Clearwater’s flourishing downtown and expanding housing market provide an exceptional environment for growth and development. In fact, city leaders have targeted Downtown Clearwater as an area to grow, develop and enhance as part of the city’s commitment to sustain economic development.

To assist site selectors and investors seeking available land in Clearwater, the city’s Economic Development and Housing Department has identified prospective sites (private and city-owned) that offer considerable development opportunities. The properties are all near the Intracoastal Waterway, Gulf of Mexico and Clearwater Beach.

City offering incentives for property redevelopment

The properties are also located in the city’s Community Redevelopment Area, and the agency would consider incentives for projects that provide catalytic change and are aligned with the city’s vision, goals and objectives for Downtown Clearwater as outlined in the Economic Development Strategic Plan and the Downtown Redevelopment Plan.

Signs point towards an upward trend in Downtown Clearwater

In recent years, Downtown Clearwater has started to ascend with investment and interest. Population and job growth are on a comeback, supporting the local market for new real estate. The population in Downtown Clearwater has increased 16 percent since 2000, and there are more than 8,500 jobs now in Downtown Clearwater in sectors that include information technology, software, finance and insurance.

The 2014 Urban Land Institute (ULI) Report estimated that Downtown Clearwater could potentially support 400 to 600 new rental units or 150 to 250 rehabilitated or new construction for-sale housing units over the next five years.

Investors are taking notice of Downtown Clearwater

The area is lined with shops, restaurants and small businesses. The 1920s Capitol Theatre was rehabilitated and reopened in 2013, bringing visitors and a lively music and entertainment scene almost nightly to Downtown Clearwater. A condominium tower across the street from the Capitol Theatre is being built with plans for restaurant and retail space on the first floor. The Nolen, a 257-unit apartment community in Downtown Clearwater, is scheduled for completion in 2017.

The city of Clearwater celebrated its centennial in 2015, which marked 100 years of opportunity, progress and commitment to our community. While the city relishes its past, it is looking forward to its economic future, and aiming to facilitate projects and sites that expand the commercial base, attract and retain a younger mix of professionals in higher wage jobs and attract, retain and expand economic clusters suited for Clearwater’s growth. We welcome you to explore!
All properties on this page are located in Clearwater, FL 33755 and 33756. Some are within a Stormwater Buy-In District, approved by the Southwest Florida Water Management District. This allows property owners to develop or redevelop property within the designated 100-acre contributing drainage area without having to construct additional on-site stormwater treatment ponds.
Located on Florida’s Gulf Coast, Clearwater is known for its internationally famous beach, semitropical climate and cool breezes off the Gulf of Mexico. The city has a high coastal bluff, which commands a picturesque view of the Intracoastal Waterway and the Gulf of Mexico.

With more than 100,000 residents, Clearwater is only a 30-minute drive to Tampa International Airport (TIA) and near the cities of Tampa and St. Petersburg. Tourism is a major economic driver for Clearwater, with over one million annual visitors enjoying our beach, boating, fishing, fine dining and luxury hotels.

Clearwater is also home to a growing and diverse business climate with established businesses in finance, information technology, software, insurance, marine science, medical technology and manufacturing.

The Tampa Bay region, which encompasses Clearwater, benefits from ongoing job growth, affordable business and living costs, an abundant workforce and excellent educational opportunities.

Visit myclearwater.com for more information about economic development opportunities in Clearwater.

The Nolen, a 257-unit apartment community in Downtown Clearwater is under construction and will open in 2017.

For more information about development opportunities in Downtown Clearwater, contact Laura Canary, the city’s Community Redevelopment Agency coordinator, at 727-562-4024 or laura.canary@myclearwater.com.