



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

SV-450

# VACANT LAND FOR SALE



**117 MCMULLEN BOOTH RD.**  
**CLEARWATER, FL 33759**

- S.E. CORNER OF MCMULLEN BOOTH & DREW ST.
- FULL TRAFFIC LIGHT ACCESS
- ACROSS FROM CALVARY BAPTIST CHURCH
- CLEARED & READY FOR DEVELOPMENT
- 29,060 SF OF LAND
- DIRECT ACCESS TO BAYSHORE BLVD.
- EASY ACCESS TO ENTIRE BAY AREA.
- **SALE PRICE: \$1,100,000**



**ADDRESS:** 117 McMullen Booth Rd.  
Clearwater, FL 33759

**LOCATION:** S.E. Corner of Drew St. & McMullen Booth Rd.

**LAND AREA:** 29,060 SF  
**DIMENSIONS:** 132' x 220''

**ZONING:** O-Office (City of Clearwater)  
**LAND USE:** ROL (Residential Office Limited)  
**FLOOD ZONE:** "X" (No Flood Insurance Required)

**IMPROVEMENTS:** N/A

**LEGAL DESCRIPTION:** Lengthy – Full legal in listing file

**YEAR BUILT:** N/A

**UTILITIES:** Electric – Duke Energy  
Water – City of Clearwater / Sewer – currently on Septic  
Sewer available – East on Drew St.

**PARKING:** N/A

**PRESENT USE:** Vacant Land

**TAXES:** \$7,199.26 (2023)

**MORTGAGE HOLDER:** F & C

**PARCEL ID #** 16-29-16-19926-000-0010

**SALE PRICE:** \$1,100,000

**TRAFFIC COUNT:** 58,000 v.p.d. (McMullen Booth)  
**TERMS:** All Cash

**NOTES:** Great high profile site at signalized intersection. Over 58,000 cars per day passing this site. This site has been approved for over 11,000 SF. Perfect for general office users and investors. Full traffic light access with multiple driveways. High visibility with all way access. Easy to get to and from Tampa and St. Petersburg & North Pinellas.

**KEY HOOK #:** N/A

**ASSOCIATE:** Larry Gilbert & Steve Klein

**K&H SIGNAGE:** 3 x 4

**LISTING CODE:** SV-450-3-31/27

**SHOWING INFORMATION:** Drive By site.

