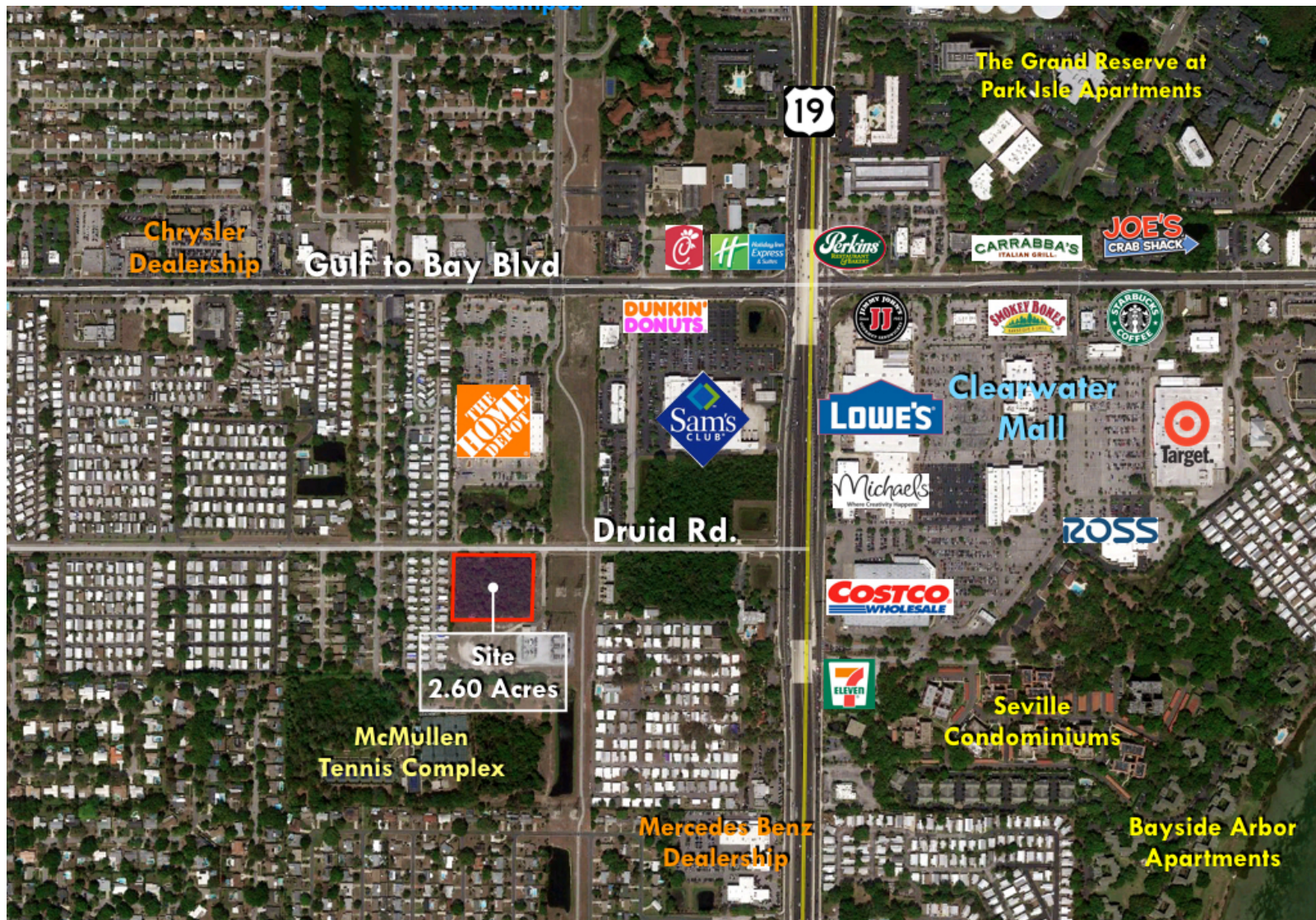
## PRICE

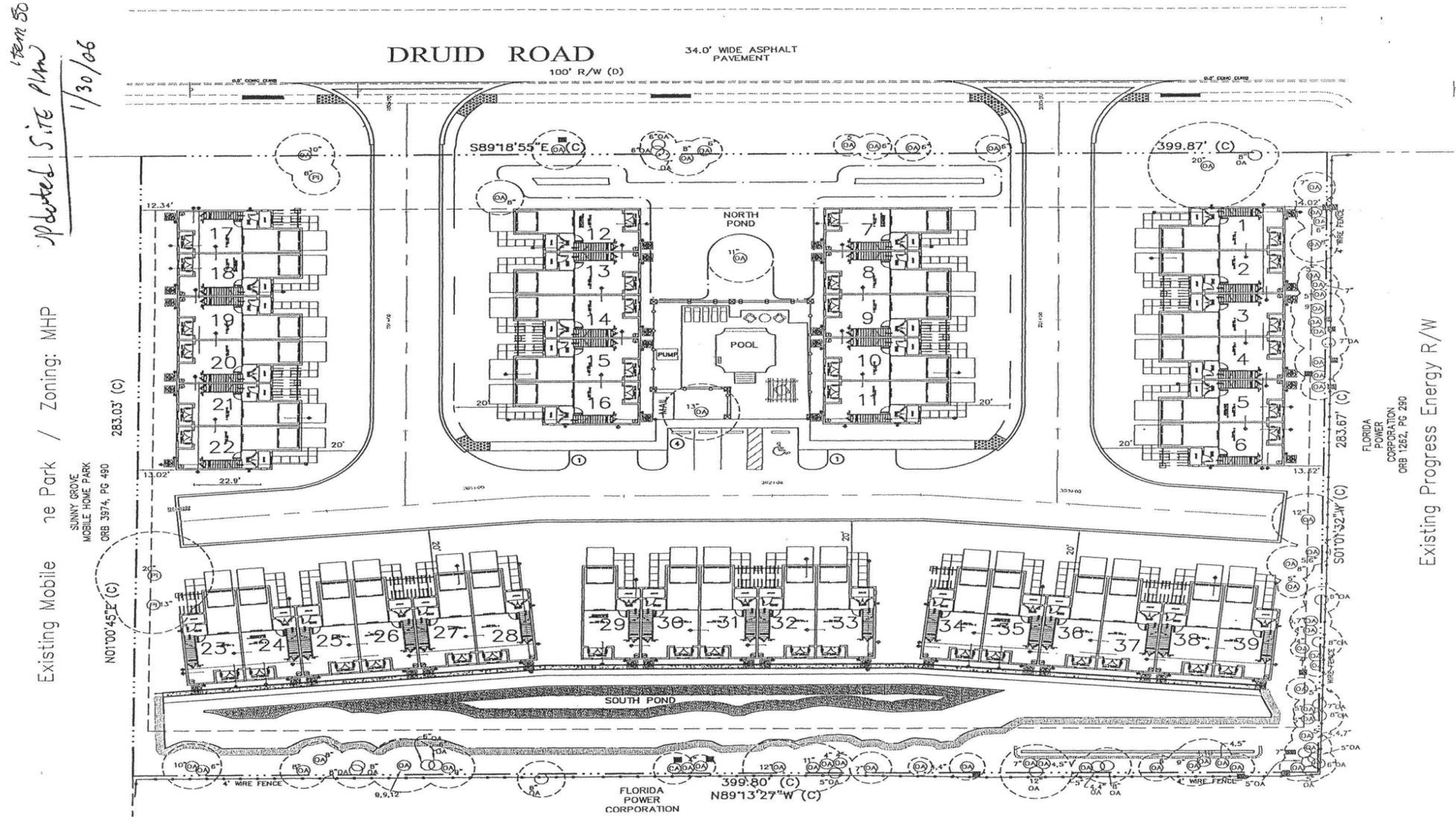
\$499,000 (\$12,795/unit)

## BROKER CONTACT INFO

**Jack Koehler, CCIM**  
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# Proximity to Shopping and Major Thoroughfares





# 15-Minute Drive Time Demographics

## KEY FACTS

**331,047**

Population



**2.2**

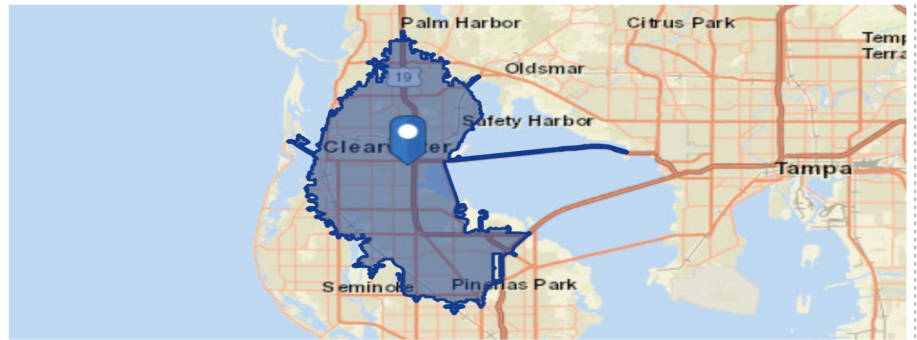
Average Household Size

**47.8**

Median Age

**\$45,350**

Median Household Income



## BUSINESS



**15,275**

Total Businesses



**200,327**

Total Employees

## HOUSING STATS



**\$164,080**  
 Median Home Value



**\$6,379**  
 Average Spent on Mortgage & Basics



**\$796**  
 Median Contract Rent

## INCOME



**\$45,350**

Median Household Income



**\$29,130**

Per Capita Income



**\$83,302**

Median Net Worth

## EDUCATION



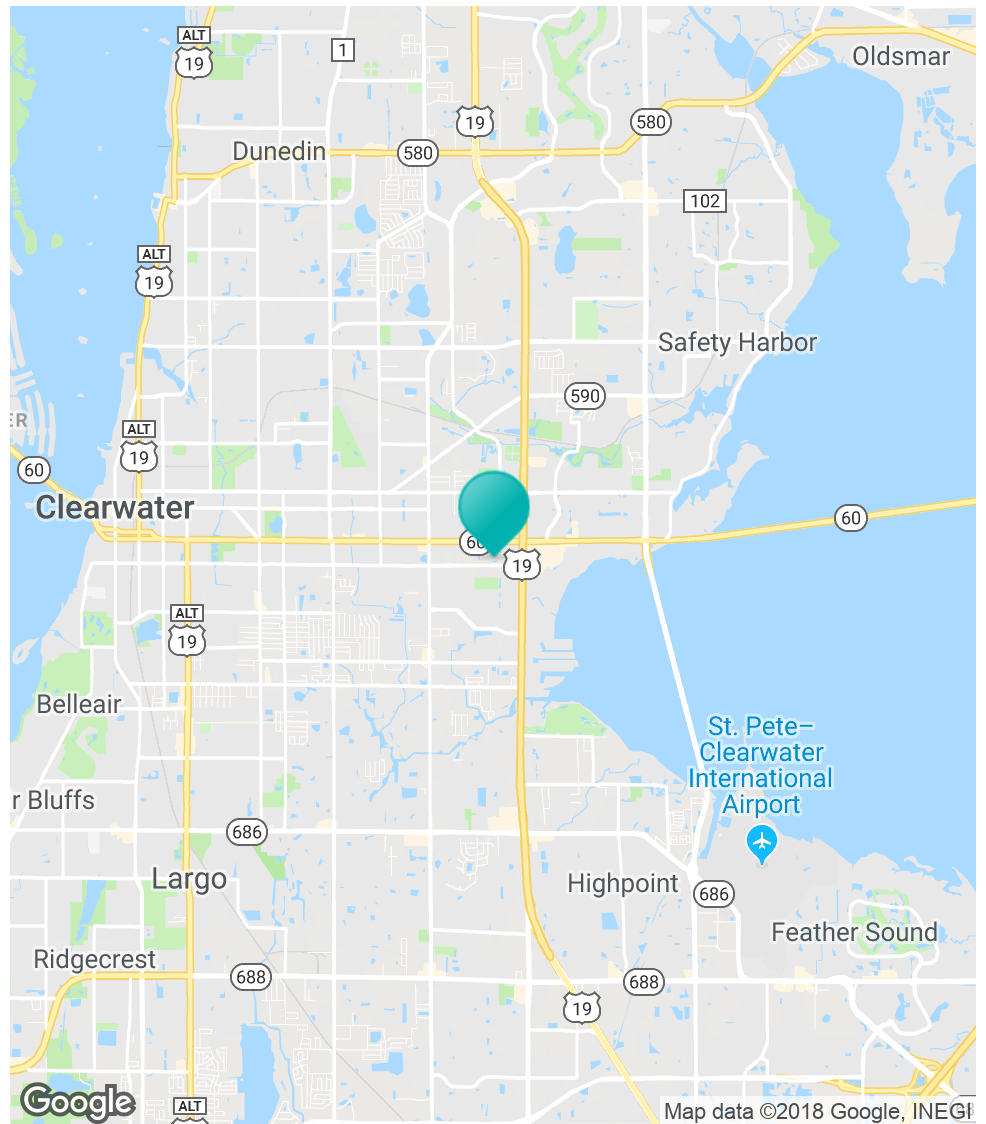
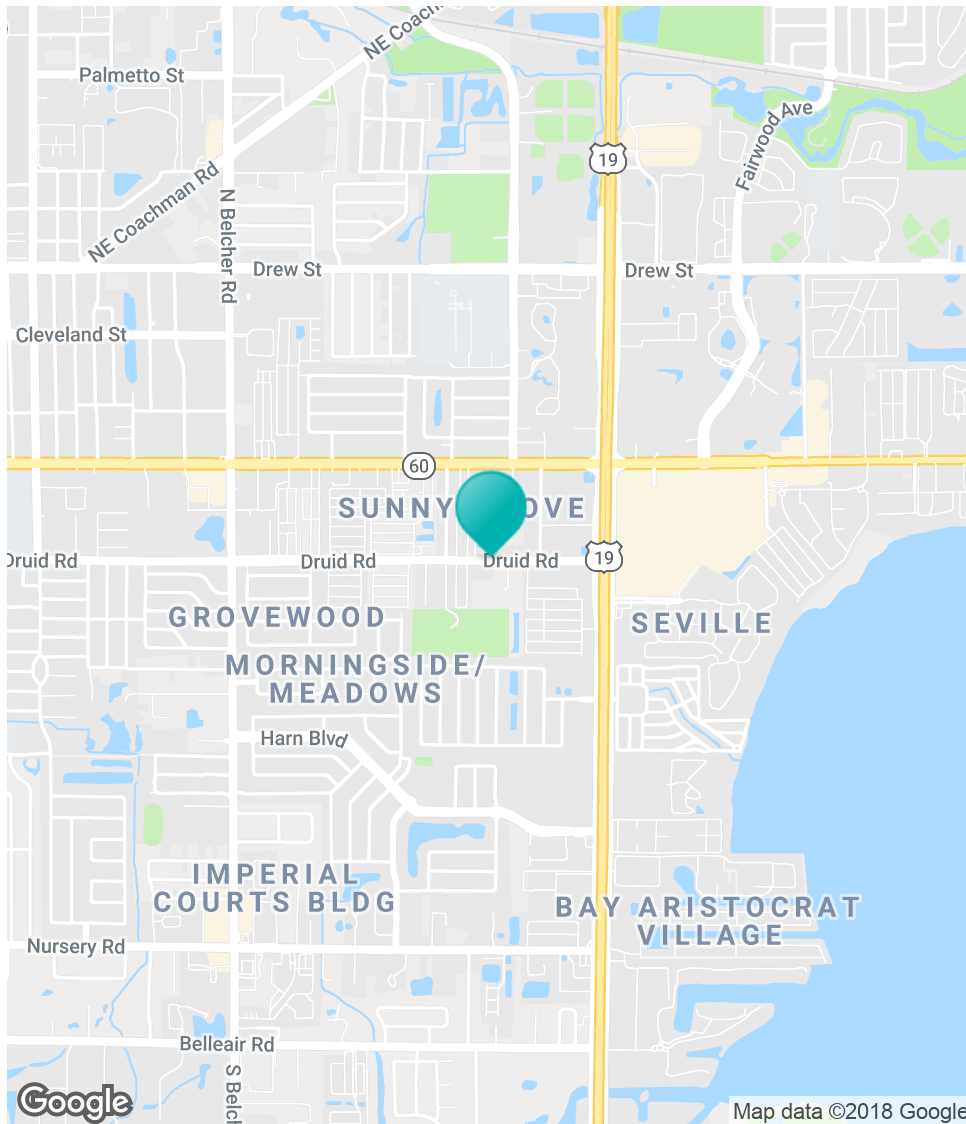
**31%**  
 High School Graduate



**32%**  
 Some College



**26%**  
 Bachelor's/Grad/Prof Degree



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.