



LAND O LAKES C2 DEVELOPMENT LAND

6530 Land O' Lakes Blvd, Land O' Lakes, FL 34638

1.15 ACRES C2 COMMERCIAL-RETAIL LAND- SELLER FINANCE!



OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	1.15 Acres
Zoning:	Commercial- C2
Market:	Tampa/St. Pete/Clearwater (PASCO-Land O' Lakes)
Price / SF:	\$13.95

PROPERTY OVERVIEW

Prime Commercial-Retail Development Land. 1.15 Acres (MOL) fenced in land highly visible with 300' frontage on busy Land O Lakes Blvd. (US-41). Large residential population of approximately 60,000 within a 5 mile radius. Traffic count of approximately 38,000 AADT. Zoned C2 for many commercial uses. Mobile office on site, concrete slab in place. Can potentially build 25,000 SF at this site based on .50 FAR.

Located in Pasco County, one of the nations fastest growing counties for the last 10 years. Within a 3 mile radius of numerous residential communities including; The Wilderness, Dupree Gardens, Drexel, Connerton, and located directly behind the property are the luxury condominium unites of Caliente Villas, and surrounded by Retail and commercial businesses.

Located near Caliente Blvd, south of Tower Rd, and North of Ehren Cutoff Rd.

Boundary Survey attached. Seller will provide seller finance with apx 40% down, finance terms negotiable.

Parcel ID# 01-26-18-0000-01000-0000. Call Broker for Gate code.

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldcommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Prime Commercial C2 Development Land with 300 feet frontage-1.15 ACRES
- Concrete pad
- Surrounded by Residential communities and Retail/Commercial uses
- Many uses: Retail, Commercial, Industrial, Office, Medical etc
- Potential to build 25,000 SF based on .50 FAR
- Prime Pasco County Growth Corridor
-



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PROPERTY DESCRIPTION



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C2 Zoning :

.50 FAR, so possibility to build 25,000 SF

Height restriction: 60 feet

Minimum Setbacks: 25' Front, 30" side and rear

Future Land Use: Retail-Office-Residential

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Call Broker for Gate Code.

LOCATION DESCRIPTION

Located on Hwy 41 with 300 feet of frontage. At Caliente Blvd, north of Ehren Cutoff Rd.

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[ADDITIONAL PHOTOS](#)



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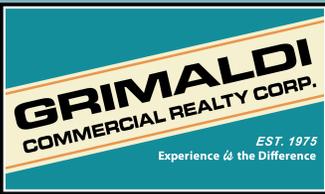


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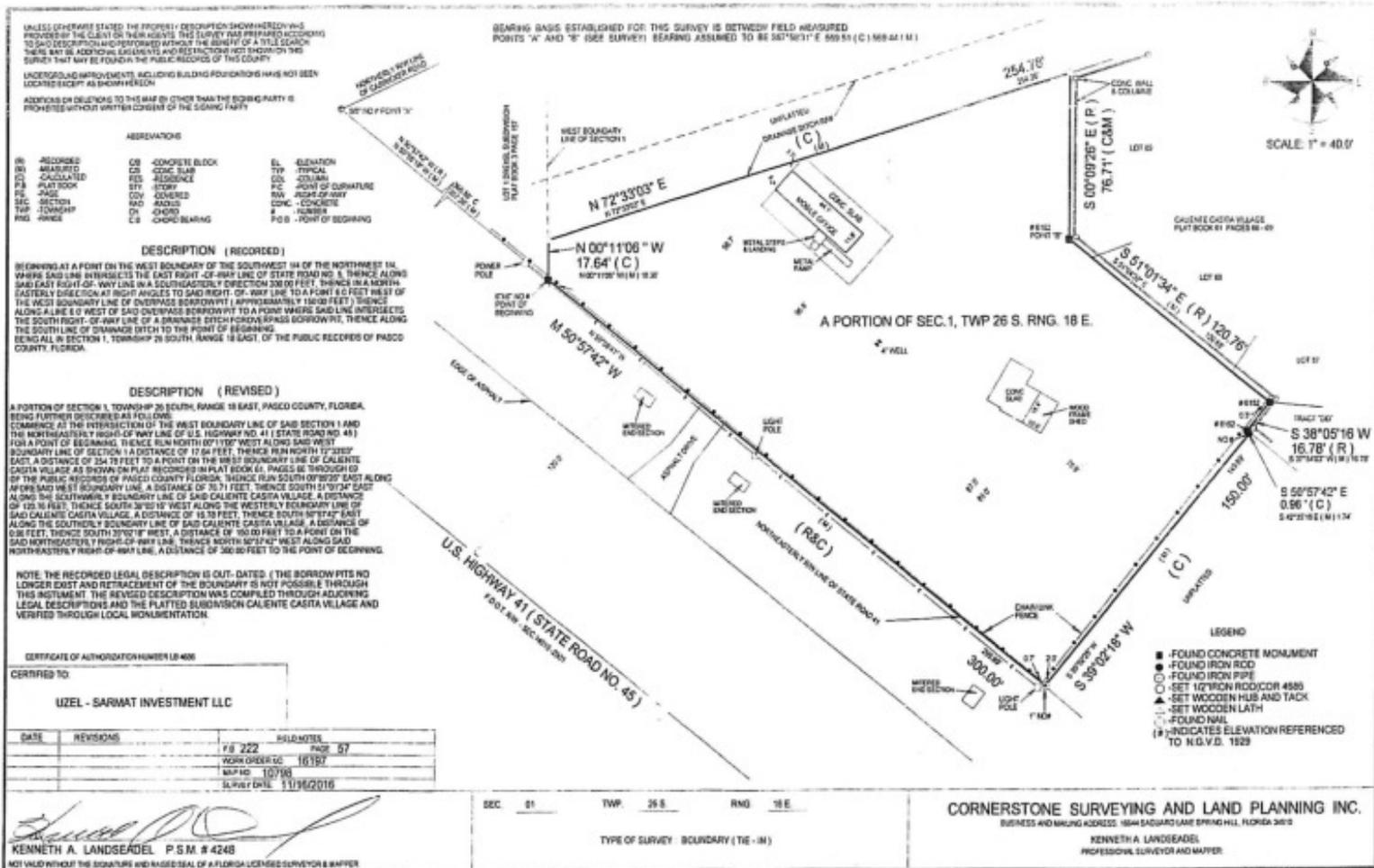
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BOUNDARY SURVEY



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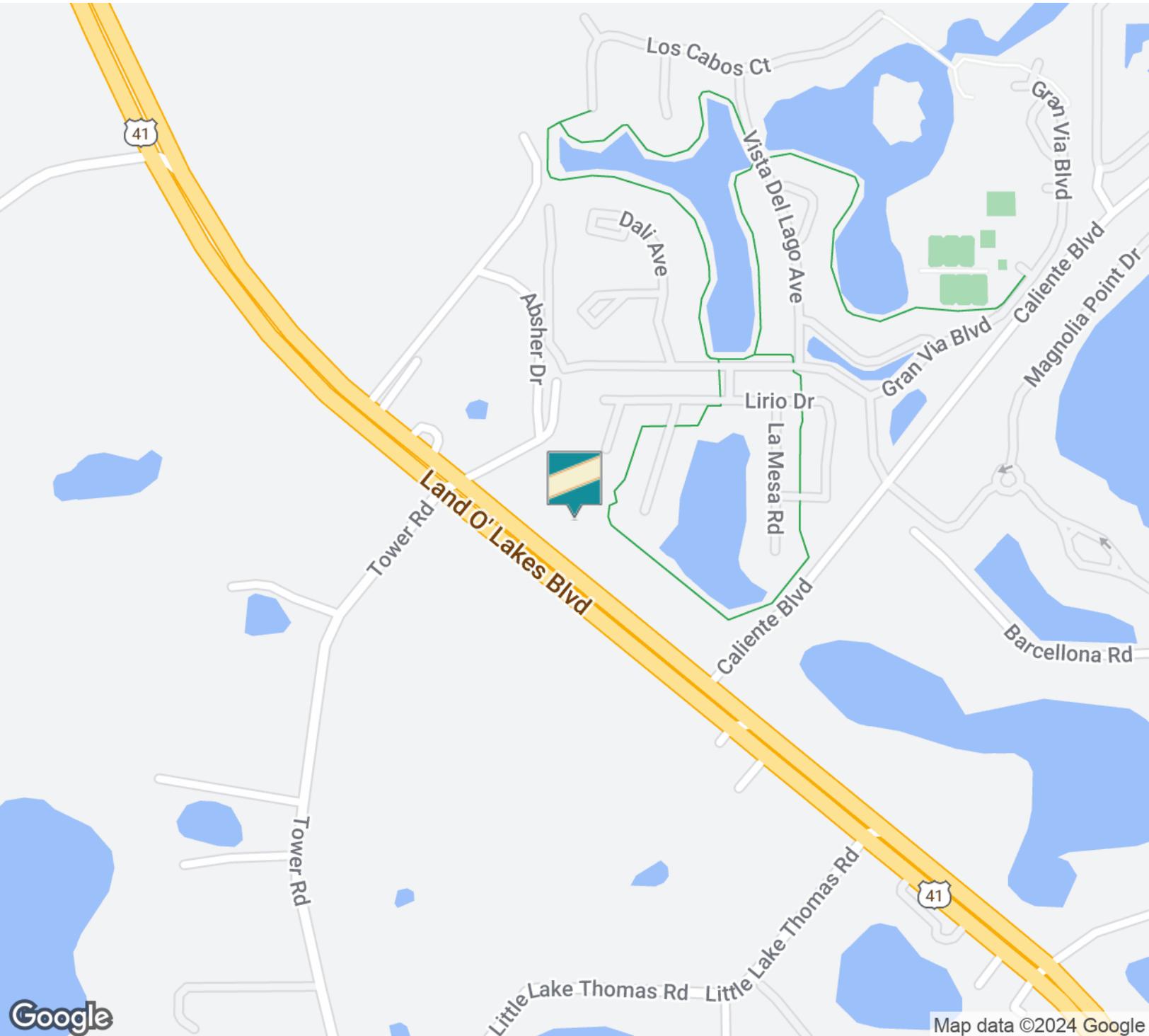
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LOCATION MAPS



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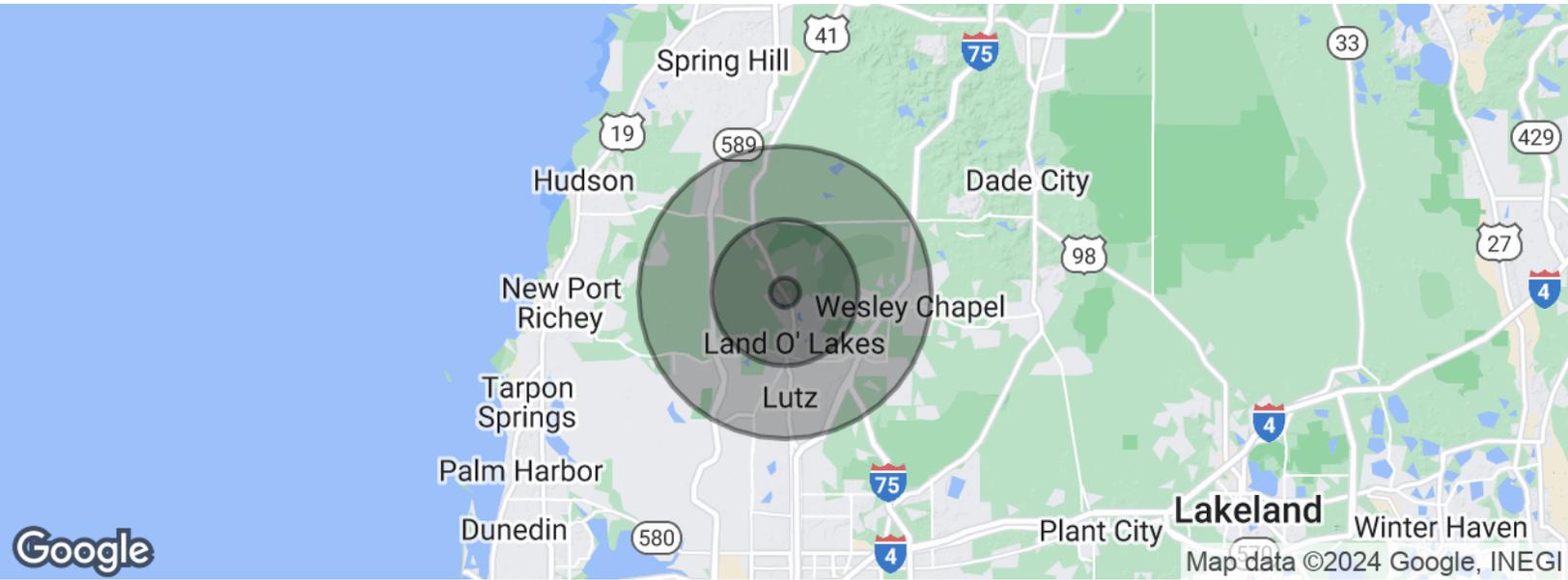
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,108	44,063	166,343
Median age	37.1	38.8	38.6
Median age (Male)	37.3	38.1	38.1
Median age (Female)	36.8	39.2	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	398	15,885	60,733
# of persons per HH	2.8	2.8	2.7
Average HH income	\$77,303	\$78,146	\$84,144
Average house value	\$267,780	\$277,865	\$284,864

* Demographic data derived from 2020 ACS - US Census

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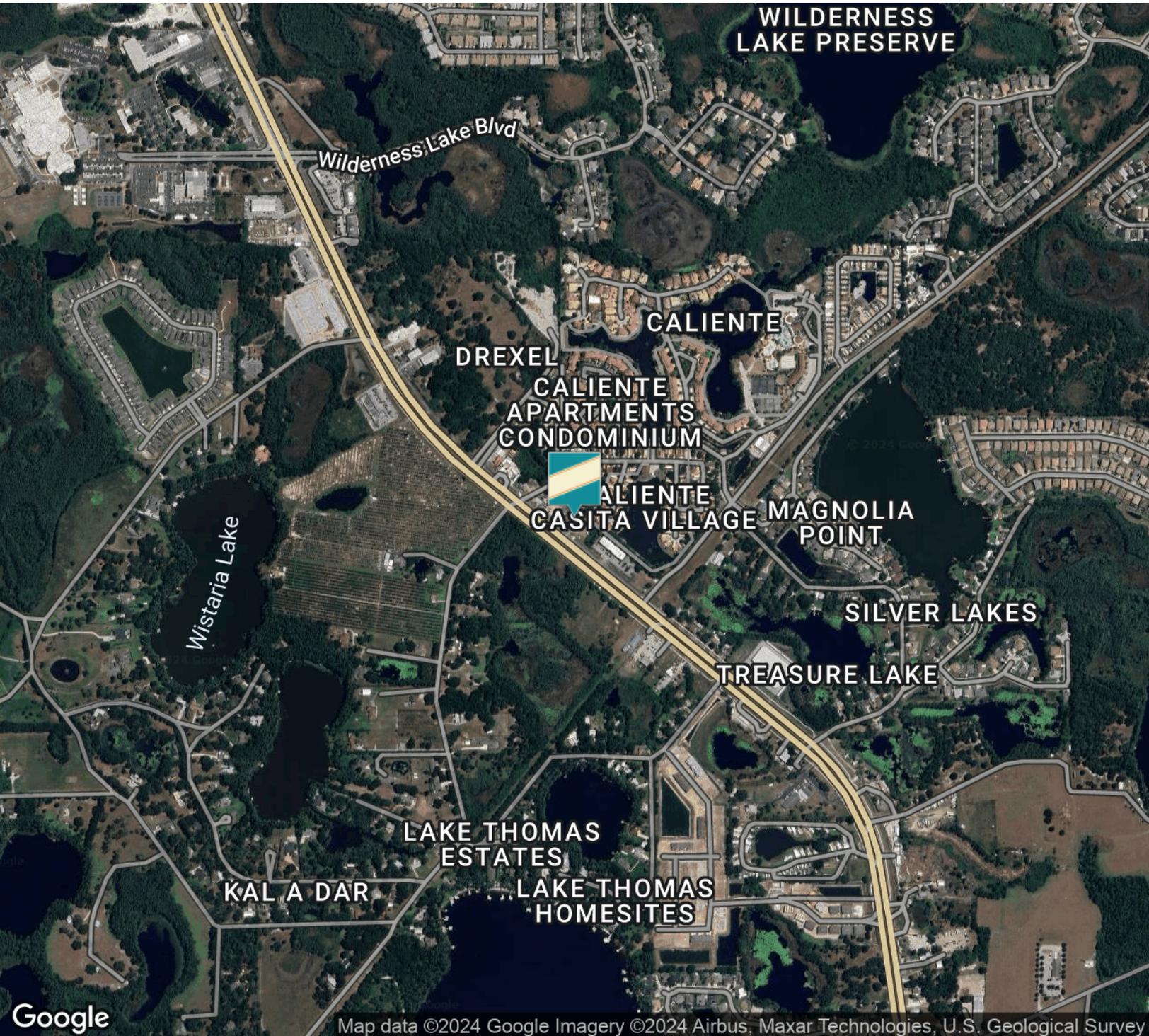
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AERIAL MAPS



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ADVISOR BIO

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

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

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GRIMALDI COMMERCIAL REALTY CORP.

COMPANY BACKGROUND AND SERVICES

EST. 1975, EXPERIENCE IS THE DIFFERENCE

Grimaldi Commercial Realty Corp. has been serving the Tampa Bay and surrounding areas in Florida since 1975. Our vast experience and unparalleled knowledge and presence in the local market makes us the professional of choice in commercial real estate and investment properties. We have the Commercial and Investment markets totally unmatched with a team of experienced agents that specialize in all sectors of the commercial market:

- **Seller & Buyer Representation**
- **Landlord & Tenant Representation**
- **Investment & Financial Analysis**
- **Property Valuation**
- **Short sales & Foreclosures**
- **Property Management**
- **Multifamily and Income Producing Investments**
- **Land Sales & Development**
- **Retail and Office Sales & Leasing**
- **Industrial Sales & Leasing**

We utilize the latest in technology being affiliated with over 40+ local, national, and international commercial marketing sites to aggressively market and move our listings to closing quickly.

Grimaldi Commercial Realty Corp. performs a careful assessment of each client's needs before creating the perfect and specialized marketing plan for each property. Our philosophy of continuing hands-on involvement throughout the entire process has led to continued success and growth since 1975. One of Tampa Bay's premier and acknowledged commercial real estate experts, **Grimaldi Commercial Realty Corp.** provides a personalized and professional service approach with a history of long-term client relationships.



Contact your Sales & Leasing Staff at Grimaldi Commercial Realty Corp.

Marketing Sites may change from time to time

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