



# Gateway Development Opportunity

3855 Gateway Centre Boulevard, Pinellas Park, Florida 33782

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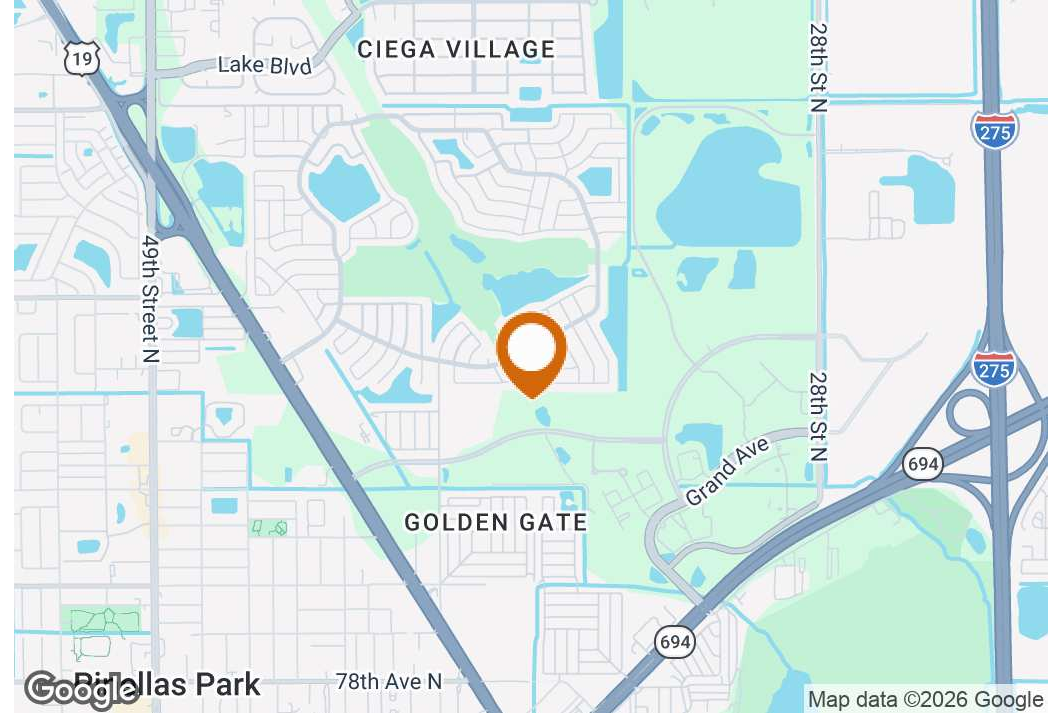
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## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$3,900,000
Lot Size:	9.06 Acres
Buildable Acres:	4 ± Acres
Price / Acre:	\$430,464
Zoning:	M1
PIN:	22-30-16-30374-000-0208
Road Frontage	720 ± FT (Gateway Centre Blvd)
GPS:	27.8530257823, -82.6842941281
City:	Pinellas Park
County:	Pinellas
State:	Florida
Property Type:	Development Land

## Property Overview

Capitalize on a rare, high-yield opportunity with this 9.06-acre strategic asset in the heart of Pinellas Park's Gateway district. For the forward-thinking investor or developer, this site offers a compressed timeline to ROI. While the total acreage provides a significant footprint, the site features 4 prime acres of buildable ground with a massive competitive head start: an approved site plan for a 40,000 SF industrial facility. In a market defined by record-low vacancy and skyrocketing demand for Class-A flex and distribution space, this "shovel-ready" status allows you to bypass the traditional entitlement bottlenecks and break ground while the market is at its peak.

Imagine a flagship corporate headquarters or a multi-tenant tech-flex hub catering to the region's booming R&D and logistics sectors. With the heavy lifting of the planning phase already complete, you are positioned to deliver inventory to a hungry market years ahead of the competition. Whether you intend to build and hold for long-term triple-net stability or execute a high-margin merchant build, 3855 Gateway Centre Blvd is the canvas for your next landmark project in Florida's most densely populated county.

**Note: For the approved site plan, please contact the advisors.**



## PROPERTY DESCRIPTION

### Location Description

Located at 3855 Gateway Centre Boulevard in Pinellas Park, this property is positioned within a well-established commercial and industrial corridor in central Pinellas County. The site offers immediate access to U.S. Highway 19, one of the area's primary north-south arteries, and is just minutes from Interstate 275, providing efficient connectivity to St. Petersburg, Tampa, and the greater Tampa Bay region.

Additional access to major east-west routes, including Gandy Boulevard and Park Boulevard, enhances regional mobility and supports convenient travel across the peninsula. Surrounded by a mix of industrial, office, and commercial users, this location benefits from strong infrastructure, accessibility, and proximity to key employment and population centers.



### Property Highlights

- Zoned M1
- Shovel ready
- Approved site plan
- Strategic Pinellas Park location
- Convenient highway and airport access
- Development and expansion potential

Downtown St. Petersburg  
(15 ± Minutes)

AERIAL



Gateway Centre Blvd

AERIAL



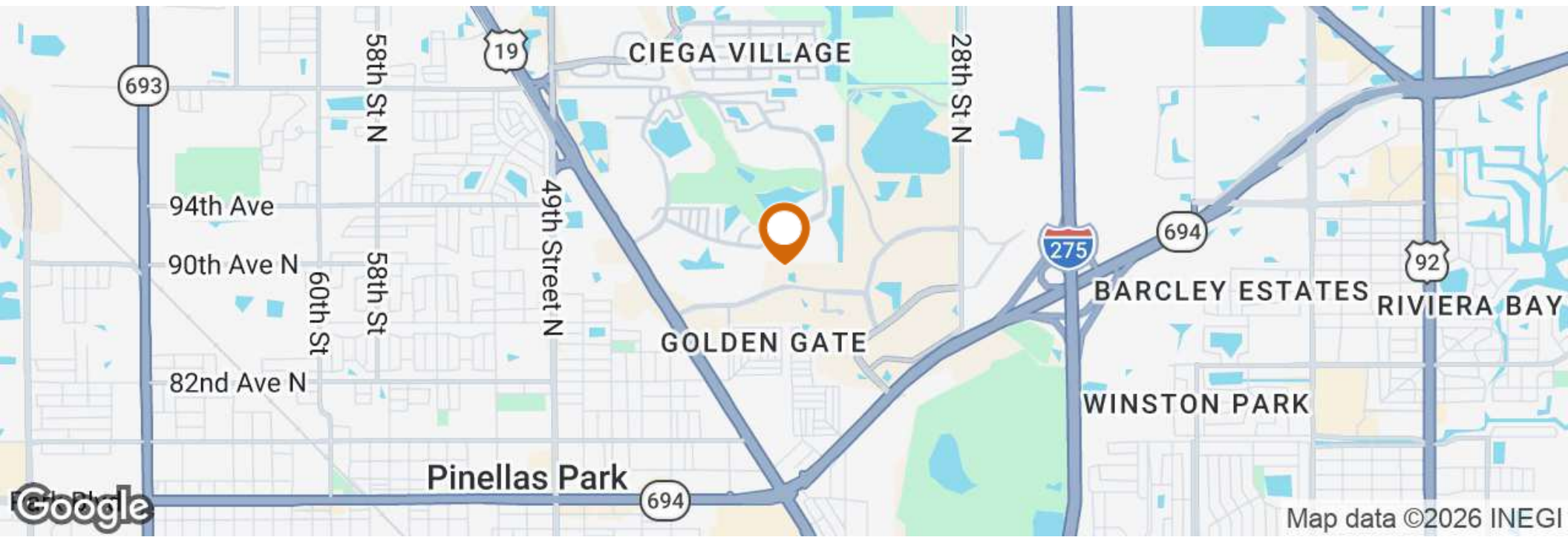
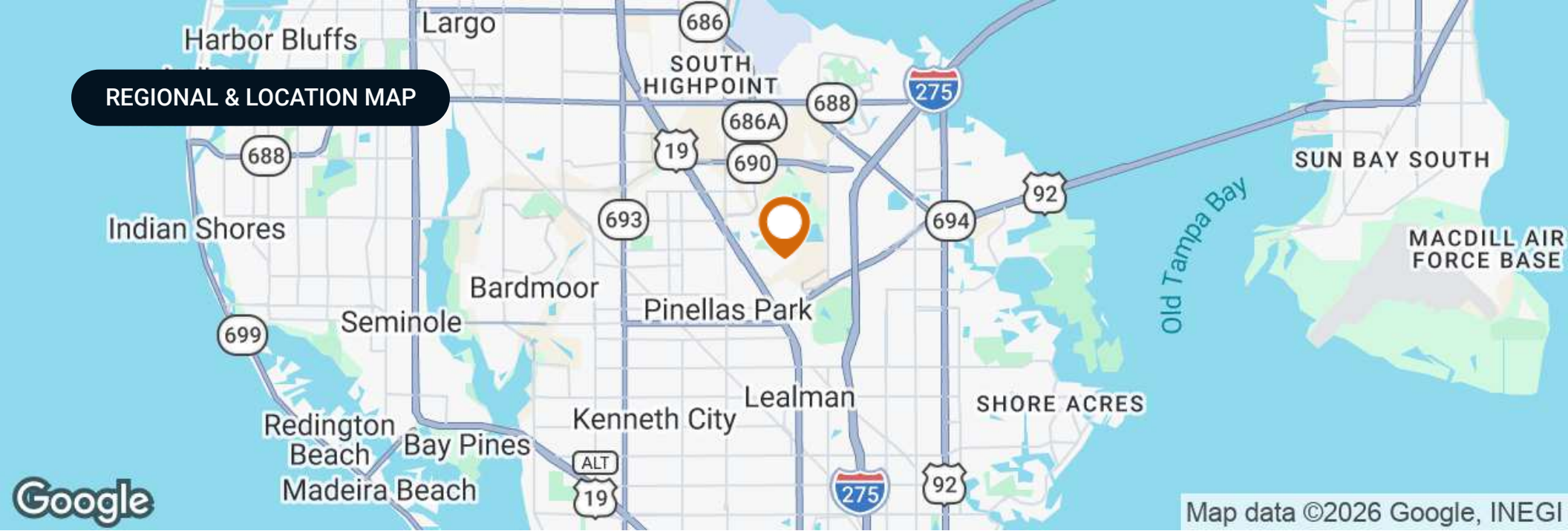
Gateway Centre Blvd







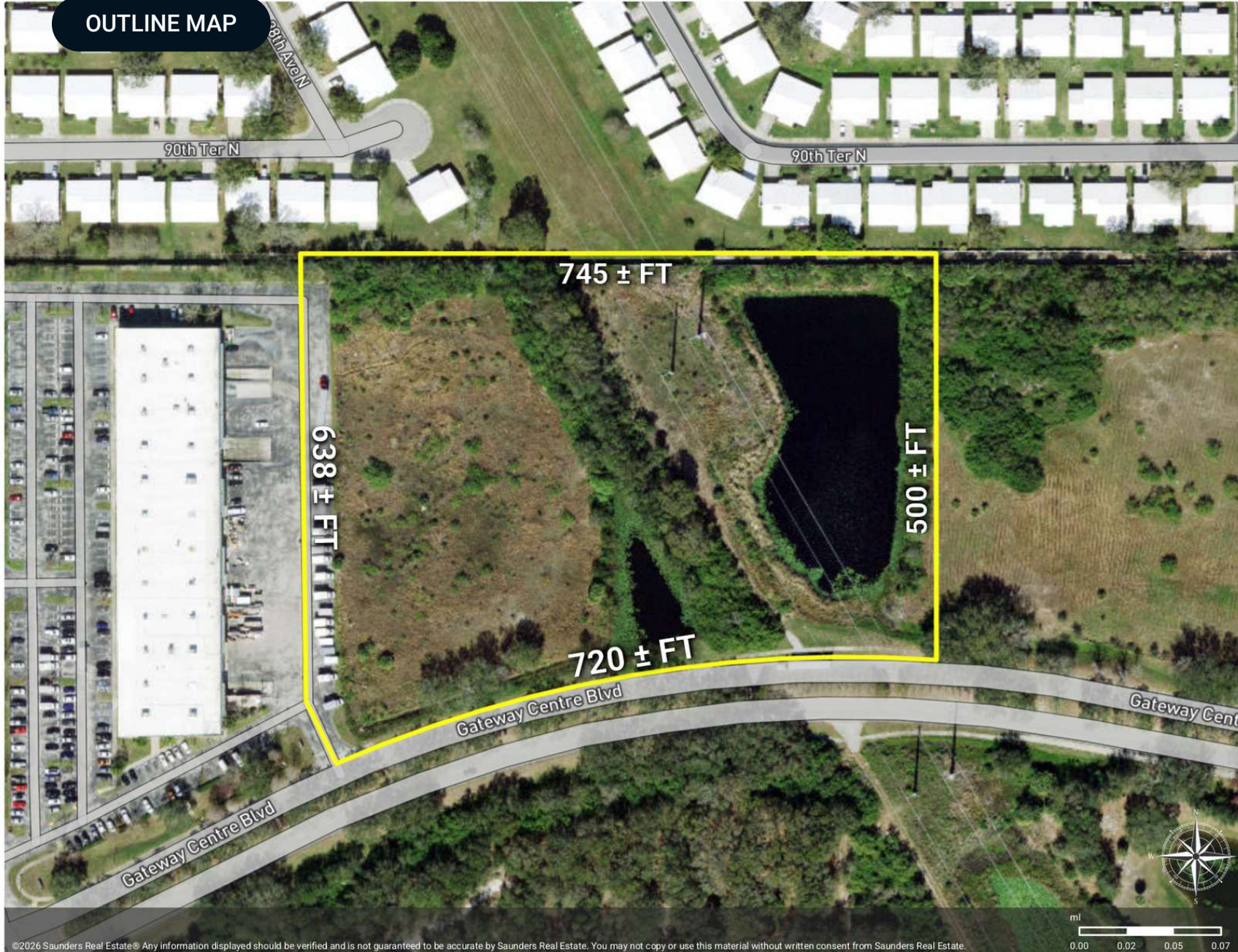
**REGIONAL & LOCATION MAP**



OUTLINE MAP

Gateway Development  
Opportunity

Polygon

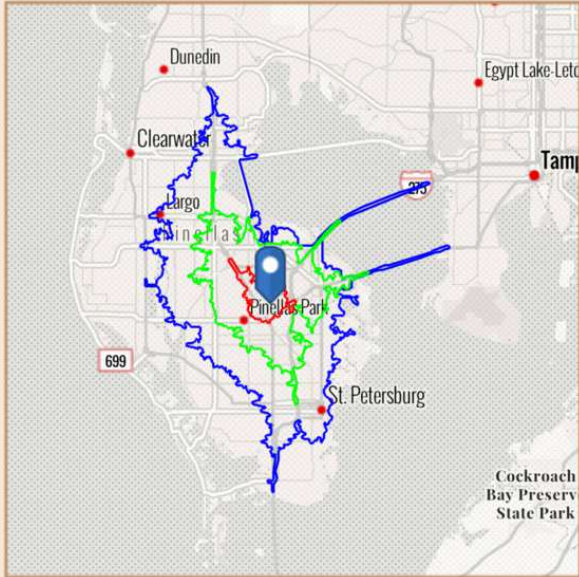


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## BENCHMARK DEMOGRAPHICS

3385 Gateway Centre Blvd, Pinellas Park, Florida, 33782

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



### DRIVE TIME

5 mins 10 mins 15 mins

### GEOGRAPHY

Counties Pinellas County  
 CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area  
 States Florida USA

### AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Pinellas County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
0 - 4	3.06%	4.26%	4.08%	3.66%	4.70%	4.69%	5.39%
5 - 9	3.12%	4.41%	4.28%	4.00%	5.08%	5.03%	5.75%
10 - 14	3.20%	4.32%	4.25%	4.25%	5.40%	5.34%	5.98%
15 - 19	3.08%	4.58%	4.50%	4.60%	5.84%	5.84%	6.47%
20 - 34	15.44%	20.71%	19.39%	15.97%	18.51%	18.43%	20.33%
35 - 54	19.70%	26.29%	25.59%	23.77%	25.01%	24.41%	25.20%
55 - 74	31.60%	26.23%	27.54%	30.61%	25.41%	25.55%	22.82%
75+	20.85%	9.21%	10.40%	13.10%	10.06%	10.74%	8.05%

### HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Pinellas County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	9.3%	9.1%	8.1%	7.5%	8.2%	8.0%	8.3%
\$15,000-\$24,999	8.0%	6.0%	5.8%	5.8%	5.8%	5.8%	5.9%
\$25,000-\$34,999	8.3%	7.7%	7.3%	7.1%	6.6%	6.7%	6.3%
\$35,000-\$49,999	13.3%	14.6%	12.8%	11.6%	10.4%	10.5%	9.8%
\$50,000-\$74,999	19.1%	19.1%	18.6%	17.3%	16.9%	16.9%	15.6%
\$75,000-\$99,999	14.5%	13.3%	13.0%	12.5%	12.8%	12.9%	12.5%
\$100,000-\$149,999	18.2%	18.6%	18.0%	18.0%	18.3%	18.4%	17.8%
\$150,000-\$199,999	5.7%	6.7%	8.0%	9.0%	8.8%	8.7%	9.8%
\$200,000+	3.7%	5.0%	8.2%	11.0%	12.0%	12.1%	14.0%

### KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Pinellas County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Population	11,940	104,610	355,481	967,161	3,385,153	23,027,836	339,887,819
Daytime Population	12,969	144,735	400,527	986,182	3,364,494	22,846,618	338,218,372
Employees	5,060	53,991	188,892	489,233	1,636,712	10,832,721	167,630,539
Households	6,418	47,091	167,204	455,657	1,406,545	9,263,074	132,422,916
Average HH Size	1.83	2.13	2.07	2.08	2.36	2.43	2.50
Median Age	57.0	43.3	45.0	50.0	43.2	43.6	39.6

### HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Pinellas County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	277,060	297,368	365,048	425,333	404,577	416,969	370,578
Owner Occupied %	55.8%	55.1%	58.5%	66.9%	67.0%	67.2%	64.2%
Renter Occupied %	44.2%	44.9%	41.5%	33.1%	33.0%	32.8%	35.8%
Total Housing Units	7,505	51,889	185,685	526,481	1,564,169	10,635,372	146,800,552

### INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Pinellas County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$64,324	\$65,770	\$70,893	\$75,857	\$78,083	\$78,205	\$81,624
Per Capita Income	\$40,942	\$38,045	\$45,671	\$51,355	\$45,617	\$44,891	\$45,360
Median Net Worth	\$141,424	\$120,541	\$164,050	\$255,903	\$245,761	\$253,219	\$228,144

NEIGHBORHOOD MAP



Davidoff of Geneva  
since 1911



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

MARKET AREA MAP



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Ryan McGimsey

Advisor

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## Professional Background

Ryan McGimsey serves as an Advisor at Saunders Real Estate. He is a Florida native who was raised in Plant City.

Prior to joining Saunders, Ryan navigated the diverse world of real estate, wearing multiple hats as an active mortgage loan originator for residential properties, while negotiating clients' needs in commercial real estate transactions. In his earlier professional life, he served as a freight broker, collaborating with companies nationwide in the intricate web of shipping and closely working with warehousing and 3PL companies.

Ryan's passion for real estate was further fostered when he embarked on a transformative project during the pandemic: purchasing and refurbishing a historic commercial building from the 1920s in Downtown Plant City.

A graduate of the University of South Florida, Ryan received his degree in Finance. Outside of work, he holds dear the moments spent with his wife and two children, whether on or off the ball field.

Ryan specializes in:

- Commercial Development
- Industrial
- Medical
- Office

## Education

- Q3 CoStar Power Broker Recipient (2025)

## ADVISOR BIOGRAPHY



### Jerrod Parker

Advisor

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## Professional Background

Jerrod Parker is an Advisor at Saunders Real Estate, operating out of the firm's Lakeland headquarters while specializing in development land and investment properties throughout Central Florida.

A 7th-generation Floridian, Jerrod comes from a family deeply rooted in the region's agricultural and civic communities. His family is well known throughout Central Florida. Jerrod's father serves as the Director of the Florida Strawberry Growers Association, and his grandfather served on the Hillsborough County School Board for more than twenty years. Members of his immediate family are also active board members for the Florida Strawberry Festival, reflecting a long-standing connection to Florida agriculture and community leadership.

After earning his bachelor's degree from Florida Southern College, Jerrod began his professional career in Hillsborough County's public education system. He later transitioned into the agricultural industry, where he worked as a Certified Crop Advisor providing consulting services to farmers and ranchers throughout Central Florida. This experience gave him firsthand knowledge of the region's agricultural operations, land use considerations, and the economic factors shaping rural property ownership.

Today, Jerrod focuses on commercial development land, public infrastructure sites, and investment properties positioned within Central Florida's fastest-growing corridors. His work frequently involves identifying and marketing land opportunities near expanding residential communities, major transportation routes, and institutional anchors such as hospitals, schools, and municipal facilities.

With active development occurring along the Tampa-to-Orlando corridor, Jerrod works with landowners, developers, and investors to position properties for uses including medical offices, commercial projects, residential communities, and public infrastructure facilities. His background in agriculture, combined with his understanding of regional growth patterns and development entitlements, allows him to accurately evaluate both current land use and future development potential.

Living in Polk County, Jerrod remains actively engaged in the local business and development community. In his free time, he enjoys hosting dinners with family and friends, serving his local church, and outdoor activities.

Jerrod specializes in:

- Commercial Development
- Residential Development
- Transitional Development
- Farms and Cropland

## ADVISOR BIOGRAPHY



### Keaton Greene

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## Professional Background

Keaton Greene is an Associate Advisor and Research Analyst at Saunders Real Estate. Based in Tampa, he is active across Florida and North Georgia

Keaton has contributed to projects ranging from \$300 thousand to over \$65 million, including more than 25 ground-up and redevelopment assignments, as well as numerous industrial, retail, and office investment sales and lease transactions during his time at Avison Young. He began his career on the analytical side of the business, where he built a strong foundation in underwriting, market research, and deal execution before transitioning into brokerage, where he now represents clients in land and development opportunities.

His expertise lies in building thoughtful, high-impact marketing strategies that maximize property exposure, elevate media quality, and accelerate speed to market. Keaton leverages detailed demographic, political, and financial data to inform positioning, market entry, and investment strategy tailored to each property.

Keaton's introduction to real estate began at age 15, working alongside his father on build-to-suit retail and office construction projects throughout the greater Atlanta area. That early exposure, combined with his analytical background and client-facing experience, has shaped a well-rounded approach to the business as he continues to grow his brokerage platform. He is an alumnus of the University of North Georgia's Mike Cottrell College of Business and a licensed real estate professional.

Keaton specializes in:

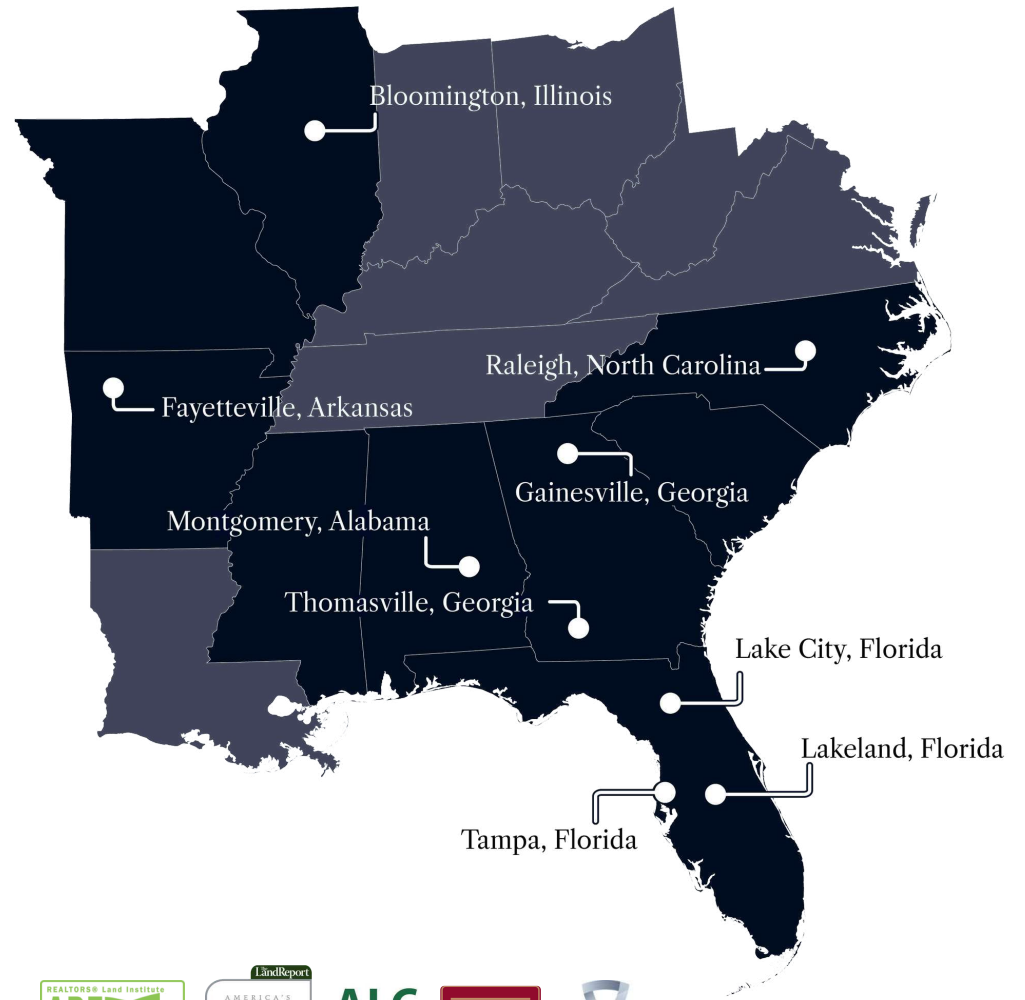
- Commercial Development

## Memberships

- Society of Real Estate Professionals (SOREP)



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