



13515 SHELDON ROAD, TAMPA, FL

13515 Sheldon Road, Tampa, FL 33626

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,000,000

Available SF: 3,352 SF

Lot Size: 9.18 Acres

Zoning: CPV-H-2

Price / SF: \$2.50

PROPERTY OVERVIEW

LAND AVAILABLE. 13515 Sheldon Road, Tampa, FL

3.48 Usable Acres and 5.7 Acres Lowland, per County, land highly visible on busy Sheldon Rd. Zoned CPV-H-2 (Multi Family Residential – 6 units per acre). Also included on the land is a 3 bedroom and 2 bathroom single family home that is 3,352 sq ft and was built in in 1984.

Located in Hillsborough County. Approximately .29 miles of Citrus Park Town Center. Within a ¼ mile radius of numerous residential communities, and across the street from Fawn Lake, a deed restricted community.

Folio # 003150-0000

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.



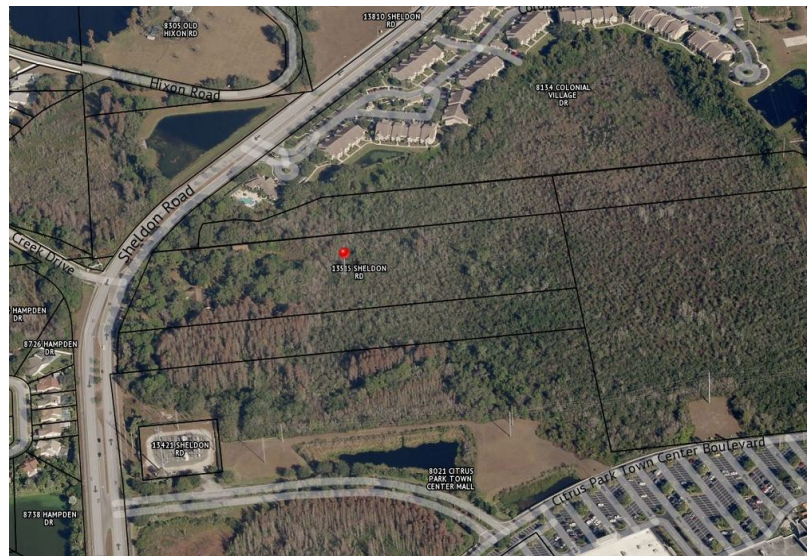
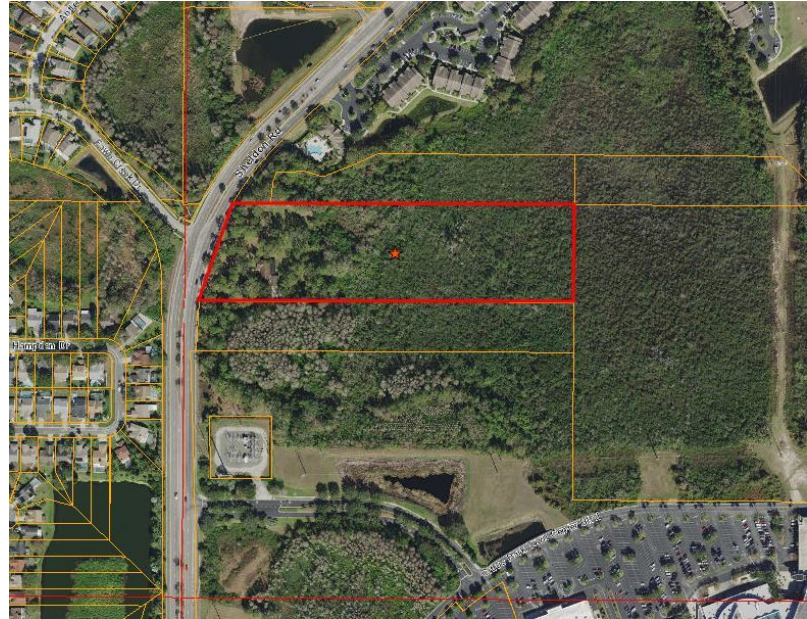
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 3.48 Usable Acres and 5.7 Acres Lowland Per County in land highly visible on busy Sheldon Rd.
- Zoned CPV-H-2 (Multi Family Residential – 6 units per acre).
- Also included - 3 bedroom and 2 bathroom 3,352 sq ft single family home.



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ADDITIONAL PHOTOS



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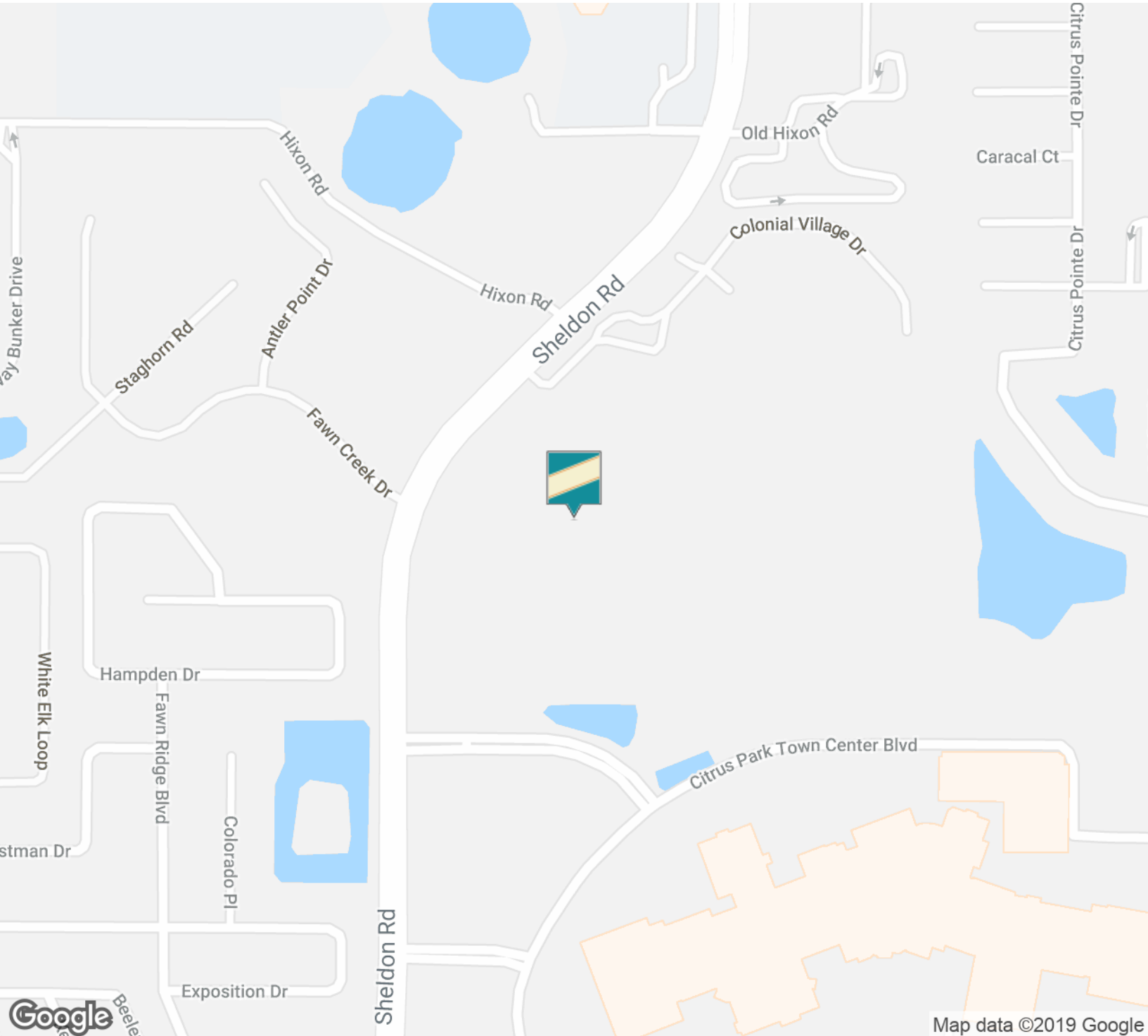
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LOCATION MAPS



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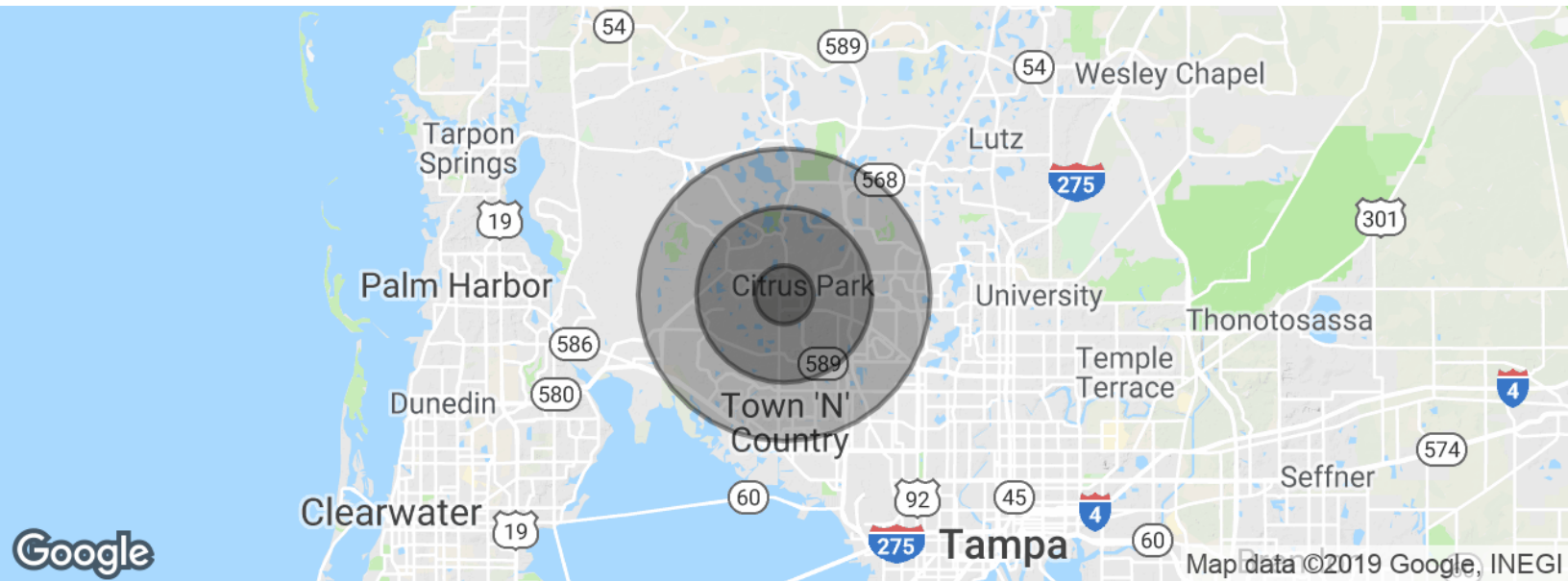
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,319	58,002	171,523
Median age	37.9	36.0	37.0
Median age (Male)	36.9	34.6	36.1
Median age (Female)	38.3	37.3	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,671	21,541	64,822
# of persons per HH	2.6	2.7	2.6
Average HH income	\$81,051	\$80,194	\$77,442
Average house value	\$336,255	\$323,096	\$278,810

* Demographic data derived from 2010 US Census

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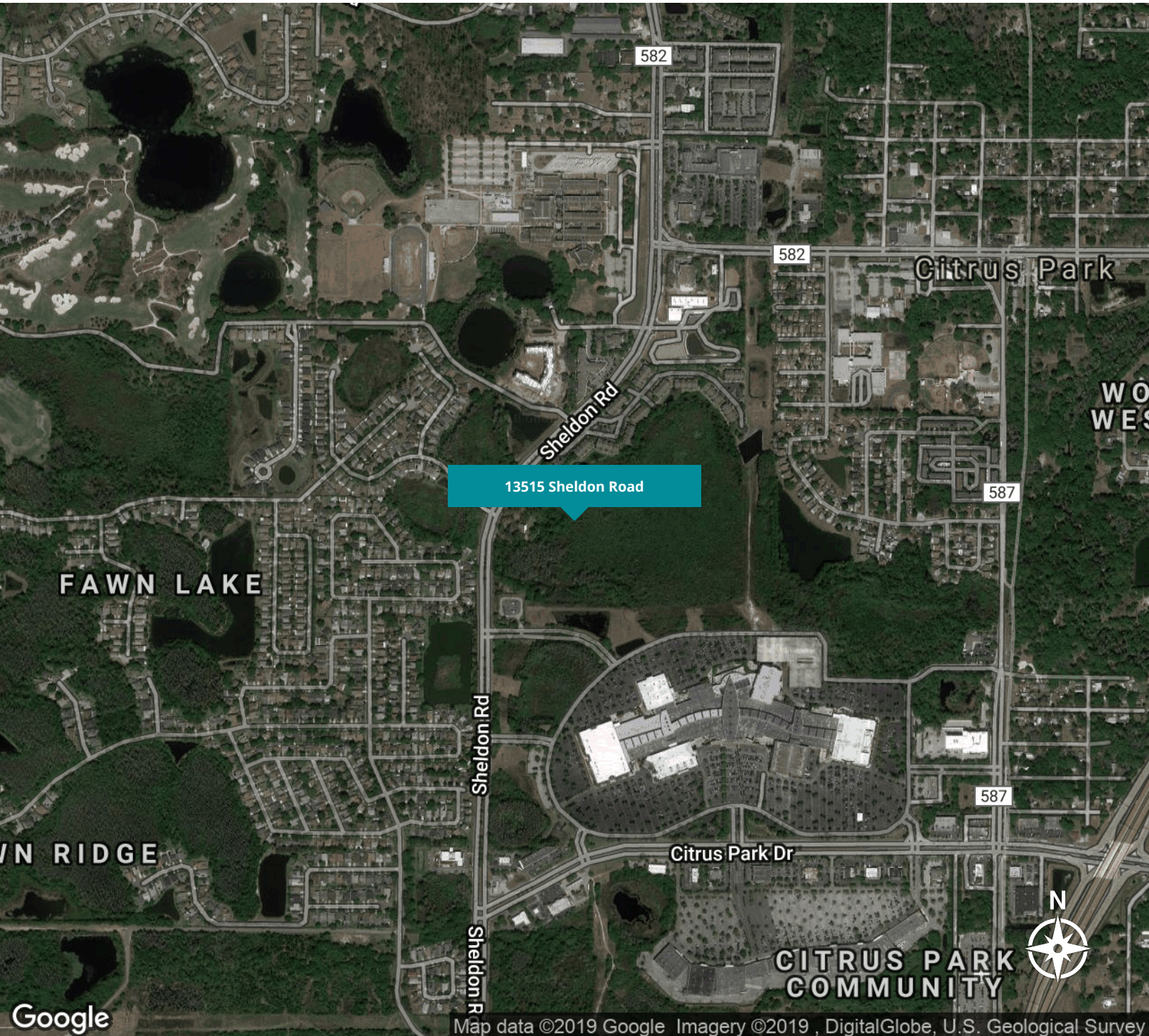
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AERIAL MAPS



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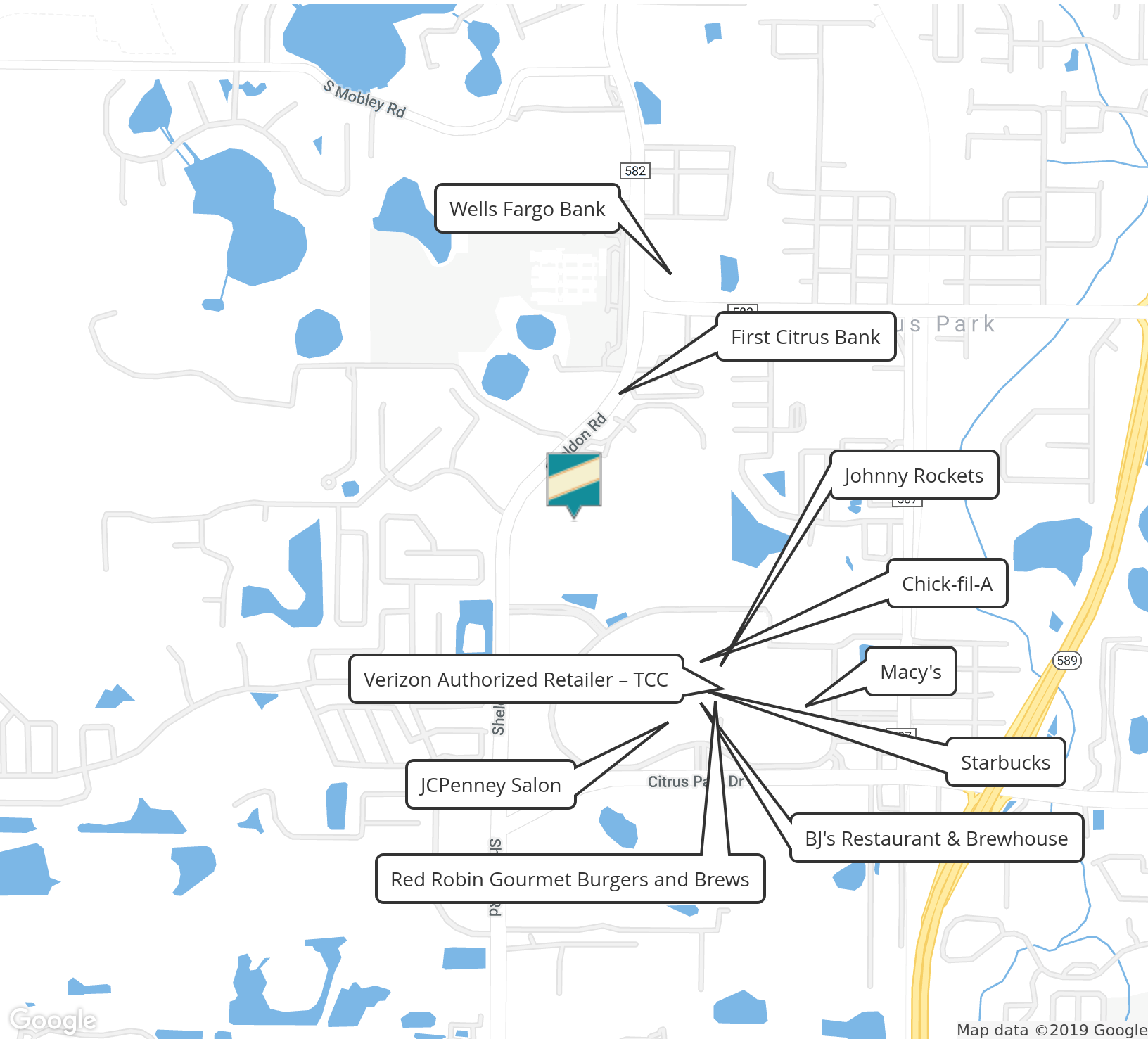
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RETAILER MAP



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ADVISOR BIO & CONTACT 1

KARI L. GRIMALDI/ BROKER

President/ Broker



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FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is a Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari has quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning & 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:

Areas of Expertise:

- Office and Build to Suit Sales & Leasing
- Medical Office Sales & Leasing
- Resale & Leasing of Office Parks
- Retail Sales & Leasing
- Industrial Sales & Leasing
- Multi family 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, she 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 FGCAR- 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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FOUNDER/CEO BIO

FRANK GRIMALDI, SR.

Founder/CEO



PROFESSIONAL BIOGRAPHY

Frank Grimaldi, Sr. is the Founder and CEO of Grimaldi Commercial Realty Corp. and a pillar of the Tampa Bay Community. He started Grimaldi Commercial Realty Corp. in 1975. With over 40 years as a commercial Broker, he has experience in every aspect of commercial real estate including specializing in:

- Creative Seller Financing
- Sales & Leasing
- Asset Management
- Multi Million Dollar Transactions
- Land & Community Development
- Value Analysis
- Economic/Urban Development
- Retail
- Office
- Industrial
- Multi-family

Being in the Tampa Bay market market for over 40 years, Frank has a vast network of contacts allowing him access to clients purchasing a variety range of commercial property types and price points. His experience has allowed him to successfully weather numerous turbulent economies and community changes. Frank takes a hands-on approach to all projects. His philosophy has kept the company successfully growing and has empowered him to be one of the most trusted names in the Tampa Bay Commercial Real Estate market.