

LAND @ CHURCH ON THE BAYOU

407 WHITCOMB BLVD, TARPON SPRINGS, FL 34689

OFFERING MEMORANDUM



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LAND @ CHURCH ON THE BAYOU

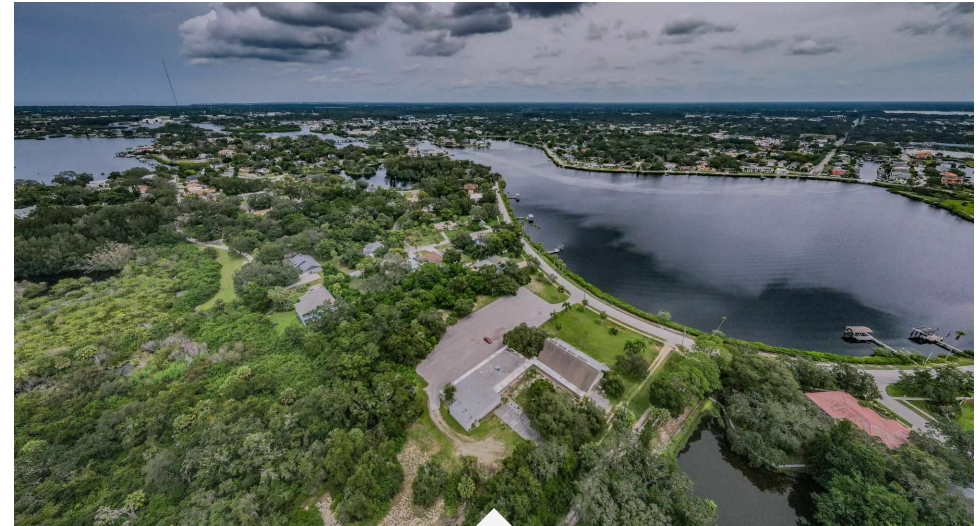
407 WHITCOMB BLVD, TARPON SPRINGS, FL 34689

Building Name	Church on the Bayou
Property Type	Land
Lot Size	2.19 Acres
Price	\$750,000

Prime Development Opportunity - 2.19 Acres in Tarpon Springs

We are excited to offer a unique opportunity to acquire 2.19 acres of prime land within the Church on the Bayou property at 407 Whitcomb Blvd, Tarpon Springs, FL 34689. The site, part of a larger 4.88-acre parcel (with the seller responsible for the parcel split), is currently zoned for church use with an underlying R-100 residential zoning that allows up to 4 dwelling units per acre. With frontage on Whitcomb Bayou, which connects to the Anclote River and flows into the Gulf of Mexico. This versatile land is ideal for developers seeking low-density residential projects or institutions, such as churches or schools, taking advantage of the current zoning.

An adjacent abutting parcel of an additional 1.97 acres is available for purchase, expanding the development potential to over 4 acres.



- Land Offering: 2.19 acres
- Zoning: Church use with underlying R-100 residential zoning (4 dwelling units per acre)
- Location: Frontage on both Whitcomb Blvd and Poulas Lane, offering easy access to major roads and amenities
- Water Frontage: The property is located directly across from Whitcomb Bayou, which connects to the Anclote River and leads to the Gulf of Mexico, providing beautiful water views.
- Adjacent Parcel Availability: An additional 1.97-acre parcel is available for purchase, expanding development potential to over 4 acres



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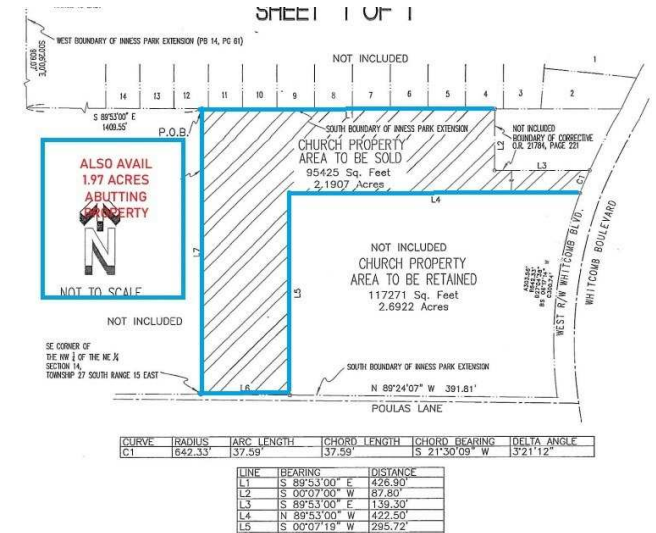
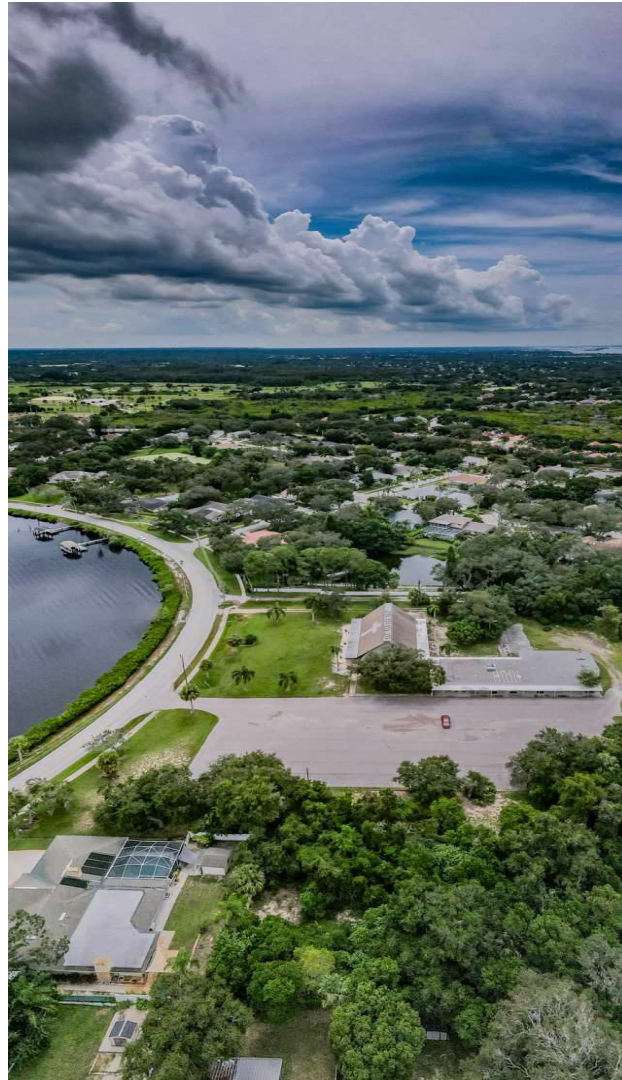
BILLY PLANES
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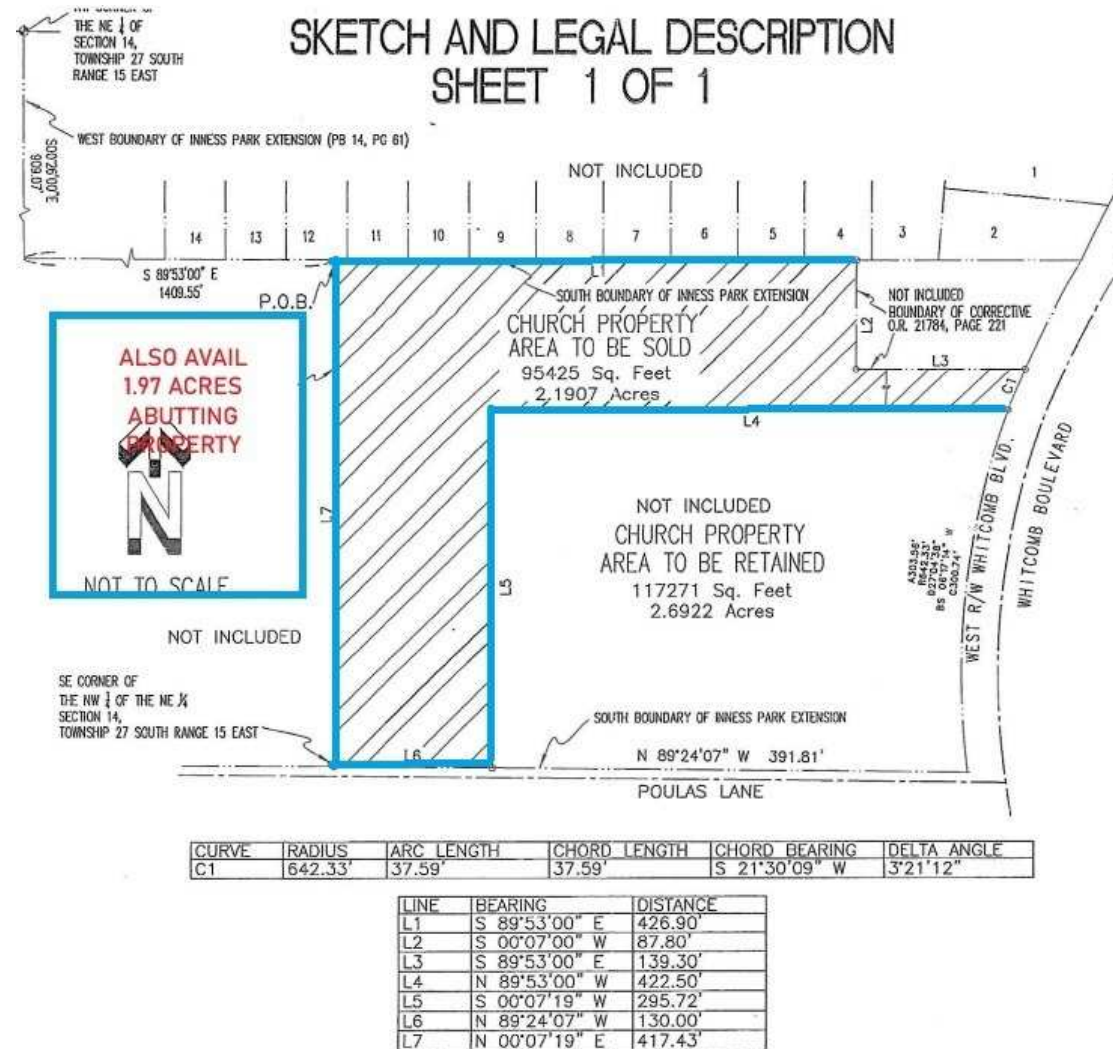
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CHURCH ON THE BAYOU

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(Not to Scale)



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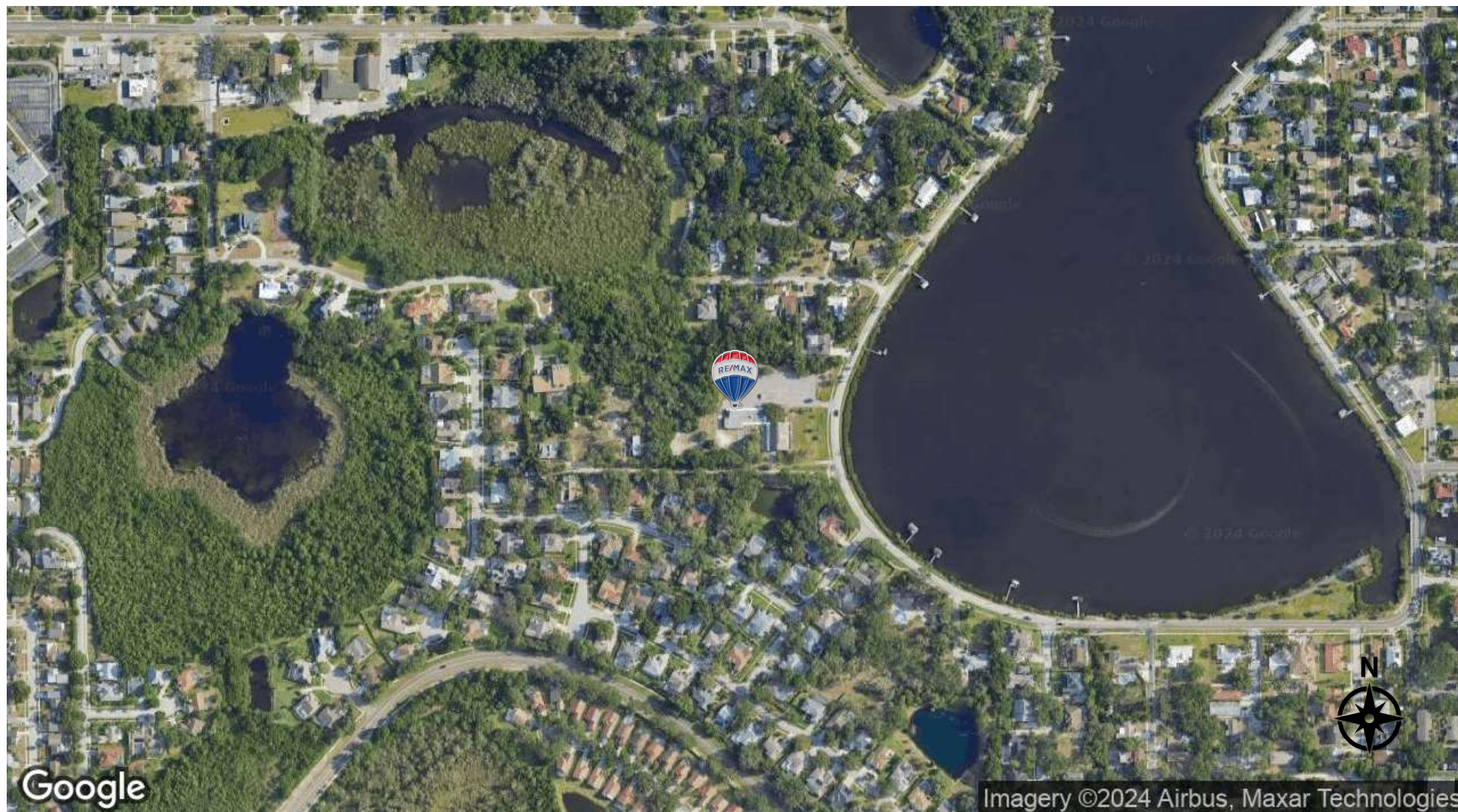
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FOR SALE | LAND

LOCATION MAP

CHURCH ON THE BAYOU

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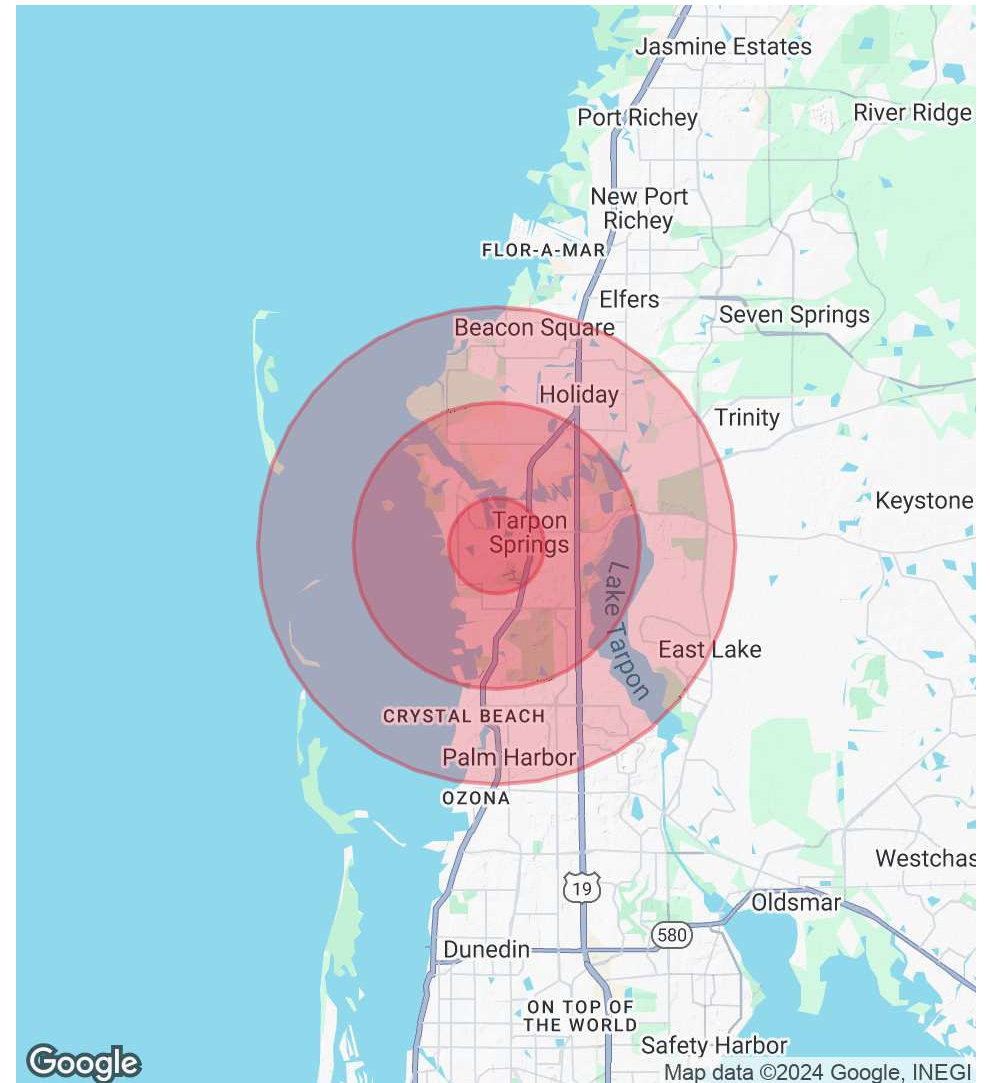
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,626	44,921	105,577
Average Age	50	49	47
Average Age (Male)	49	48	46
Average Age (Female)	51	50	48

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,775	20,339	45,815
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$115,629	\$95,319	\$96,585
Average House Value	\$449,129	\$393,992	\$387,412

Demographics data derived from AlphaMap



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MEET THE TEAM

CHURCH ON THE BAYOU

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