

DEAL #9 · NEAR BEACH · TREASURE ISLAND

148 98th Avenue

Treasure Island, FL 33706 — Vacant lot steps from Sunset Beach. Cleared and build-ready with zero demo costs. Best beach proximity on the pipeline.

\$650K

ASKING PRICE

4,822

LOT SQFT

\$1.35M

EST. EXIT

35%

EST. ROI

SITE DETAILS

LOT SIZE

4,822 sf

50' x 100' — vacant lot

ZONING

Residential

Single-family

FLOOD ZONE

AE

Confirmed

LOCATION

Sunset Beach

Steps to Gulf sand

CONDITION

Vacant

Cleared & build-ready

STATUS

Active

MLS# TB8491787

LOCATION & ACCESS

- VACANT LOT — cleared and ready for development, no demo needed
- Directly across the street from Sunset Beach — steps to the Gulf
- Subdivision: Sawyer & Harrells Add, Block 5, Lot 7
- Surrounded by renovated homes and new elevated construction
- ~20 min to downtown St. Pete
- Near marinas, public golf course, waterfront dining
- Close to John's Pass Village & Boardwalk
- Listed by Gulfside Realty Sales / Century 21 Jim White & Associates
- 50' x 100' standard lot dimensions
- Best beach proximity of any property on the pipeline

KEY ADVANTAGE

Best beach proximity of any property on the pipeline. Steps to Gulf sand. Vacant = zero demo, zero environmental risk. Build-ready day one. The Sunset Beach address commands a premium from buyers seeking walkable beach access.

DEVELOPMENT PRO FORMA

LINE ITEM	AMOUNT	\$/SF (2,000 SF)	NOTES
Land Acquisition	\$650,000	\$325	Asking price
Closing Costs (Land)	\$13,000	\$7	~2% of purchase
Demolition	\$0	\$0	Vacant lot — no demo needed
Site Prep & Pilings	\$55,000	\$28	FEMA-compliant elevation
Vertical Construction	\$320,000	\$160	2,000 sf elevated 3/3
Finishes & Fixtures	\$80,000	\$40	Coastal luxury spec
Impact Windows/Doors	\$40,000	\$20	Hurricane rated
Pool	\$35,000	\$18	Compact pool
Landscaping & Hardscape	\$20,000	\$10	Tropical coastal package
Permits & Fees	\$18,000	\$9	Impact fees, building permit
Carry Costs	\$30,000	\$15	Insurance, taxes, utilities
Contingency	\$38,000	\$19	~10% buffer
Total All-In Cost	\$999,000	\$500	

EXIT ANALYSIS

CONSERVATIVE EXIT

\$1,200,000

\$600/sf — below area new-build comps

TARGET EXIT

\$1,350,000

\$675/sf — in-line with Sunset Beach comps

GROSS PROFIT (CONSERVATIVE)

\$200K

GROSS PROFIT (TARGET)

\$350K

ROI (TARGET)

35.0%

WHY THIS DEAL

1

Best Beach Proximity

Steps to Sunset Beach and Gulf sand. This is the closest-to-beach property on the entire pipeline — a premium buyers will pay for.

2

Vacant & Build-Ready

Lot is already cleared. Zero demolition cost, zero environmental risk (no asbestos/lead), zero timeline delay. Build-ready day one.

3

Sunset Beach Premium

Sunset Beach is the most desirable micro-location in Treasure Island. New construction here commands top-of-market pricing.

4

Compact Repeatable Build

2,000 SF 3/3 is a proven, efficient floorplan. Lower construction cost, faster build timeline, and strong demand from beach buyers.

PROPOSED BUILD SPEC

- 2,000 SF elevated coastal home
- 3 bedrooms, 3 bathrooms
- Concrete piling foundation, elevated above BFE+3'
- Impact-rated windows and doors throughout
- Standing-seam metal roof
- Ground-level garage and storage
- Open-concept living with coastal finishes
- Chef's kitchen: quartz, custom cabinetry
- Luxury vinyl plank flooring throughout
- Compact pool with outdoor living area
- Tropical landscaping package
- Walk to Sunset Beach in under 2 minutes

DUE DILIGENCE CHECKLIST

- Verify setbacks on 50' wide lot
- Confirm buildable envelope dimensions
- Height limit per city code
- Soil/geotech report
- Confirm BFE with FEMA flood map
- Pull Pinellas County parcel records
- Title search & survey
- Verify all utilities to lot line

Ready to Move Forward?

This deal is actively listed and priced for acquisition. We can submit an LOI within 48 hours and target a 30-day close. La Gala Construction is ready to break ground within 60 days of closing.

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