



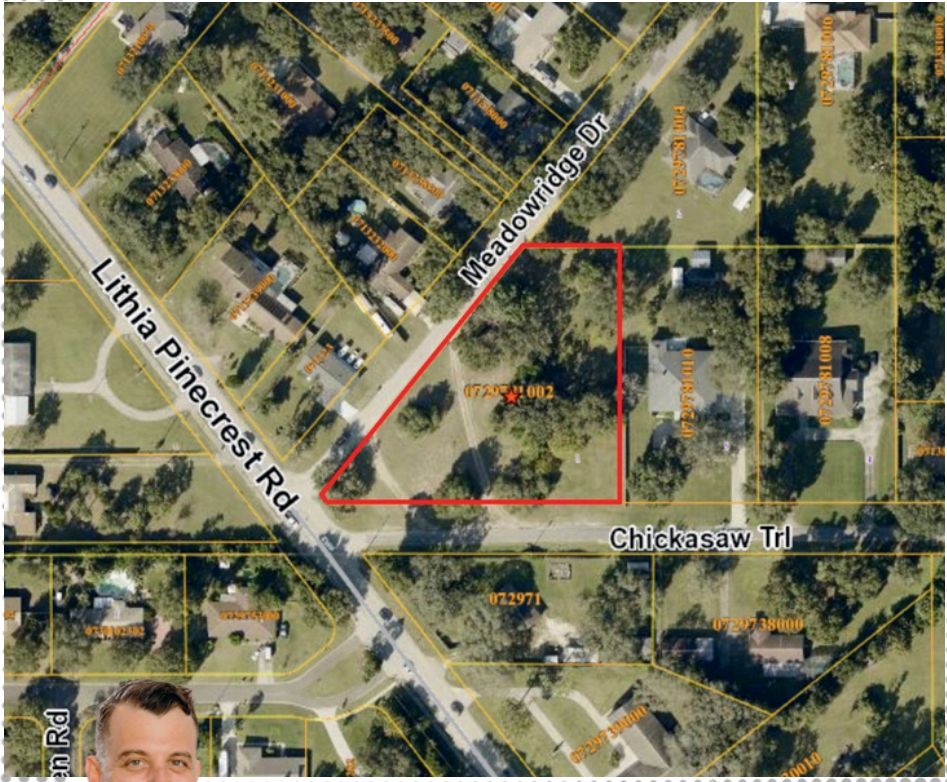
\$699,000



ASSISTED LIVING FACILITY

FOR SALE

1931 MEADOWRIDGE DR, VALRICO, FL 33596



- ## FEATURES
- Assisted Living Facility Development Opportunity in the Greater Tampa Area
 - Strategic investment in sectors with high demand senior living & healthcare services
 - Designed to fit 30 beds in the ALF with an additional 9 treatment rooms and 2 medical offices



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1931 MEADOWRIDGE DR, VALRICO, FL 33596

Assisted Living Facility Development Opportunity

EXECUTIVE SUMMARY

Assisted Living Facility Development Opportunity at 1931 Meadowridge Drive, Valrico, FL

Morgan Capital Group is excited to present a premier investment opportunity in the thriving Greater Tampa Bay Area with the offering of a commercial development site at 1931 Meadowridge Drive, Valrico, FL. Priced at \$699,000 this 1.50-acre parcel is primed for the development of a state-of-the-art Assisted Living Facility (ALF) and an integrated Urgent Care/Medical Office. The proposed project encompasses the construction of a 12,500 square foot Assisted Living Facility designed to accommodate 30 beds. This facility will cater to the increasing demand for senior living solutions in the area. Complementing the ALF is an on-site medical facility which will include 9 treatment rooms and 2 offices, aimed at providing urgent care and additional healthcare services. This combination of senior living and medical services facilities is designed to provide comprehensive care and convenience to residents and the surrounding community. 1931 Meadowridge Drive offers a strategic location in Valrico within the Greater Tampa Bay Area, a region known for its growing elderly population and increasing demand for integrated healthcare services. The site's accessibility to major transportation routes and local amenities enhances its attractiveness for both potential residents and healthcare professionals. Plans are in motion which will significantly reduce the lead time to operational status, allowing quicker occupancy and revenue generation. The development of this ALF along with the Urgent Care/Medical Office presents a unique opportunity for substantial financial returns through direct revenue from care services and potential appreciation of the property value due to increasing demand in the region. Additionally, this investment offers significant social impact by providing essential services to the community and enhancing the quality of life for its senior residents. Morgan Capital Group invites developers and investors to seize this opportunity to make a lasting impact in the Greater Tampa Bay Area.



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED



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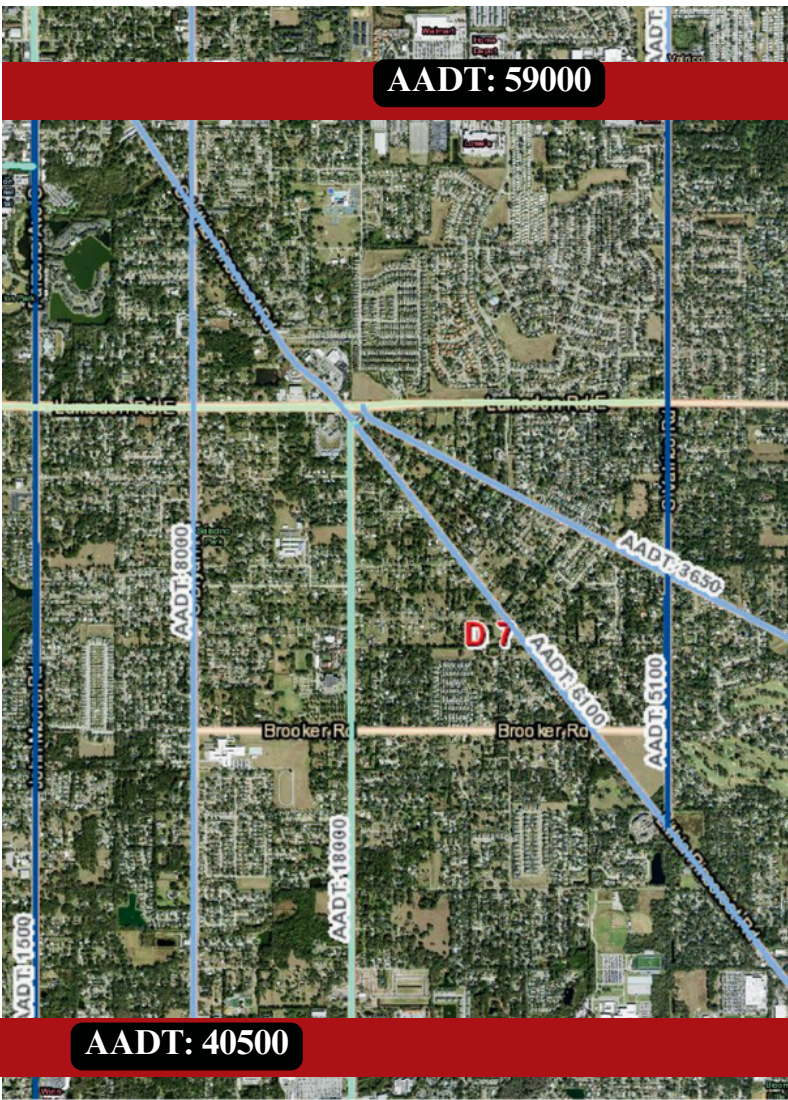
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Assisted Living Facility- Development Opportunity

DEMOGRAPHICS

38,594 Population
Median Age: 45.3
Total Housing Units: 10,007
Families & Living Households: 9,982
Median Income: \$108,963
Employment Rate: 62.0%
Total Employers Est.: 515



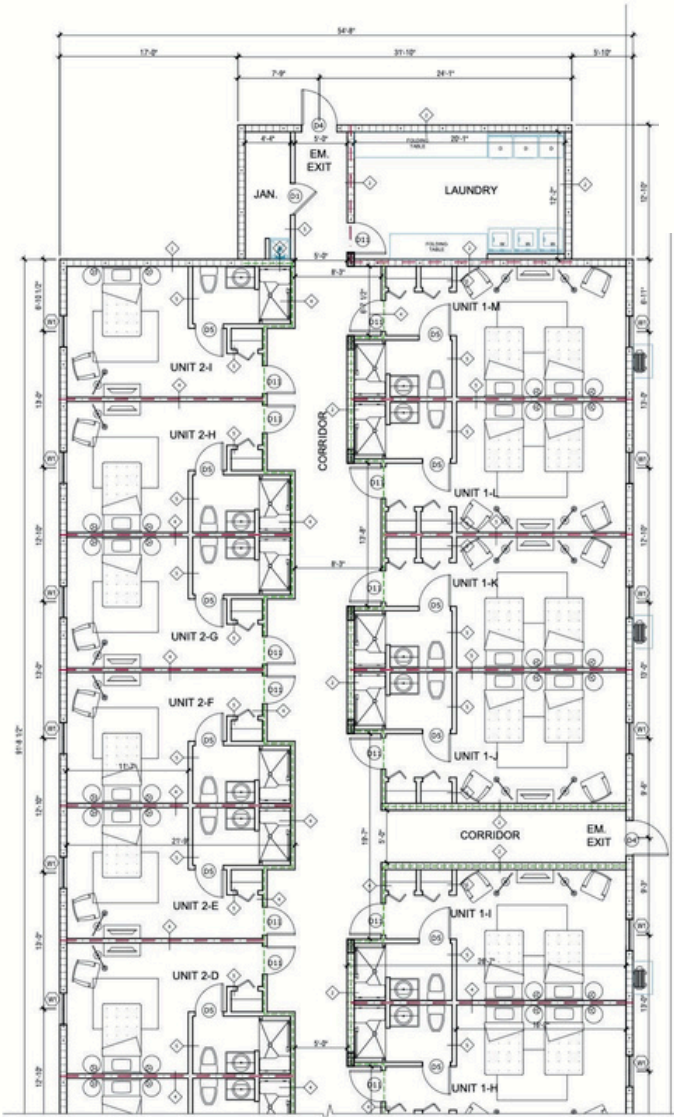
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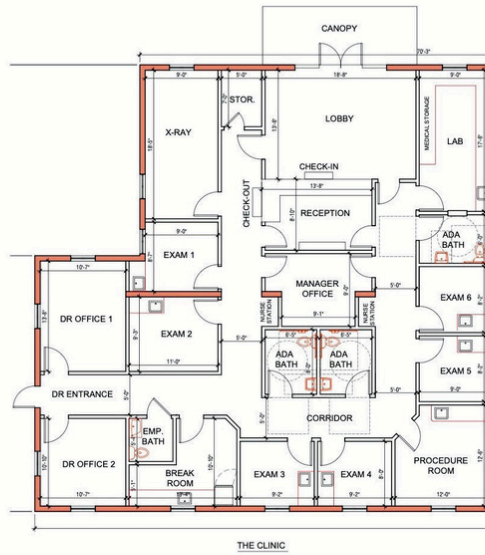
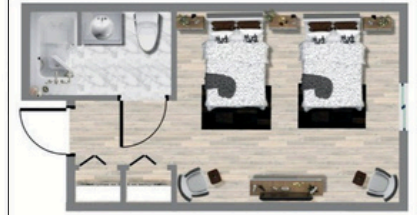
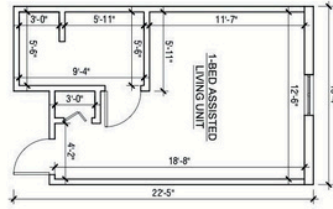
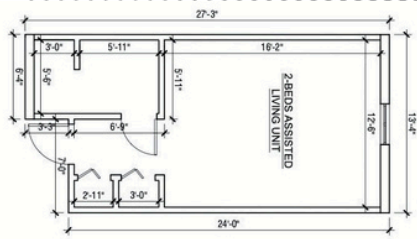
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FLOORPLAN



ENLARGED FLOOR PLAN - PART 2
Scale: 3/32" = 1'-0"



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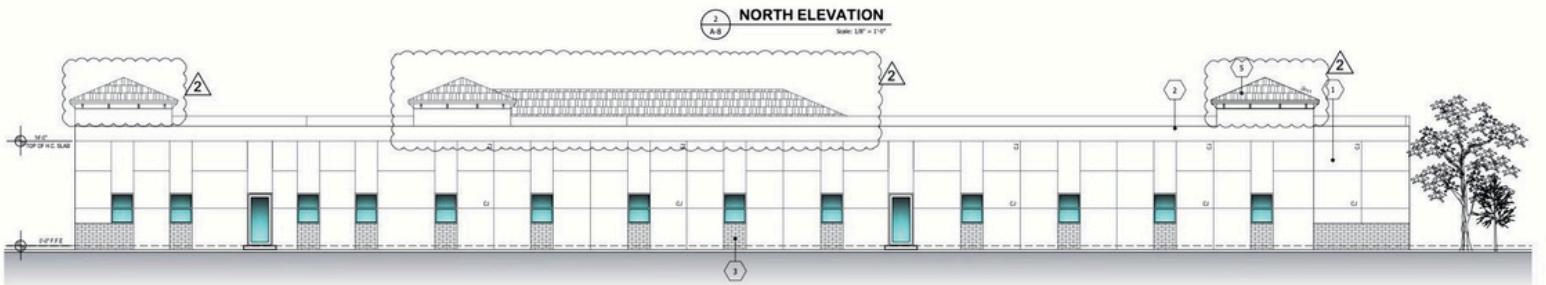
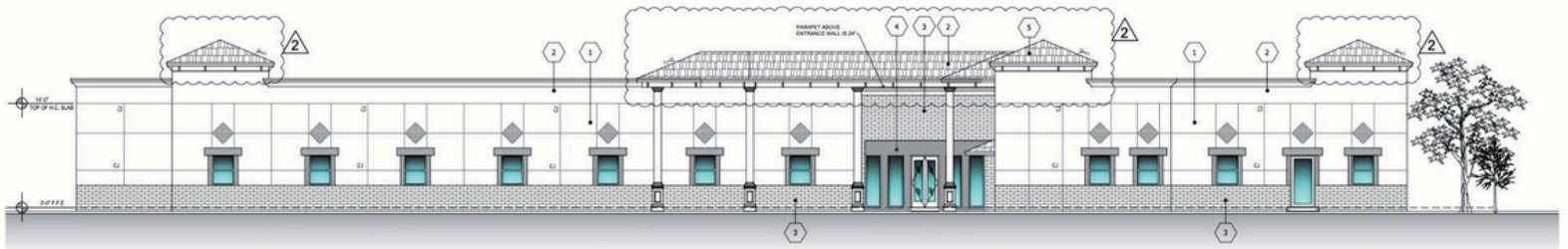


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Assisted Living Facility

BUILDING PLANS



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