



12.25 AC PRIME CARROLLWOOD RES. DEVELOPMENT LAND FOR 9-13 HOMES

RSC-4 RES.-DEV. LAND 3.5 ACRES UPLAND (12.25 AC TOTAL) CARROLLWOOD!

4015 Hudson Lane, Tampa, FL 33618

12.25 AC TOTAL LAND- DEVELOPMENT OPPORTUNITY

Swapna Shah

813.789.4142

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Kari L. Grimaldi/ Broker

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4015 Hudson Lane, Tampa, FL 33618

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$999,500

Lot Size: 3.5 Acres upland
Total: 12.25 AC with
pond feature

Zoning: RSC-4

PROPERTY OVERVIEW

Perfect for 9 to 13 single family homes- Residential Development Land. 3.5 ACRES UPLAND (12.25ac total) in PRIME CARROLLWOOD! RSC-4 Zoned. LOCATED ONE BLOCK OFF OF N. DALE MABRY HIGHWAY ON HUDSON LANE, located behind new development Outback Steakhouse and Cheddar's Restaurant. Conveniently located to Publix, shopping, restaurants, churches and more. Near Veteran's Expressway/Waters Ave/Gunn Hwy/N. Dale Mabry

3.5 Acres are currently high and dry buildable, and potential to fill/mitigate additional conservation area for additional buildable area. Possibility to accomodate 9-13 single family homes per county.

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 9-13 SINGLE FAMILY HOME SITE/ RES-DEVEL. LAND 3.5 acres Upland (12.25 ac total)
- RCS -4 ZONED
- PRIME CARROLLWOOD! PRICE Modified!
- HUDSON LANE , ONE BLOCK OFF DALE MABRY HWY.
- CONVENIENT TO RESTAURANT & SHOPPING .
- Currently greenbelted
- Small house on property with rental income of \$1400/month



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PROPERTY DESCRIPTION

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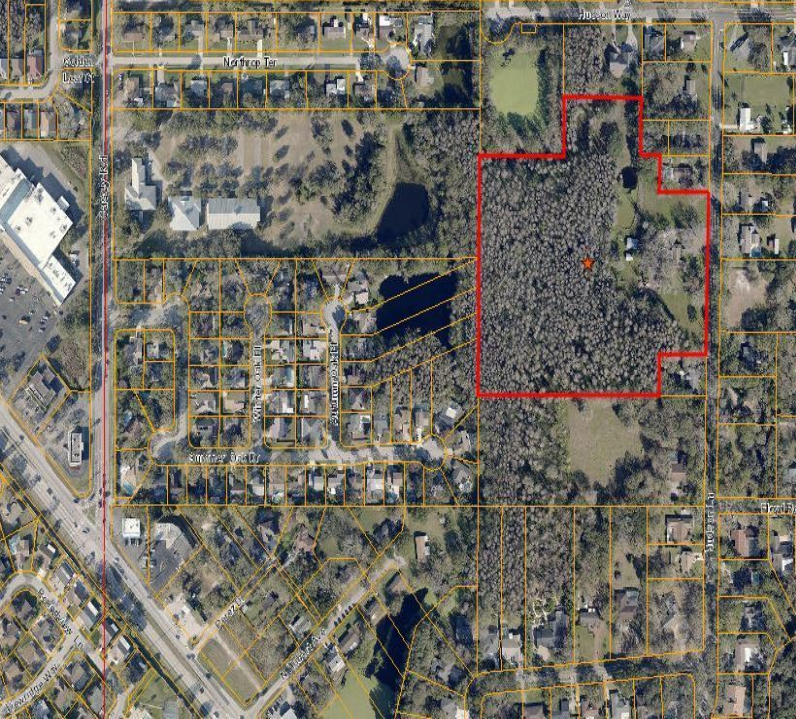
CALLING INVESTORS! Prime opportunity to build 13 single family homes in PRIME CARROLLWOOD!

3.5 ACRES UPLAND (12.25ac total) Carrollwood Redevelopment-Residential Land RSC-4 in PRIME CARROLLWOOD! Potential for redevelopment for 9-13 homes. LOCATED ONE BLOCK OFF OF N. DALE MABRY HIGHWAY ON HUDSON LANE, located behind new development Outback Steakhouse and Cheddar's Restaurant. Conveniently located to Publix, shopping, restaurants, churches and more. Near Veteran's Expressway/Waters Ave/Gunn Hwy/N. Dale Mabry

3.5 Acres are currently high and dry buildable, and potential to fill/mitigate additional conservation area for additional buildable area. Possibility to accommodate 9-13 single family homes per county.

Beautiful Conservation area with pond is 8.7 acres. Currently Zoned RSC-4, there is also a 2,761 SF single family home currently located on part of the property at 4015 Hudson Lane, Tampa, FL rented month to month for \$1400/month. Remaining property is greenbelted.

Folio #023531-0000. Boundary Survey with wetland delineation attached.



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PRIME CARROLLWOOD RES. DEVELOPMENT LAND FOR 9-13 SINGLE FAMILY HOMES! WITH EXISTING RENTED HOME!

4015 Hudson Lane, Tampa, FL 33618

LOCATION DESCRIPTION



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LOCATED ONE BLOCK OFF OF N. DALE MABRY HIGHWAY ON HUDSON LANE, located behind new development Outback Steakhouse and Cheddar's Restaurant. Conveniently located to Publix, shopping, restaurants, churches and more. Near Veteran's Expressway/Waters Ave/Gunn Hwy/N. Dale Mabry

Almost 300,000 people live within 5 miles and over 15,000 cars pass the property daily, with over 80,000 cars traveling past the Dale Mabry /Busch Blvd. and Waters intersections every single day. DO NOT MISS OUT ON THIS PRIME REDEVELOPMENT OPPORTUNITY IDEAL FOR TOWNHOMES/MULTIFAMILY/SINGLE FAMILY RESIDENTIAL.

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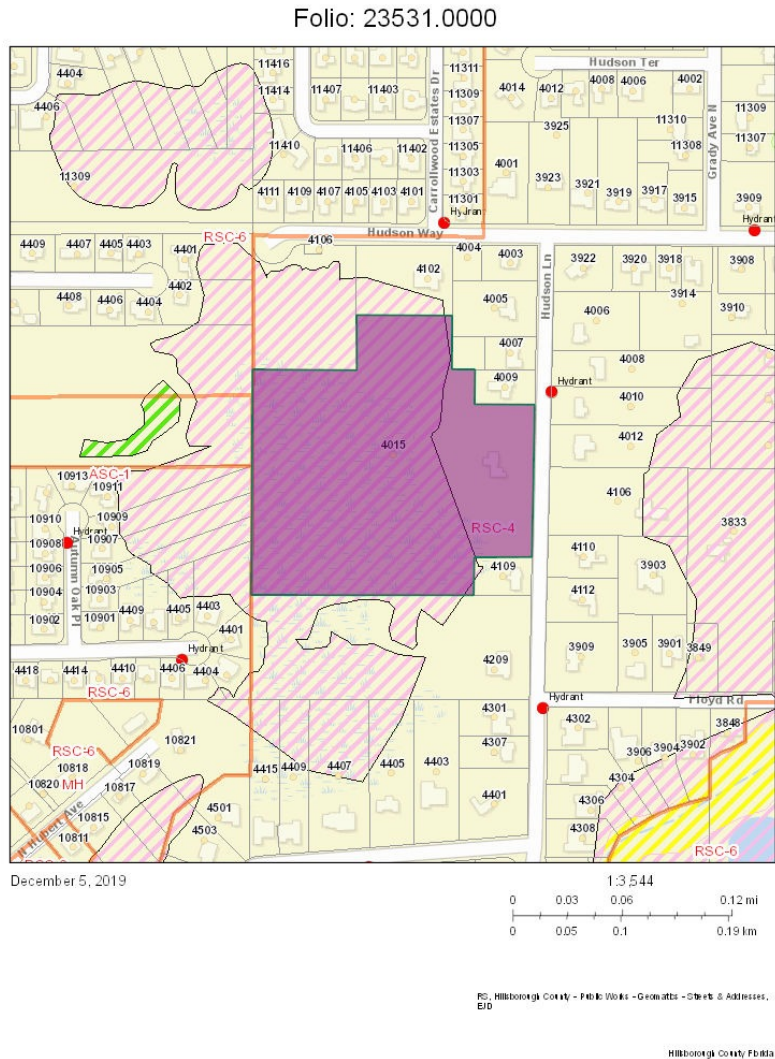
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PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-4
Description	Residential - Single-Family Conventional
Flood Zone:AE	BFE = 38.9 ft
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0192H
FIRM Panel	12057C0192H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120192D
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Census Data	Tract: 011409 Block: 2002
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Aviation Authority Height Restrictions	180' AMSL
Competitive Sites	NO
Redevelopment Area	NO



Folio: 23531.0000
PIN: U-16-28-18-ZZZ-000000-88330.0

Site Address:
4015 HUDSON LN
TAMPA, FL 33618
SEC-TWN-RNG: 16-28-18
Acreage: 12.30860043

Landuse Code: 6000 AGRICULTURAL

Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitations, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall assume no liability for:

1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

BOUNDARY AND WETLAND DELINEATION SURVEY

DATE: 08/18/2004

PROJECT: 100117-01920

CLIENT: H. H. HARRIS & ASSOCIATES, INC.

LOCATION: 100117-01920

SCALE: 1" = 40'

DATE: 08/18/2004

BY: [Signature]

FOR: [Signature]

RECEIVED

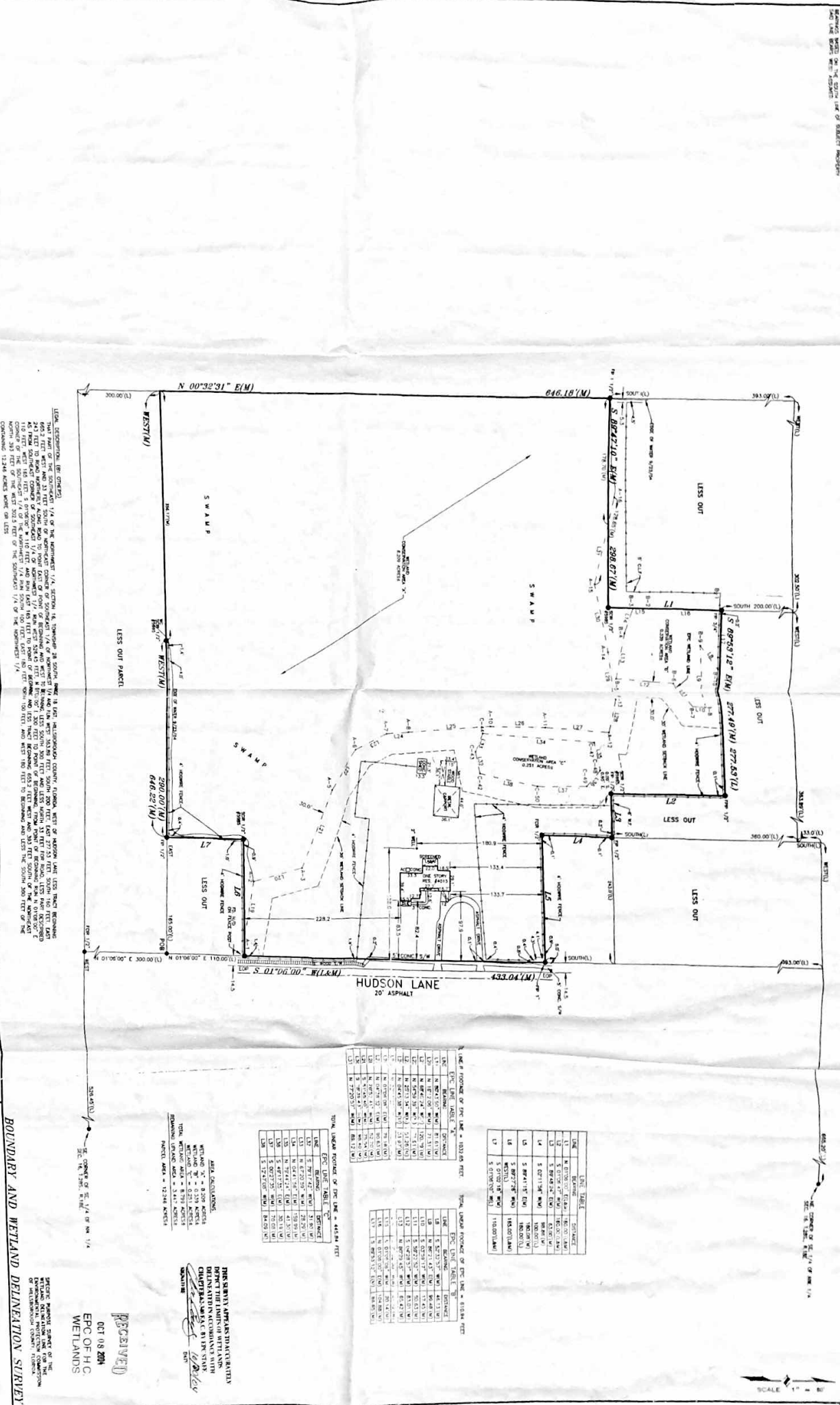


TABLE 1: SUMMARY OF SURVEY DATA

LINE	BEARING	DISTANCE	AREA
1	N 00°00'00" E	100.00	0.00
2	S 89°59'59" W	100.00	0.00
3	N 00°00'00" E	100.00	0.00
4	S 89°59'59" W	100.00	0.00
5	N 00°00'00" E	100.00	0.00
6	S 89°59'59" W	100.00	0.00
7	N 00°00'00" E	100.00	0.00
8	S 89°59'59" W	100.00	0.00
9	N 00°00'00" E	100.00	0.00
10	S 89°59'59" W	100.00	0.00
11	N 00°00'00" E	100.00	0.00
12	S 89°59'59" W	100.00	0.00
13	N 00°00'00" E	100.00	0.00
14	S 89°59'59" W	100.00	0.00
15	N 00°00'00" E	100.00	0.00
16	S 89°59'59" W	100.00	0.00
17	N 00°00'00" E	100.00	0.00
18	S 89°59'59" W	100.00	0.00
19	N 00°00'00" E	100.00	0.00
20	S 89°59'59" W	100.00	0.00
21	N 00°00'00" E	100.00	0.00
22	S 89°59'59" W	100.00	0.00
23	N 00°00'00" E	100.00	0.00
24	S 89°59'59" W	100.00	0.00
25	N 00°00'00" E	100.00	0.00
26	S 89°59'59" W	100.00	0.00
27	N 00°00'00" E	100.00	0.00
28	S 89°59'59" W	100.00	0.00
29	N 00°00'00" E	100.00	0.00
30	S 89°59'59" W	100.00	0.00
31	N 00°00'00" E	100.00	0.00
32	S 89°59'59" W	100.00	0.00
33	N 00°00'00" E	100.00	0.00
34	S 89°59'59" W	100.00	0.00
35	N 00°00'00" E	100.00	0.00
36	S 89°59'59" W	100.00	0.00
37	N 00°00'00" E	100.00	0.00
38	S 89°59'59" W	100.00	0.00
39	N 00°00'00" E	100.00	0.00
40	S 89°59'59" W	100.00	0.00
41	N 00°00'00" E	100.00	0.00
42	S 89°59'59" W	100.00	0.00
43	N 00°00'00" E	100.00	0.00
44	S 89°59'59" W	100.00	0.00
45	N 00°00'00" E	100.00	0.00
46	S 89°59'59" W	100.00	0.00
47	N 00°00'00" E	100.00	0.00
48	S 89°59'59" W	100.00	0.00
49	N 00°00'00" E	100.00	0.00
50	S 89°59'59" W	100.00	0.00
51	N 00°00'00" E	100.00	0.00
52	S 89°59'59" W	100.00	0.00
53	N 00°00'00" E	100.00	0.00
54	S 89°59'59" W	100.00	0.00
55	N 00°00'00" E	100.00	0.00
56	S 89°59'59" W	100.00	0.00
57	N 00°00'00" E	100.00	0.00
58	S 89°59'59" W	100.00	0.00
59	N 00°00'00" E	100.00	0.00
60	S 89°59'59" W	100.00	0.00
61	N 00°00'00" E	100.00	0.00
62	S 89°59'59" W	100.00	0.00
63	N 00°00'00" E	100.00	0.00
64	S 89°59'59" W	100.00	0.00
65	N 00°00'00" E	100.00	0.00
66	S 89°59'59" W	100.00	0.00
67	N 00°00'00" E	100.00	0.00
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71	N 00°00'00" E	100.00	0.00
72	S 89°59'59" W	100.00	0.00
73	N 00°00'00" E	100.00	0.00
74	S 89°59'59" W	100.00	0.00
75	N 00°00'00" E	100.00	0.00
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78	S 89°59'59" W	100.00	0.00
79	N 00°00'00" E	100.00	0.00
80	S 89°59'59" W	100.00	0.00
81	N 00°00'00" E	100.00	0.00
82	S 89°59'59" W	100.00	0.00
83	N 00°00'00" E	100.00	0.00
84	S 89°59'59" W	100.00	0.00
85	N 00°00'00" E	100.00	0.00
86	S 89°59'59" W	100.00	0.00
87	N 00°00'00" E	100.00	0.00
88	S 89°59'59" W	100.00	0.00
89	N 00°00'00" E	100.00	0.00
90	S 89°59'59" W	100.00	0.00
91	N 00°00'00" E	100.00	0.00
92	S 89°59'59" W	100.00	0.00
93	N 00°00'00" E	100.00	0.00
94	S 89°59'59" W	100.00	0.00
95	N 00°00'00" E	100.00	0.00
96	S 89°59'59" W	100.00	0.00
97	N 00°00'00" E	100.00	0.00
98	S 89°59'59" W	100.00	0.00
99	N 00°00'00" E	100.00	0.00
100	S 89°59'59" W	100.00	0.00

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ADDITIONAL PHOTOS

Area Demographics

	1 MILE	3 MILE	5 MILE
Population	9,024	104,475	300,561
Employees	5,911	48,873	131,203
Average Household Income	\$120,183	\$82,259	\$68,485
Projected Annual Population Growth	1.8%	2.0%	2.0%
Median Age	41.9	38.1	36.4

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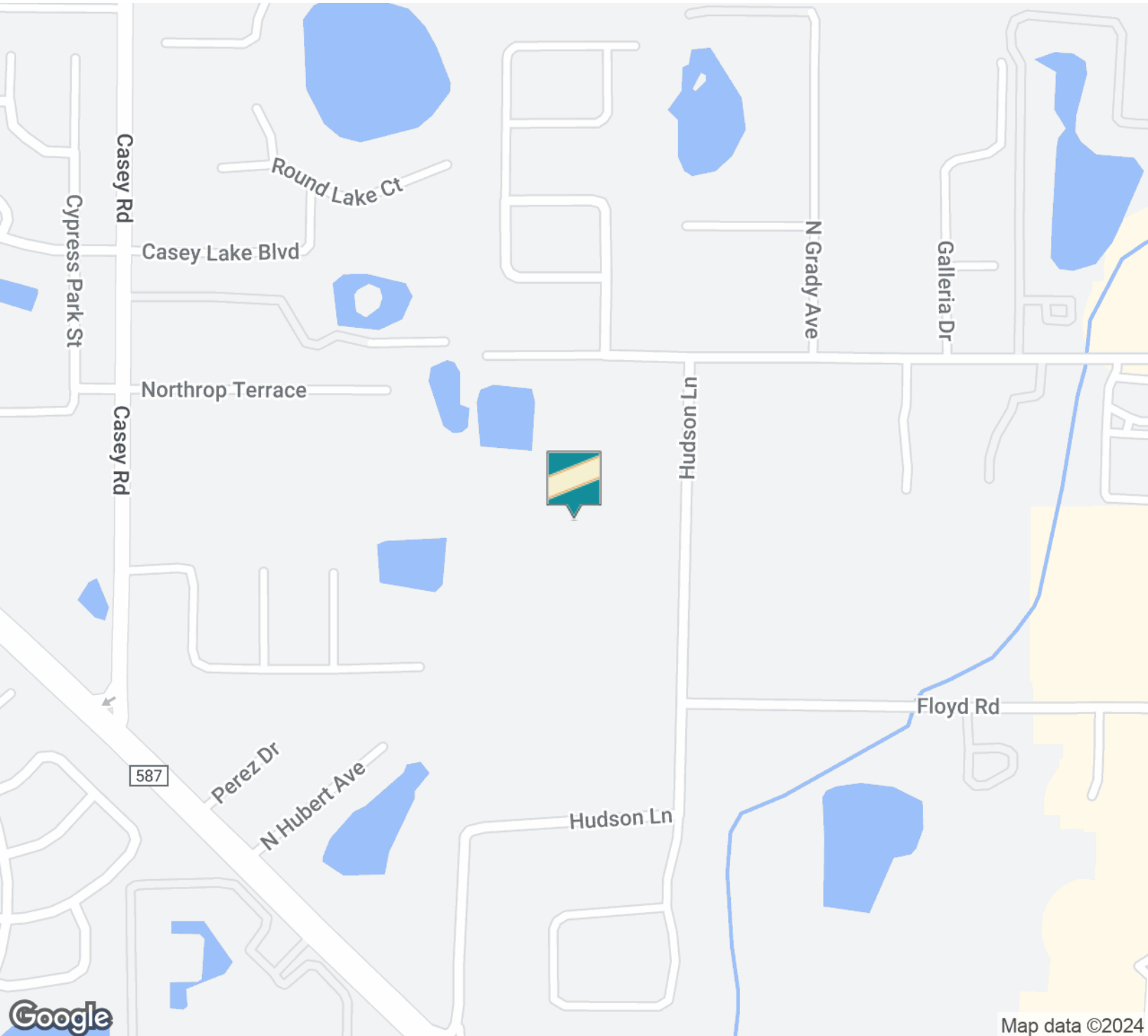
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PRIME CARROLLWOOD RES. DEVELOPMENT LAND FOR 9-13 SINGLE FAMILY HOMES! WITH EXISTING RENTED HOME!

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LOCATION MAPS



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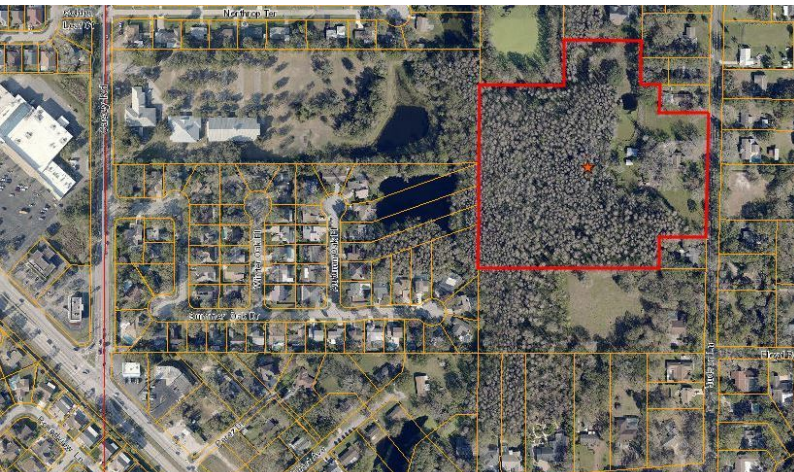
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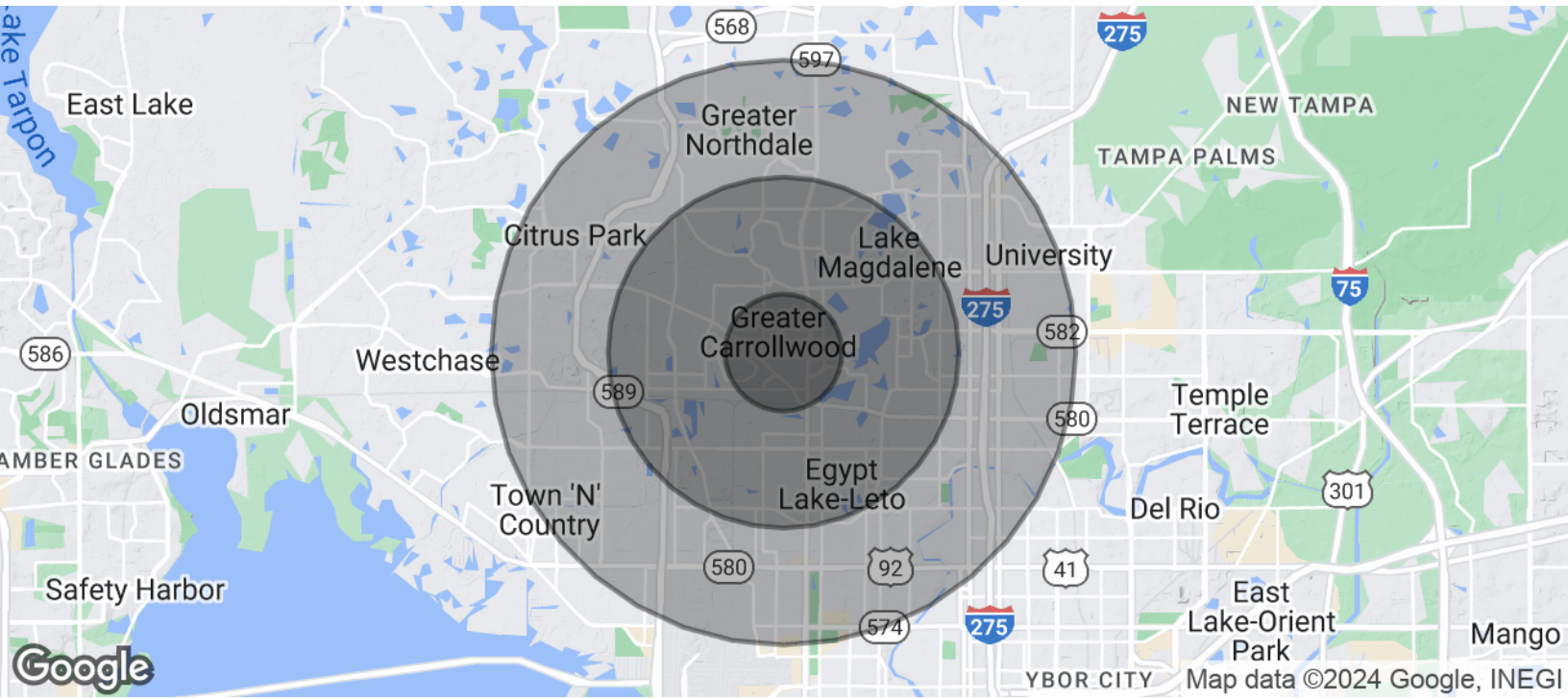
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,237	101,801	267,118
Median age	39.2	37.4	36.8
Median age (Male)	37.7	35.7	35.4
Median age (Female)	41.1	39.4	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,113	40,714	105,153
# of persons per HH	2.5	2.5	2.5
Average HH income	\$77,249	\$66,575	\$59,027
Average house value	\$305,425	\$234,063	\$214,566

* Demographic data derived from 2020 ACS - US Census

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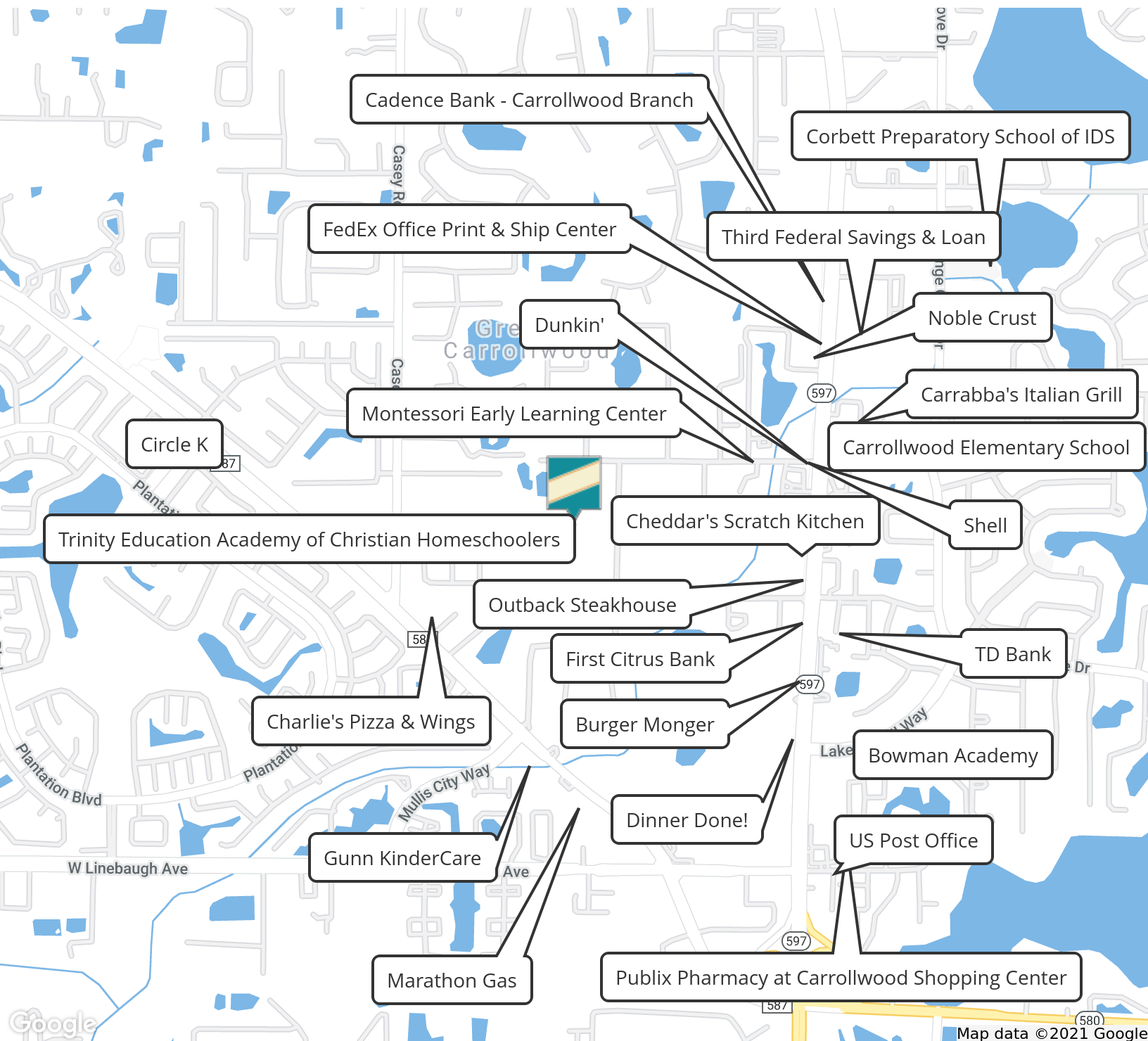
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RETAILER MAP



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ADVISOR BIO & CONTACT 1

SWAPNA SHAH

Associate



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C 813.789.4142
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PROFESSIONAL BACKGROUND

Swapna Shah has a strong rapport and extensive professional experience working with the Tampa Bay community, and a passion for commercial real estate. She has demonstrated leadership qualities and is known in different venues as persuasive and getting the job done.

Swapna has a vast professional network and has been a Tampa Bay resident for over 25 years with personal experience investing in commercial real estate as an owner. When Swapna needed real estate experts 10 years ago to advise her regarding her commercial real estate needs, she turned to Grimaldi Commercial Realty, Tampa's most branded company. Because of Grimaldi Commercial Realty's integrity and straight forwardness in their dealings, she was left with such a positive impression. When Swapna ventured into real estate brokerage she knew that she wanted the finest commercial real estate company to mentor her to become a top notch real estate professional.

Swapna's own experience buying, selling and leasing has given her a keen understanding of client's needs. She is a poised and competent leader in our community and is capable and passionate about turning client's dreams into realities.

Areas of Expertise:

Hotels/Motels
Office/Medical
Investment Properties
Convenience stores/Gas Stations
1031 Exchanges
Land

EDUCATION

Swapna has a degree in Business Administration.

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President



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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:

Crexo 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

REIC Member- Real Estate Investment Council
CCIM Candidate- Certified Commercial Investment Member
ICSC Member- International Council of Shopping Centers

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