

**FOR SALE**

**3.4 ACRES  
COMMERCIAL LAND**



**OFFERING MEMORANDUM**

3.4 Acres | 37707 US Hwy 19 North, Palm Harbor, Florida 34684



## Confidentiality & Disclaimer Statement

**This is a confidential Offering Memorandum** intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property, has been prepared by REMAX REALTEC Group, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire.

Neither the Owner, nor any of its officers, directors, employees, or agents, nor REMAX REALTEC Group, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Site from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm, or entity without prior authorization from REMAX Realtec Group, LLC.

### Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

### Property Tours

Interested parties must execute a confidentiality agreement and schedule a prearranged time with the broker prior to touring the property. Tours will be conducted by appointment only and no one is allowed to tour the property and disturb tenants without the broker's knowledge. Please see broker contact information below to schedule a tour.

### Contact

Daniel Nelson  
Investment Broker/Realtor  
+1 813 323 3353  
[Daniel@RemaxCommercialRealty.net](mailto:Daniel@RemaxCommercialRealty.net)



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# The Offering

RE/MAX Commercial is pleased to present an exceptional opportunity to acquire 3.4 acres of vacant commercial land located at 37707 US Highway 19 North in Palm Harbor, Pinellas County, Florida. This high-visibility parcel offers a blank canvas for developers, investors, and end-users seeking a premier location with 850 lineal feet of Lake Tarpon waterfront, in one of the region's most active corridors. The properties Comprehensive Land Use Plan, it's labeled RLM, which stands for Residential Low/Medium density.

Ideally positioned along the highly trafficked US Highway 19 in Palm Harbor, this site offers outstanding waterfront frontage, visibility, and accessibility. It is surrounded by a dynamic mix of national retailers, medical offices, residential neighborhoods, and recreational amenities, ensuring strong local traffic and destination appeal.

The property encompasses 3.4 acres, providing ample room for a broad range of development concepts. Its dimensions and topography offer design flexibility for both commercial, townhomes or multifamily projects.

## **Zoning:**

Zoned Residential 10 UPA; R-6 & R-4 residential zones with residential low/medium density. It supports uses like mobile/manufactured home parks, RV campgrounds, and townhomes or multifamily.

With direct access to US Highway 19 and excellent visibility to over 50,000 vehicles per day, the site enjoys superb accessibility. Nearby intersections and cross-access points further enhance ingress/egress potential for future users and customers. The property is just minutes from downtown Palm Harbor, Dunedin, and the greater Clearwater area.

## **Investment Opportunity:**

For developers and investors targeting growth along the US-19 corridor and Northern Pinellas County, this 3.4-acre commercial parcel presents a rare chance to establish a flagship project in a high-demand market. Palm Harbor continues to benefit from steady residential growth, strong demographics, and sustained commercial activity. Whether you're envisioning a retail center, professional office space, or a service-based enterprise, this property provides the location, zoning, and market strength to support a successful development. With long-term appreciation potential and immediate development readiness, 37707 US Hwy 19 N stands out as a premier waterfront commercial land opportunity.

## Key Investment Highlights

- **3.4 Acres Contiguous Land**
- **Parcel ID 30-27-16-89460-000-0051**
- **850 Lineal Feet of Waterfront on Lake Tarpon**
- **Unique Waterfront Commercial Development Opportunity**
- **CP-1 (Commercial Parkway District) Zoning**
- **High Daily Traffic Counts — Over 50,000 Vehicles/Day**
- **Located in the Heart of Palm Harbor's Commercial Corridor**
- **Direct Access to Major Roads and Public Transportation**
- **Ideal for Commercial, Townhomes or Multifamily**
- **Flat, Buildable Lot with Flexible Site Configuration**
- **Surrounded by Residential, Retail, and Medical Uses**
- **Minutes to Dunedin, Tarpon Springs, and Clearwater**
- **Strong Local Demographics and Purchasing Power**
- **Pylon Signage on US Hwy. 19 North**

# Property Overview



# Property Overview

**PROPERTY ADDRESS** 37707 US Highway 19 North, Palm Harbor Florida 34684

**TAX DISTRICT** Pinellas County

**SUBMARKET** City of Palm Harbor

**SUBDIVISION** None (land is vacant/open)

**PARCEL ID** 30-27-16-89460-000-0051

**PARCEL SIZE** 3.23 +/- Acres

**ZONING** Residential 10 UPA; R-6 & R-4 residential zones

**PROPERTY USE** Vacant Land Commercial

**LAND USE** RLM (Residential Low/Medium density)

**WETLANDS** None

**FLOOD ZONE** X and AE

**EVACUATION ZONE** A

**BUILDING SIZE** No Structures

**YEAR BUILT** N/A

**ACCESS** Full Access off US Highway 19 North

**OFFERING PRICE** **\$2,500,000.00**



3.4 Acres 6

# Property Overview

**PROPERTY ADDRESS** 2628 Trent Road, Palm Harbor Florida 34684

**TAX DISTRICT** Pinellas County

**SUBMARKET** City of Palm Harbor

**SUBDIVISION** None (land is vacant/open)

**PARCEL ID** 30-27-16-89460-000-0056

**PARCEL SIZE** .67 +/- Acres

**ZONING** R-4 (Residential – low-density single-family)

**PROPERTY USE** Vacant Residential

**LAND USE** Residential

**WETLANDS** None

**FLOOD ZONE** AE

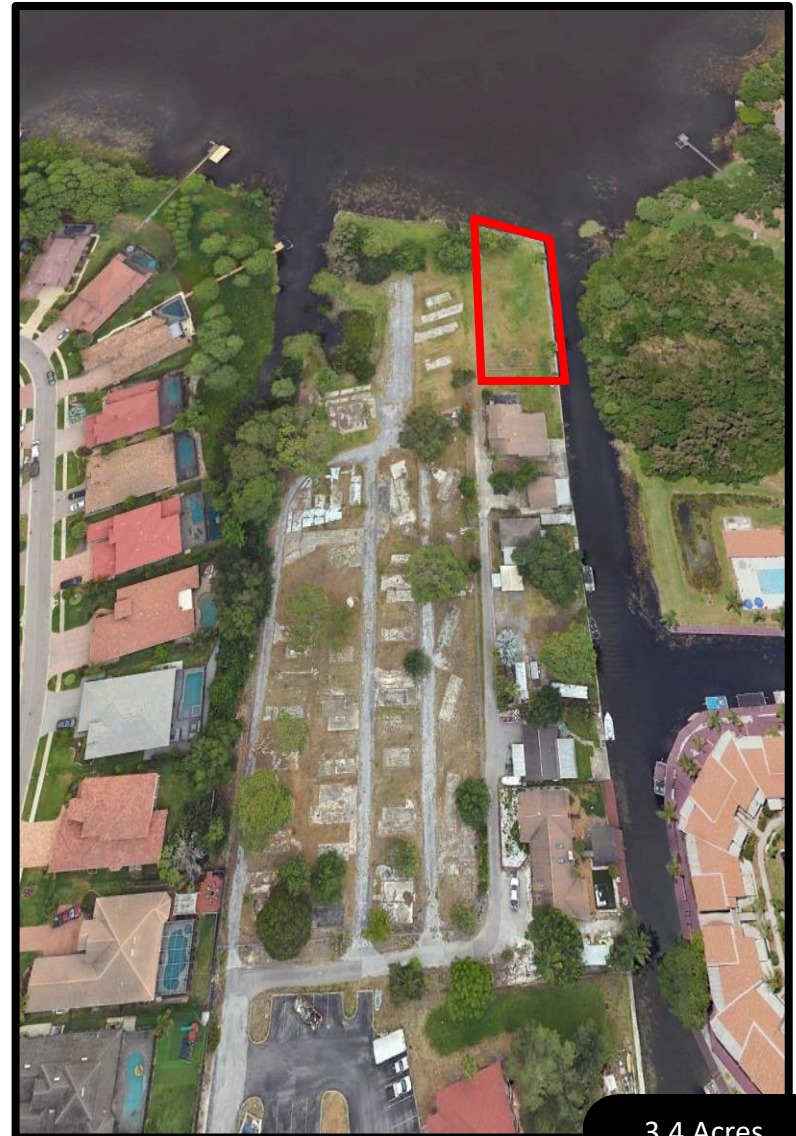
**EVACUATION ZONE** A

**BUILDING SIZE** No Structures

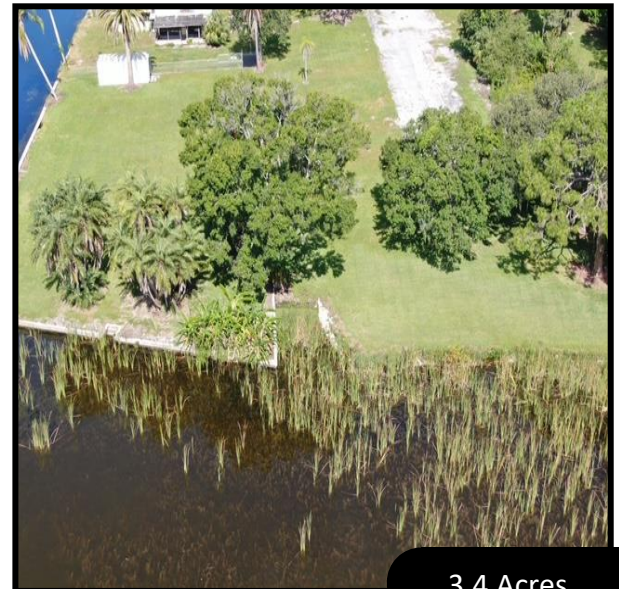
**YEAR BUILT** N/A

**ACCESS** Full Access off US Highway 19 North

**OFFERING PRICE** Included in Overall Property Transaction



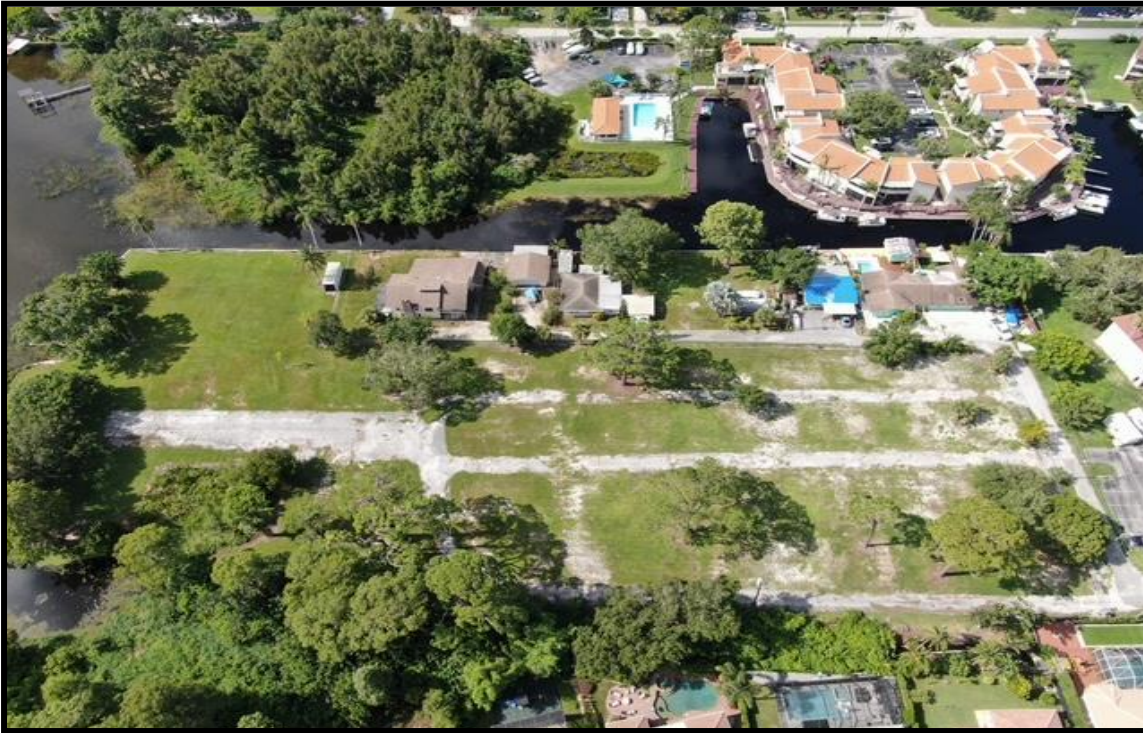
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



3.4 Acres

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# PROPERTY PHOTOS



# PROPERTY PHOTOS



# DEVELOPMENT CONCEPTION

40 Unit – 2,250 SF Townhomes



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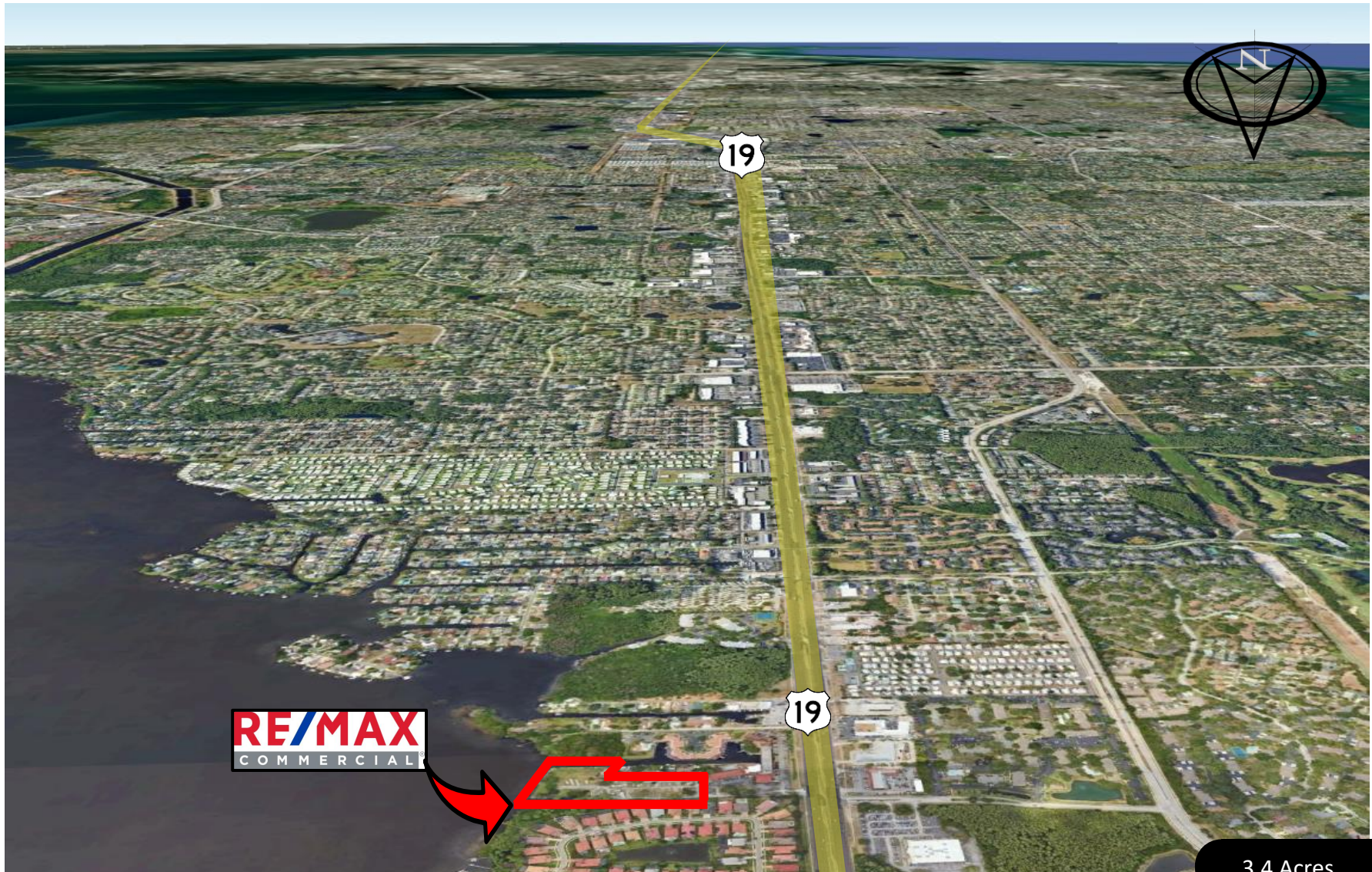
3.4 Acres

18

# NORTH VIEW



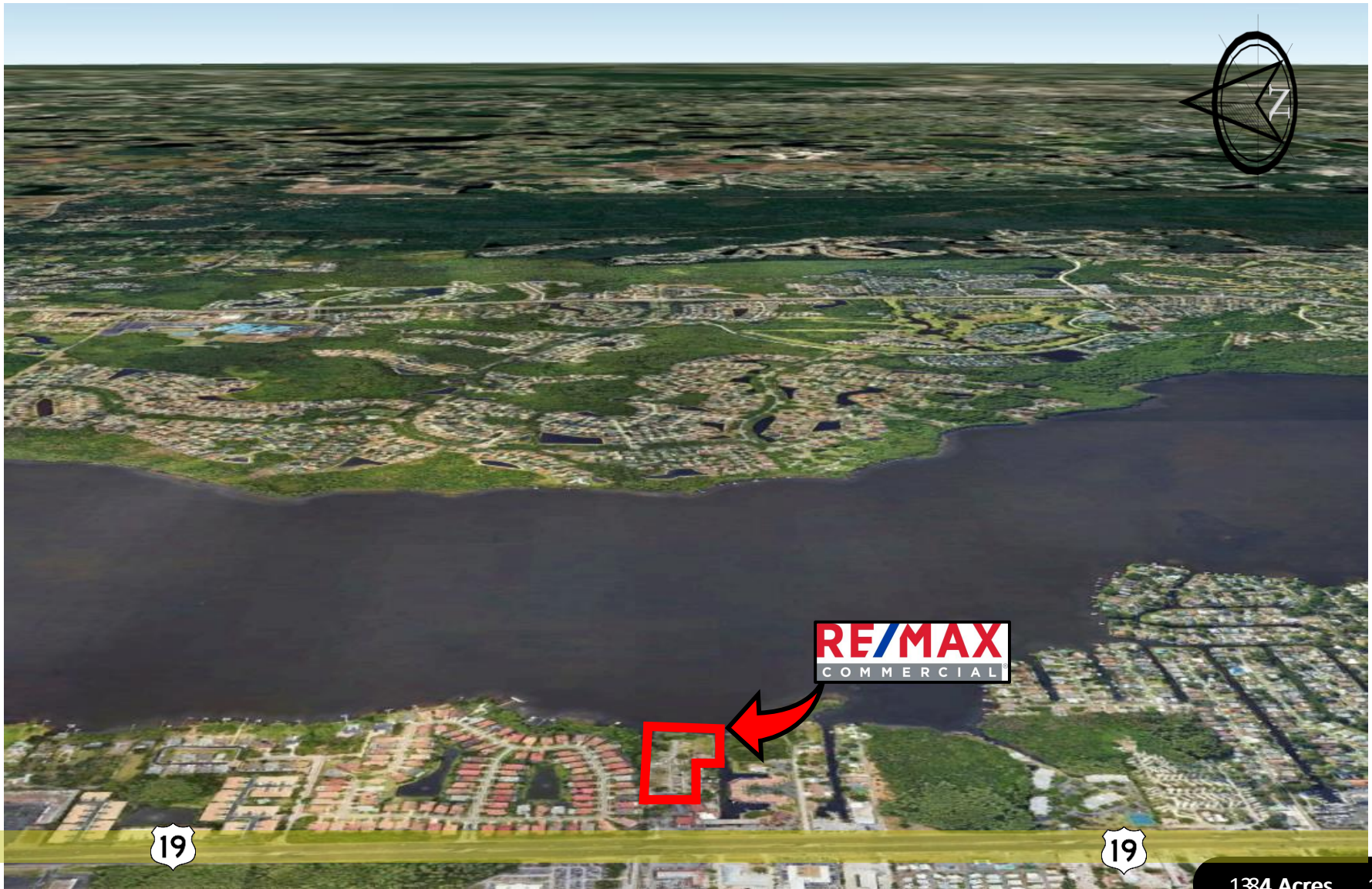
# SOUTH VIEW



**RE/MAX**  
COMMERCIAL

3.4 Acres 20

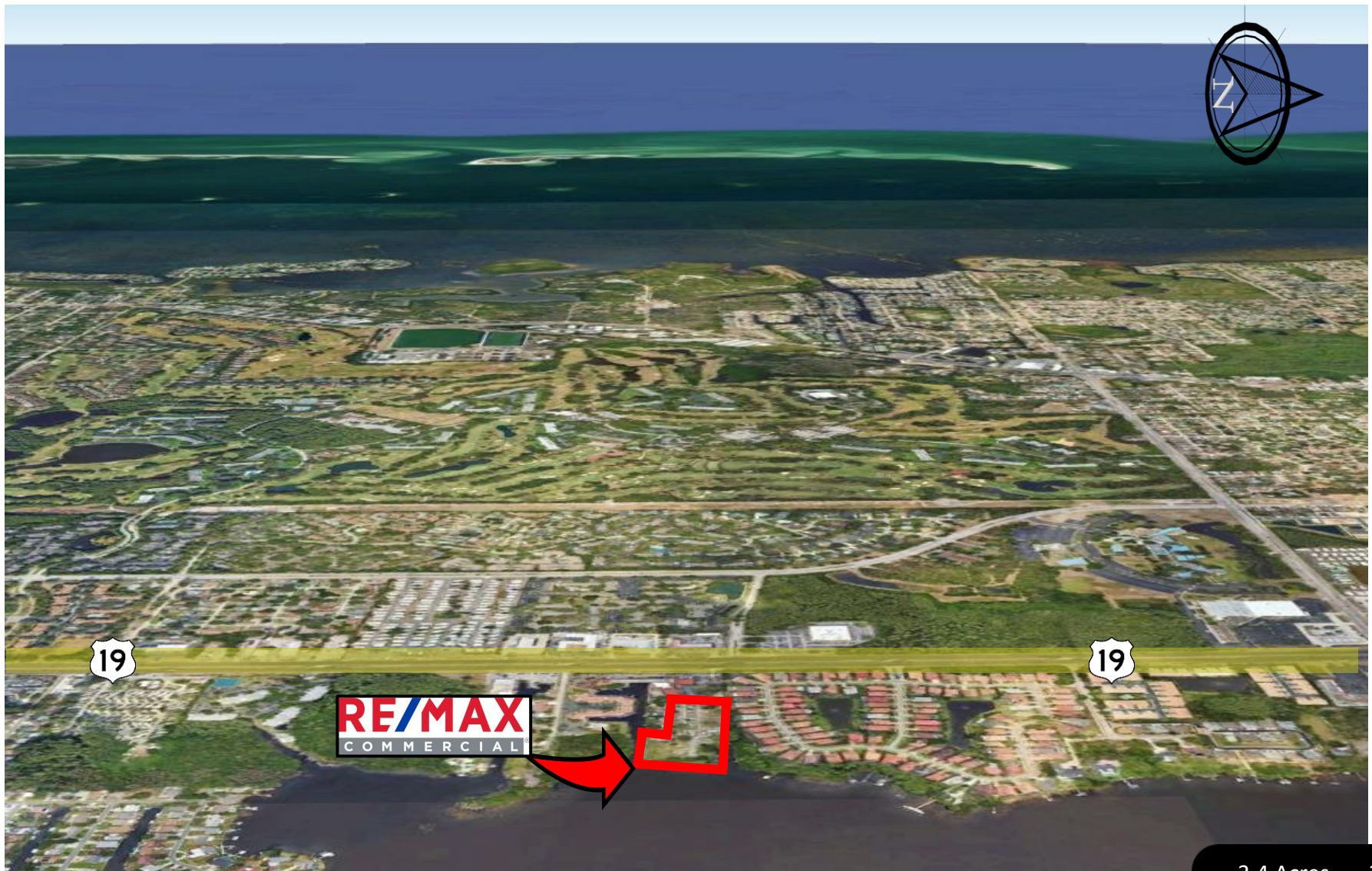
# EAST VIEW



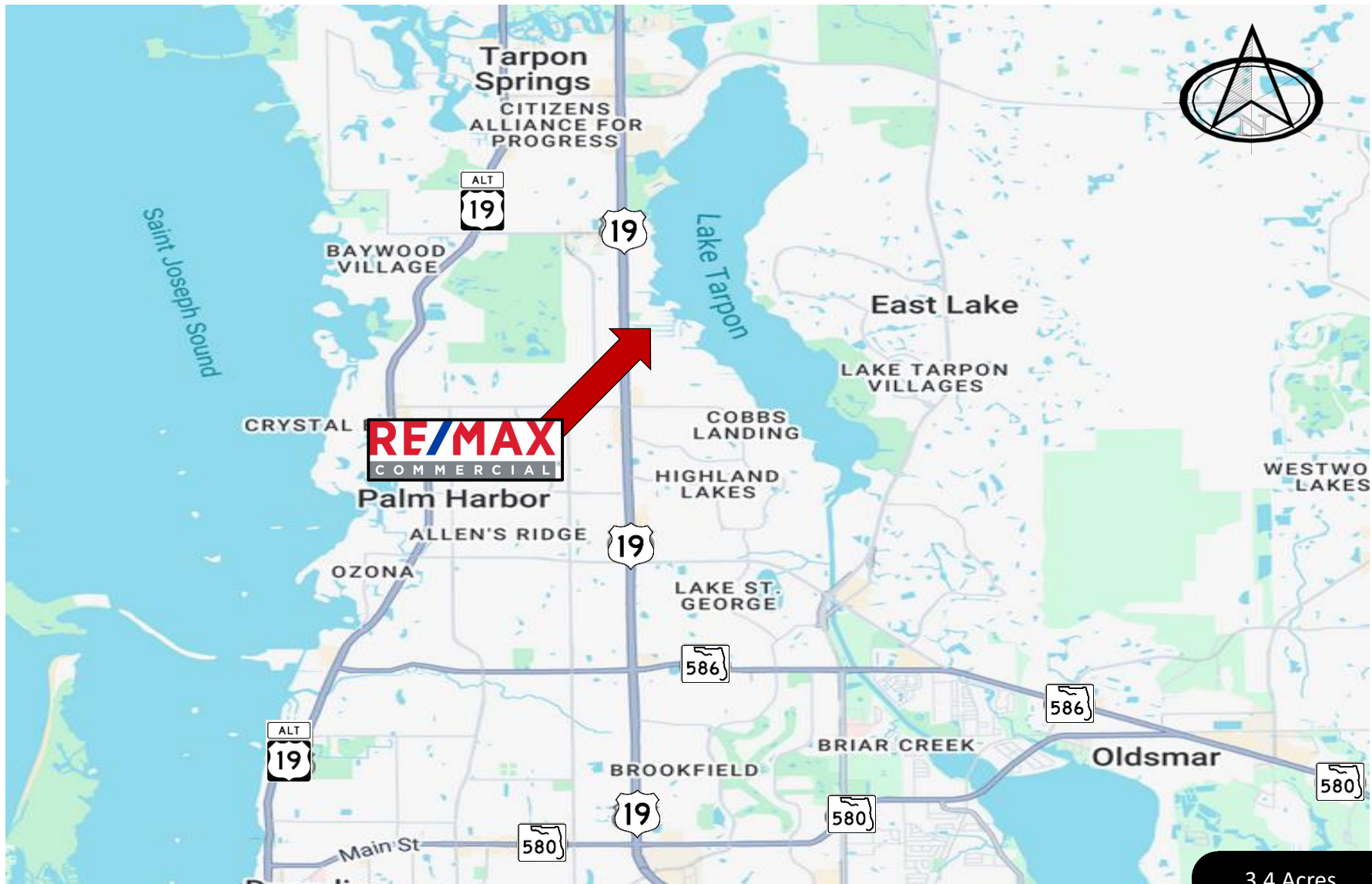
1384 Acres

150

# WEST VIEW



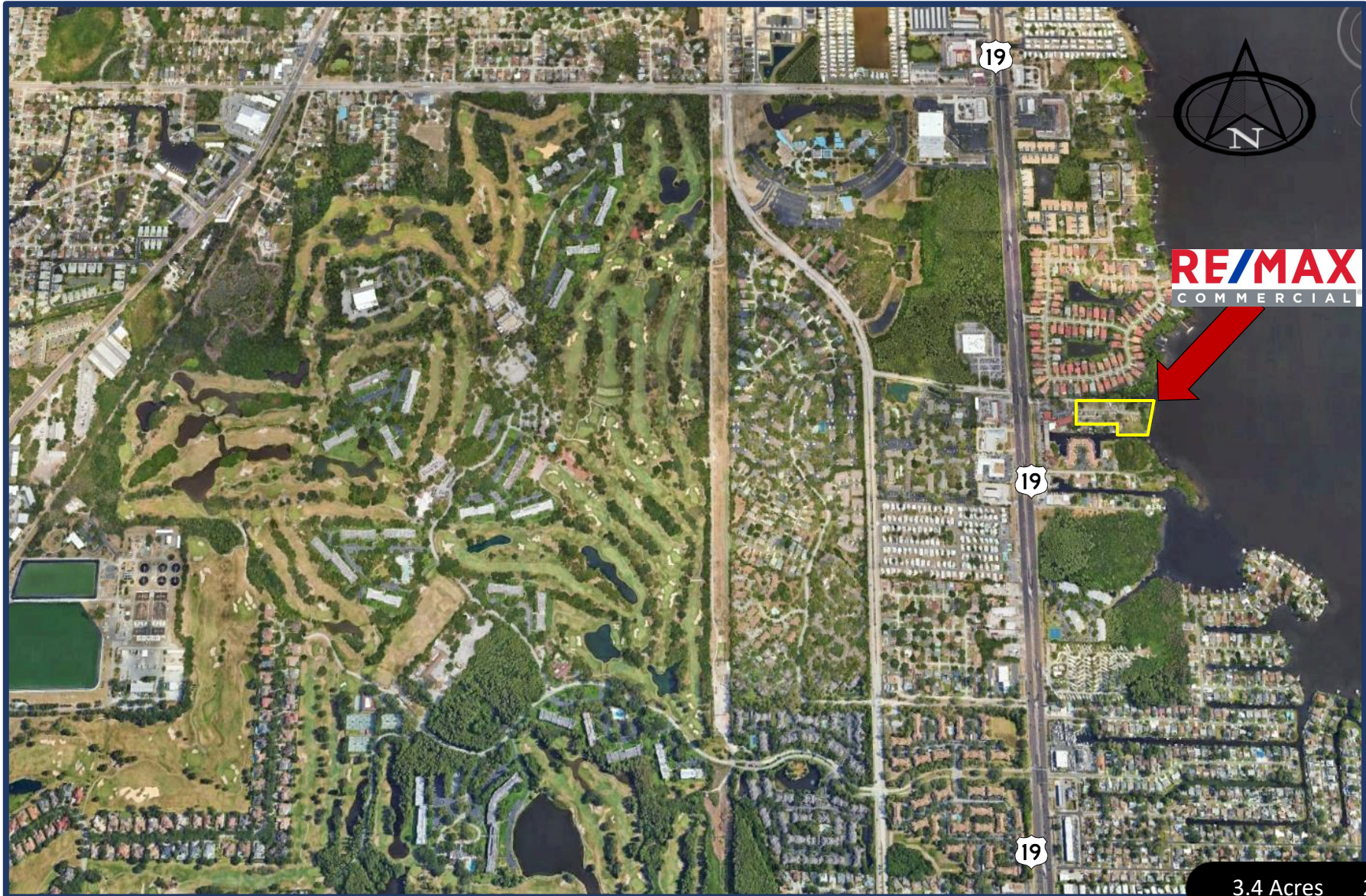
# LOCATION MAPS



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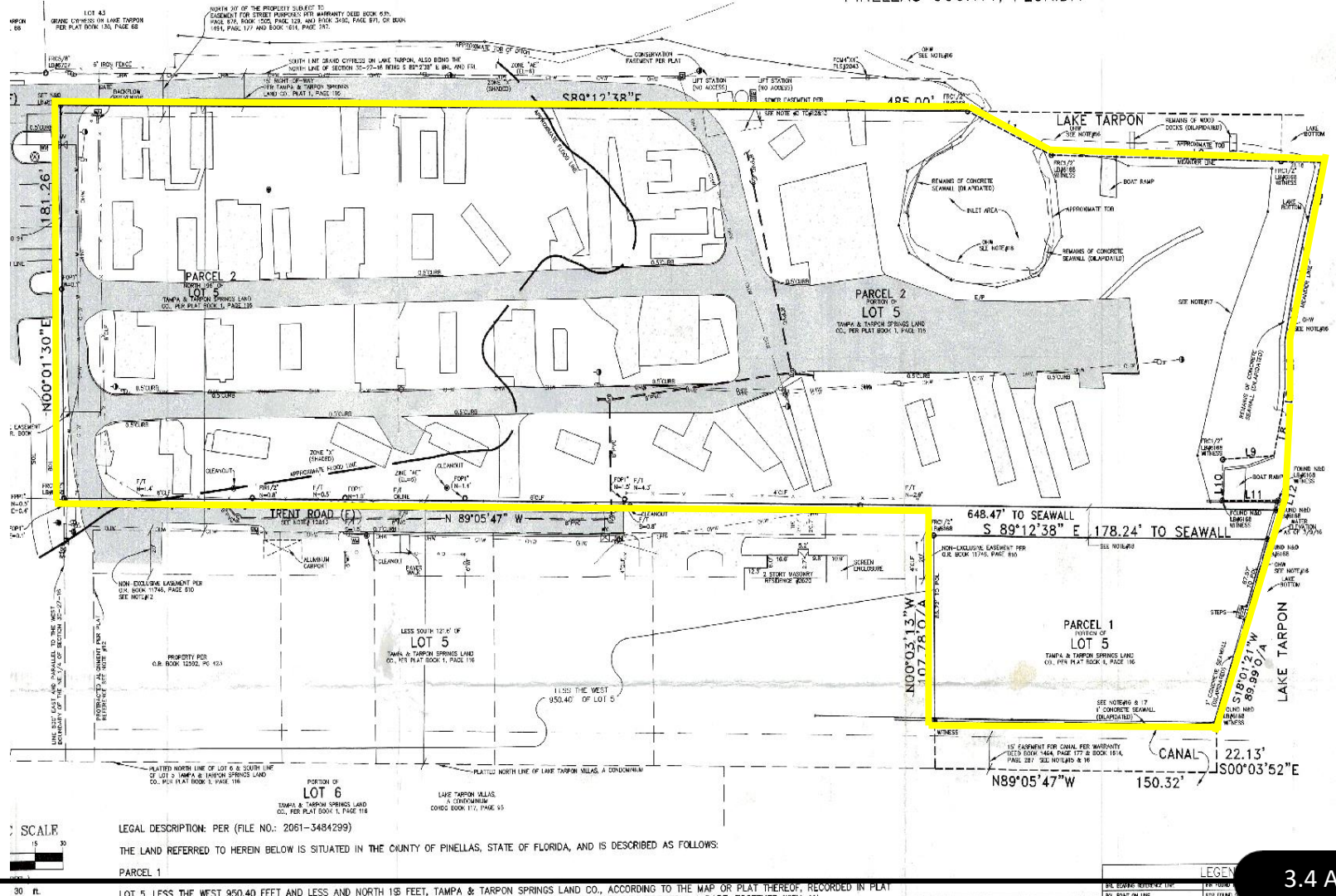


# AERIAL



# SURVEY – 3.4+/- ACRES

SECTION 30, TOWNSHIP 27 SOUTH, RANGE 16 EAST,  
PINELLAS COUNTY, FLORIDA



3.4 Acres

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# Location Overview

Nestled along the Gulf Coast in northern Pinellas County, Palm Harbor is a thriving unincorporated community known for its picturesque charm, upscale neighborhoods, and strong community spirit. This highly desirable area blends natural beauty with modern convenience, offering residents and businesses access to serene waterfronts, top-rated schools, and a dynamic local economy.

The subject property in Palm Harbor enjoys a premier position along US Highway 19, one of the region's main commercial corridors. Its location provides unmatched visibility and direct access to surrounding communities including Tarpon Springs, Dunedin, and Clearwater. Additionally, the property boasts 850 lineal feet of frontage on Lake Tarpon, enhancing its appeal for high-end commercial or mixed-use development.

Palm Harbor benefits from its proximity to world-renowned Gulf beaches, abundant recreational amenities, and a steadily growing population base. With a strong demographic profile, vibrant local commerce, and continued investment in infrastructure and amenities, Palm Harbor offers exceptional opportunities for both commercial ventures and residential growth. Its blend of natural beauty, accessibility, and economic vitality makes Palm Harbor one of the most attractive locations in the Tampa Bay region.

## **Highlights of Palm Harbor, Florida**

Palm Harbor is a highly desirable coastal community located in northern Pinellas County along Florida's Gulf Coast. Known for its scenic beauty, strong demographics, and high quality of life, Palm Harbor offers a unique blend of waterfront charm and modern convenience. The community is positioned just minutes from world-renowned beaches such as Clearwater Beach and Honeymoon Island, as well as major destinations like Tarpon Springs, Dunedin, and the greater Tampa Bay area.

One of Palm Harbor's most notable features is its direct access to Lake Tarpon, a large freshwater lake that provides exceptional recreational opportunities and enhances the area's real estate value. The region also benefits from a stable and affluent residential base, with top-rated public schools and upscale neighborhoods that attract families, professionals, and retirees alike. With no municipal taxes—due to its unincorporated status—residents and businesses enjoy county-level services without the added expense of city taxation. Economically, Palm Harbor supports a diverse business landscape that includes medical offices, boutique retail, dining, and professional services. The US Highway 19 corridor serves as a major commercial spine, offering visibility, accessibility, and high traffic volumes to local businesses. The community also enjoys a steady stream of tourism, bolstered by attractions such as the Innisbrook Resort and Golf Club—home to a PGA Tour event—contributing to a vibrant hospitality and service sector.

In addition to its economic strength and natural assets, Palm Harbor boasts a deep sense of community with frequent events, arts festivals, and historic district charm. The area's robust infrastructure, access to major highways, and proximity to Tampa International Airport make it both connected and convenient. Whether for residential development, commercial investment, or mixed-use projects, Palm Harbor represents one of the most attractive growth markets in the Tampa Bay region.

of the most livable communities in the region.

# Area Overview

Pinellas County, located on the west coast of Florida, is a vibrant and diverse region known for its beautiful beaches, thriving communities, and rich cultural offerings. Encompassing 280 square miles and home to over 975,000 residents, Pinellas County presents a perfect blend of coastal living, urban conveniences, and natural beauty. Here are 10 highlights of this dynamic county:

**Location:** Pinellas County occupies a prime location on the Gulf Coast of Florida, bordered by Hillsborough County to the east, the Gulf of Mexico to the west, and the vibrant city of St. Petersburg to the south. The county enjoys a warm subtropical climate, providing pleasant weather year-round.

**Beaches:** Pinellas is famous for its breathtaking beaches, including Clearwater Beach, St. Pete Beach, and Fort De Soto Park. These pristine shorelines with soft white sands and clear, calm waters are some of the most beloved in the state, attracting visitors from all over the world.

**Parks and Recreation:** With more than 30 parks and nature preserves, Pinellas County is a haven for outdoor enthusiasts. Residents and visitors enjoy activities such as hiking, biking, kayaking, and wildlife watching, along with numerous boating and fishing opportunities along the county's extensive coastline.

**Pinellas Trail:** The Pinellas Trail, a 47-mile-long multi-use path, runs through the heart of the county, offering a safe and scenic route for cycling, jogging, and walking. It connects several communities and provides a unique way to explore the area.

**Schools:** Pinellas County is home to a number of highly regarded public and private schools, including the Pinellas County Center for the Arts and various top-rated elementary, middle, and high schools, ensuring quality education for its residents.

**Healthcare:** The county offers a broad range of healthcare options, with hospitals such as St. Petersburg's Bayfront Health and Largo Medical Center providing comprehensive care. Numerous specialized clinics and medical centers further support the health needs of residents.

**Economic Growth:** Pinellas County has experienced substantial economic growth, driven by a diverse economy that includes healthcare, tourism, technology, and marine industries. Its proximity to major metropolitan areas like Tampa has also spurred new business development.

**Shopping:** Pinellas County features an array of shopping destinations, from luxury shopping centers like the Shoppes at the International Plaza to local favorites like the Sundial St. Pete. Residents can enjoy a variety of retail experiences, from high-end boutiques to charming independent shops.

**Transportation:** Pinellas County is well-connected by an extensive network of roads and public transportation, including the SunRunner bus rapid transit system, making commuting and travel throughout the county easy and efficient. The St. Pete-Clearwater International Airport and proximity to Tampa International Airport provide convenient air travel options.

Pinellas County combines the best of coastal living with vibrant city life, making it an attractive destination for both residents and visitors seeking a dynamic and welcoming community.

# CONTACTS



## 3.4 ACRES COMMERCIAL LAND

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**Commercial Real Estate Division**  
**RE/MAX REALTEC GROUP LLC**  
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Palm Harbor, FL 34685

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