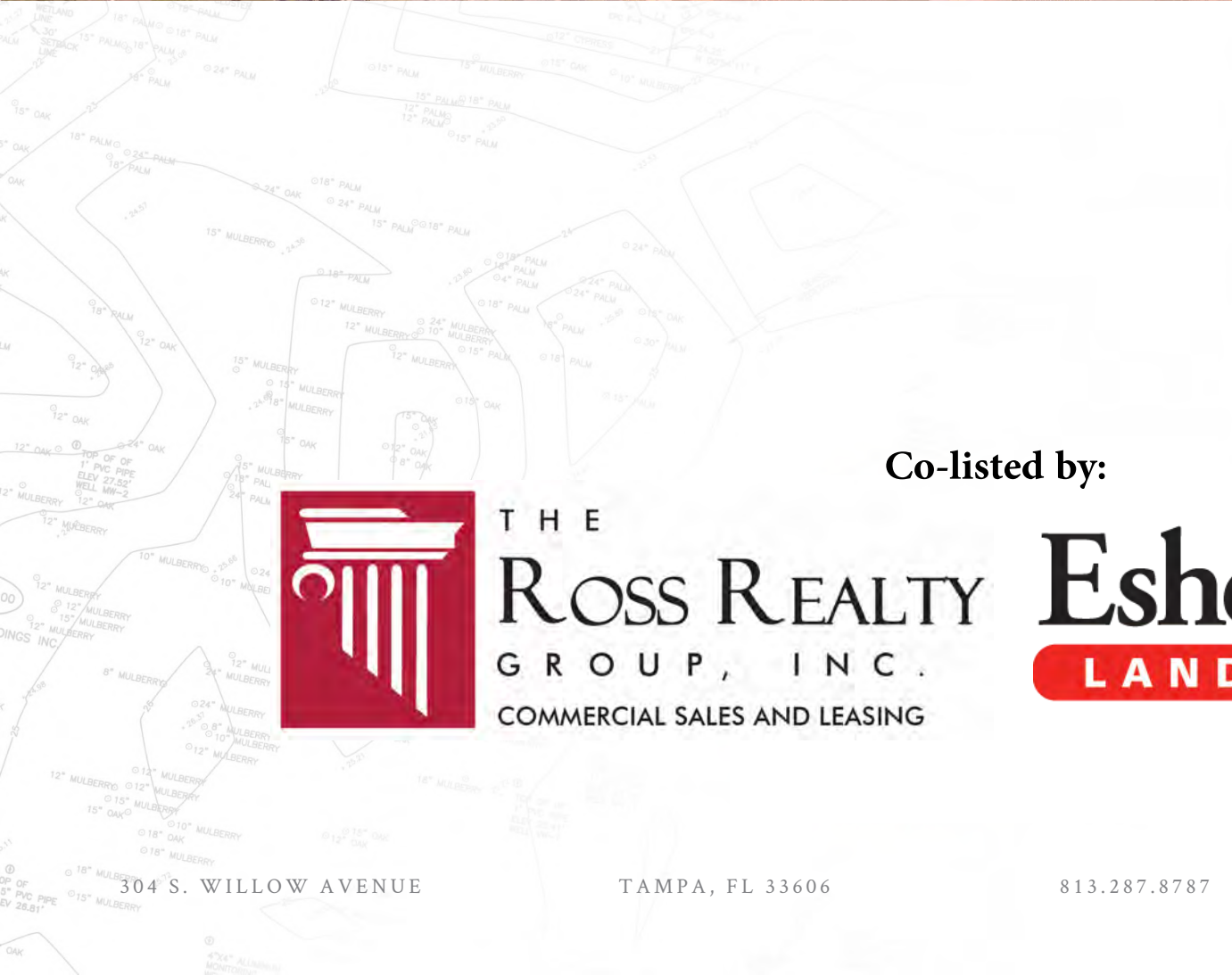
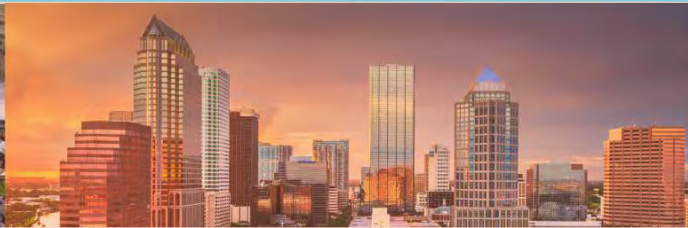


We know this land.



Co-listed by:



THE
ROSS REALTY
GROUP, INC.
COMMERCIAL SALES AND LEASING

Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

This is a premier redevelopment opportunity in thriving Clearwater Beach. Boasting a superb location just off Causeway Boulevard, this property offers easy access to the best that Clearwater Beach has to offer. With its close proximity to stunning white sand beaches, vibrant dining and entertainment options, and the allure of coastal living, this property is an exceptional find for investors. Positioned in the heart of the Clearwater community, the property holds significant potential for redevelopment or as an opportunistic land play.

LOCATION DESCRIPTION

This waterfront property is located directly on Mandalay Channel along the intracoastal waterway and adjacent to the 91-key CW Hotel & Marina under construction. Formerly operated as a quaint beach motel at 403 East Shore Drive, this property is just moments away from Clearwater Beach. The location offers easy access to the bustling Beach Walk, a hub of dining, entertainment, and shopping experiences. Nearby, the Clearwater Marine Aquarium provides a unique draw for visitors and residents alike. With its ideal location near these sought-after landmarks, the property promises to be an enticing prospect for any investor seeking to capitalize on the appeal of this vibrant coastal community.

PROPERTY SIZE

0.49 Acres (0.27 Upland Acres)

ZONING

T (Tourism)

FUTURE LAND USE

RFH (Resort Facilities High)

PROPERTY OWNER

Beach Enterprises Of Clearwater, Inc.

PRICE

To be determined by market

BROKER CONTACT INFO

Chase Collier, CCIM

Advisor

813.287.8787 x103

chase@thedirtdog.com

Elliott M. Ross, CCIM

President

727.639.3800

elliott@rossrealtytampabay.com

[Click Here for Drone Video:](#)



Property Description

ADDRESS

403 East Shore Drive, Clearwater, FL 33767

PARCEL ID

08-29-15-02592-003-0130

TAXES

\$27,361.17 (2024)

FLOOD ZONE

AE

[Click Here for Clearwater Beach Cams:](#)



BROKER CONTACT INFO

Chase Collier, CCIM

Advisor

813.287.8787 x103

chase@thedirtdog.com

Elliott M. Ross, CCIM

President

727.639.3800

elliott@rossrealtytampabay.com

Flexible Standard Development - Clearwater

Countywide Future Land Use Designation	Maximum Dwelling Units/Resort Attached Dwelling Units per Acre of Land	Maximum Floor Area Ratio/ Impervious Surface Ratio			Maximum Overnight Accommodations Units Per Acre *	
		Accommodations (Base)	Overnight Accommodations (Alternative)	Non-Residential Uses	Base	Alternative
Resort Facilities High	30 dwelling units per acre	FAR 1.0/ISR .95	FAR 2.0/ISR .95	FAR 1.0/ISR .95	50	Less than one acre: 70
			FAR 3.0/ISR .95			Between one acre and three acres: 90
			FAR 4.0/ISR .95			Greater than three acres: 110

Aerials (cont.)



Aerials (cont.)



Aerials (cont.)



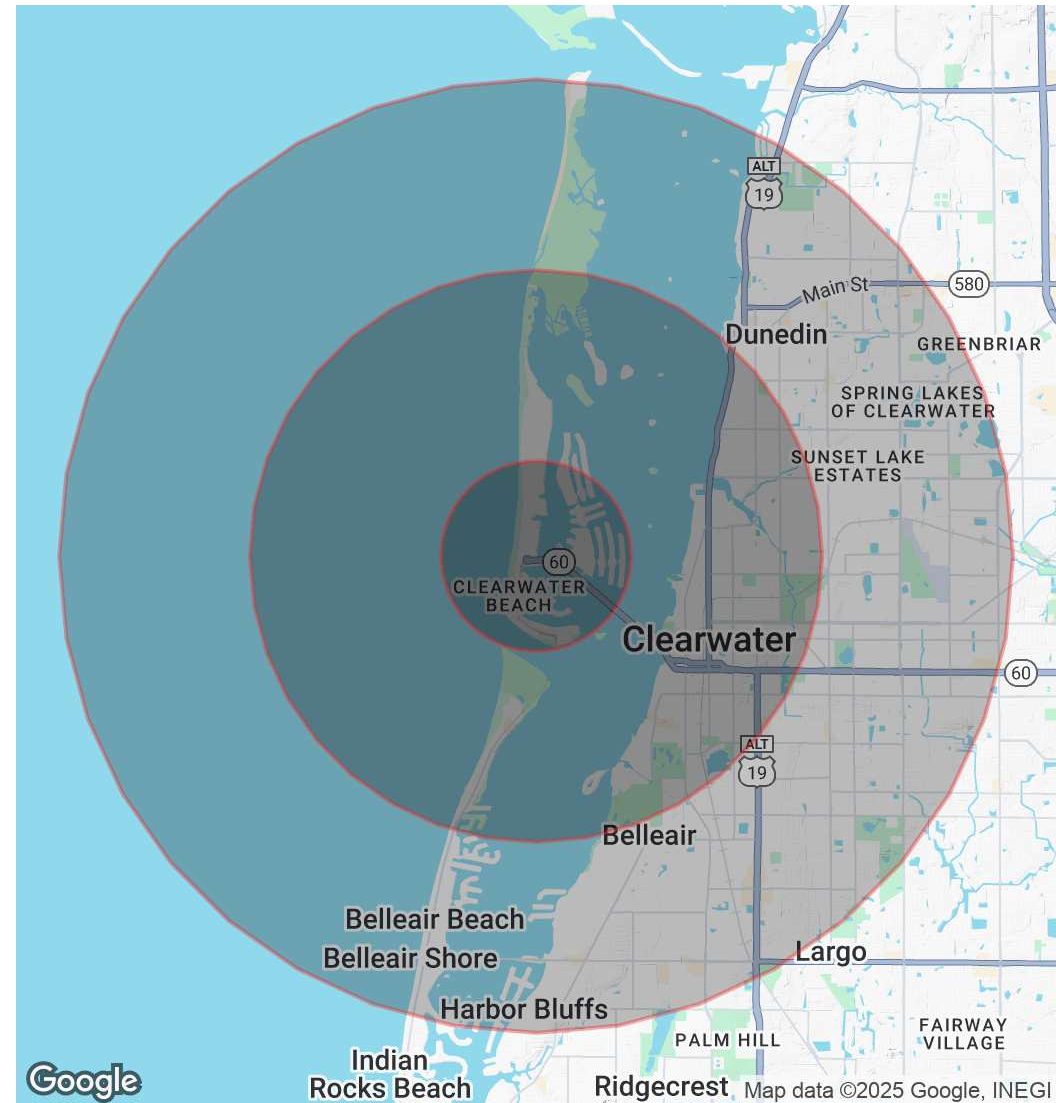
Aerials (cont.)



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,453	32,383	127,465
Average Age	60	50	48
Average Age (Male)	60	49	47
Average Age (Female)	60	51	49
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,471	15,478	57,704
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$143,518	\$102,510	\$91,912
Average House Value	\$900,961	\$578,426	\$432,701

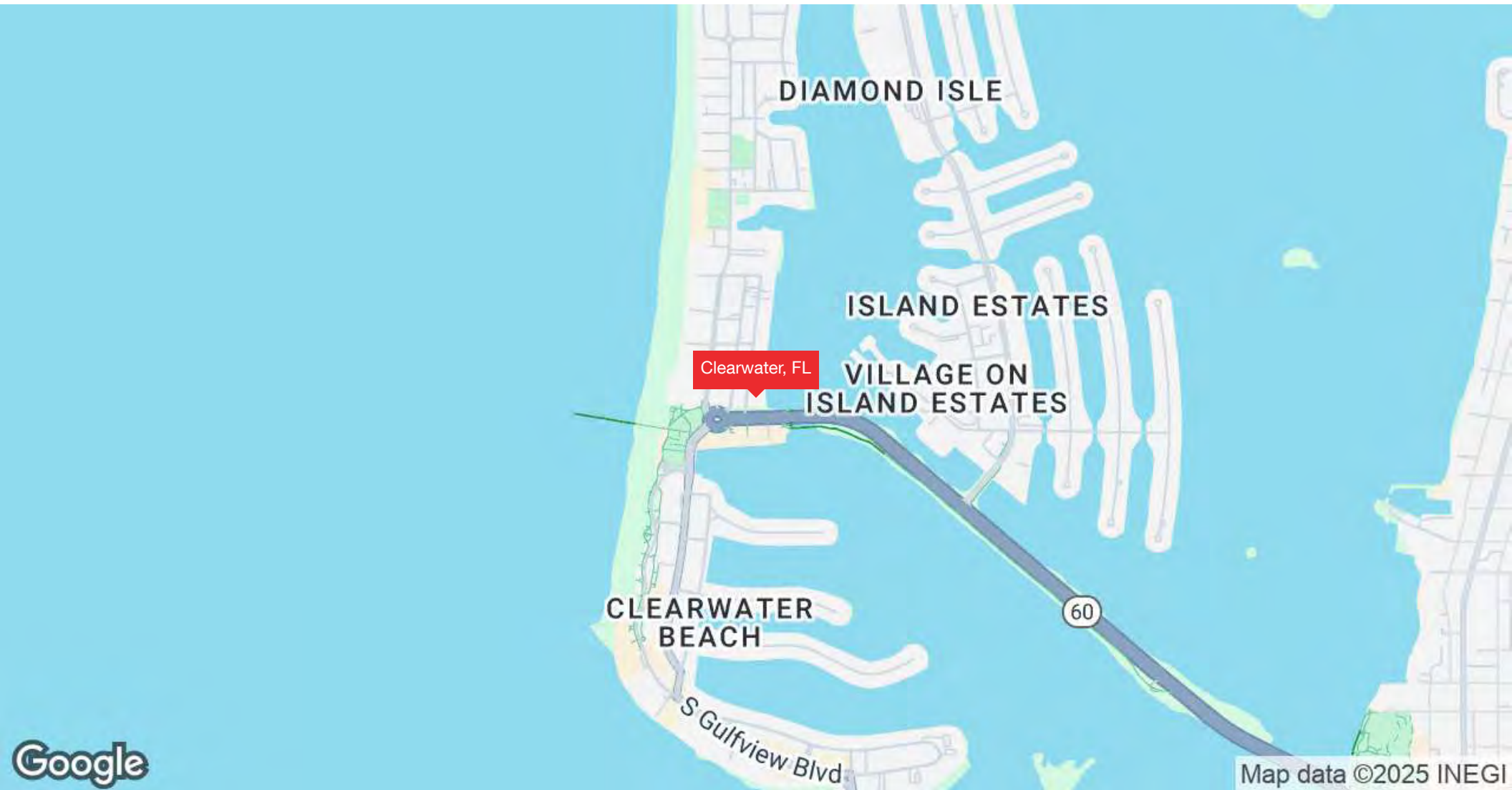
Demographics data derived from AlphaMap



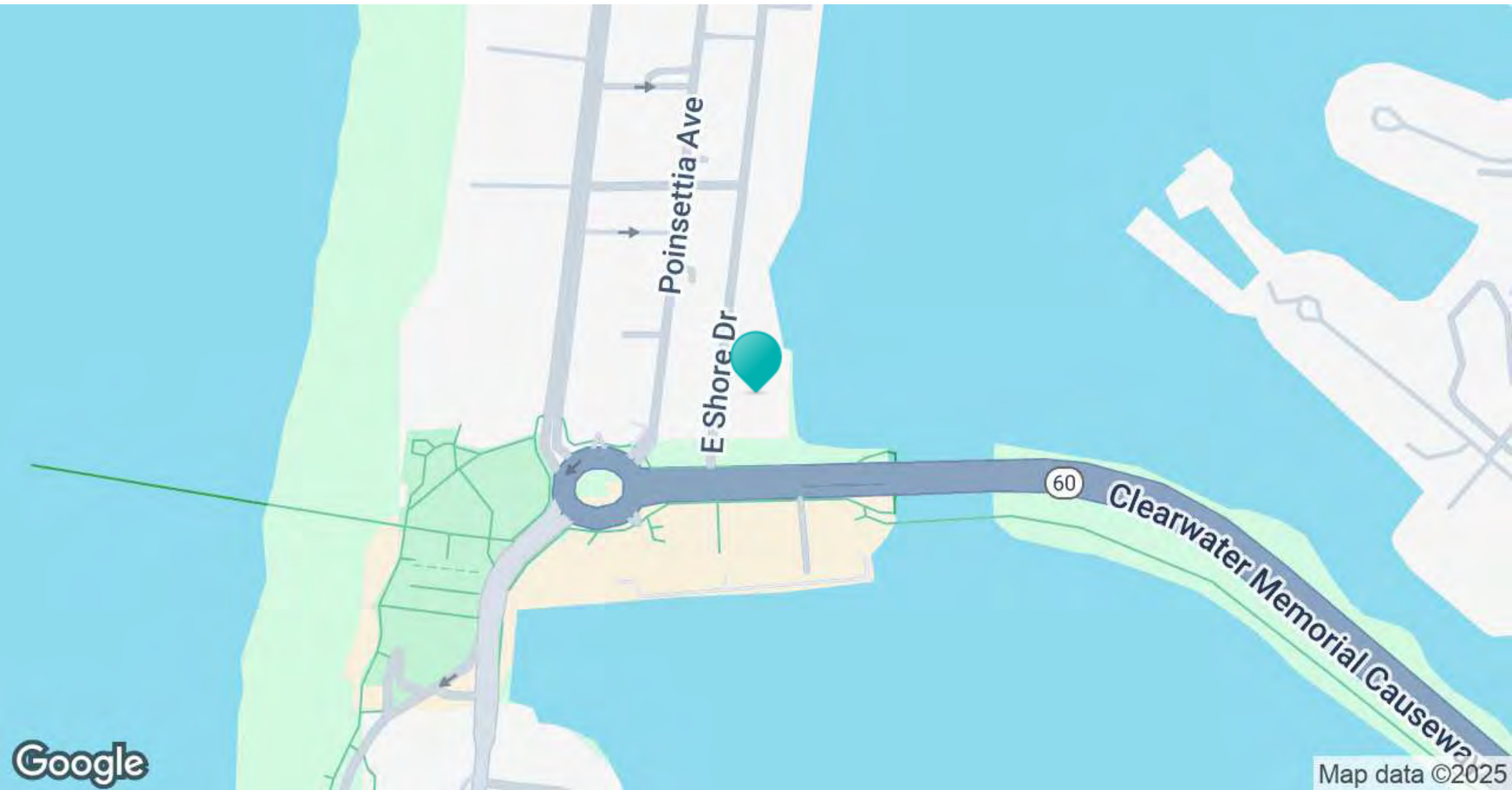
Additional Photos



Regional Map



Location Map



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.