

AVAILABLE FOR  
REDEVELOPMENT

# North Ward School



900 North Fort Harrison Ave  
Clearwater, FL 33755



To find out more or schedule a tour, contact:

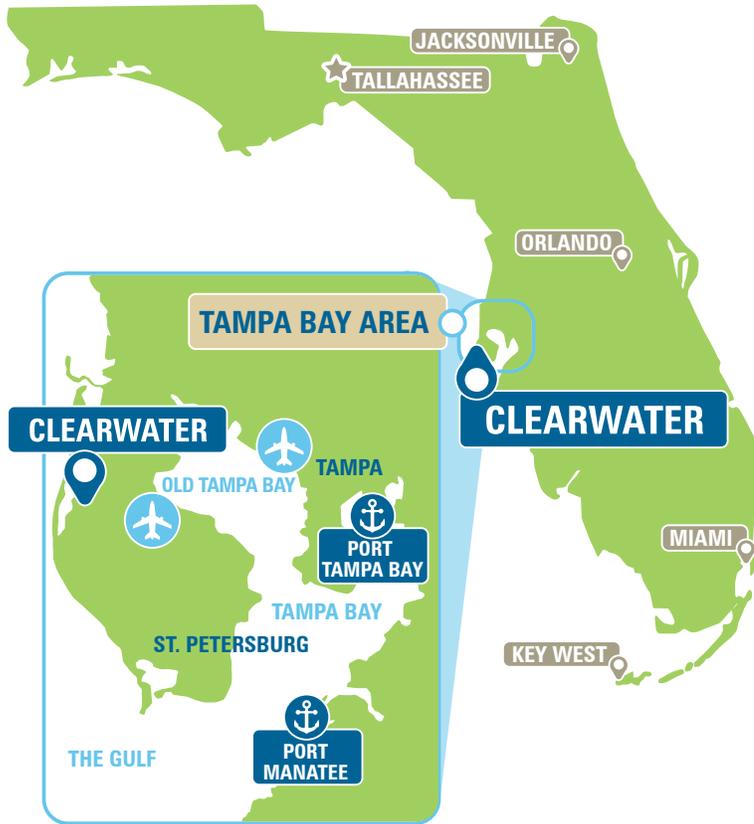
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	9,141	80,616	203,400
<b>Daytime Employment</b>	10,791	53,444	108,908
<b>Households</b>	3,872	35,279	94,622
<b>Average HH Income</b>	\$74,923	\$84,700	\$79,424

## LOCATION DESCRIPTION

The property lies within the Old Bay Character District of the Downtown Zoning District, which entitles the property for office, bed & breakfast, multi-family residential, single family residential, restaurants, retail, healthcare (not hospital), and mixed use among others.

The site is a former historic school property located on a secondary traffic artery three blocks west of Alt. US Highway 19 and approximately ¾ mile north of State Road 60 and downtown Clearwater.

- Walkable to the Seminole Boat Ramp.
- Connectivity to major highways, ferry and trolley access.
- Minutes from the world-famous Clearwater Beach.
- Close proximity to Coachman Park and The BayCare Sound, an award winning 9,000-capacity amphitheater hosting year-round major concerts.

## MAP KEY

★ **900 North Fort Harrison Ave.**

1 **880 Marina Bay**

2 **Seminole Boat Ramp**

3 **Francis Wilson Playhouse**

4 **Bluff Apartments**

5 **The Ballad Hotel**

6 **Osceola Parking Garage**

7 **The BayCare Sound**

8 **Coachman Park**

9 **Capitol Theatre**

10 **Main Library**

11 **The District**

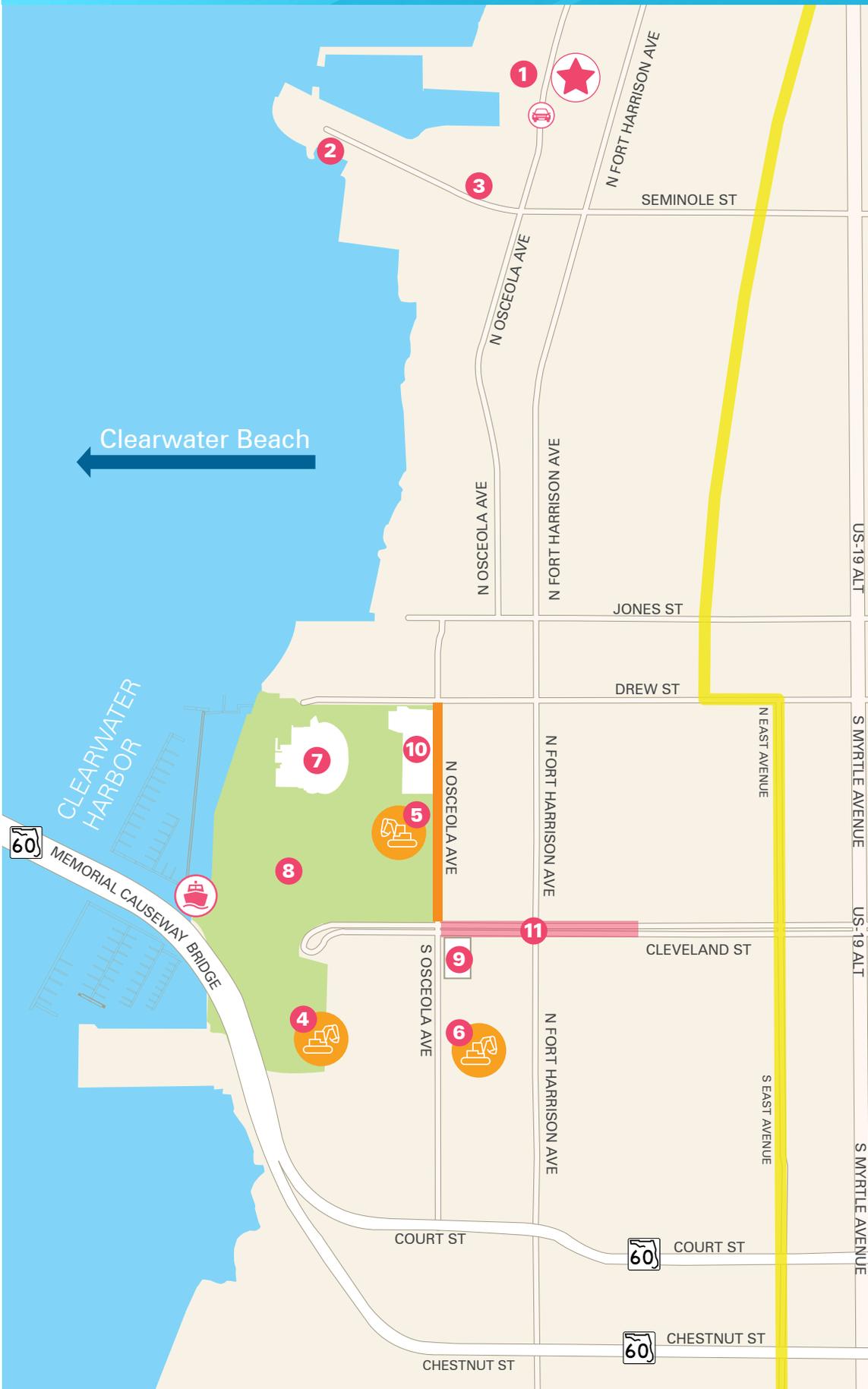
🚢 **Clearwater Ferry**

🚗 **8 miles driving distance to Courtney Campbell Causeway**

— **Osceola Streetscape**

— **Pinellas Trail**

🚧 **Under Construction**



Clearwater Beach

CLEARWATER HARBOR

MEMORIAL CAUSEWAY BRIDGE

N FORT HARRISON AVE

SEMINOLE ST

N OSCEOLA AVE

N OSCEOLA AVE

N FORT HARRISON AVE

JONES ST

DREW ST

N OSCEOLA AVE

N FORT HARRISON AVE

N EAST AVENUE

US-19 ALT

S MYRTLE AVENUE

US-19 ALT

S MYRTLE AVENUE

COURT ST

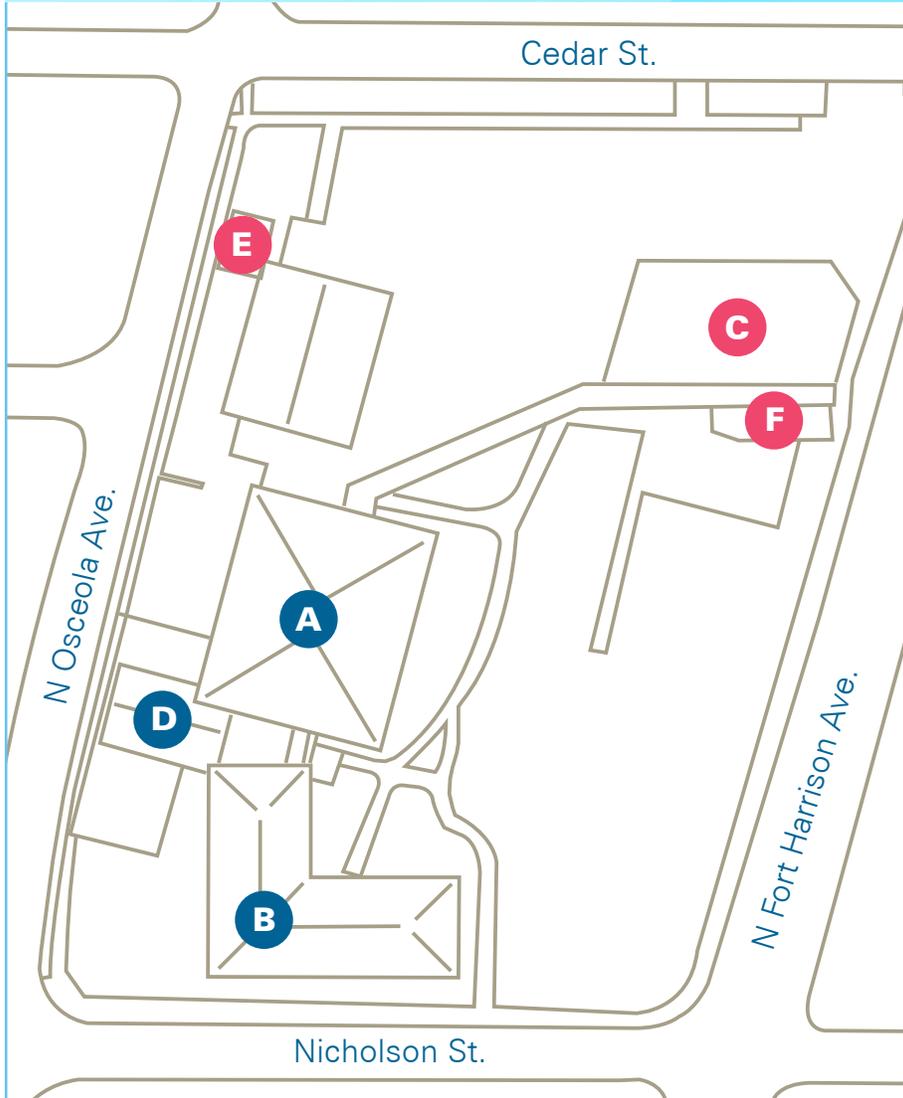
60

COURT ST

CHESTNUT ST

60

CHESTNUT ST



BUILDING	YEAR	STORIES	SPACE SIZE
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<b>A</b>	Original Classroom Building	1915	Two	9,882 GSF
<b>B</b>	Classroom Addition	1926	Two with partial basement	10,026 GSF
<b>C</b>	Former Auto Dealership	1926	One	4,186 GSF
<b>D</b>	Cafeteria / Kitchen Addition	1945-51	One	3,122 GSF
<b>E</b>	Mechanical Building	1995	One	236 GSF
<b>F</b>	Storage Building	1995	One	530 GSF

**Denotes Historical Building**

**Historic Property:**  
 Listed on the National Register of Historical Places for Architecture and Education September 29, 2021. Preservation of the core 3 buildings is preferred.

## ZONING AND DEVELOPMENT ENTITLEMENTS

**Entitlements:** Downtown Zone, Old Bay Character District

**Uses by Right:** Restaurants, Bars, Brewpubs, Indoor Entertainment & Recreation, Healthcare, Office, Research & Technology, Retail, Multifamily Residential, Single Family Residential, plus others.

### Development Standards:

Multi-frontage Site: N. Ft. Harrison Ave., Cedar St., Nicholson St., and N. Osceola Ave.  
 Street Type D Permits.

- Workshop/ Flex Frontage:
  - o Front – 5’ min, 10’ max
- Urban Residential 2 Frontage:
  - o Front – 8’ min, 15’ max

**Development intensity:** 1.5 FAR – All allowable uses are regulated by Floor Area Ratio (FAR) except Bed & Breakfast accommodations at 10 rooms maximum, multifamily residential at 35 units/acre.

**Building Height:** 35’