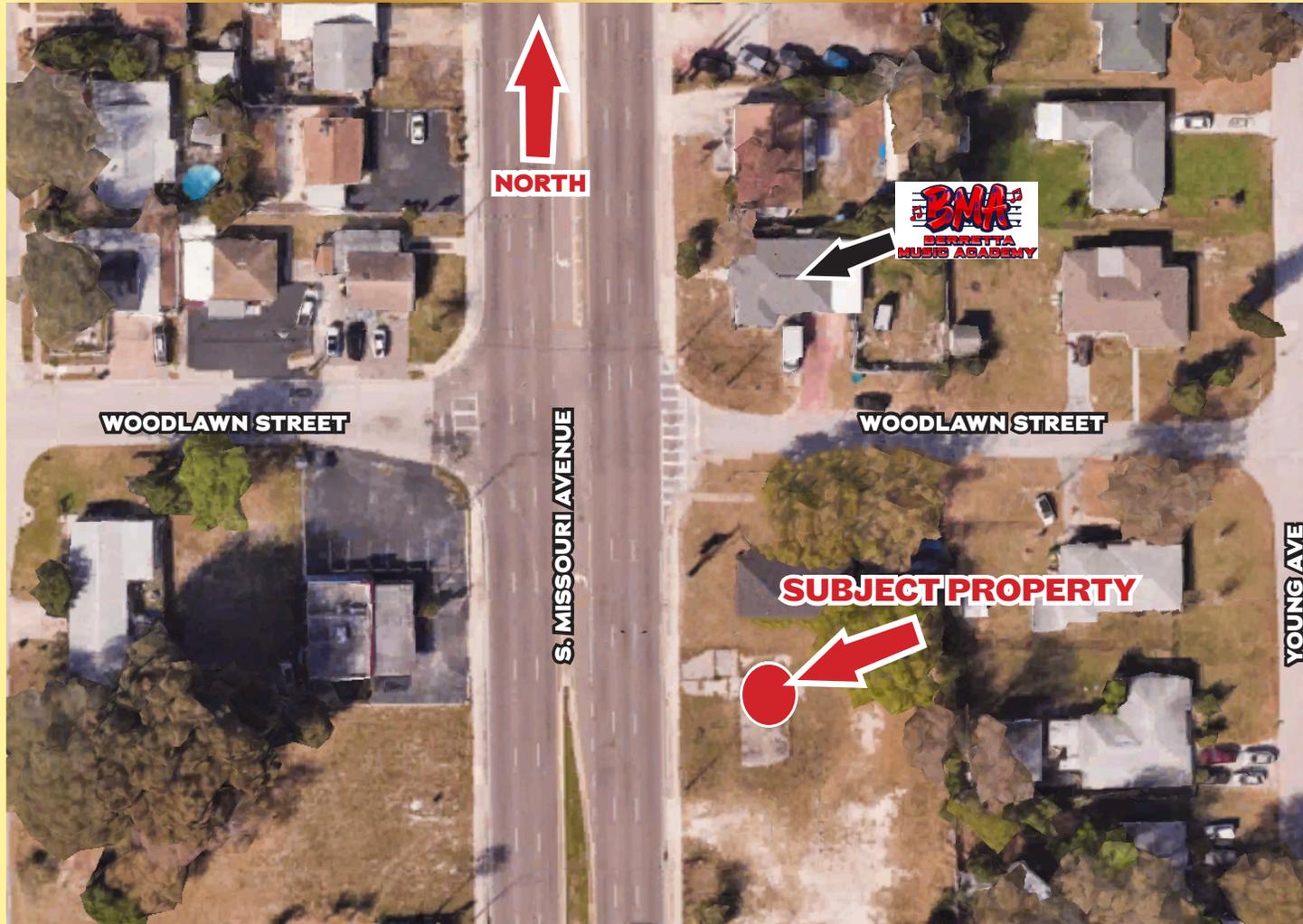


0.38 ACRES OF COMMERCIAL LAND | CLEARWATER, FL
1505-1507 S. Missouri Avenue Clearwater, Florida 33756



Excellent redevelopment opportunity for either office or retail within the vibrant Pinellas Park area. South Missouri Avenue (Alt. US 19) is a major North/South corridor offering great visibility and access. This .38 acre site already has a concrete driveway and slab of former structure -it is located just South of Woodlawn Street and North of Howard Street.

SALE PRICE:
\$499,000 (\$30.15/SF)



FOR SALE - CENTRAL CLEARWATER – COMMERCIAL PARCEL

Property Address: 1505-1507 S. MISSOURI AVENUE, CLEARWATER, FLORIDA 33756

Property Location: On East side of South Missouri Avenue (US Alt. Highway 19) just South of Woodlawn Street and North of Howard Street. Alt. 19 is a major North/South connector. Property is located within Commercial sector with immediate vicinity of Indian Rocks Road and the Belleair Community.

Property Type: Vacant land

Details: Two (2) contiguous lots totaling .38 acre of land.
134 Linear feet frontage on S. Missouri Avenue by approx. 123 LF.
Some concrete entrance driveway remains from the prior development.

Land Use/Zoning: Commercial – unincorporated Pinellas County, Florida

Utilities: Municipal Electric, Water and Sewer.

Property Folio: 22-29-15-78480 Parcels 004-0020 and 004-0030

Ad Valorem taxes: 3,123.16 / Year 2024 – Subject to increase after sale and development.

Sale/Purchase Price: \$499,000.00 (\$30.15/SF), cash to Seller.

Comments: Ideal site for a small commercial development / office or retail with high traffic visibility and easy access.

Contact: Maria Mahoney, Florida Licensed Real Estate Broker: 863 619-6740



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813
PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

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1505–1507 S. Missouri Avenue Clearwater, Florida 33756

SITE VIEW

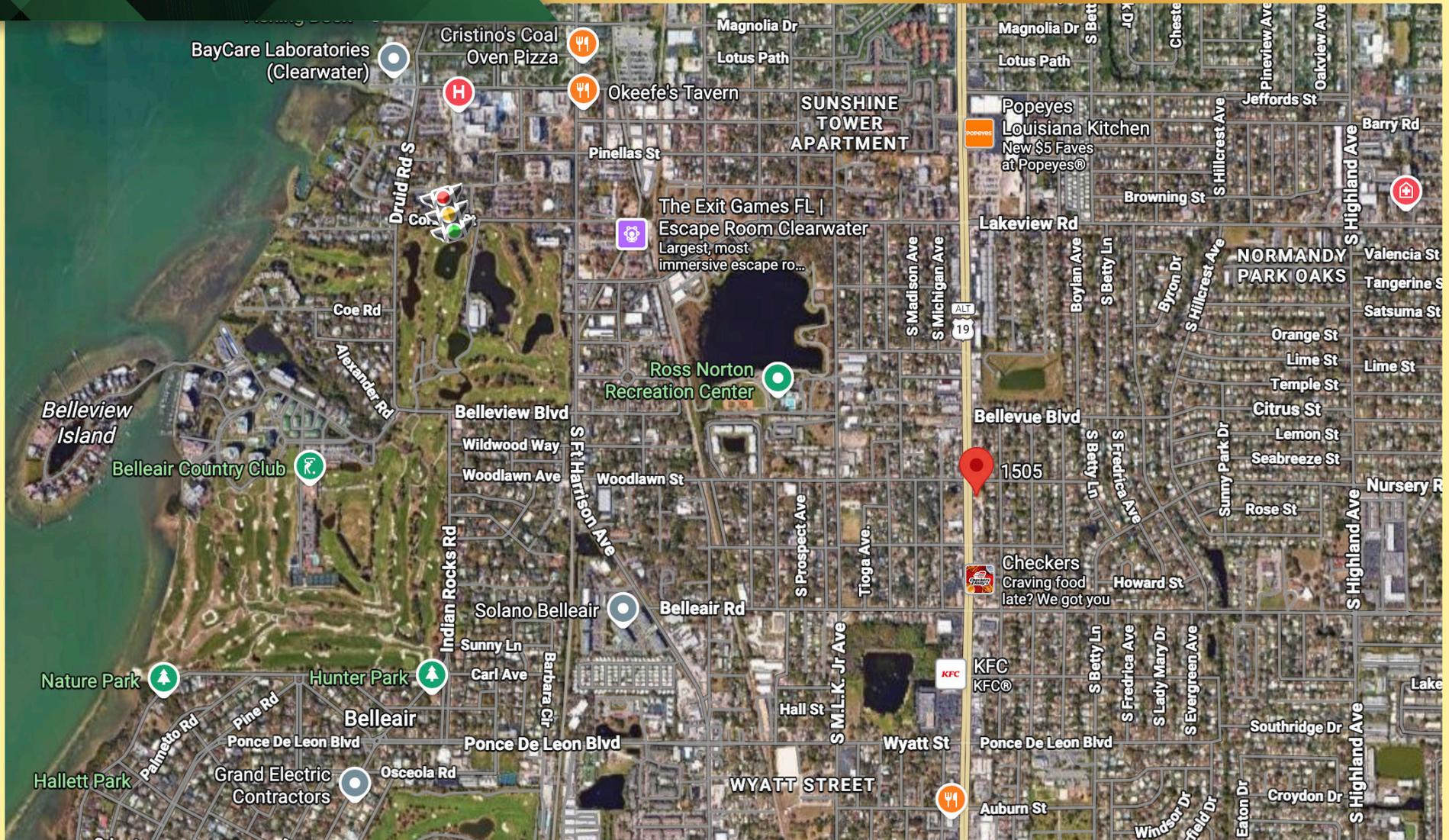


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Clearwater Map

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High-Visibility Clearwater Corridor Location

THE OFFERING

Prime .38-acre commercial development opportunity located on the east side of S. Missouri Avenue (US Alt. 19), one of Clearwater's primary north-south arteries. The property consists of two contiguous parcels totaling approximately 16,553 SF with 134 linear feet of frontage and approximately 123 feet of depth. A prior concrete driveway entrance remains, offering potential development cost savings. Zoned C-2 Commercial (Commercial General) in unincorporated Pinellas County, the site allows for a broad range of retail, office, medical, automotive, and service-oriented uses. Offered at \$499,000 (\$30.15/SF).

PROPERTY HIGHLIGHTS

- 0.38 Acres (Two contiguous parcels)
- 134 LF Frontage on S. Missouri Avenue (Alt 19)
- Approx. 123' Depth
- Concrete driveway access in place
- Water & Sewer: City of Clearwater
- Electric: Duke Energy
- Zoning: C-2 Commercial General
- Flood Zone: AE (EL 61)
- High-visibility commercial corridor
- Minutes to Belleair and Downtown Clearwater

DEVELOPMENT POTENTIAL

- The site is ideally suited for small-scale commercial development, including:
- Medical or Professional Office
- Retail Strip (5,000–7,000 SF potential configuration)
- Insurance / Legal / Accounting Office
- Therapy or Specialty Clinic
- Education / Training Facility
- Sales or Service-Based Business
- Auto Sales or Specialty Automotive (subject to zoning compliance)

Its frontage depth configuration supports efficient parking layout for office or retail users.

WHY THIS SITE MAKES SENSE

This property represents a rare infill opportunity in a built-out commercial corridor where new development sites are increasingly limited.

KEY ADVANTAGES:

- Established retail gravity
- Strong daytime population
- Medical demand driver nearby
- Excellent visibility
- Utilities available
- Functional lot dimensions
- Competitive price per square foot

Ideal for owner-users seeking visibility or developers targeting small-format retail or medical office product.



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KEY FACTS:

LOCATION ADVANTAGES

Strategic Corridor Positioning

Located on S. Missouri Avenue (US Alt 19), a major north-south connector providing:

- Immediate access to Gulf-to-Bay Boulevard (SR 60)
- Connectivity to US-19
- Direct routes to Downtown Clearwater
- Access to St. Petersburg and Tampa

RETAIL & TRAFFIC DRIVERS (Within 1–2 Miles)

Clearwater Collection (Former Clearwater Mall)

- Costco
- Target
- PetSmart
- Michael's
- National quick-service restaurants

Gulf-to-Bay Blvd Retail Corridor

- Sam's Club
- Walmart
- Ross
- TJ Maxx
- LA Fitness
- CVS & Walgreens
- Multiple banks and service retailers

These national anchors generate strong daily traffic and consistent consumer flow throughout the corridor.

MEDICAL & PROFESSIONAL SYNERGY

Morton Plant Hospital (BayCare Health System)

Approximately 2 miles west

- Major regional hospital
- Strong driver for medical office demand
- Supports surrounding professional and healthcare tenants

The surrounding area includes numerous outpatient facilities, clinics, and professional offices, creating synergy for:

- Medical practices
- Therapy providers
- Insurance agencies
- Professional services
- Financial firms

REGIONAL ACCESS

St. Pete–Clearwater International Airport – ~15 minutes

- Tampa International Airport – ~25 minutes
- Immediate access to SR-60 and US-19

The location supports regional service businesses, sales-driven companies, and client-facing operations.



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