LISTING PACKAGE · SEPTEMBER 2026

9000 1st Street North

St. Petersburg, Florida 33702 — a permit-ready lot with sealed plans, or a new elevated home built to your finishes

Option A — The lot
Cleared, surveyed, soils tested · sealed plans available
$275,000

Option B — Lot + new home by LanCo
2,406 sf · 3 bed · 3 bath · elevator · 3-car garage
From $1,449,000, your selections

Prepared for the listing agent by LanCo Construction & Development, Inc. Renderings are of the sealed design; exterior colors are the buyer's selection.

THE OFFERING

Two ways to buy it

9000 1st St N is a 70' × 130' lot in Sun-Lit Shores, on the western edge of Riviera Bay in north St. Petersburg. The owner, LanCo Construction & Development, has already done the slow part of building in a flood zone: the old house is gone, the survey and soil borings are done, and a complete engineered design for an elevated home is signed, sealed and submitted to the City. A buyer can take the lot and build what they like (the sealed plans are available for purchase), or have LanCo build the designed home with their own finishes and be in it in about 14 months.

OPTION A

$275,000

Build-ready lot

- ✓ 70' × 130' — 9,047 sf, 70 ft of frontage on 1st St N
- ✓ Existing house, slab and shed demolished and hauled (2025); site cleared and maintained
- ✓ Boundary survey (Feb 2025); geotechnical soil borings and report on file (Central Florida Testing, Oct 2025)
- ✓ City water and sewer at the lot; water meter active; overhead power at the street
- ✓ Flood zone AE — base flood 9.0' NAVD, design flood 11.0' NAVD; no surprises
- ✓ Sold as land; buyer brings their own plans and builder — or purchase the sealed plan set for the designed home (inquire for price)

OPTION B

From $1,449,000

Lot + new home built by LanCo

- ✓ Fully designed and engineered elevated home — plans signed and sealed March 2026, submitted to the City of St. Petersburg May 2026
- ✓ 2,406 sf living · 3 bedrooms · 3 full baths · living floor 7 ft above base flood
- ✓ Residential elevator · front balcony and rear look-out balcony · covered patio · 3-car garage and 1,686 sf of ground-level storage
- ✓ Buyer chooses cabinets, counters, tile, flooring, fixtures, lighting and colors from a written allowance schedule
- ✓ Ground broken within days of contract; keys in about 14 months
- ✓ Structure, footprint and openings stay as designed — that's what makes it fast
- ✓ Two documents: lot purchase + LanCo new-home contract with allowance schedule

Why a buyer should care

A custom elevated home in Pinellas normally takes 18–24 months from the day a buyer finds a lot: design, engineering, flood and energy compliance, plan review. All of that is finished here. The buyer gets the part of a custom build people actually want — choosing what they'll look at and touch every day — without the year of waiting or the risk of a design that doesn't pass. And the house is built for the neighborhood's reality: the ground level is flood-vented block designed to take water, and every finished room sits above the 2024 storm surge.

THE SITE

9000 1st Street North

Address	9000 1st St N, St. Petersburg, FL 33702 · Pinellas PIN 19-30-17-86634-003-0100
Legal	Sun-Lit Shores, Block 3, Lot 10 and the south 8' of Lot 11 (Plat Book 32, Page 23)
Lot	70' × 130' — 9,047 sf / 0.21 acre; 70 ft of frontage on 1st St N, mid-block
Condition	Prior residence, concrete pad and rear shed demolished and hauled (April 2025); permits closed; lot cleared, mowed and maintained
Surveys & testing	Boundary survey with elevations (Feb 2025); geotechnical soil borings and shallow-foundation report No. 253802 (Central Florida Testing Laboratories, Oct 2025)
Flood	Zone AE, FIRM panel 12103C0207H. Base flood elevation 9.0' NAVD; design flood elevation 11.0' NAVD. Designed home carries its living floor at 16.2' NAVD — more than 7 ft above base flood.
Utilities	City water and sewer at the lot; water meter in service; existing sewer lateral; overhead power at the street
Zoning / use	Residential single-family (City of St. Petersburg); buyer to verify any intended use in writing with the City
Owner	LanCo Construction & Development, Inc. — purchased February 2025
Taxes	2025: vacant land (see settlement and tax bill in the listing file)

Location

Sun-Lit Shores sits between 4th Street North and Riviera Bay, in the northeast corner of St. Petersburg. It is a five-minute drive to Gandy Boulevard and the bridge to Tampa, ten minutes to the 4th Street restaurant and retail corridor, fifteen to downtown St. Pete, and a short bike ride to Riviera Bay Park and Weedon Island Preserve's paddling trails. The blocks around it are a mix of original 1950s–60s ranch homes, post-storm rebuilds and new elevated construction; new elevated homes in Riviera Bay have sold in 2026 between $1.5M and $2.1M.

What "build-ready" saves a buyer

Already done	Typical cost	Typical time
Demolition & haul-off, permits	$11–15k	1–2 months
Boundary + elevation survey	$1.5–2.5k	2–4 weeks
Soil borings & geotech report	$3.5–4k	2–4 weeks
Option B only: architectural + structural design, energy & flood compliance, City submittal	$15–40k	6–12 months

Costs and durations are LanCo's experience on comparable Pinellas flood-zone lots and are given for context only.

Rear (west) view of the designed home — covered patio, exterior stair to the look-out balcony, and the third garage bay.

OPTION B — THE HOME

Designed, engineered and submitted for permit

Street (east) view. Board-and-batten fiber-cement siding with shake gable, stucco base, standing-seam metal roof, wood-rail balcony.

North side — look-out balcony and exterior stair. Renderings are of the sealed design; exterior colors are the buyer's selection.

Living area	2,406 sf heated/cooled — 2,110 sf living level + 296 sf ground-floor foyer
Under roof	4,904 sf incl. 812 sf of covered balconies and patio, 3-car garage and 1,686 sf of ground-level garage/storage
Bedrooms / baths	3 bedrooms · 3 full baths (primary en-suite, each secondary bedroom adjacent to a full bath)
Levels	Elevated: 3-car garage, storage, foyer and covered patio at grade; one open living level above with 10-ft ceilings
Living level	Open living, dining and kitchen with island, walk-in pantry and laundry; primary suite with walk-in closet and walk-in shower; bedrooms 2 and 3 with walk-in closets; front balcony under a cathedral-ceiling gable; rear look-out balcony off the dining room
Elevator	Residential elevator, foyer to living level (Garaventa Elvoron)
Construction	Reinforced concrete block ground level with stucco and engineered flood vents; wood-frame living level; engineered floor and roof trusses; spray-foam insulated walls and sealed roof deck; fiber-cement siding and trim
Openings	Laminated impact-rated windows and doors throughout (no shutters needed); 9-ft impact sliding door and French doors to the balconies; three insulated impact garage doors
Roof	Standing-seam metal over self-adhered underlayment, 4:12 hip with front gable
Systems	High-efficiency heat-pump system with fresh-air intake; tankless water heater; 200A service with structured wiring and future-pool stub; all-electric
Outdoors	525 sf rear covered patio, paver driveway and walk, sod and irrigation; room for a future pool and screen enclosure at the rear
Design & engineering	Alberto Rodriguez, archi3Dcad Design Group · Alvaro J. Zuloaga, P.E., AJZ Engineering. Plans signed and sealed 3/23/26; energy calcs and HVAC design complete; building permit application filed with the City of St. Petersburg 5/28/26. Plans are proprietary and are built exclusively by LanCo.

OPTION B — YOUR SELECTIONS

What the buyer chooses, and the allowance behind each choice

The structure, footprint, roof, openings and systems are fixed — they're what's engineered and submitted. Everything the buyer sees and touches is theirs to choose. Each category carries a written allowance in the contract; the buyer can select at, below, or above it, with the difference credited or added at cost plus LanCo's standard handling.

Selection	Allowance
Kitchen and pantry cabinetry	$22,000
Bath vanities (3)	$3,600
Countertops — kitchen	$85 / sf (60 sf)
Countertops — vanity tops (3)	$1,800
Cabinet hardware	$400
Tile — bath floors, showers, backsplash	$6.00 / sf material (530 sf)
Foyer floor tile (flood-resistant)	$5.00 / sf material (296 sf)
Luxury vinyl plank — all non-tile floors	$5.50 / sf installed (1,960 sf)
Plumbing fixtures — faucets, sinks, toilets, shower trim	$9,000
Light fixtures and ceiling fans (approx. 35)	$5,000
Appliance package	$8,000 (base) — upgrade at cost
Mirrors (3) / frameless shower glass (3)	$3,000
Interior door hardware (24)	$35 ea
Paver driveway and walk	$16 / sf (726 sf)
Landscape, sod and irrigation	$12,000
Elevator cab and equipment	$32,445

Allowances include material only unless noted; installation is in the contract. Figures are from LanCo's September 2026 budget and are confirmed at contract.

Also the buyer's choice

- Exterior siding, trim, door and roof colors
- Interior paint colors (two coats, buyer's colors, included)
- Tile layouts and patterns; shower niches
- Cabinet door style, finish and layout within the drawn footprint
- Stair tread and rail finish; closet shelving layout
- Fixture styles, fan styles, pendant locations from the electrical plan
- Elevator cab finish, gate and fixture finishes

What stays as designed

- Foundation, block walls, framing, trusses and roof
- Window and door sizes and locations
- Room layout, plumbing wall locations, elevator and stair
- Mechanical, electrical and plumbing systems as engineered

Changes to any of those mean new engineering, a new City review and a new schedule — which is why they're off the table. It's the trade that gets a buyer from contract to keys in a year.

Selection process

LanCo walks the buyer through selections in the first 60 days, in order of lead time: exterior colors and roof first, then cabinets and counters, then tile and flooring, then fixtures and lighting. Selections are documented in a confirmation of instructions signed by both parties before each phase is ordered.

OPTION B — HOW IT WORKS

From contract to keys

1. Contract
Lot purchase agreement and LanCo new-home contract signed together. Deposit to escrow.

2. Close on the lot
Buyer takes title (cash or land/construction loan). Typically 30 days.

3. Permit issues
Plans are already in City review; the permit issues in the buyer's name with LanCo as contractor.

4. Build — ~14 months
Foundation and block, framing and roof, windows and doors, rough-ins, finishes. Monthly draws against work in place.

5. CO and keys
Final inspections, certificate of occupancy, walk-through, one-year builder warranty.

Pricing

Component	Amount
Lot — 9000 1st St N	$275,000
LanCo new-home contract (allowance-based)	$1,174,000
Total, as designed, at base allowances	**$1,449,000**
Per sf living / per sf under roof	$602 / $295

The build contract includes permit fees, all trades, elevator, appliances at allowance, pavers, landscape and final clean. Buyer's closing costs on the lot, construction-loan interest and fees, builder's-risk insurance, and selections above allowance are additional.

Financing

Most buyers use a single-close construction-to-permanent loan: the lender funds the lot at closing and the build in monthly draws, then converts to a mortgage at CO. LanCo has worked with local construction lenders on this exact draw structure and can provide the builder documents, budget and schedule a lender asks for on day one. Cash buyers pay draws directly.

Schedule (typical)

Months	Work
0–1	Contract, lot closing, permit issuance, exterior color and roof selections
1–4	Site fill and compaction, foundation, concrete block ground level, elevator pit, slab
4–7	Floor trusses, framing, roof trusses, standing-seam roof, impact windows and doors set
7–10	Mechanical, electrical, plumbing rough-ins; spray foam; drywall; siding and stucco
10–13	Cabinets, counters, tile, flooring, trim, paint, fixtures, elevator, pavers, landscape
14	Final inspections, certificate of occupancy, walk-through

What LanCo provides the buyer

- ✓ Fixed-price contract with a written allowance schedule
- ✓ Monthly draw packages with photos and budget-to-actual
- ✓ A single point of contact through selections and construction
- ✓ One-year builder warranty from final inspection; 2-10 Home Buyers Warranty structural coverage; manufacturer warranties on roof, windows, systems and appliances

THE BUILDER

LanCo Construction & Development, Inc.

LanCo is a residential general contractor based in St. Petersburg, family-owned and building in Pinellas County since 1986. The company builds new elevated homes in the coastal flood zones of St. Petersburg and Gulfport, along with additions, accessory dwellings and whole-house renovations. David Lance, the founder's son, has run the company since 2023 and holds its certified general contractor license (CGC CBC1255870).

LanCo self-performs finish carpentry, window and door installation and cabinet installation with its own crew, and works with a stable group of long-standing masonry, framing, roofing and mechanical subcontractors — the same trades that priced this home.

Elevated, flood-zone construction is what we do

- Reinforced block ground levels with engineered flood venting, living floors above the design flood elevation
- Impact glazing, standing-seam metal roofs, continuous tie-down load paths engineered for 146-mph ultimate wind
- Spray-foam sealed roof decks and walls for the Florida climate
- Residential elevators, fiber-cement exteriors, wood and aluminum railings

Out of respect for our clients' privacy, we don't publish addresses of the homes we've built. Exterior photographs of recent elevated homes are available to the agent and prospective buyers on request.

Design and engineering team for this home

Designer	Alberto Rodriguez, Assoc. AIA — archi3Dcad Design Group, Clearwater
Structural engineer	Alvaro J. Zuloaga, P.E., FL 96304 — AJZ Engineering
Geotechnical	Central Florida Testing Laboratories
Trusses	Custom Trusses (CMHC), engineered layout on file

Contact

David Lance, President
LanCo Construction & Development, Inc.
5225 4th Street North, Suite G
St. Petersburg, FL 33703
lanco-construction.com

License CGC CBC1255870. LanCo carries general liability and workers' compensation coverage; certificates available on request.

FOR THE LISTING AGENT

Suggested setup, remarks and disclosures

Suggested listing setup

Two listings on the same parcel, cross-referenced in the remarks:

- Vacant land at $275,000 — the lot as described on page 3 (replaces the 2025 land listing).
- Residential, "to be built" / pre-construction at $1,449,000 — the designed home, with the rendering and elevations from this package and the specification on page 4.

Photos: rendering and elevations only (label as such); no floor-plan drawings.

Public remarks — land

Build-ready 70 × 130 lot in Sun-Lit Shores, on the edge of Riviera Bay and minutes from Gandy Blvd and the 4th Street corridor. Prior home demolished and removed, boundary survey and soil borings complete, water and sewer at the lot. Flood zone AE with known design elevation. Bring your plans and builder, purchase the sealed plan set for the designed elevated home (inquire for price), or ask about the fully designed, engineered and City-submitted elevated home the owner, a licensed general contractor, will build to your selections (see companion listing).

Public remarks — to be built

Want a new home without being stuck with someone else's selections? Fully designed and engineered elevated home on a cleared, tested lot in Sun-Lit Shores: 2,406 sf, 3 bedrooms, 3 baths, residential elevator, front and rear covered balconies, 525 sf covered patio, 3-car garage plus 1,686 sf of ground-level storage, impact windows and doors, standing-seam metal roof, spray-foam insulation. Living floor sits 7 ft above base flood. Plans sealed and submitted to the City — no design wait. You choose cabinets, counters, tile, flooring, fixtures, lighting and colors from a written allowance schedule; the builder breaks ground within days of contract and delivers in about 14 months. Built by a family-owned Pinellas general contractor established in 1986. Price includes lot and home at base allowances; rendering shown.

Showing & contact

Vacant lot — go and show. Questions on the design, allowances, schedule or financing: David Lance, LanCo, via the listing agent or lanco-construction.com.

Documents available for the listing file

- ✓ Deed and February 2025 settlement statement
- ✓ Boundary survey with elevations (Feb 2025)
- ✓ Geotechnical report No. 253802 (Oct 2025)
- ✓ Demolition permits and close-out (2025)
- ✓ Flood zone determination (FIRM 12103C0207H)
- ✓ Option B: LanCo specification and allowance schedule; sample new-home contract; draw schedule; builder documents for lenders; license and insurance certificates

Disclosures the agent should expect

- Seller is a licensed general contractor and will be the builder under Option B; the builder contract is separate from the lot sale.
- Plans are not conveyed with the lot. A lot buyer may purchase the sealed plan set from LanCo (price on inquiry; transfer subject to the designer's release); otherwise the design is built only by LanCo.
- Rendering and elevations are the designer's drawings; exterior colors and finishes are buyer selections.
- Flood zone AE; flood insurance required by most lenders. The area experienced flooding in the 2024 storms; the designed home places all living space above the design flood elevation.
- Building permit application filed May 2026; permit issuance and any City conditions to be confirmed at contract.

Commission & terms

LanCo pays a 2.5% fee to the buyer's agent on either option — on the lot price under Option A, and on the combined lot + build price under Option B, paid at the respective closings. Under Option B LanCo's build contract is with the buyer directly; the fee is written into the listing agreement so there's no ambiguity at closing.