



**.64 AC ON 511 VIRGINIA LN & GULF TO BAY BLVD FOR SALE**

## **PRIME .64 AC RES /URBAN LAND**

511 VIRGINIA LN, CLEARWATER, FL 33764

**SALE BROCHURE • APRIL 15, 2024**

**Swapna Shah**

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**Kari L. Grimaldi/ Broker**

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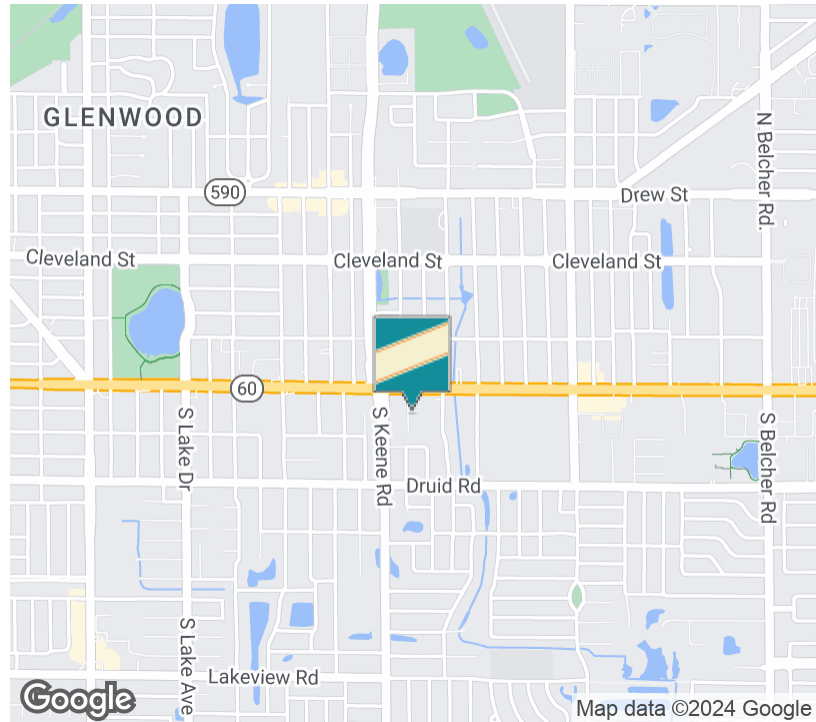
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**Grimaldi Commercial Realty Corp.** • 115 W Bearss Ave • , • 813.882.0884  
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Hwy 60 - GULF TO BAY BLVD & 511 VIRGINIA LN, CLEARWATER, FL 33764

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price: \$300,000

Lot Size: .64 Acres

Market: Tampa/St.  
Pete/Clearwater

Submarket: Clearwater

### PROPERTY OVERVIEW

Very prime Location Rarely available Land total of 3 parcels .64 Acre on 511 VIRGINIA LN, busy high traffic Gulf to bay Blvd in Clearwater Florida next to Walgreens and intersection of gulf to bay Blvd and Virginia Lane ( near South keene Rd)

4.8 miles from Famous Clearwater beach and 20 min drive to Tampa International Airport and very close to Morton Plant Hospital.

Total of 3 Parcels 28,000 sq ft ( .64 AC) Zoned Res. Urban- 7.5 units per Acre

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## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- Very prime Location Rarely available Land  
total of 3 parcels .64 Acre-Zoned RES /Urban  
on 511 Virginia Lane on busy Gulf To Bay Blvd  
in Clearwater Florida next to Walgreens and  
intersection of gulf to bay Blvd and Virginia  
Lane (near South keene Rd)
- Zoned Res. Urban allowing 7.5 units per acre
- Total of 3 Parcels
- Near Hwy US 19, Mc Mullen Booth Rd.
- 4.8 miles from Famous Clearwater beach and  
20 min drive to Tampa International Airport  
and very close to Morton Plant Hospital.
- Adjacent 2.32 acres Commercial CG land also  
for Sale as assemblage- See aerial ----->

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## PROPERTY DESCRIPTION WITH APPROVED SITE PLAN

### PROPERTY DESCRIPTION

Very prime Location Rarely available Land total of 3 parcels .64 Acre RES-Urban on 511 Virginia lane on busy Gulf To Bay Blvd in Clearwater Florida next to Walgreens and intersection of gulf to bay Blvd and Virginia Lane (near South keene Rd) Parcel 3 ,4, & 5- Currently Zoned RES Urban (7.5 dwelling units per acre, FAR .40/ ISR.65, & average ceiling height 30 feet. Future land use Res Urban.

#13-29-15-00000-320-0700

#13-29-15-00000-320-0800

#13-29-15-00000-320-0900

### LOCATION DESCRIPTION

4.8 miles from Famous Clearwater beach and 20 min drive to Tampa International Airport and 2.3 miles to Morton Plant Hospital.

Gulf to Bay Blvd/ Hwy 60 / US Hwy 19/ McMullen Booth Rd.

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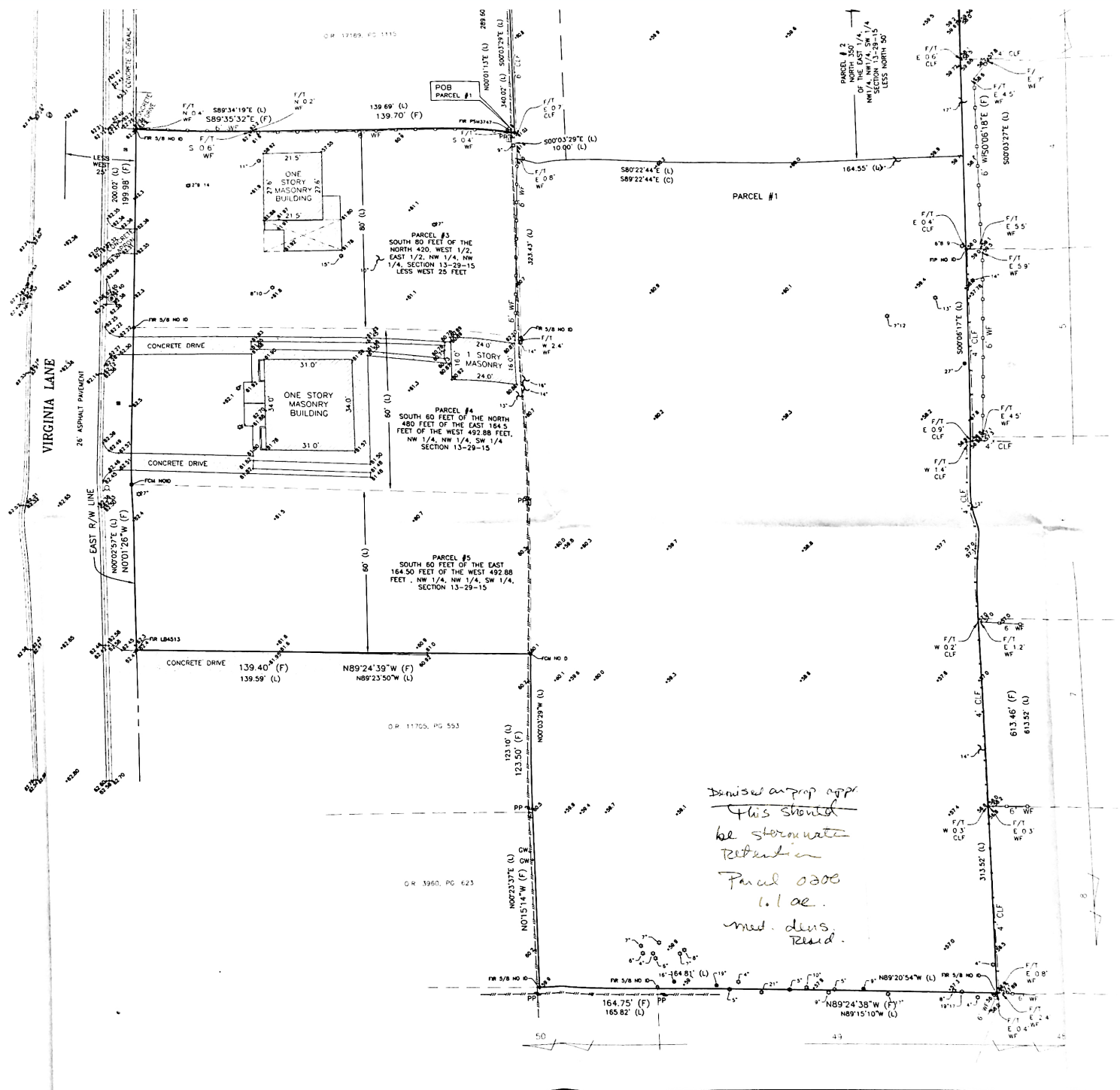
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**SURVEY**



**DEUEL & ASSOCIATES**  
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PH 727.822.4151 FAX 727.821.7255  
WWW.DEUELENGINEERING.COM  
CERTIFICATE OF AUTHORIZATION NUMBER 26320  
LICENSED BUSINESS NUMBER 107

**BOUNDARY AND  
TOPOGRAPHIC SURVEY**  
CLEARWATER FLORIDA

PREPARED FOR  
NAIK DEVELOPMENT LLC  
407 ST ANDREWS DRIVE  
BELLEAIR, FL 33516

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**PARCEL AERIAL**

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**ADDITIONAL PHOTOS**



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## TAMPA BAY AREA

The Tampa Bay area encompasses several cities - Tampa, St. Petersburg, and Clearwater. All cities border Florida's west coast, covering nearly 400 square miles. Tampa Bay consistently ranks as being one of the best long term real estate investments in the U.S throughout the last ten years.

## CITY ATTRACTIONS

Clearwater Beach/St Petersburg Beach  
Busch Gardens Tampa Bay/Tampa Zoo  
Museum Of Science And Industry  
Dali Museum/Chichuly Museum  
Tropicana Field  
The Florida Aquarium

## CITY HIGHLIGHTS

- Tampa Bay's West Coast Beaches
- Museums
- Eclectic shopping and restaurants
- Historic Downtown - Tampa, Clearwater, St. Pete
- Theme Parks
- Clearwater/St. Pete Pier
- Sports Arenas

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## TAMPA BAY AREA MARKET STATISTICS

Located on the west coast of Florida, Tampa Bay is a densely populated metropolitan area, second only to Miami, with a population of more than four million people. Major cities in this area include St. Petersburg, Largo, Clearwater, New Port Richey, Holiday, and Tampa. Tampa's local economy is worth about \$130 billion and the metro area has been ranked as one of the top 20 fastest growing in the country.

Tampa also has a strong local economy with a strong focus on job growth in areas such as STEM, financial services, and healthcare. The Greater Tampa Bay Area is consistently ranked among the top 20 fastest growing metro areas in the country and with billions of dollars of residential, commercial, and infrastructure investments underway, it is one of the engines of the Florida economy. In 2016 alone, the Metro Tampa Area added 40,000 new jobs to the community giving it the fastest growth in the state and one of the fastest in the country. Also these factors drive increasing levels of personal consumption, which translates to strong, consistent retail demand.

More than 19 firms, with annual revenues of more than \$1 billion, are headquartered here and it is home to four Fortune 500 companies.

### Tampa Market Statistics

- ✓ Median Sales Price: \$193,000
- ✓ Median Rent Per Month: \$1,400
- ✓ Median Household Income: \$44,000
- ✓ Metro Population: 3.1 M
- ✓ 1-Year Job Growth Rate: 2.05%
- ✓ 6-Year Equity Growth Rate: 61%
- ✓ 7-Year Population Growth: 10.85%
- ✓ Unemployment Rate: 3.4%

### Tampa Market Quick Facts

1. Tampa ranks # 4 in the nation's top five rent growth markets in 2019 and has year-over-year rent growth at 5.5%.
2. An area with mostly high-priced homes, Tampa still has pockets where investors can find homes at affordable prices (even as low as \$120,000) and turn around to rent them for \$1,075 a month to \$1,400 a month.
3. New jobs from Amazon and a talent pipeline from the University of South Florida helped push the Tampa metropolitan area to the No. 15 spot on the Milken Institute's 2018 index of best-performing cities in the United States.
4. The area has numerous strong Fortune 500 companies including Publix Super Markets Inc., Jabil Circuit Inc., and WellCare Health Plans, Inc.
5. Tampa remains a fantastic tourism market with reported record 126.1 million visitors in 2018 and one of the best cities to buy real estate.
6. It's a popular option for retirees as well, providing for many short-term rental opportunities.
7. Tampa income growth outperforms the national average.

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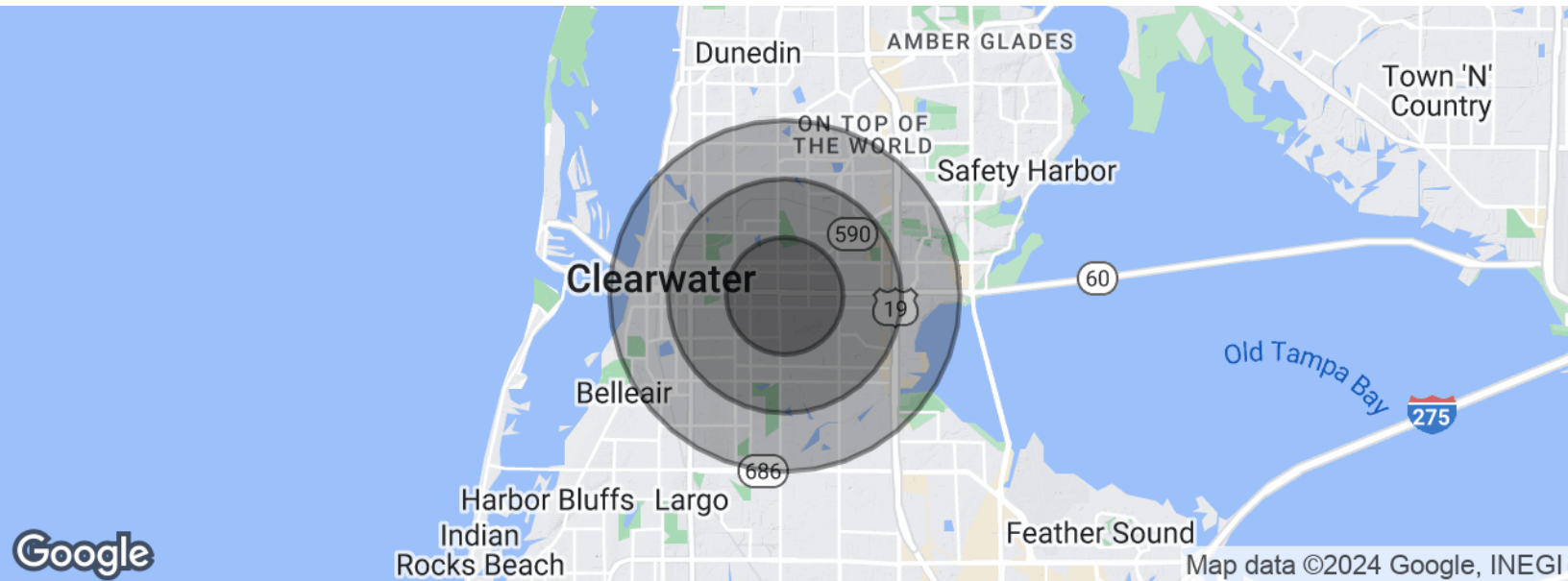
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total population	16,411	58,148	107,354
Median age	37.4	40.6	42.3
Median age (Male)	37.0	40.5	41.6
Median age (Female)	38.2	39.8	42.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,116	21,520	43,423
# of persons per HH	2.7	2.7	2.5
Average HH income	\$47,996	\$48,063	\$52,366
Average house value	\$199,875	\$211,360	\$217,527

\* Demographic data derived from 2020 ACS - US Census

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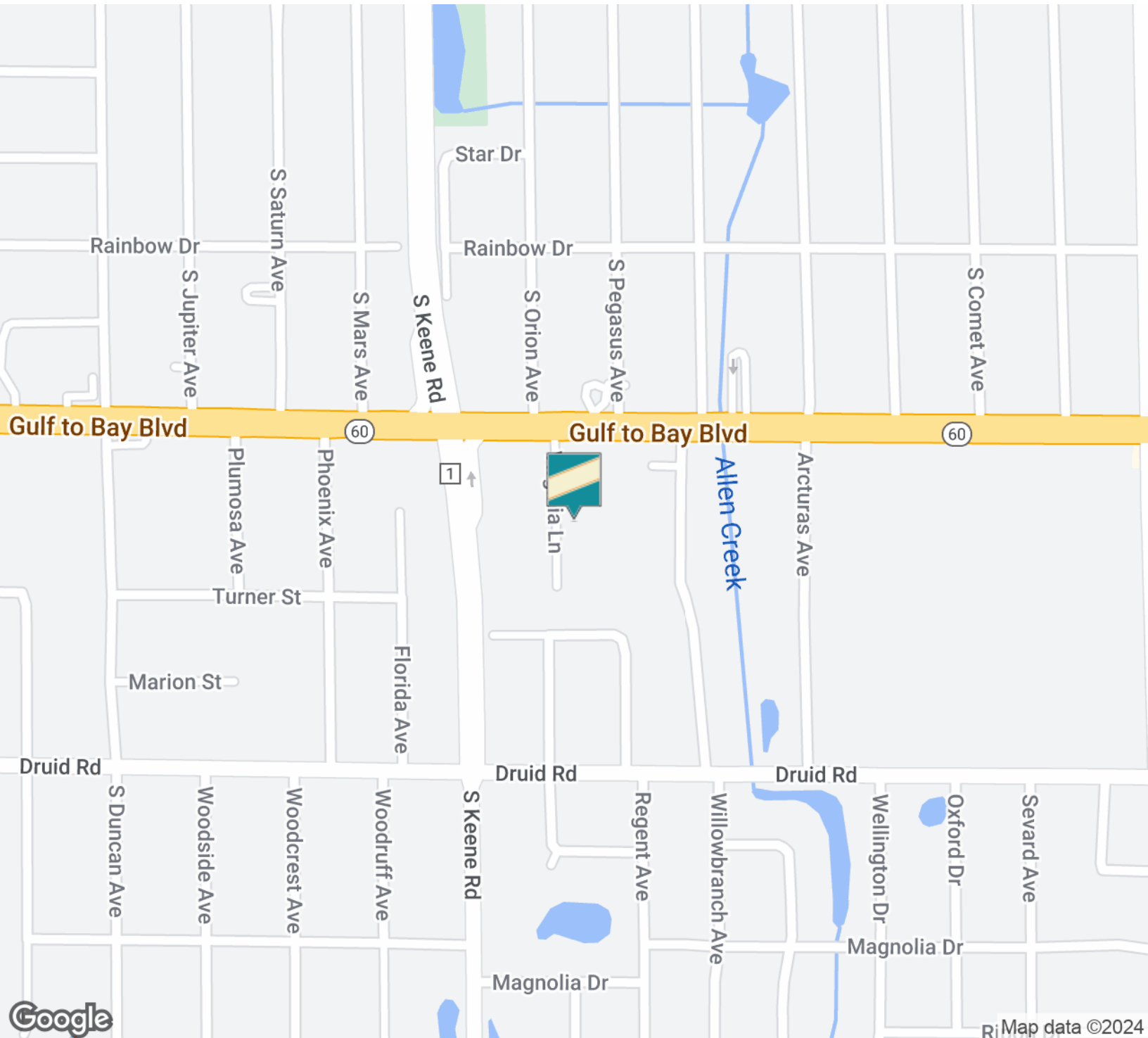
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## LOCATION MAPS



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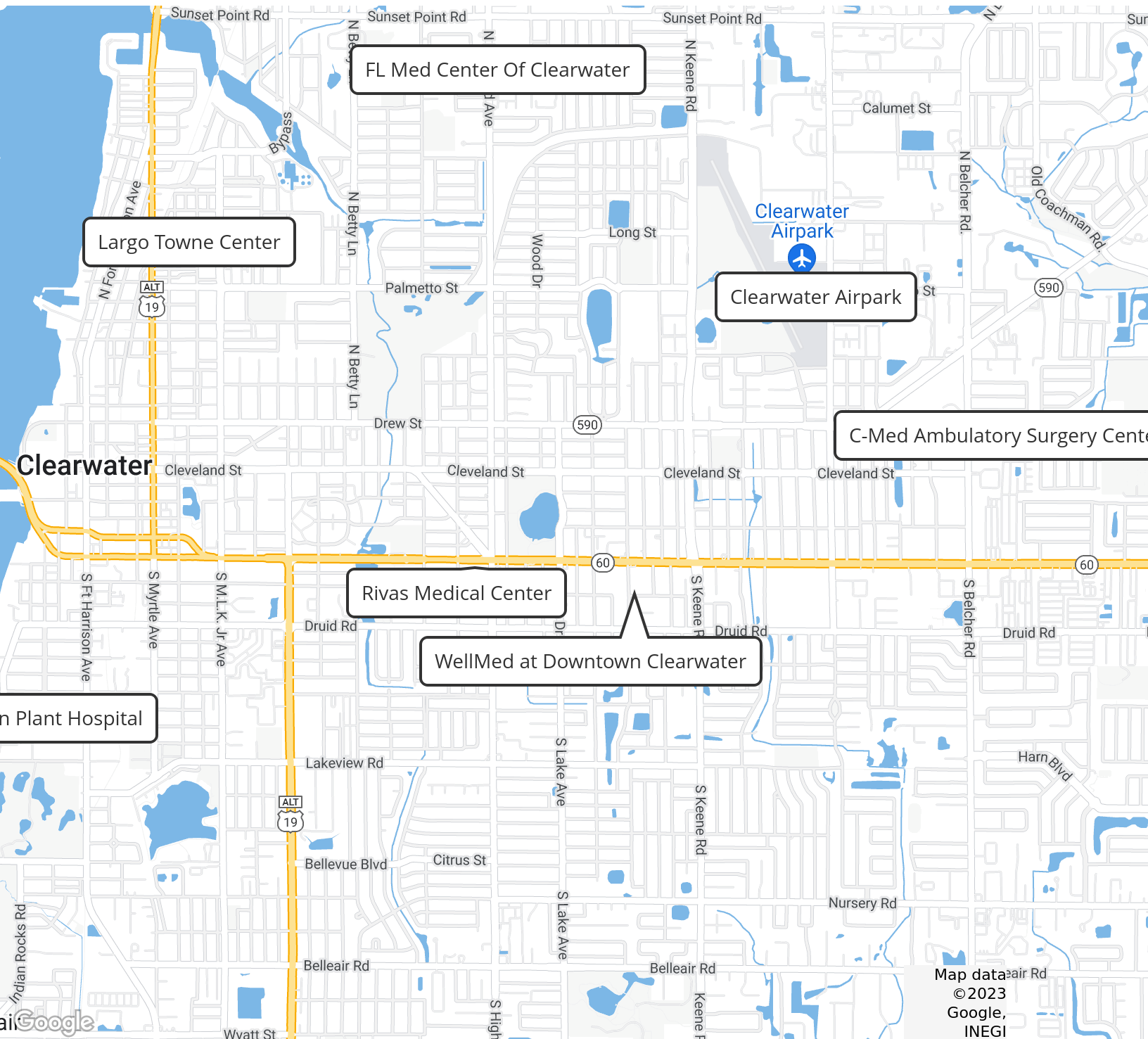
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## RETAILER MAP



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## ADVISOR BIO & CONTACT 1

### SWAPNA SHAH

Associate



115 W Bearss Ave  
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swapna@grimaldicommercialrealty.com

### 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.

### Swapna Shah

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## ADVISOR BIO & CONTACT 2

### KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave

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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## ADVISOR BIO & CONTACT 3

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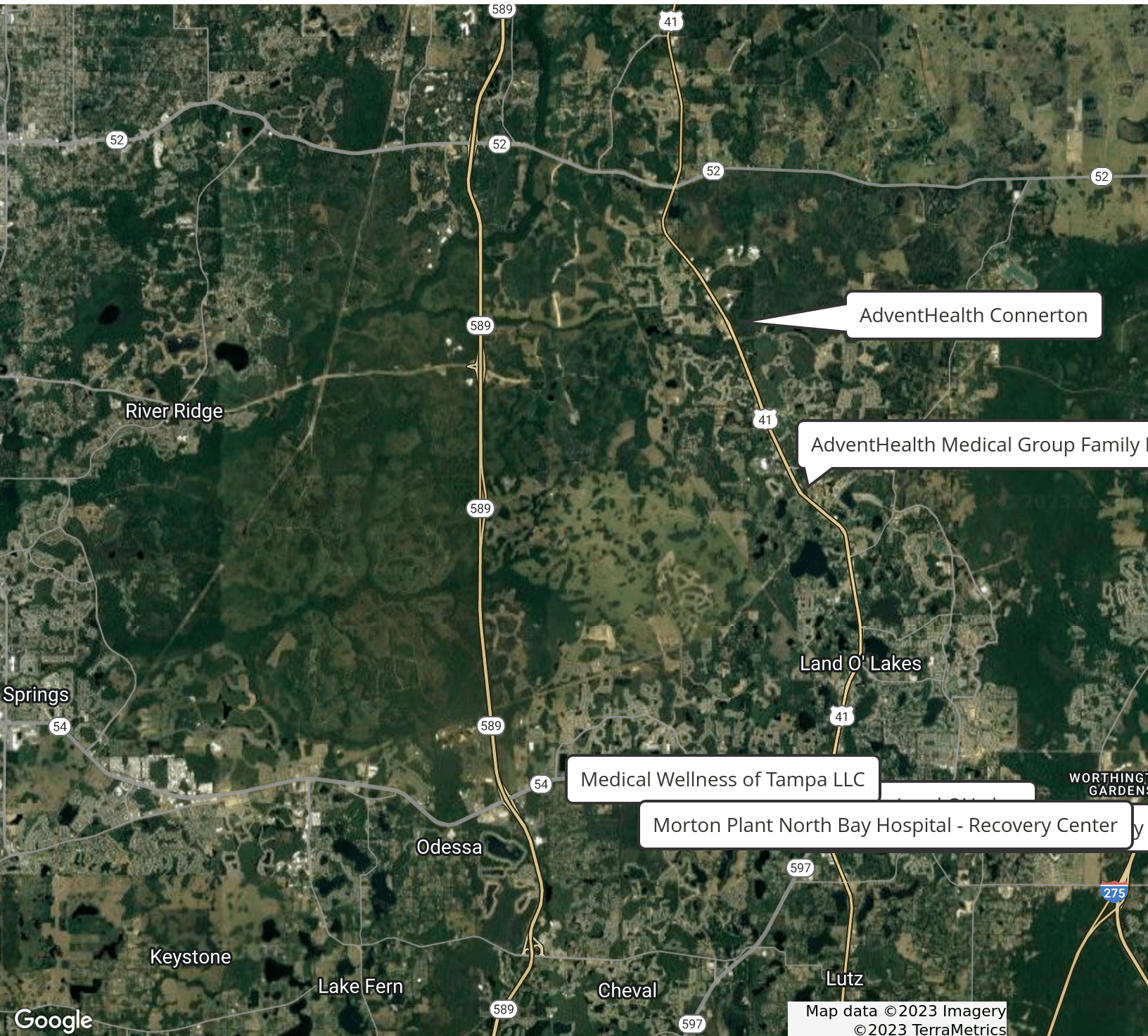
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