

Sand Key
Park

Gulf of Mexico

Clearwater Beach

Voted America's #1 Beach



CLEARWATER MARINE
AQUARIUM™

Island Way

1.35 Acres
300'

OFFERING MEMORANDUM

CALL FOR OFFERS: ISLAND ESTATES DEVELOPMENT OPPORTUNITY

405-415 ISLAND WAY, CLEARWATER, FL 33767

BILL ESHENBAUGH, CCIM, ALC

President, Lic. Real Estate
Broker

D. 813.287.8787 x1

M. 727.410.9595

Bill@TheDirtDog.com

JACK KOEHLER, CCIM

Broker Associate

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Eshenbaugh
LAND COMPANY

Celebrating 25 Years

PROPERTY DETAILS

A rare opportunity to purchase 1.35 acres of waterfront property along Island Way in Island Estates, Clearwater, Florida. The property has approximately 300' of water frontage along the Intracoastal Waterway with entitlements in place for 46 condominium units and 16 private boat slips.

NEARBY AMENITIES

Shopping - New Publix (Opened Dec. 2017) - 0.15 miles, Walgreen's - 1 mile, CVS - 1.3 miles
Attractions/Destinations - Clearwater Marine Aquarium - 0.4 miles, Clearwater Beach - 1.1 miles, Downtown Clearwater - 1.5 miles, Sand Key Park - 2.7 miles, Belleair Country Club - 3 miles, Clearwater Country Club - 3.4 Miles

ENTITLEMENTS

Entitlements in place for 46 condominium units and 16 private dock slips. The property is located within the Medium High Density Residential District (MHDR) and the Residential High (RH) Future Land Use Plan category.

FOLIO NUMBERS

08-29-15-43326-000-0150
08-29-15-43329-000-0170

PRICE

\$5,060,000

- Offers due to broker by October 19th, 2018.
- Offers to be submitted via form contract provided by Seller.
- Additional documentation available upon request.

BROKER CONTACT INFO

Bill Eshenbaugh, CCIM, ALC
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813.287.8787 x1
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Waterfront Views with Quick Access to Clearwater Beach



Close Proximity to Downtown Clearwater

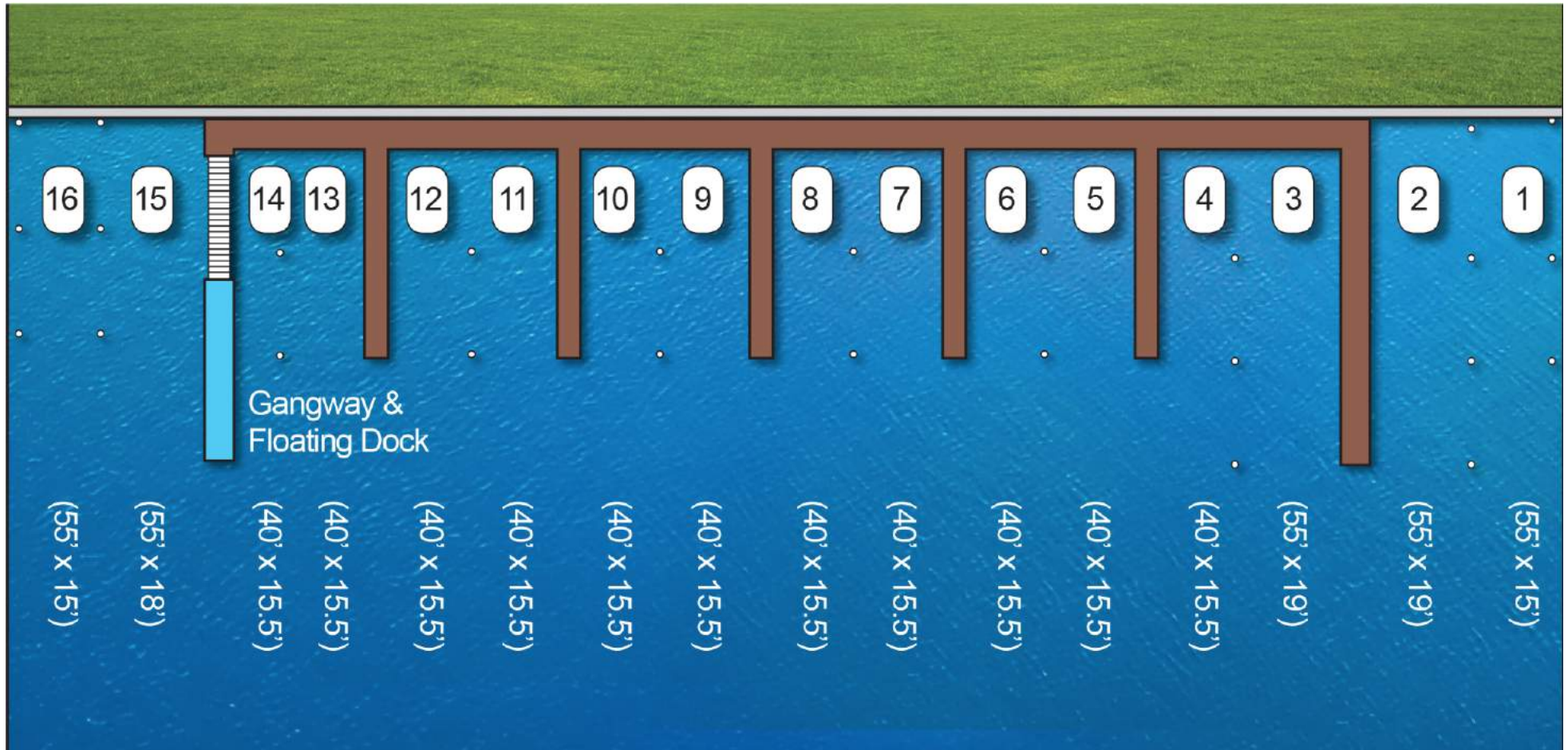


Million Dollar Plus Sales in Past Two Years

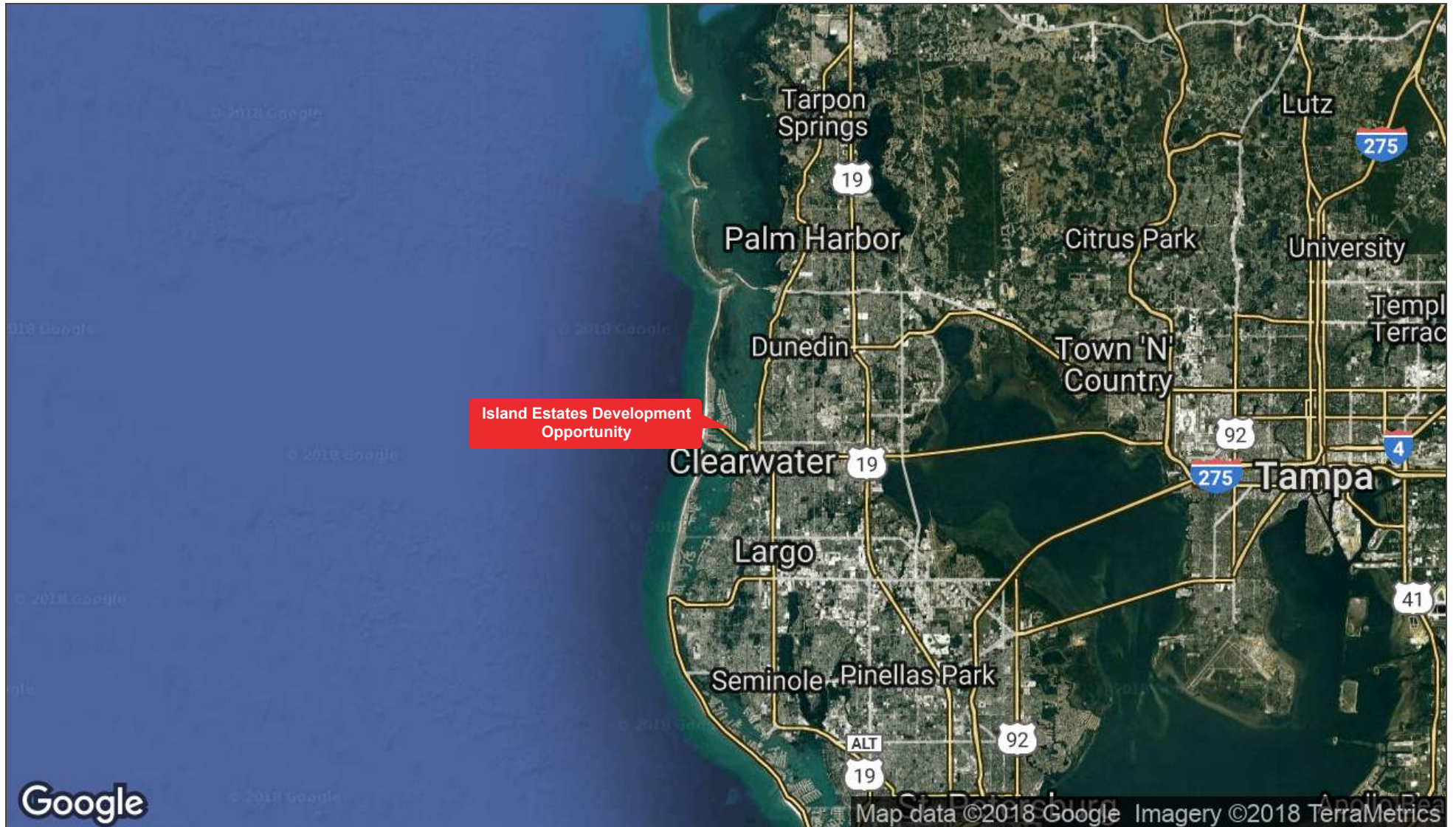


Previously Proposed Elevation of Condominiums





Proximity to St. Petersburg and Tampa



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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 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.