

10121 Snug Harbor Rd NE
St. Petersburg, FL 33702

FOR SALE

VECTOR
COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

Formerly operated as a full-service yacht repair facility and boatyard, the site offers direct waterfront access with 110 feet of vertical clearance and 7-9 feet depth at the shoreline. The property consists of two parcels, with one parcel zoned E-1 and the second parcel zoned C-2, offering potential flexibility for future redevelopment, subject to zoning requirements and governmental approvals.

This approximately 1.90-acre waterfront property presents a rare redevelopment opportunity directly across from Weedon Island Preserve, one of north St. Petersburg's most distinctive natural and recreational destinations. The preserve's mangrove shorelines, paddling trails, fishing access, walking paths, birdwatching, and environmental programming create a unique natural setting that enhances the property's appeal.

The property is adjacent to Amara Bay Residences & Marina, a major waterfront development planned to introduce more than 400 residences, an approximately 8,000-square-foot waterfront restaurant, a public marina, a waterfront boardwalk, recreational amenities, and limited marina-oriented retail. This substantial investment is expected to bring additional residents, dining, boating activity, and pedestrian traffic to the Snug Harbor waterfront.

With approximately 1.90 acres, direct water frontage, two parcels, access to two major airports, proximity to both downtown markets, and a distinctive position across from protected natural lands, the property offers a combination of scale, location, and redevelopment potential that is difficult to replicate in the Tampa Bay market, further strengthening the site's connectivity for residents, visitors, and commercial users.

PRICE

Undisclosed
Subject to Offer

LOCATION

10121 Snug Harbor Rd. NE
St.Petersburg, FL 33702

SIZE

Approximately 1.90 Acres

ZONING

Parcel 20-30-17-17208-000-0116
E-1 Zoning / 1.28 Acre

Parcel 20-30-17-17208-000-0115
C-2 Zoning / .62 Acre

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HIGHLIGHTS

- Direct Waterfront Access
- Former Full-Service Yacht Repair Facility & Boatyard
- Infill or Redevelopment Opportunity
- Surrounded by Upscale Townhome Communities

- Near Gandy Boulevard, 4th Street N., & I-275
- Convenient access to both Pinellas and Hillsborough counties

- Approximately 15-20 minutes to downtown St. Petersburg
- Approximately 20-25 minutes to downtown Tampa
- Approximately 18 minutes to St. Pete-Clearwater International Airport

- Directly across from Weedon Island Preserve
- Adjacent to Amara Bay Residences & Marina







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THE BAY IN THE RANKINGS

TOP 5

WalletHub 2026:
TOP 5 BEST PLACES TO START A BUSINESS

#2

CITY'S ECONOMIC PERFORMANCE
WalletHub

TOP 15

CITY FOR NEW NORMAL CORPORATE HQ
WalletHub

#4

ECONOMIC GROWTH IN U.S. MID-SIZED CITIES
Tampa-St. Petersburg-Clearwater MSA

IN COMPARISON

	2 MILE	5 MILES	10 MILES
2025 POPULATION	20,200	109,330	593,942
2025 HOUSEHOLDS	10,593	53,031	271,432
AVG HOUSEHOLD INCOME	$86,861	$99,809	$103,238

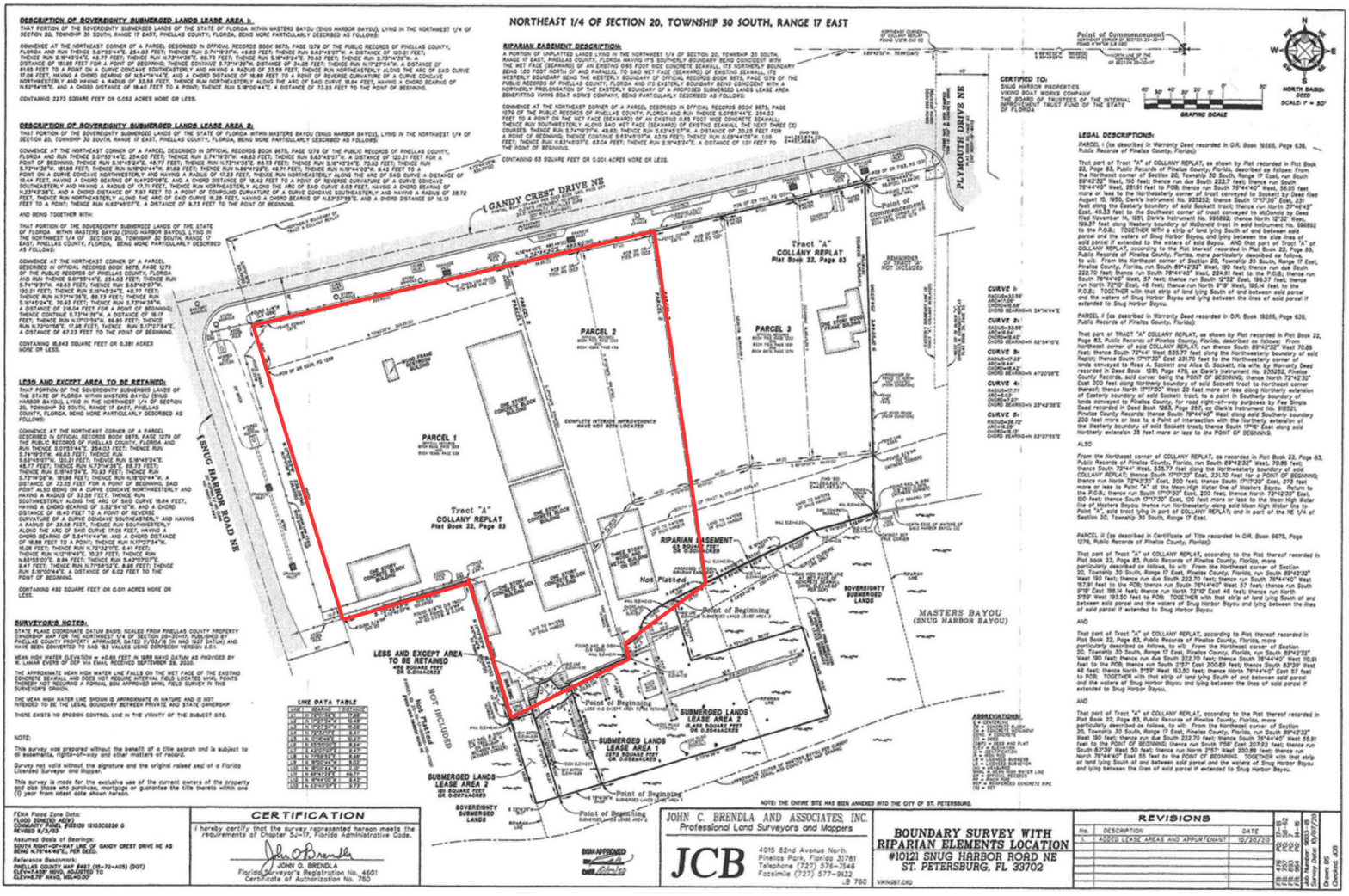
ST. PETE TAKES THE LEAD...

St. Pete came up on top compared to its neighbors and nationally, making it the #5 Best Place to Live in U.S. based on the job market, safety, and wellness metrics. Here's how we stacked up based on the Tampa Bay Business Journal's published research:

- HIGHEST PER CAPITA INCOME
- SMALLEST INCOME DISPARITY BY GENDER
- SMALLEST INCOME DISPARITIES BETWEEN AFRICAN AMERICANS AND CAUCASIANS
- LARGEST MIDDLE-CLASS SHARE
- LOWEST SHARE LIVING BELOW POVERTY
- LOWEST UNEMPLOYMENT
- LARGEST SHARE OF FEMALES WITH BACHELOR'S DEGREES

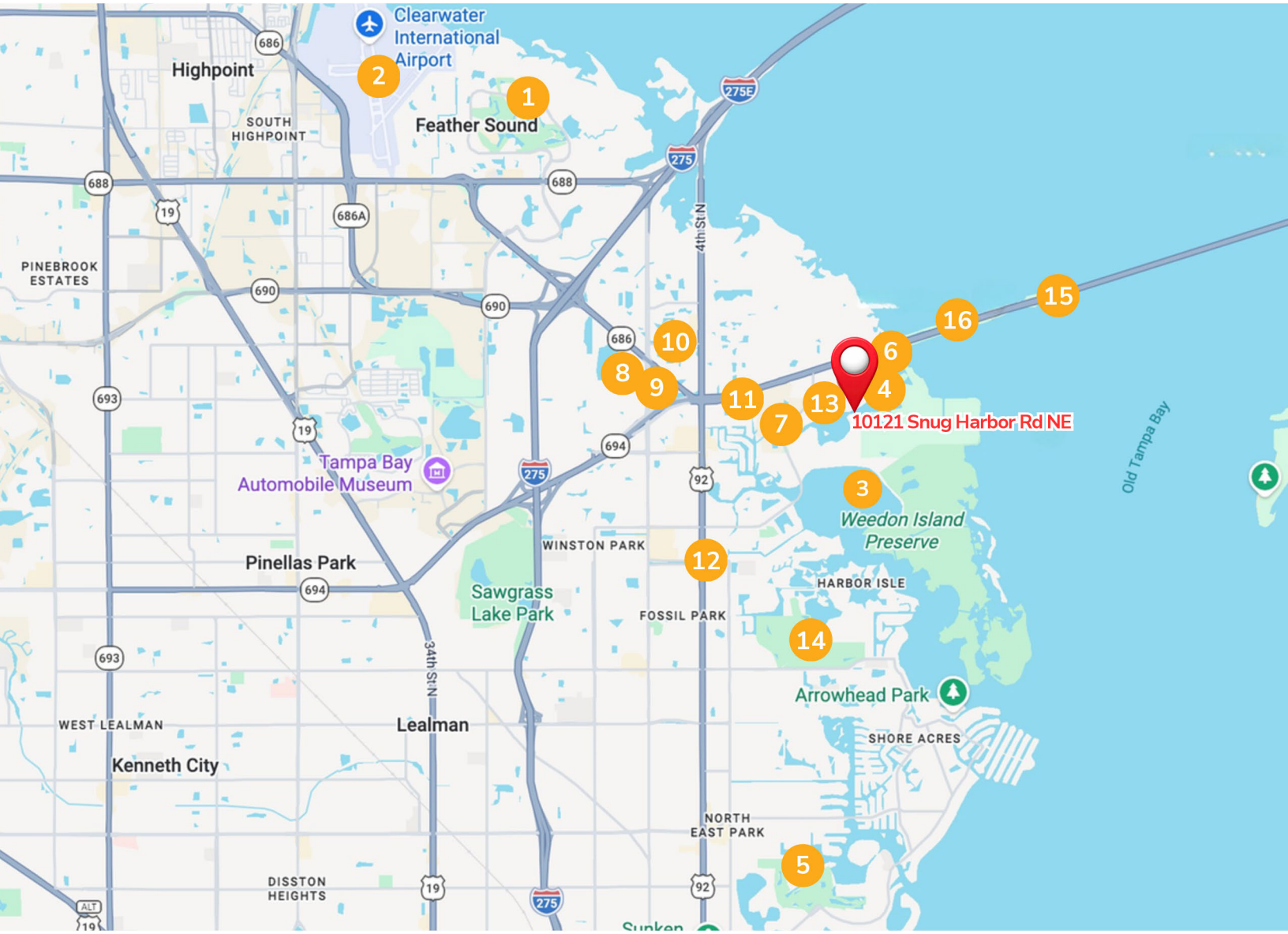
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SHP SURVEY



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MARKET MAP



1. **Feather Sound Country Club**
2. **St Pete-Clearwater International Airport**
3. **Weedon Island Preserve**
4. **Amara Bay Development:**
   - **415 Waterfront Apartments**
   - **52 Luxury Townhomes**
   - **8,000 SF Waterfront Restaurant**
   - **Public Marina, Boardwalks, Pickleball Courts, Kayak Launch**
5. **Vinoy Country Club**
6. **Galati Yacht Sales**
7. **Derby Lane**
8. **Jabil Headquarters**
9. **Galen College of Nursing**
10. **Power Design Headquarters**
11. **Gandy Boulevard**
12. **4th Street North**
13. **Venetian Harbor Townhomes**
14. **Mangrove Bay & Cypress Links Golf Course**
15. **Gandy Beach**
16. **The Getaway Waterfront Tiki Bar**

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We look forward to working with you

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