

FOR SALE

ACLF - Multi-Family Land - Hotel Development

1105 Druid Rd. E., Clearwater, FL 33756



## FEATURES

- ❖ 1.61 ac (MOL)
- ❖ Exceptional Development Opportunity – directly across from 150-unit Bruce Manor Nursing Home and adjacent to Hidden Oaks Apts
- ❖ Zoning: High Density Residential – City of Clearwater
- ❖ Potential for Assisted Care Living Facility/Dementia Center, Multi-Family or Hotel development
- ❖ City of Clearwater approved 112/bed ACLF in 2009
- ❖ Lot Dimensions: 265.16' frontage on Druid Rd; 265.16' depth
- ❖ Utilities: Water, Sewer, Trash: City of Clearwater  
Electric: Duke Energy
- ❖ Parcel ID: 15-29-15-00000-340-0300
- ❖ Flood Zone: X
- ❖ 2024 Real Estate Taxes: \$24,010.00
- ❖ **ASKING PRICE: \$1,800,000.00**

## LOCATION MAP



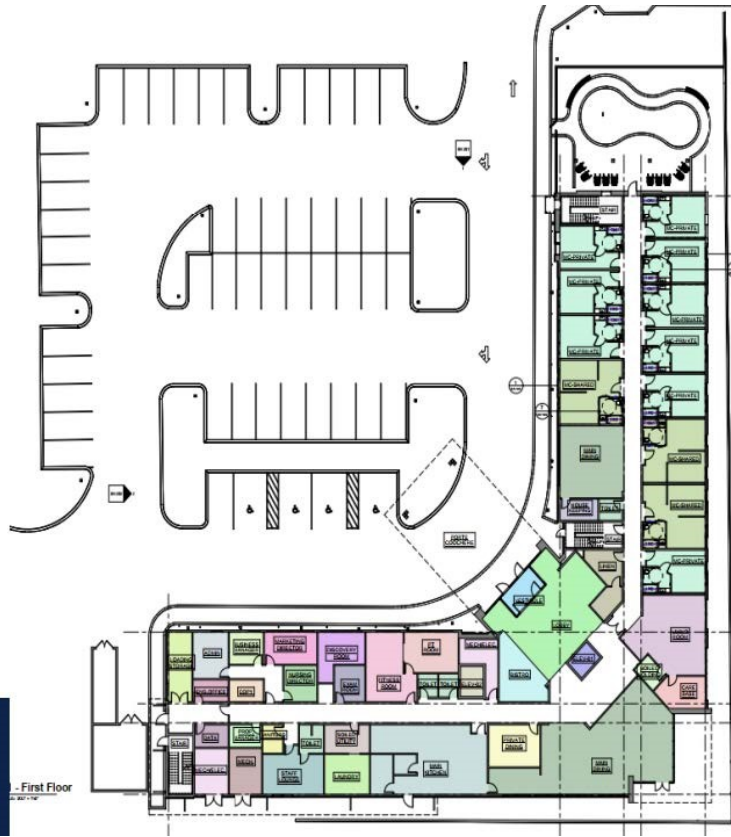
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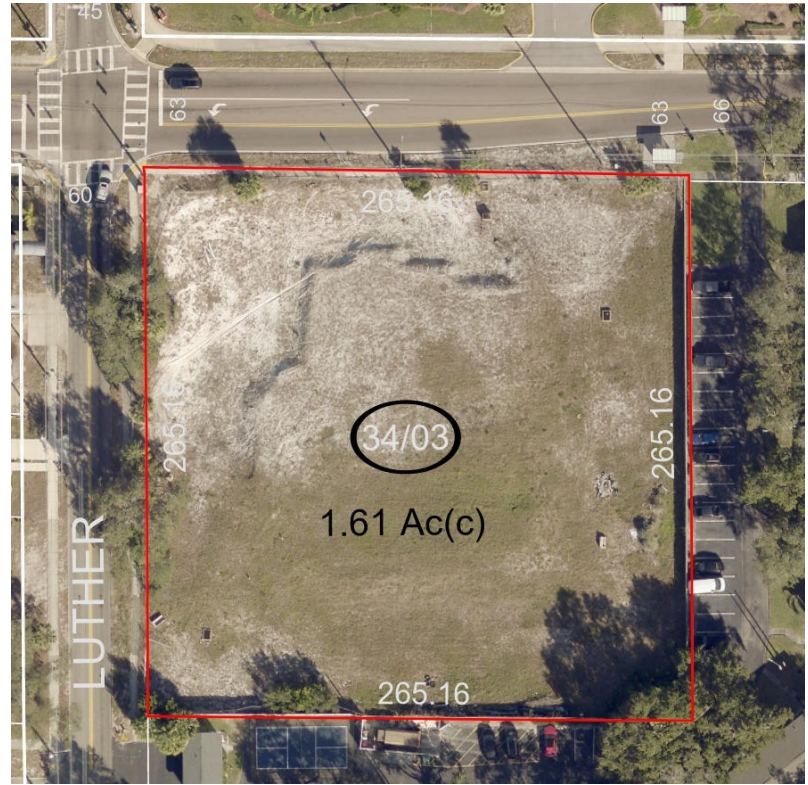
**ROSS REALTY GROUP, INC.**  
Henderson Centre  
3902 Henderson Blvd. Suite 203  
Tampa, FL 33629



**Site Plan**



**Pinellas County Parcel Map**



**2009 City of Clearwater Approval**

- ❖ The subject site may be redeveloped with maximum of 145 beds which is more than the proposed 112 beds
- ❖ The building proposed is designed to be 53 feet high providing for five floors of assisted living facility units
- ❖ That the development proposal has been found to be in compliance with the Standards as per Tables 2-501.1 and 2-504.

**2024 Demographics**

	1-mile	3-mile	5-mile
<b>Total Population</b>	<b>14,749</b>	<b>77,964</b>	<b>129,954</b>
<b>Total Households</b>	<b>7,300</b>	<b>35,935</b>	<b>68,246</b>
<b>Average Household Income</b>	<b>71,962</b>	<b>101,195</b>	<b>91,175</b>

**Panoramic Photo**

