

Census Tract 253.05 (12103025305) – Sugar Creek (Largo)

Area (Acres)	Total Population	Housing Units	Median Year Structure Built	% Single family	% Multifamily	Households	Average Household Size	Median Household Income
384	2,778	2,070	1980	62.2%	39.9%	1,465	1.8	\$25,830

Description

The Sugar Creek tract encompasses 384 acres, with half in the City of Largo and other half in unincorporated Pinellas County. It is bordered by Seminole Blvd on the west, Ulmerton Road on the south, 8th Avenue on the north and the CSX Rail on the east.

Land Use/Zoning

The future land uses are primarily Residential with limited Employment and Office designations.

Designations

The southern half of the tract is located in the Ulmerton Road Opportunity Corridor (UROC), a state designated Brownfield Area and the Largo Mall Activity Center. The entire tract is also a NMTC Higher Distress area.

General

The tract has a number mobile home communities, Sugar Creek, Oak Cres, Acorn of Oak Crest, Honeyvine, Town & Country, and Green Meadows, that comprise nearly 150 acres of land. Two apartment communities, Brittany Bay and Whispering Palms are also in this tract, along with Palm Gardens a Rehabilitation Center and The Barrington ALF. Mission City Church occupies 10 acres at the northwest corner, and to its east is Largo Middle School occupying 17 acres. Largo Public Work's has approximately 25 acres of land along the northeastern border. The southern border, Ulmerton Road, is a major commercial corridor, and a large retail complex there has Home Depot, Publix and smaller retails stores. Pinellas County's Fleet Facility is also located on Ulmerton Road at the southeastern corner of the tract.

Opportunities

There are several opportunities for redevelopment in this tract. Vacant land, older commercial and larger parcels exist for extensive redevelopment. Within the Largo Mall Activity Center there are density bonuses available for redevelopment of the properties that are located within the designation.

Contact

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