



**LAND FOR SALE ON W. WATERS AVE. (SELLER FINANCING!)**

**W. WATERS AVE. LAND FOR SALE- (SELLER FINANCING AVAILABLE)**

2102 W. Waters Ave, Tampa, FL 33604

SALE BROCHURE • MARCH 28, 2024

**David Rosenthal**

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**Kari L. Grimaldi/ Broker**

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**Grimaldi Commercial Realty Corp.** • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884  
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### EXECUTIVE SUMMARY



#### OFFERING SUMMARY

Sale Price: \$1,200,000

Proposed Development Use Res/Retail/Inds

Lot Size: 2.15 Acres

Zoning: CG/WD

Market: Tampa

Submarket: North Tampa/  
Seminole Heights

#### PROPERTY OVERVIEW

AMAZING SELLER FINANCING APPROXIMATE TERMS AVAILABLE:

20% DOWN PAYMENT

5% FIXED IR

30-YEAR AMORTIZATION OR INTEREST ONLY!

5-YEAR BALLOON! AMAZING DEVELOPMENT OPPORTUNITY ON W. WATERS AVE.

2.15 ACRE SITE, IN AN AMAZING LOCATION!

STRUCTURES ON-SITE ARE EASILY REMOVABLE, MAKING THE DEVELOPMENT OPPORTUNITY EVEN BETTER!

LOCATED BETWEEN N. ARMENIA AVE. AND N. FLORIDA AVE.

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### COMPLETE HIGHLIGHTS

#### SALE HIGHLIGHTS

- 2.15 ACRES FOR SALE ON W. WATERS AVE.
- PERFECT DEVELOPMENT OPPORTUNITY!
- SELLER FINANCING AVAILABLE!
- 20% DOWN PAYMENT, 5% IR, 30-YEAR AM OR INTEREST ONLY, AND 5-YEAR BALLOON!
- TERMS LIKE THESE ARE NOT AVAILABLE ANYWHERE ELSE!
- POTENTIAL FUTURE USE: MULTI-FAMILY/RESIDENTIAL, RETAIL, OR INDUSTRIAL/WAREHOUSE!
- PERFECT LOCATION WITH THE HIGH TRAFFIC VOLUME PER DAY!
- 24,613 AADT (CARS PER DAY)
- HIGH VOLUME OF TRAFFIC MAKES THIS A VERY DESIRABLE SITE FOR A



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**ADDITIONAL PHOTOS**



**David Rosenthal**

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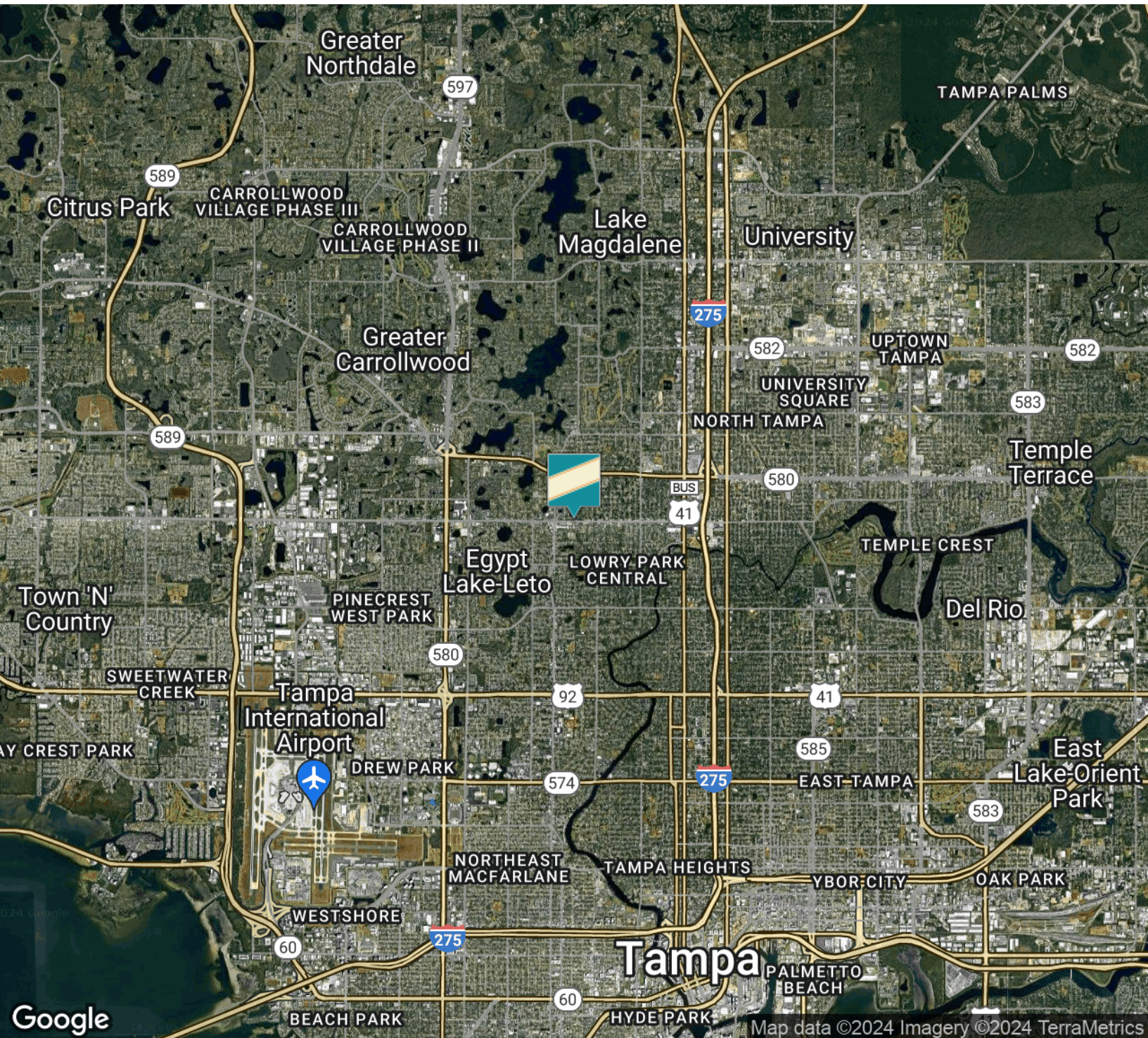




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### LOCATION MAPS



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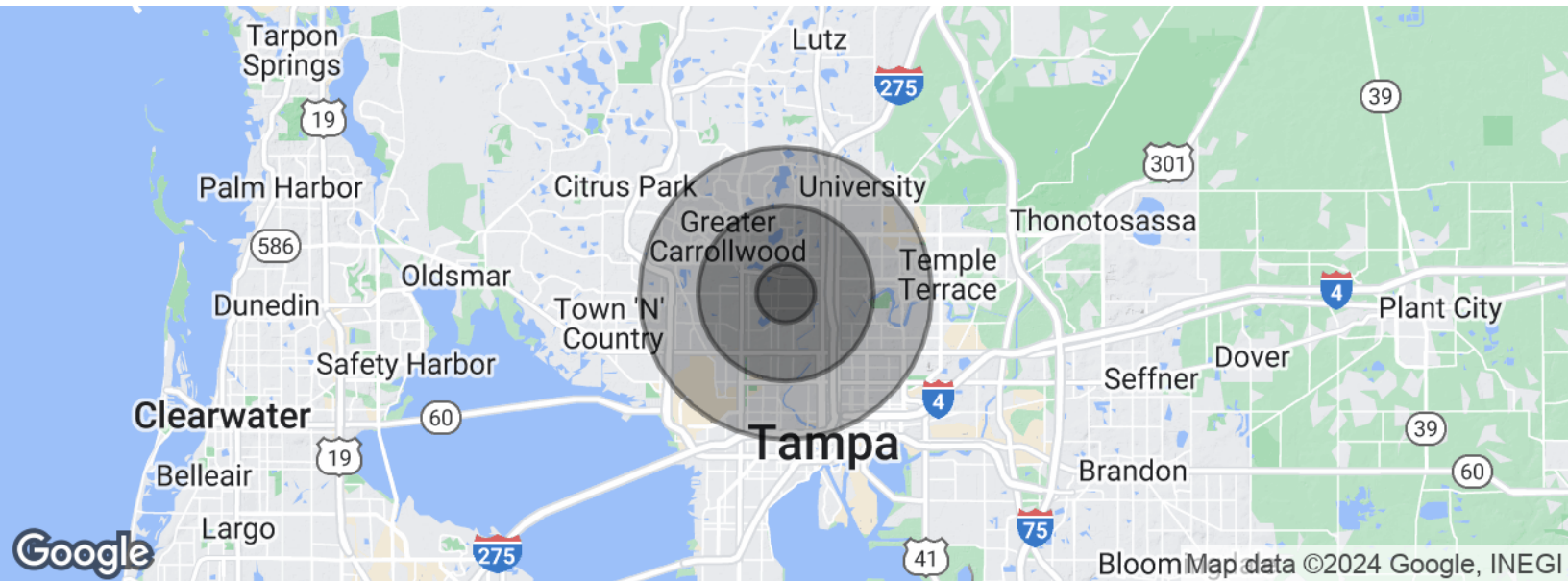




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### DEMOGRAPHICS MAP & REPORT



#### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	16,165	129,064	312,833
Median age	34.5	35.8	35.6
Median age (Male)	35.4	34.8	34.1
Median age (Female)	34.6	37.0	37.1

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,332	51,295	122,464
# of persons per HH	2.6	2.5	2.6
Average HH income	\$47,597	\$50,804	\$49,050
Average house value	\$148,031	\$204,905	\$200,879

\* Demographic data derived from 2020 ACS - US Census

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## **W. WATERS AVE. LAND FOR SALE- (SELLER FINANCING AVAILABLE)**

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### **ADVISOR BIO & CONTACT 1**

#### **DAVID ROSENTHAL**

V.P. Commercial Sales



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Tampa, FL 33613  
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david@grimaldicommercialrealty.com

#### **PROFESSIONAL BACKGROUND**

David began his career at Ernst & Young, David serving as a Big Four Accountant, focusing on client services and analyzing Financial Statements. Before joining Grimaldi Commercial Realty, David worked with many local Real Estate Investment Trusts, learning the financial side of the Real Estate market.

Areas of Expertise:

Multifamily  
Retail Sales & Leases  
Financial Planning  
Real Estate Investment Trusts  
Dividend Reinvestment Plans & Dividend Payout Ratios  
Seller and Investor Financing  
Contract negotiations and due diligence  
Investment & Financial Analysis  
Property Valuation

#### **EDUCATION**

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting. A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.

#### **MEMBERSHIPS & AFFILIATIONS**

David is an outgoing individual whose drive and passion are evident in his persistence to provide outstanding service. His business is built on: Dedication, Communication, Determination, and Trust while embodying the ability to cater and adapt to all of his client's Real Estate needs.

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### ADVISOR BIO & CONTACT 2

#### KARI L. GRIMALDI/ BROKER

President



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Tampa, FL 33613  
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kari@grimaldicommercialrealty.com  
FL #BK3076744

#### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Crexi Platinum Broker Award Winner

Areas of Expertise:

Office and Build-to-Suit Sales & Leasing  
Medical Office Sales  
Retail Sales  
Industrial Sales  
Multifamily Investments  
Single NNN National Investments  
Land & Commercial Development  
Foreign Investors & Investment Specialist  
Seller Finance and Creative Financing  
1031 & Reverse Exchanges  
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

#### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

#### MEMBERSHIPS & AFFILIATIONS

Member of NAR, FAR, and FGCA- Association of Realtors  
REIC Member- Real Estate Investment Council  
CCIM Candidate- Certified Commercial Investment Member  
ICSC Member- International Council of Shopping Centers

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