

VACANT GAS STATION PORTFOLIO



1737 INDIAN ROCKS RD, LARGO, FL 33774



1501 34TH ST S, ST PETERSBURG, FL 33774



751 CLEARWATER LARGO RD N, LARGO, FL 33770

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

POINT OF CONTACT

COLE CLINE
ASSOCIATE

+1 (602) 715-2619
cole.cline@matthews.com
License No. SA710311000 (AZ)

SIMON ASSAF
SVP & DIRECTOR

+1 (949) 873-0275
simon.assaf@matthews.com
Lic No. BR663663000 (AZ)

KYLE MATTHEWS
BROKER OF RECORD
Lic No. CQ1066435 (FL)



751 CLEARWATER LARGO RD N, LARGO, FL 33770



VACANT GAS STATION PORTFOLIO

751 CLEARWATER LARGO RD N, LARGO, FL 33770

PORTFOLIO OVERVIEW



\$5,999,999

PORTFOLIO PRICE



3

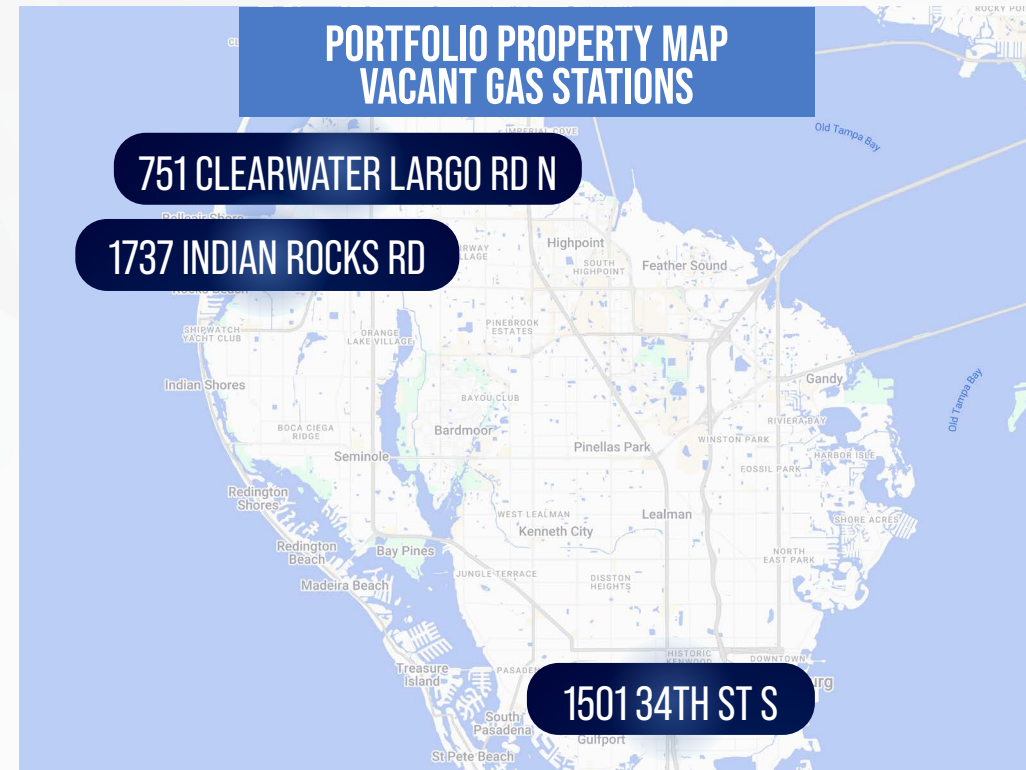
OF STATIONS



10

MPD'S

- **Open Fuel Contract:** This portfolio will be delivered unbranded allowing flexibility in future fuel contracts
- **Portfolio Deal:** This portfolio includes three vacant gas stations in the St. Petersburg and Largo area.
- **Strategic Location:** All stations are conveniently situated within a 16.5-mile radius, allowing for a strong market presence and close proximity.



FINANCING INQUIRIES

For financing options reach out to:

Corey Russell
(972) 636-5280
corey.russell@matthews.com

INVESTMENT OVERVIEW

751 CLEARWATER LARGO RD N, LARGO, FL 33770



±0.45 AC
LOT SIZE



±1,976 SF
GLA



4
MPD'S

- **Open Fuel Contract:** The open fuel contract allows for flexibility in pricing and volume commitments, making it a strategic option for gas station operators.
- **High Population Demographics:** Property is located in a desirable area with a population of ±103,828 within a 3 mile radius.
- **Hard Signalized Corner:** Adjacent to major retailers such as Walmart, Aldi, and TJ Maxx.





PELICAN GOLF CLUB

TJ-maxx



751 CLEARWATER RD

Walmart Supercenter

Marcotte's DESIGN

BELLE MEADE NEIGHBORHOOD



LARGO HIGH SCHOOL
2,034 STUDENTS



Public Storage



CVS pharmacy

HCA FLORIDA LARGO HOSPITAL
455 BEDS

Publix

ACE Hardware



Holiday Inn Express

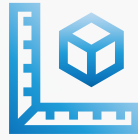
CLEARWATER LARGO RD ± 22,000 VPD

INVESTMENT OVERVIEW

1737 INDIAN ROCKS RD, LARGO, FL 33774



±0.37 AC
LOT SIZE



±1,247 SF
GLA



4
MPD'S

- **Open Fuel Contract:** The open fuel contract allows for flexibility in pricing and volume commitments, making it a strategic option for gas station operators.
- **Ideal Location:** Situated less than a mile from HCA Florida Largo West Hospital and just over four miles from Indian Rocks Beach.
- **Property Undergoing Renovations:** The canopy over the fuel pumps is being renovated to repair significant storm damage.



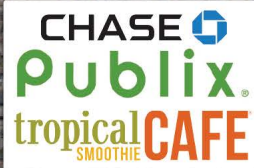


INDIAN ROCKS BEACH
NATURE PRESERVE

INDIAN ROCKS RD ± 15,000 VPD



± 81,000 VPD



LARGO HIGH SCHOOL
2,055 STUDENTS



MILDRED HELMS ELEMENTARY
514 STUDENTS

1737 INDIAN ROCKS RD



LARGO MIDDLE SCHOOL
882 STUDENTS

RIDGECREST ELEMENTARY
574 STUDENTS

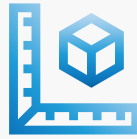


INVESTMENT OVERVIEW

1501 34TH ST S, ST. PETERSBURG, FL 33771



±0.42 AC
LOT SIZE



±2,114 SF
GLA



2
MPD'S

- **Open Fuel Contract:** The open fuel contract allows for flexibility in pricing and volume commitments, making it a strategic option for gas station operators.
- **Ideal Location:** Population of 114,913 within a 3 mile radius
- **Property Undergoing Renovations:** The canopy over the fuel pumps is being renovated to repair significant storm damage.



FLOOR & DECOR

LOWE'S

Publix

Winn-Dixie
Office DEPOT
ExtraSpace Storage

THE HOME DEPOT

ALDI

sam's club

22ND AVE N ± 34,000 VPD

ST. ANTHONY'S HOSPITAL
393 BEDS

DR MARTIN LUTHER KING ST
± 12,000 VPD

19

± 121,500 VPD

INTERSTATE 375

ST PETE PIER

Walmart Supercenter

ST. PETERSBURG HIGH
1,710 STUDENTS

UNIVERSITY OF SOUTH FLORIDA
ST. PETERSBURG CAMPUS

4,448 STUDENTS

PINELLAS TECHNICAL COLLEGE
ST. PETERSBURG
646 STUDENTS

TROPICANA FIELD

INTERSTATE 175

± 25,000 VPD



ALBERT WHITTED AIRPORT

± 37,500 VPD

GIBBS HIGH
1,160 STUDENTS

JOHN HOPKINS MIDDLE
723 STUDENTS

ORLANDO HEALTH BAYFRONT HOSPITAL
480 BEDS

1501 34TH ST S

± 114,000 VPD





Chevron

MARKET OVERVIEW

VACANT GAS STATION PORTFOLIO



LARGO, FL

Largo, Florida, is located in Pinellas County, part of the Tampa Bay metropolitan area. Known for its family-friendly atmosphere, Largo blends suburban charm with access to urban amenities. The city has a variety of parks and green spaces, including the scenic Largo Central Park and the Florida Botanical Gardens. Its proximity to the Gulf of Mexico provides easy access to stunning beaches like Indian Rocks Beach and Clearwater Beach. Largo also offers a thriving cultural scene, with venues like the Central Park Performing Arts Center hosting events and performances year-round. With its mix of residential neighborhoods, retail hubs, and recreational opportunities, Largo is a welcoming community that appeals to families, retirees, and young professionals.

The city is a hidden gem for tourists seeking a blend of natural beauty, history, and family-friendly attractions. activities such as hiking, picnicking, and wildlife observation. The Florida Botanical Gardens, are a sprawling haven of diverse flora and fauna. The Heritage Village is a living history museum showcasing over 30 historic structures that offer a glimpse into Pinellas County’s past. Families can enjoy a day of fun at the Highland Family Aquatic Center or venture to nearby Gulf Coast beaches like Clearwater Beach for sunbathing, swimming, and water sports. With its array of dining, shopping, and cultural experiences, Largo provides an inviting destination that caters to travelers of all interests.

Key economic drivers include healthcare, retail, tourism, and technology. Largo is home to major employers such as BayCare Health System and Tech Data Corporation, alongside a diverse range of small businesses. Its proximity to Tampa and St. Petersburg offers residents and businesses easy access to a larger metropolitan market and transportation infrastructure, including Tampa International Airport.

DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	13,784	102,176	234,513
2024 Population	14,862	103,828	241,026
2029 Population Projection	15,161	104,787	243,766
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	6,623	48,237	107,278
2024 Households	7,036	48,857	110,418
2029 Household Projection	7,160	49,280	111,702
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$66,087	\$77,692	\$82,025



ST PETERSBURG, FL

St. Petersburg, Florida, often called “The Sunshine City,” is a dynamic city located on the Pinellas Peninsula, surrounded by Tampa Bay and the Gulf of Mexico. Known for its year-round sunny weather and vibrant atmosphere, St. Petersburg blends coastal charm with a bustling urban environment. The city is home to stunning waterfront parks, including Vinoy Park and North Straub Park, which offer picturesque views and host a variety of community events. St. Pete’s cultural scene thrives with world-class attractions like the Salvador Dalí Museum, the Museum of Fine Arts, and the Chihuly Collection. Its lively downtown area features trendy restaurants, art galleries, and nightlife, while nearby St. Pete Beach and Fort De Soto Park provide some of the best beaches in the region. With its walkable neighborhoods, thriving arts scene, and abundant outdoor activities, St. Petersburg appeals to families, retirees, and young professionals alike, making it one of Florida’s most beloved cities.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2020 Census	13,404	114,866	244,424
2024 Estimate	13,339	114,913	246,667
2029 Projection	13,411	115,644	248,640
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Census	4,801	52,476	114,393
2024 Estimate	4,723	52,140	115,383
2029 Projection	4,738	52,397	116,283
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$62,598	\$79,184	\$87,325

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **751 Clearwater Largo Rd N, Largo, FL 33770, 1737 Indian Rocks Rd, Largo, FL 33774, and 1501 34th St S, St. Petersburg, FL 33774** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

VACANT GAS STATION PORTFOLIO

LARGO, FL | ST. PETERSBURG, FL

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