



Pinellas County Development Opportunities

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Outline



- **Opportunity 1 - Iconic St. Pete Beach Building**
- **Opportunity 2 - Gated 29 Unit luxury car enthusiast townhome community**
- **Opportunity 3 - 224 Unit city center for Pinellas Park**
- **Opportunity 4 - 27-unit waterfront luxury residence across from St Pete Beach**

Opportunity #1



- Prime location on the beach that took 7 years to acquire, in the center of St Pete Beach
- Will be an iconic building on St Pete Beach
- Option 1: 50-unit hotel with a walkway bridge crossing Gulf Blvd gives you a total of 116 units (In the hotel world, you need a min of 100 units for a flag like Marriott or Hilton)
- Option 2: 45-60 units of luxury residential condo units that would have full access to all the amenities of a 4-star luxury hotel
- In addition to this concept, we will build approximately 300 parking spaces to offer beach parking or beach club membership to the hotel. Please see renderings of both options
- Asking \$55M-\$60M

Opportunity 1 Renderings



SIDE CORNER VIEW



BEACH VIEW

EXISTING BEACH HUT/TIKI BAR/ BATHROOMS



SKY VIEW



REFERENCE BEACH VIEW

Opportunity 1 Renderings



MID DECK VIEW



INFINITY POOL



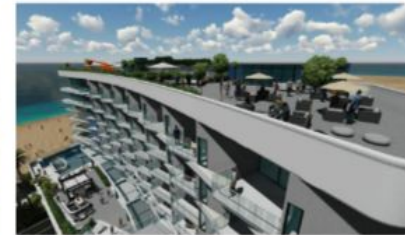
BEACH ACCESS / BICYCLE RACKS / RV PARKING



POOL DECK



FRONT FACADE DECK / BALCONIES



SUNDECK

Opportunity 1 Renderings



OVERALL BEACH VIEW



ROOM INTERIOR VIEW



OVERALL BIRD'S EYE VIEW



ROOM BALCONY VIEW

*Opportunity 1
Renderings*



Opportunity #2



- **Gated 29-unit luxury townhome community with a 35-car lift storage garage**
- **A car enthusiast townhome community with great space, a good amount of guest parking, and most importantly a place where you can store two cars on a lift, in addition to your garage**
- **This location is a very prime location within walking distance of one of the best middle schools and high schools in Pinellas County. Also very close to a golf and tennis club with easy access to get anywhere**
- **Asking \$4.5M**

*Opportunity 2
Renderings*



*Opportunity 2
Renderings*



*Opportunity 2
Renderings*



*Opportunity 2
Renderings*



Opportunity #3



- This one would have to be a joint venture
- Designed as a 224-unit project in the center of Pinellas County
- Just approved by the city commission to go up to 290 units
- Location is going to be the new city center for Pinellas Park
- This building will be the tallest building in the city at 10 stories
- Quick and easy access to the beaches, downtown, or Tampa. Next door to one side will be the headquarters for a Brewery featuring a state-of-the-art brewery with 18-20 food concepts
- On the opposite side will be a completely new park area featuring splash pads, a dog play area, a huge pond, a waterside amphitheater, space for food trucks, lots of children's areas, and more
- All approvals are being finalized and the city is ready to see this become a reality
- This is a monster project of about \$100M on the construction

*Opportunity 3
Renderings*



*Opportunity 3
Renderings*



*Opportunity 3
Renderings*



*Opportunity 3
Renderings*



*Opportunity 3
Renderings*



Opportunity #4



- **27-unit waterfront luxury residence directly across the street from the beach on St Pete Beach**
- **It's at a point on the island where the beach and bayside are right next to each other so it offers amazing access and views both ways and two stories of parking**
- **Approvals are still pending and needed but everything is moving forward**
- **Asking \$8M. You would need to get plans and approvals, which would take about a year**

*Opportunity 4
Renderings*



*Opportunity 4
Renderings*



*Opportunity 4
Renderings*



Contact **Info**



Thanks For Your Time!



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