

## **Census Tract 245.10 (12103024510) – South High Point (City of Largo/Unincorporated)**

<b>Area (Acres)</b>	<b>Total Population</b>	<b>Housing Units</b>	<b>Median Year Structure Built</b>	<b>% Single family</b>	<b>% Multifamily</b>	<b>Households</b>	<b>Average Household Size</b>	<b>Median Household Income</b>
634	4,522	1,002	1975	45.9%	54.1%	861	2.6	\$36,098

### **Description**

South High Point offers 634 acres of land in the County's popular Gateway area, the premier business destination in Pinellas. Approximately 45% of the tract is located in the City of Largo and 55% lies within unincorporated Pinellas County. It is bordered by Roosevelt Blvd to the north, Ulmerton Road to the south, 58<sup>th</sup> Street to the east and 49<sup>th</sup> Street to the west.

### **Land Use/Zoning**

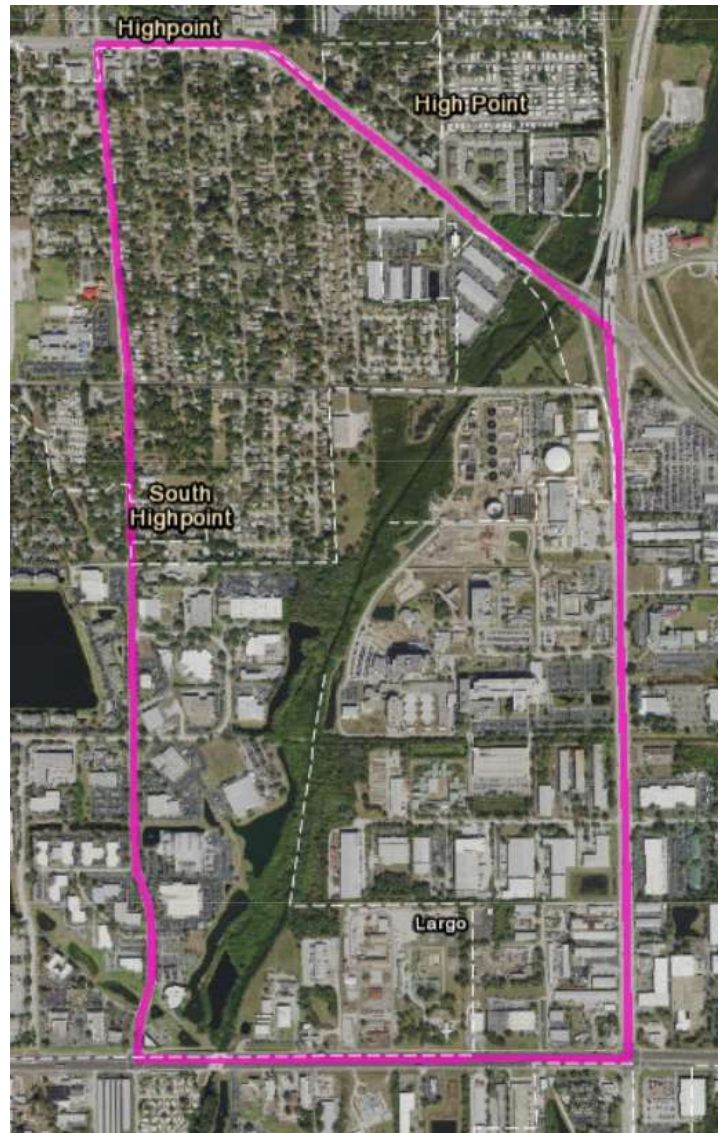
The future land uses include Employment, Public and Residential Low Medium, and the accompanying zoning in unincorporated is M-1 and Residential. Most residential is located in the northern third of the tract.

### **Designations**

The entire tract has a Target Employment Center Overlay which allows for a 100% floor area ratio intensity bonus for manufacturing, office, and research and development uses. Approximately 200 acres are located in the Ulmerton Road Opportunity Corridor (UROC), a state designated Brownfield Area. The entire tract is also a federal Targeted Employment Area (EB-5 Visa), NMTC Higher Distress area and a U.S. Hub Zone.

### **General**

Cross Bayou dissects the tract north to south. To the east of the bayou, the tract includes large holdings (approx. 165 acres) by Pinellas County including its Criminal Justice Center and land-leased properties to its south along 49<sup>th</sup> Street. On the western side of Cross Bayou are larger parcels held by St. Petersburg College and private businesses. St. Petersburg/ Clearwater International Airport is just east of the tract. Major employers include Melitta USA, AAR Composite Structures, Core RX Pharmaceuticals, and BIC Graphic.



### **Opportunities**

Best opportunities are for industrial and office development, along with mixing of uses with commercial and residential including multi-family.

### **Contact**

Pinellas County Economic Development: Cindy Margiotta, (727) 464-7398, [cmargiotta@pinellascounty.org](mailto:cmargiotta@pinellascounty.org)  
 City of Largo Economic Development: Teresa Brydon, (727) 586-7342, [TBrydon@largo.com](mailto:TBrydon@largo.com)