156 ACRES FOR NEW DEVELOPMENT

7801 PARK BLVD • PINELLAS PARK, FL 33781

Former Wagon Wheel Flea Market

Pinellas Park, Pinellas County, FL

CONTACT:

Belleair Development Group
Carlos Yepes / Christian Yepes
Phone: 727-536-8686
Email: info@bdgfl.com

Location:

7801 Park Blvd

Pinellas Park, FL 33781

Property Information:

156 +/- Acres

Commercial / Multi-Family / Medical
Recreational / Mixed - Use

Traffic Counts:

Park Blvd: 52,000 + cars per day

Zoning:

Permitted uses include general commercial, single and multi-family, recreation, campgrounds, hospitality entertainment, and many more.

Demographics:

	Population	Avg. Income
3 miles:	105,000	$95,000
5 miles:	265,000	$96,500

Notes:

Located just west of Belcher Rd and fronting the heavily trafficked Park Blvd, this 156 acre development provides a unique opportunity amid Pinellas County's dense residential and retail establishments.



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PROPERTY BOUNDARY



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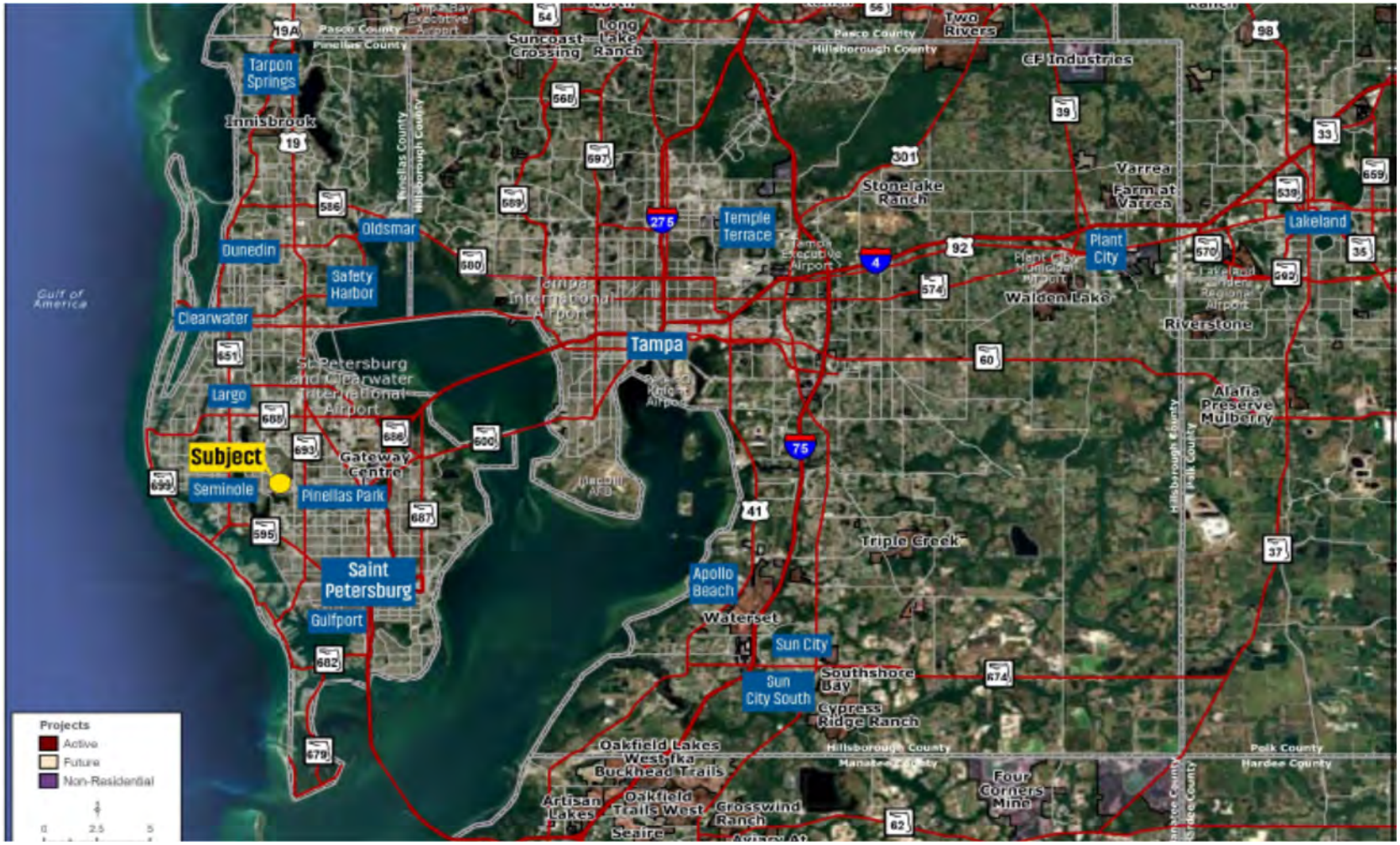
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LOCATION MAP



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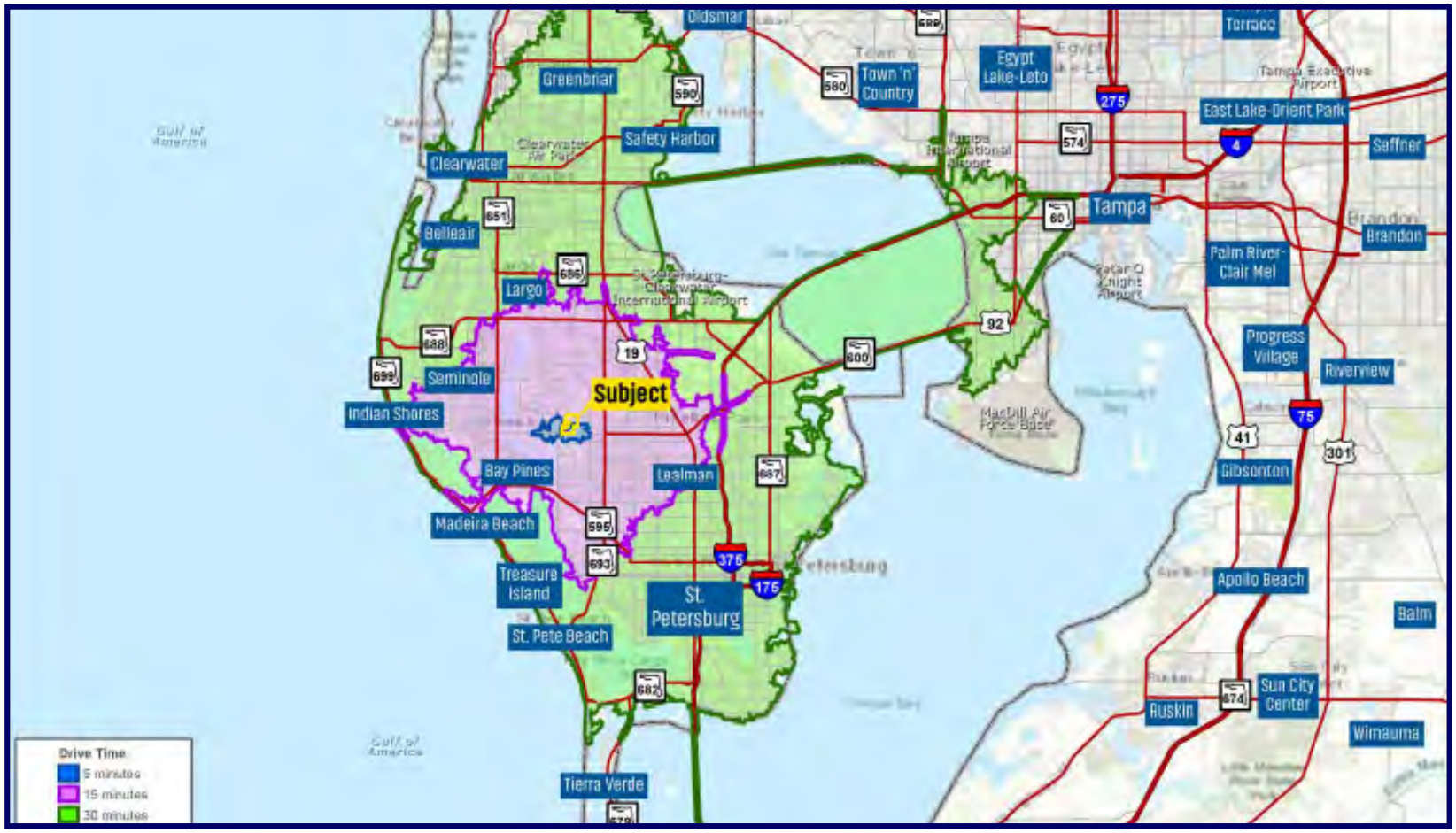
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DRIVE TIME MAP



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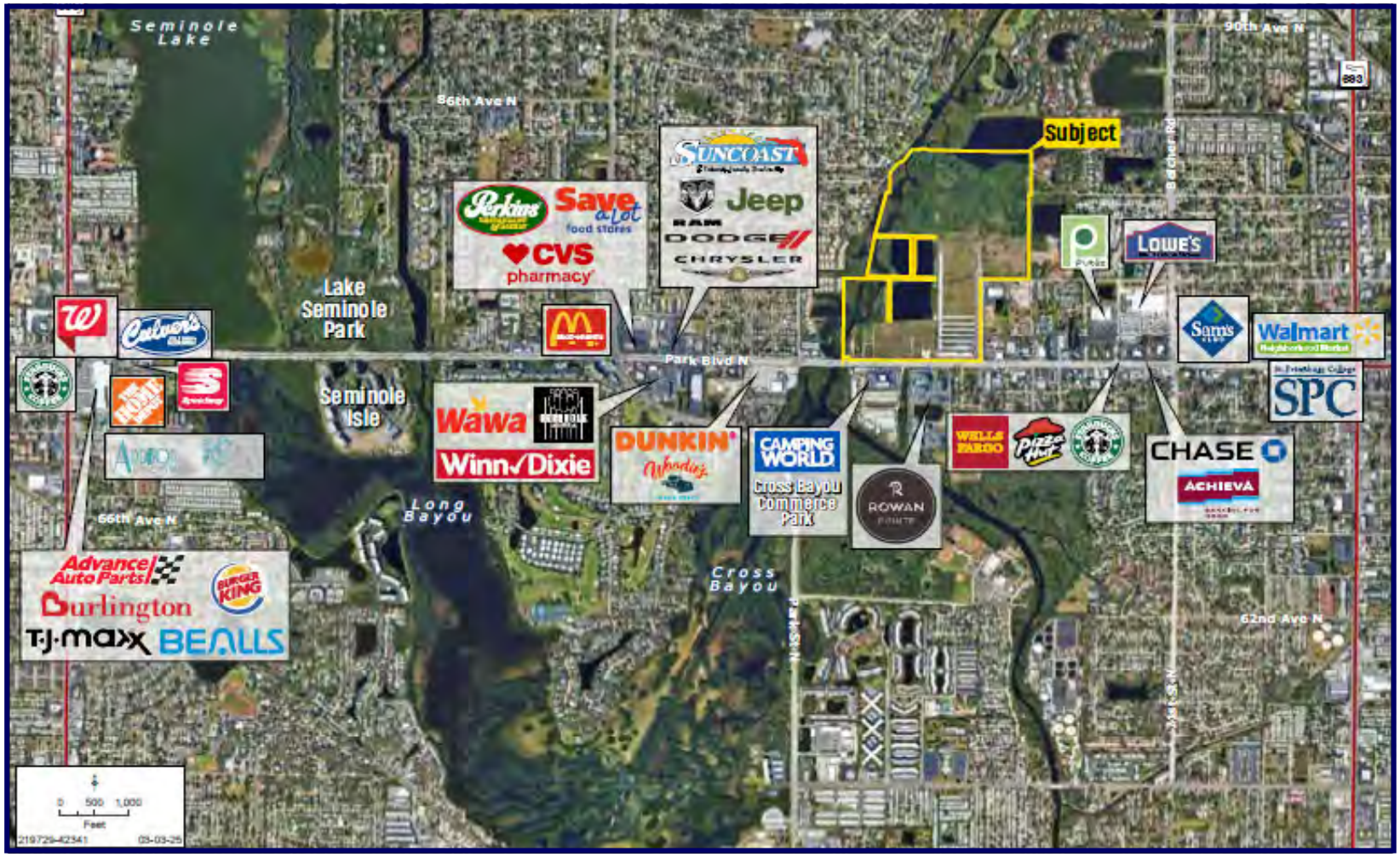
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NEIGHBORING RETAIL



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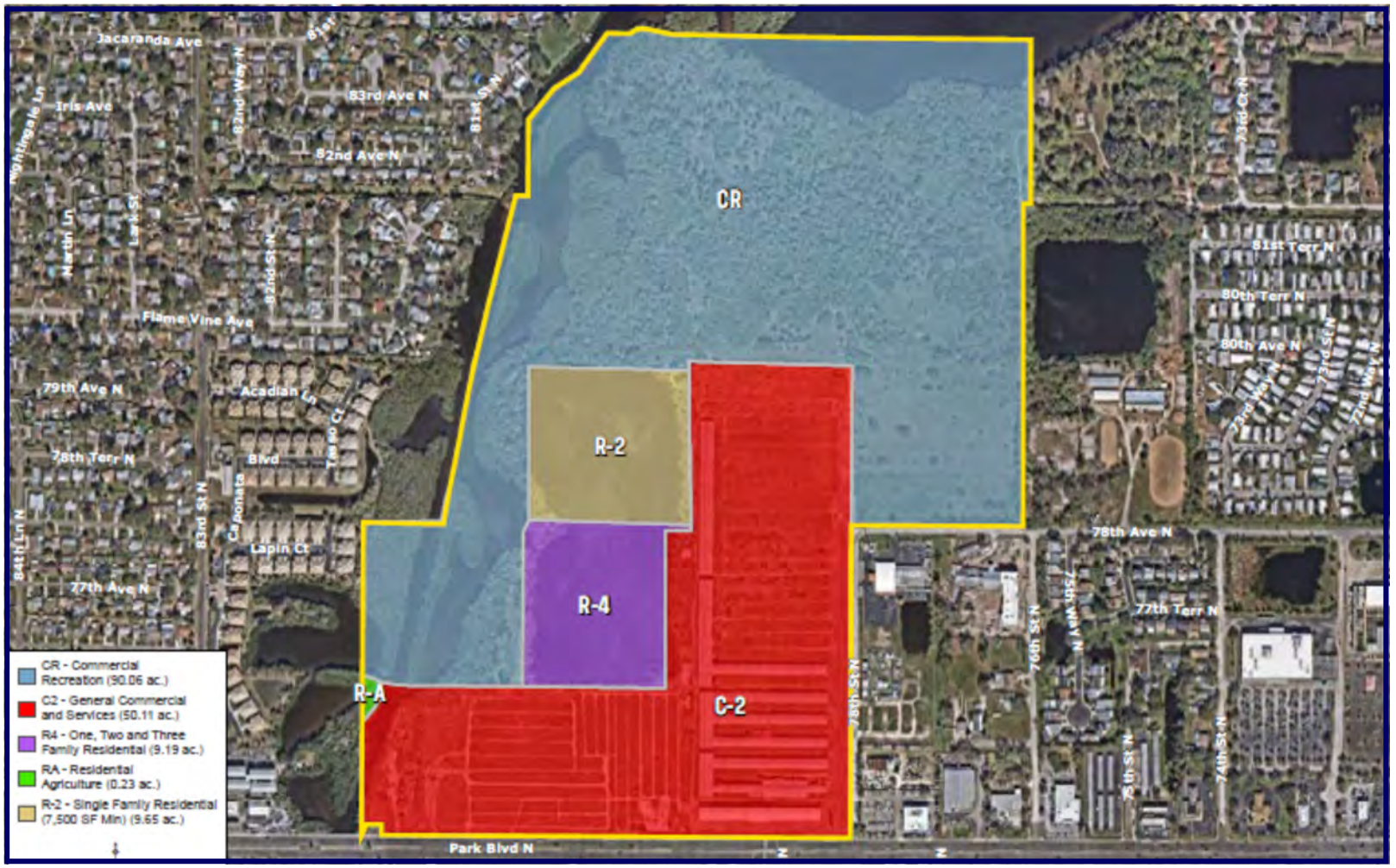
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ZONING



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AERIAL VIEW WEST



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AERIAL VIEW EAST



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MAJOR EMPLOYERS



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EMPLOYMENT DATA

Anchored by the urban markets of Clearwater and St. Petersburg, Pinellas County has the third largest base of manufacturing employment in Florida. Diverse, yet symbiotic target industry clusters include advanced manufacturing; aviation and aerospace; defense and homeland security; life sciences and medical technologies; business and financial services; and information technology.



RANKING	PINELLAS COUNTY MAJOR EMPLOYERS	EST. # OF EMPLOYEES
1	BayCare (including all hospitals and subsidiaries)	14,300
2	Pinellas County School Board	14,000
3	Publix (including Publix Pharmacy and Liquor Stores)	7,500
4	Raymond James Financial (all subsidiaries)	6,000
5	Walmart (including Sam's Club, Walmart Neighborhood Grocery Stories)	5,000
6	U.S. Dept. of Veterans Administration (including District office and VA Healthcare System)	4,800
7	John Hopkins All Children's Hospital	3,600
8	HCA Florida Healthcare (including all hospitals and subsidiaries)	3,500
9	City of St. Petersburg	3,500
10	Pinellas County Board of County Commissioners	3,100
11	State of Florida	2,950
12	Pinellas County Sheriff's Office (including the Jail)	2,600
13	St. Petersburg College	2,500
14	Honeywell	2,000
15	Jabil	1,800
16	FIS	1,800
17	City of Clearwater	1,800
18	TD Synnex	1,700
19	HSN	1,700
20	Valpak Direct	500

Source: Pinellas County EDC, 2023

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LOCAL INSIGHTS



BEACHES & GULF COAST

With 35 miles of white sand bliss to nearly 588 miles of coastline, it's easy to craft a perfect day at the beach or on the coast. Pinellas County features four of the top ten beaches in the nation and three regional public beach parks where picnicking facilities, fishing opportunities, and watersport activities are abundant.

A day out on a boat can take you on many different adventures including beachcombing, bird watching, fishing, snorkeling, or just a simple sail on the Gulf waters. Our coastline offers the perfect environment where residents and tourists enjoy surfing and sun year-round.



ART & CULTURE

Pinellas County has become known for its commitment to art, music, and cultural experiences. The area boasts numerous art museums dedicated to big-name artists like surrealist Salvador Dalí and glass artist Dale Chihuly. It is also home to over 600 incredible street murals, dozens of art galleries, and a strong performing arts scene, including Broadway show visits to The Mahaffey Theater, Ruth Eckerd Hall, and Tampa Bay's best local community theatres. Additionally, Pinellas County offers strong live music concert experiences at venues such as the BayCare Sound at Coachman Park, Jannus Live, and the Palladium Theatre.



LOCAL ANNUAL EVENTS

Community celebrations are a big part of living and visiting Pinellas County. From sporting events to food festivals there's always something going on. Major annual events include the Offshore Powerboat Racing National Championships, the Firestone Grand Prix, Baseball & Spring Training, the Blues Festival, and PGA's Golf Valspar Championship.

Located in the middle of the widest part of Pinellas County, Pinellas Park is known for very popular annual events including the German American Society Oktoberfest, the Chili Blaze Chili Cook Off, and the Country in the Park Festival.