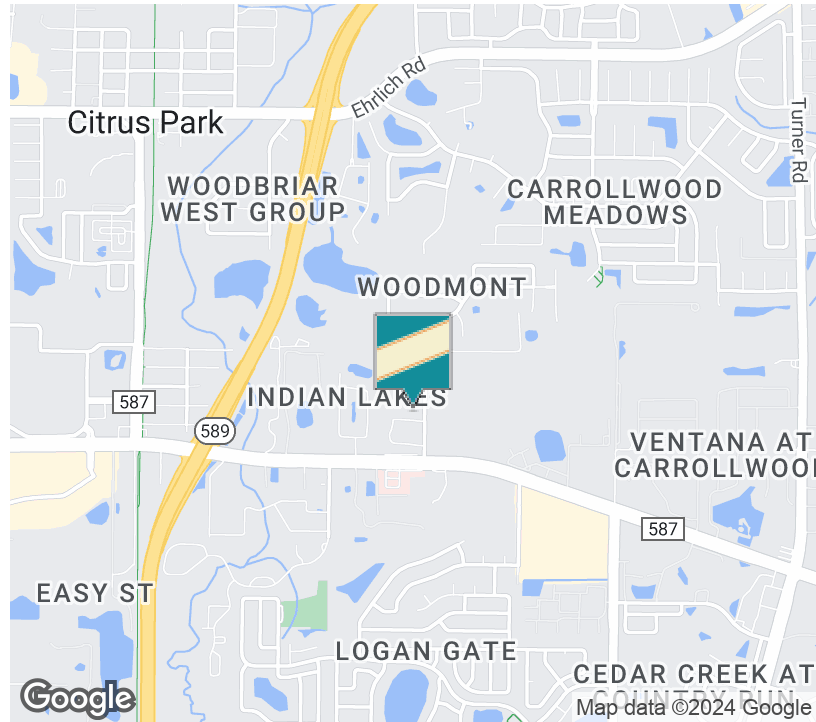




NORTHWEST TAMPA- 77 BED ALF DEVELOPMENT SITE

13320 Cain Road, Tampa, FL 33625

3.8 ACRES CITRUS PARK/ CARROLLWOOD ENTITLED LAND



OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	3.8 Acres
Zoning:	PD 77 bed ALF (FLU R-4)
Market:	Tampa-St. Petersburg-Clearwater
Submarket:	Citrus Park/Carrollwood (NW Hillsborough County)
Traffic Count:	36,000
Price / SF:	\$6.65

PROPERTY OVERVIEW

This Prime 3.8 Acre Level Development Site has been Fully Entitled for a 77 bed Assisted Living Facility, in Desirable Citrus Park/Carrollwood area in Tampa in Northwest Hillsborough County. Site is all upland. Additional adjacent land of apx 1/2 Acre is available from same owner for expansion, for a total of up to apx 4.3 AC for development. Great demographics. Average Household Income \$77,520.00

Located in Prime Citrus Park/Carrollwood area off of Gunn Hwy on Cain Rd, adjacent to St. Marks Episcopal Church, convenient to Veteran's Expressway, Westfield Mall, shopping, restaurants, hospitals, medical, and entertainment. Hart Bus stop route located at Gunn Hwy & Cain Rd at the site. Only .8 miles from Veteran's Expressway SR-589 (AADT 69,000) and 1.3 miles from Westfield Citrus Park Town Center Mall (4 minutes), Restaurants, Medical. Major grocery stores and retailers within 1 mile. Citrus Park ER 1.5 miles, Westchase ER 1.9 miles. 7 miles to Tampa International Airport. Easily accessible to surrounding communities of Westchase, Town & Country, Odessa, Lutz etc.

See attachments:
-Assisted Living Facility entitlements and Site Plan
-Survey

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

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NORTHWEST TAMPA- 77 BED ALF DEVELOPMENT SITE

13320 Cain Road, Tampa, FL 33625

COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Prime Citrus Park Development Land - 3.8 acres in all
- High and dry- Flood Zone X
- Beautiful cleared, level development, with select mature oaks outside of building footprint
- Fully Entitled for 77 bed ALF (\$14,285/bed)
- Near Veterans Expressway (.8 miles), Westfield Mall, Restaurants, Hotels, Hospitals, Medical facilities, 7 miles to Tampa International Airport
- Hart Bus Stop less than 1 block away
- Easily accessible to surrounding communities of Carrollwood/Westchase/Town and Country/Lutz/Odessa
- New Sidewalk just installed by Hillsborough County all the way to Gunn Hwy and bus stop
- 1/2 mile to Citrus Park Mall



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NORTHWEST TAMPA- 77 BED ALF DEVELOPMENT SITE

13320 Cain Road, Tampa, FL 33625

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

PRICE REDUCTION!

Assisted Living Facility Development Land for Sale in Tampa, FL! This Prime 3.8 Acre Level Development Site has been Fully Entitled for a 77 bed Assisted Living Facility, in Desirable Citrus Park/Carrollwood area in Tampa in Northwest Hillsborough County. Site is all upland. . Great demographics. Average Household Income \$77,520.00

Located in Prime Citrus Park/Carrollwood area off of Gunn Hwy on Cain Rd, adjacent to St. Marks Episcopal Church, convenient to Veteran's Expressway, Westfield Mall, shopping, restaurants, hospitals, medical, and entertainment. Hart Bus stop route located at Gunn Hwy & Cain Rd at the site.

Only .8 miles from Veteran's Expressway SR-589 (AADT 69,000) and 1.3 miles from Westfield Citrus Park Town Center Mall (4 minutes), Restaurants, Medical. Major grocery stores and retailers within 1 mile. Citrus Park ER 1.5 miles, Westchase ER 1.9 miles. 7 miles to Tampa International Airport.

Easily accessible to surrounding communities of Westchase, Town & Country, Odessa, Lutz etc.

See attachments:

Assisted Living Facility entitlements and Site Plan Survey

Zoning Jurisdiction: Hillsborough County

LOCATION DESCRIPTION

Located in Prime Citrus Park/Carrollwood area off of Gunn Hwy on Cain Rd, adjacent to St. Marks Episcopal Church, convenient to Veteran's Expressway, Westfield Mall, shopping, restaurants, hospitals, medical, and entertainment. Hart Bus stop route located at Gunn Hwy & Cain Rd at site.

SITE DESCRIPTION

Beautiful cleared and level development land with ALF Entitlements for 77 beds = \$14,285/bed. All utilities are available to the site. Select Grand Oaks are outside the maximum building envelope. 3.8 up to 4.3 AC available.

UTILITIES DESCRIPTION

Electric to site. Hillsborough County water available at street (Cain Rd).



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NORTHWEST TAMPA- 77 BED ALF DEVELOPMENT SITE

13320 Cain Road, Tampa, FL 33625

PROPERTY DETAILS

Sale Price	\$1,100,000
------------	-------------

PROPERTY INFORMATION

Property Type	Assisted Living Facility
Property Subtype	Residential
APN #	PIN U-12-28-17-ZZZ-000000-29120.0 & U-12-28-17-ZZZ-000000-29130.0
Lot Frontage	264 ft
Lot Depth	627 ft
Corner Property	Yes
Traffic Count	36000
Traffic Count Street	Gunn Hwy
Traffic Count Frontage	34000
Power	Yes
Environmental Issues	None
Topography	Level

PARKING & TRANSPORTATION

Street Parking	Yes
----------------	-----

UTILITIES & AMENITIES

Gas / Propane	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Jurisdiction	Hillsborough County

LOCATION INFORMATION

Building Name	Northwest Tampa- 77 Bed ALF Development Site
Street Address	13320 Cain Road
City, State, Zip	Tampa, FL 33625
County	Hillsborough
Market	Tampa-St. Petersburg-Clearwater
Sub-market	Citrus Park/Carrollwood (NW Hillsborough County)
Cross-Streets	Gunn Hwy and Cain Rd.
Signal Intersection	Yes
Market Type	Large
Nearest Highway	Veteran's Expressway
Nearest Airport	TIA (Tampa International Airport)

BUILDING INFORMATION

Number of Lots	2 lots zoned PD- FLU R-4
Best Use	Approved for 77 Bed ALF (Assisted Living Facility)

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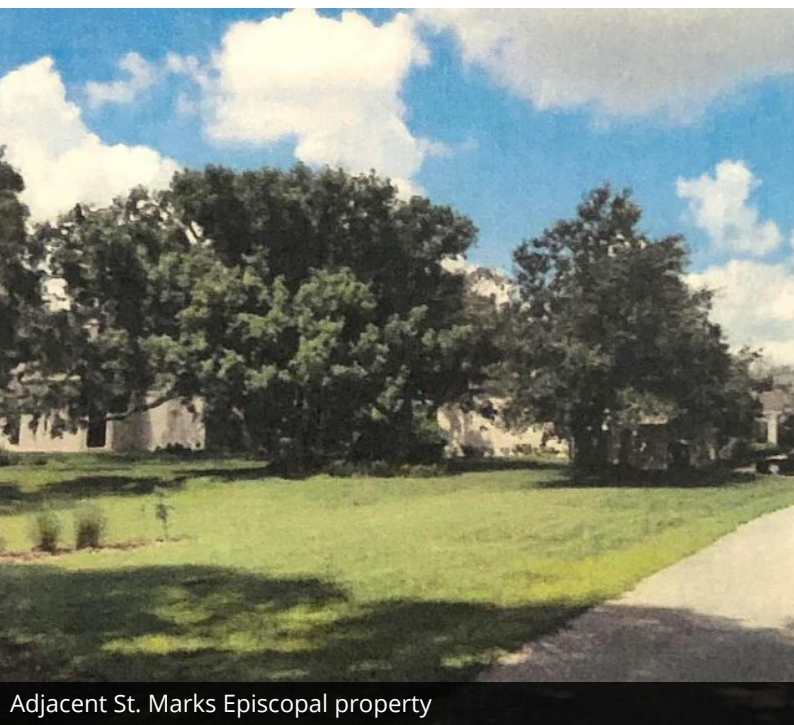
NORTHWEST TAMPA- 77 BED ALF DEVELOPMENT SITE

13320 Cain Road, Tampa, FL 33625

SITE PHOTOS



Level and Mostly cleared Prime Development Land- 3.8 Acres



Adjacent St. Marks Episcopal property



Utilities Available at the road

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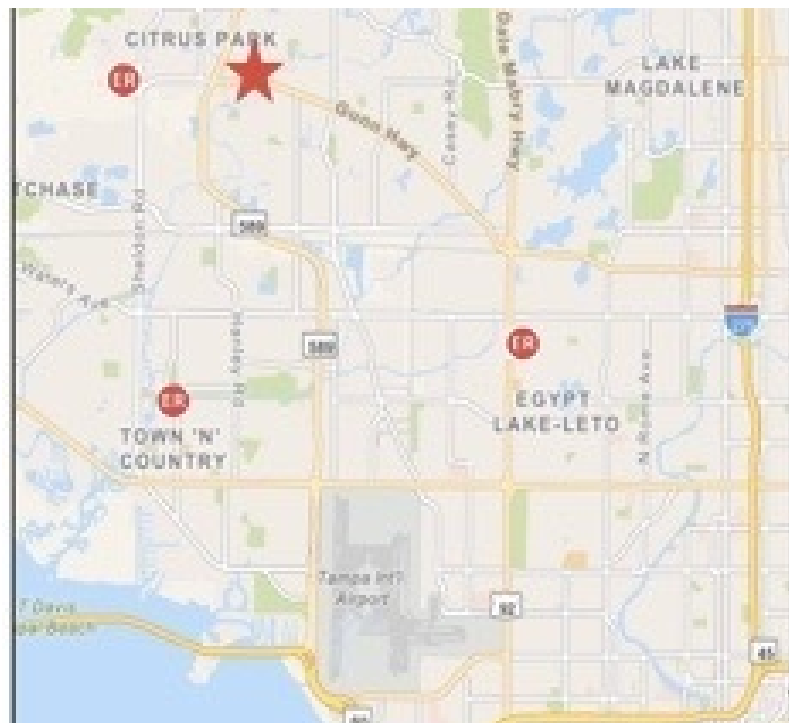
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13320 Cain Road, Tampa, FL 33625

AERIALS



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TAMPA HIGHLIGHTS



TAMPA, FL

Tampa is a major city on the west coast of Florida near the Gulf of Mexico. Tampa is part of the metropolitan area referred to as "Tampa Bay Area", which comprises of Tampa - St. Petersburg - Clearwater. Tampa Bay consistently ranks as being one of the best long term real estate investments in the USA, and ranked # 4 in the nation's top five rent growth markets in 2019.

COUNTY ATTRACTIONS

[Busch Gardens Tampa Bay](#)
[Tampa Zoo](#)
[Museum Of Science And Industry](#)
[Riverwalk/Channelside Waterfront Districts](#)
[Adventure Island](#)
[Tampa Bay Buccaneers](#)

TAMPA HIGHLIGHTS

- Shopping & Dining
- Professional Football - Tampa Bay Buccaneers
- Theme Parks
- Museums
- Live Entertainment
- Night Life
- Concerts and Sporting Venues

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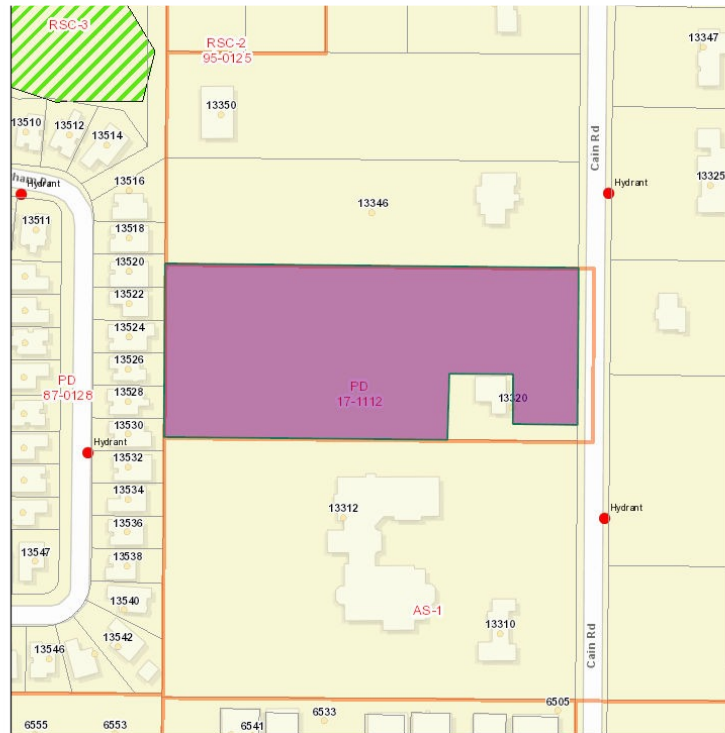


NORTHWEST TAMPA- 77 BED ALF DEVELOPMENT SITE

13320 Cain Road, Tampa, FL 33625

PARCEL 1 DETAILS

Description	Planned Development
RZ	17-1112
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0183H
FIRM Panel	12057C0183H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	17-1112
Note	null
Minor Changes	null
Major Modifications	null
Personal Appearances	null
Census Data	Tract: 011413 Block: 1007
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



February 5, 2020

PD, Hillsborough County - Public Works - Geomatics - Streets & Addresses

Hillsborough County Florida

Folio: 3638.0000
PIN: U-12-28-17-ZZZ-000000-29120.0
ST MARK'S EPISCOPAL CHURCH OF TAMPA INC
Mailing Address:
 13320 CAIN RD
 TAMPA, FL 33625-4004
Site Address:
 13320 CAIN RD
 TAMPA, FL 33625
SEC-TWN-RNG: 12-28-17
Acreage: 3.5869801
Market Value: \$185,665.00
Landuse Code: 7100 INSTITUTIONAL

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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

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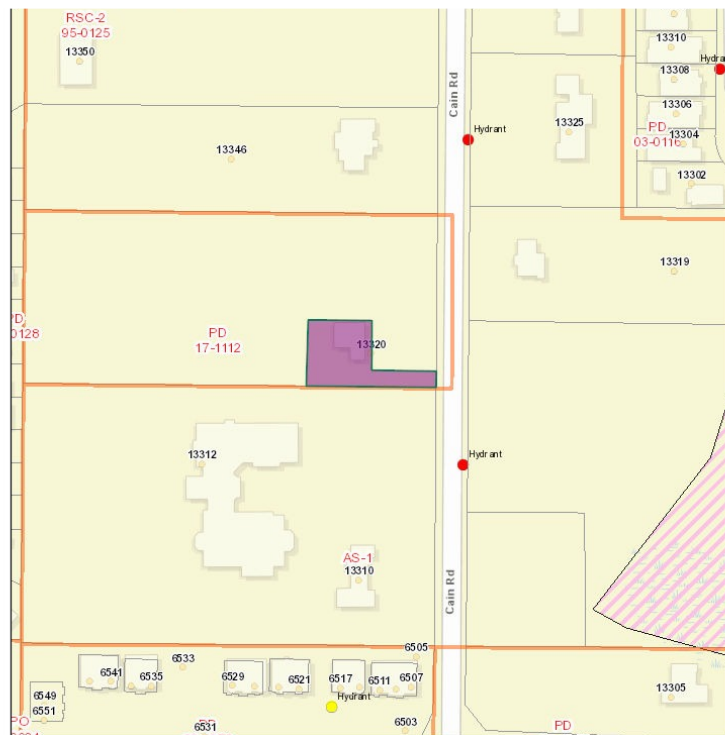


NORTHWEST TAMPA- 77 BED ALF DEVELOPMENT SITE

13320 Cain Road, Tampa, FL 33625

PARCEL 2 DETAILS

Description	Planned Development
RZ	17-1112
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0183H
FIRM Panel	12057C0183H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120185F
County Wide Planning Area	Greater Carrollwood Northdale
Community Base Planning Area	Greater Carrollwood Northdale
Planned Development	PD
Re-zoning	17-1112
Note	null
Minor Changes	null
Major Modifications	null
Personal Appearances	null
Census Data	Tract: 011413 Block: 1007
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



February 5, 2020

1:1,772
0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

PD, Hillsborough County - Public Works - Geomatics - Streets & Addresses

Hillsborough County Florida

Folio: 3638.1000
PIN: U-12-28-17-ZZZ-000000-29130.0
ST MARK'S EPISCOPAL CHURCH OF TAMPA INC
Mailing Address:
 13312 CAIN RD
 TAMPA, FL 33625-4004
Site Address:
 13320 CAIN RD
 TAMPA, FL 33625
SEC-TWN-RNG: 12-28-17
Acreage: 0.287808
Market Value: \$36,314.00
Landuse Code: 7100 INSTITUTIONAL

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Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

December 12, 2017

Reference: RZ-PD 17-1112 GCN
St. Mark's Episcopal Church of Tampa, Inc.
Cain Rd. & Gunn Hwy./03638.0000, 03638.1000

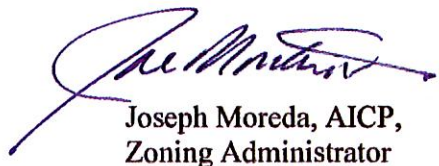
Michael D. Horner, AICP
14502 N. Dale Mabry Hwy., #200
Tampa, FL 33618

Dear Applicant:

At the regularly scheduled public meeting on December 12, 2017, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from AS-1 (Agricultural, Single-Family) to PD (Planned Development) with the attached conditions. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP,
Zoning Administrator

JM/ml
Attachment

HCFLGOV.NET

BOARD OF COUNTY COMMISSIONERS

Victor D. Crist
Ken Hagan
Al Higginbotham
Pat Kemp
Lesley "Les" Miller, Jr.
Sandra L. Murman
Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Chip Fletcher

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES

ADMINISTRATOR

Lucia E. Garsys

**FINAL CONDITIONS
OF APPROVAL**

PETITION NUMBER: RZ-PD 17-1112 GCN
MEETING DATE: December 12, 2017
DATE TYPED: December 12, 2017

Approval-Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 20, 2017.

1. The project shall be permitted a 77 bed Type C community residential home.
2. Development standards shall be as follows:

Front Yard Setback (East):	25 feet
Side Yard Setback:	25 feet
Rear Yard Setback (West):	45 feet, excluding generator and electrical equipment where needed
Maximum Building Height:	35 feet, 1 story
Maximum Building Coverage:	25%
3. The community residential home shall maintain a residential style architecture. Buildings shall be architecturally finished on all sides and shall include a pitched roof.
4. Buffering and screening shall be in accordance with the Land Development Code Section 6.06.06 unless otherwise specified herein.
5. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
6. The construction and location of any proposed wetland impacts are not approved by this rezoning, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
7. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
8. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
9. The developer shall construct a minimum 5 foot sidewalk along the property's frontage on Cain Road.
10. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated

**FINAL CONDITIONS
OF APPROVAL**

PETITION NUMBER:

RZ-PD 17-1112 GCN

MEETING DATE:

December 12, 2017

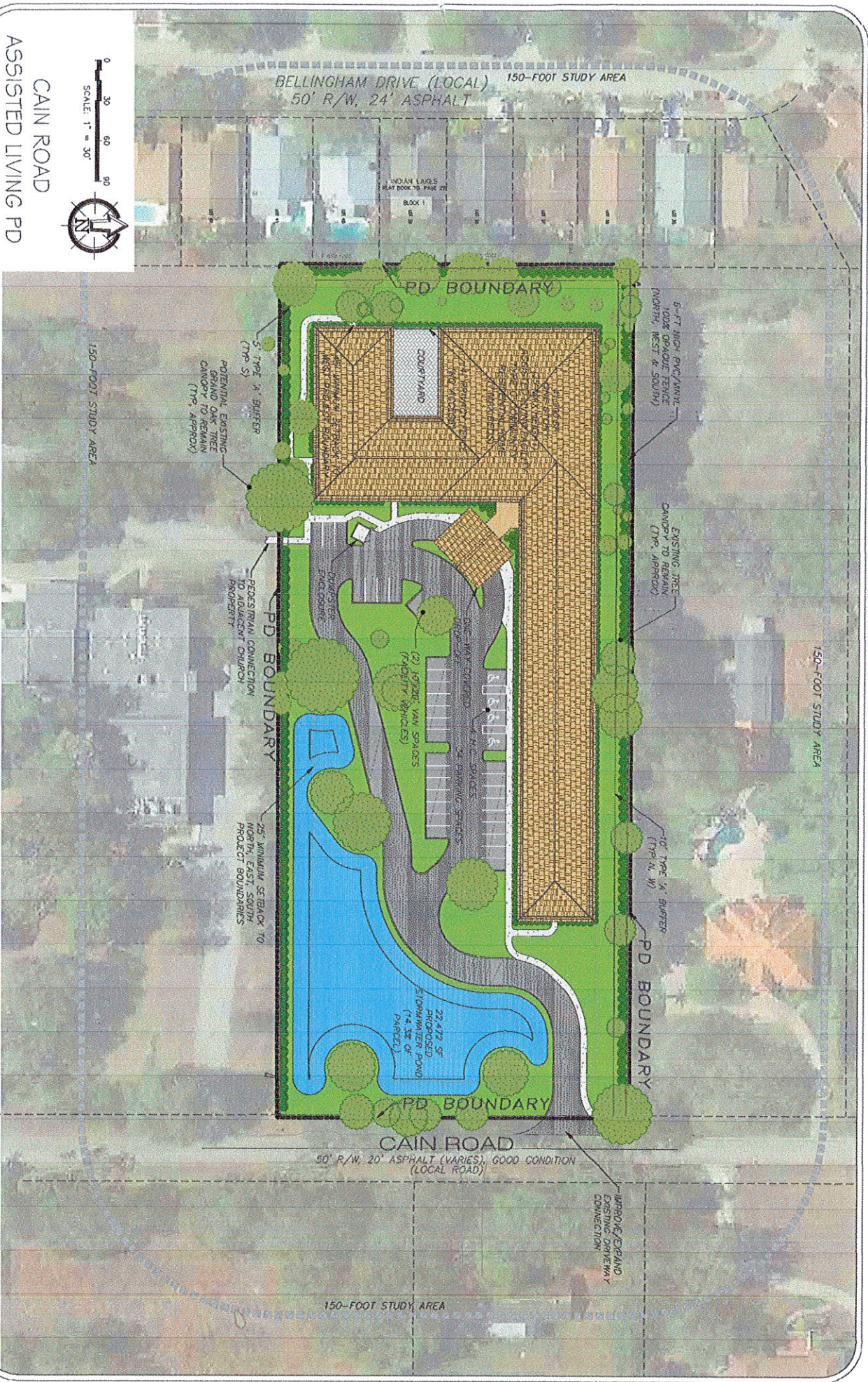
DATE TYPED:

December 12, 2017

conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

11. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use, conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

CAIN ROAD
ASSISTED LIVING PD

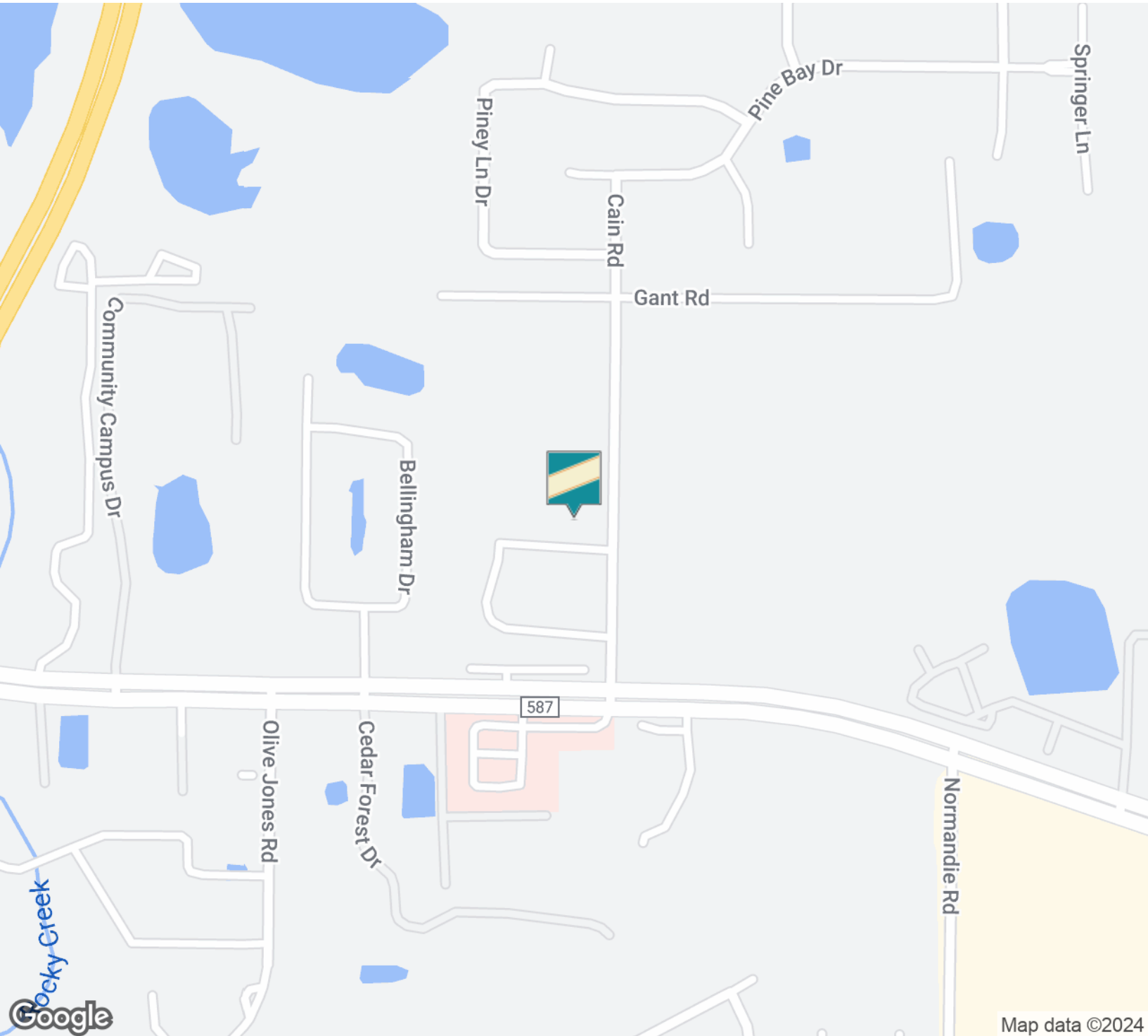




NORTHWEST TAMPA- 77 BED ALF DEVELOPMENT SITE

13320 Cain Road, Tampa, FL 33625

LOCATION MAPS



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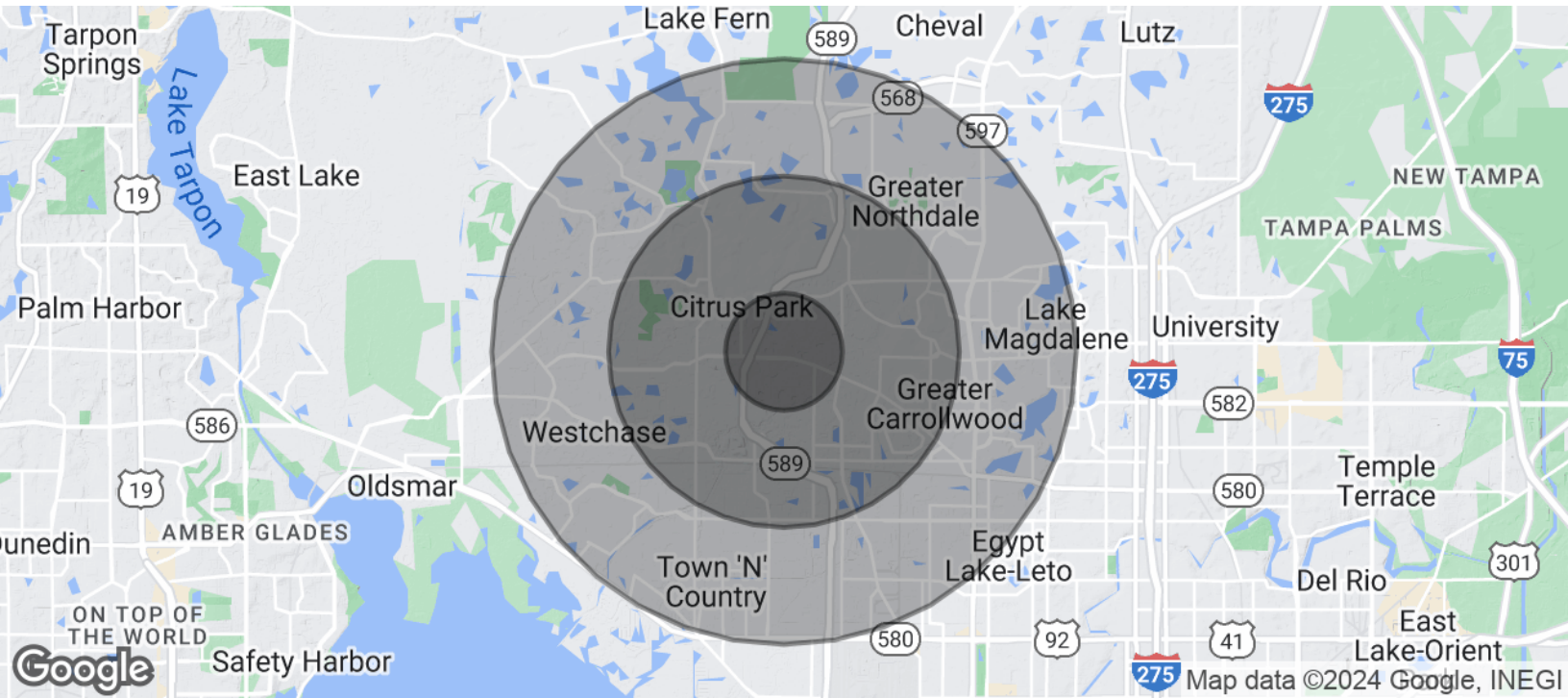
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,276	76,059	202,848
Average age	33.0	37.0	37.1
Average age (Male)	30.3	35.7	35.5
Average age (Female)	34.8	38.4	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,560	28,857	77,796
# of persons per HH	2.9	2.6	2.6
Average HH income	\$63,929	\$72,917	\$73,010
Average house value	\$228,636	\$272,870	\$257,754

* Demographic data derived from 2020 ACS - US Census

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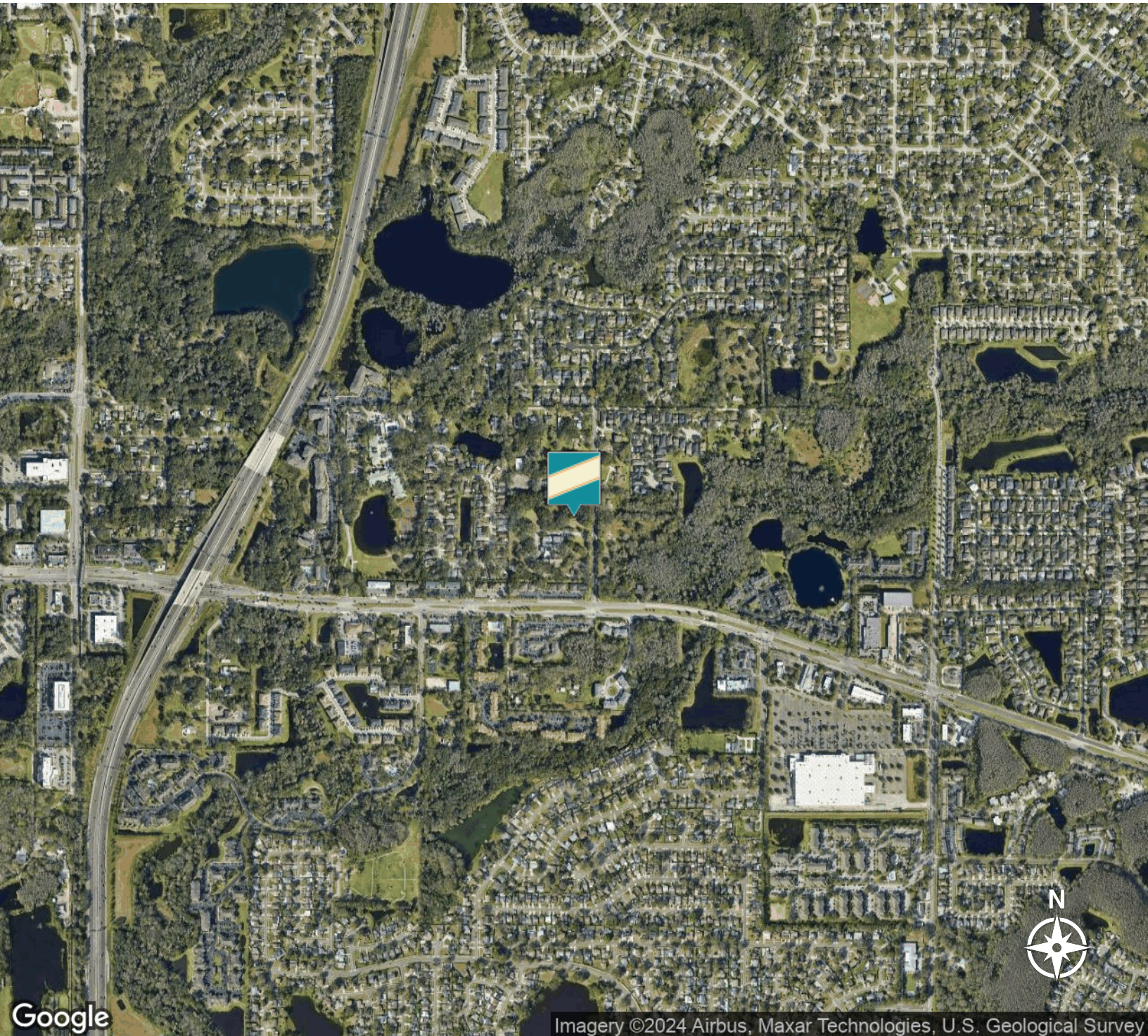
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AERIAL MAPS



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RETAILER MAP

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NORTHWEST TAMPA- 77 BED ALF DEVELOPMENT SITE

13320 Cain Road, Tampa, FL 33625

ADVISOR BIO & CONTACT 1

KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 813.376.3386
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

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

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NORTHWEST TAMPA- 77 BED ALF DEVELOPMENT SITE

13320 Cain Road, Tampa, FL 33625

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