

# SALE

## EXCLUSIVE LUXURY SUBDIVISION IN SAFETY HARBOR

3250 Enterprise Rd E Safety Harbor, FL 34695

SALE PRICE

\$4,800,000



COLDWELL BANKER  
**COMMERCIAL**  
REALTY

**Mousa Wakileh**  
941 960 9336

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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**2,600+**

Professionals

Presence in  
**40 COUNTRIES**

**11,989**

YE Sales Transactions

**4,970**

YE Lease Transactions

**\$9.2 BILLION**

Sales Volume

**\$1.63 BILLION**

Lease Volume

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### SCOPE OF SERVICE

Coldwell Banker Commercial to represent the seller in the sale of Exclusive Luxury Subdivision in Safety Harbor

### MARKET INFO

Safety Harbor is very unique for families and there is strong demand with lack of supply for High End Modern Single Family Homes in a gated community with proximity to Safety Harbor's downtown.

### MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

### RECOMMENDATION

Based on the information we have acquired about the Market, we recommend the property be sold for \$4,800,000.00.

### ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm as been actively involved in the facets of land from full service brokerage to the development of several Pinellas/Tampa Bay area landmarks.

### ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises almost 190 companies and 2,756 professionals throughout the U.S.

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3250 Enterprise Rd E Safety Harbor, FL 34695



### PROPERTY DESCRIPTION

Unique opportunity for a developer or custom home builder to create an Exclusive Luxury Subdivision with 8 lots to be built. The community is in the process of being plotted by the county. The following parcel numbers are included in the sale: 28 28 16 00000 430 0500 and 28 28 16 00000 430 0530.

### PROPERTY HIGHLIGHTS

- Exclusive Luxury Subdivision, 8 lots, in the process of being plotted by county, final approved plans available, renderings available
- Lot prices average \$650,000 per lot + premium for the 2 larger cul-de-sac lots

### OFFERING SUMMARY

Sale Price:	\$4,800,000
Lot Size:	151,798 SF
APN:	28-28-16-00000-430-0500

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,395	96,060	287,734
Total Population	10,539	199,156	597,890
Average HH Income	\$122,413	\$70,374	\$70,620

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### LOCATION DESCRIPTION

Exclusive Luxury Subdivision in a quite neighborhood close to downtown with access to excellent dining, frequent food and music fests, entertainment, shopping, grocery stores, and the city pier on Tampa Bay. Recreational Skate park and ball fields close by. Conveniently located to the Tampa International airport and Gulf beaches.

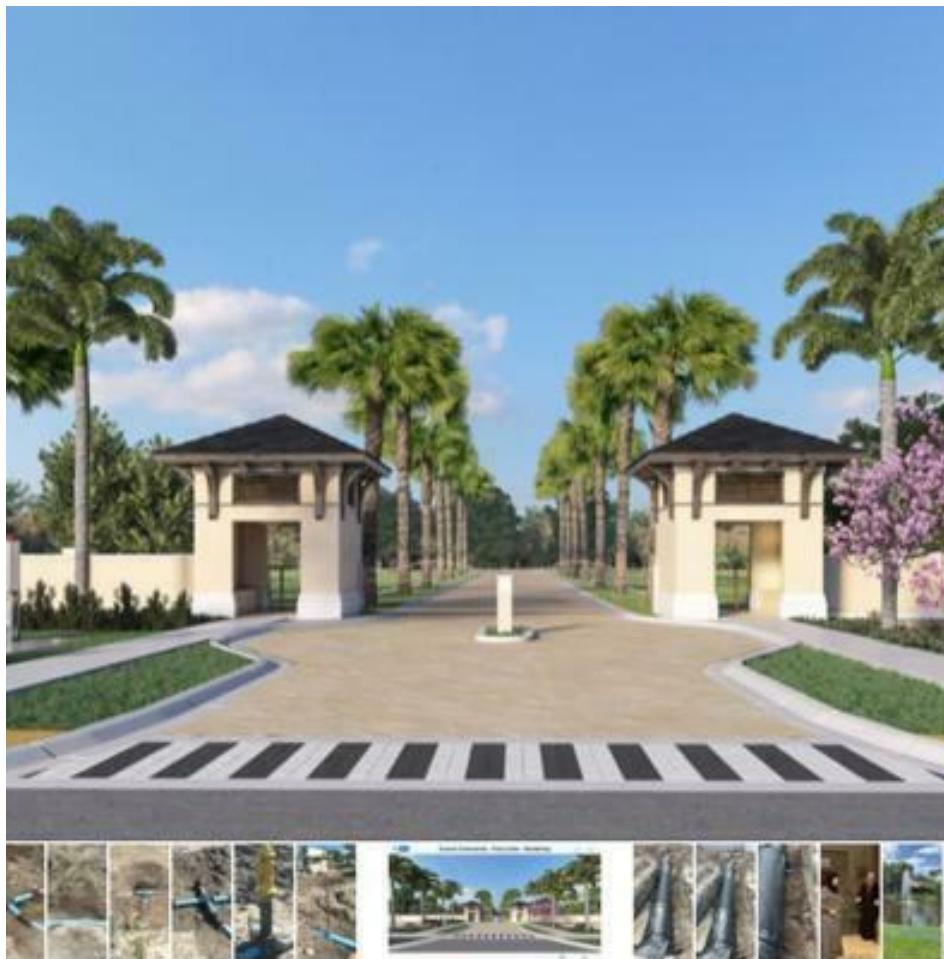
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### PROPERTY HIGHLIGHTS

- Exclusive Luxury Subdivision, 8 lots, in the process of being plotted by county, final approved plans available, renderings available
- Exclusive Landscaping
- HOA in place with construction rules enhancing luxury coherence
- Gated Community
- Lot Dimensions: Frontage: 317 ft Depth: 478 ft
- Total Lot Size: 3.4852 acres / 151,815 sf

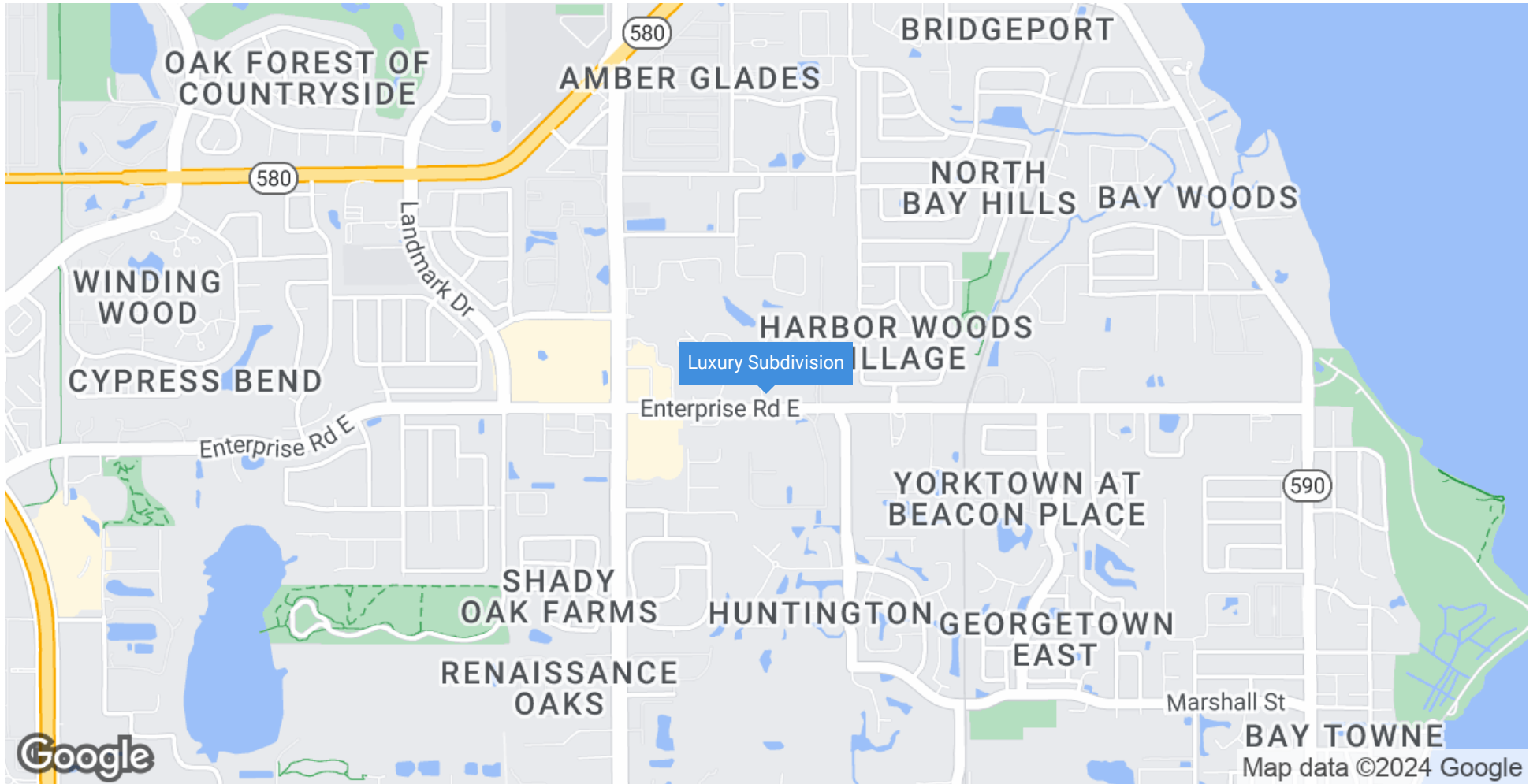
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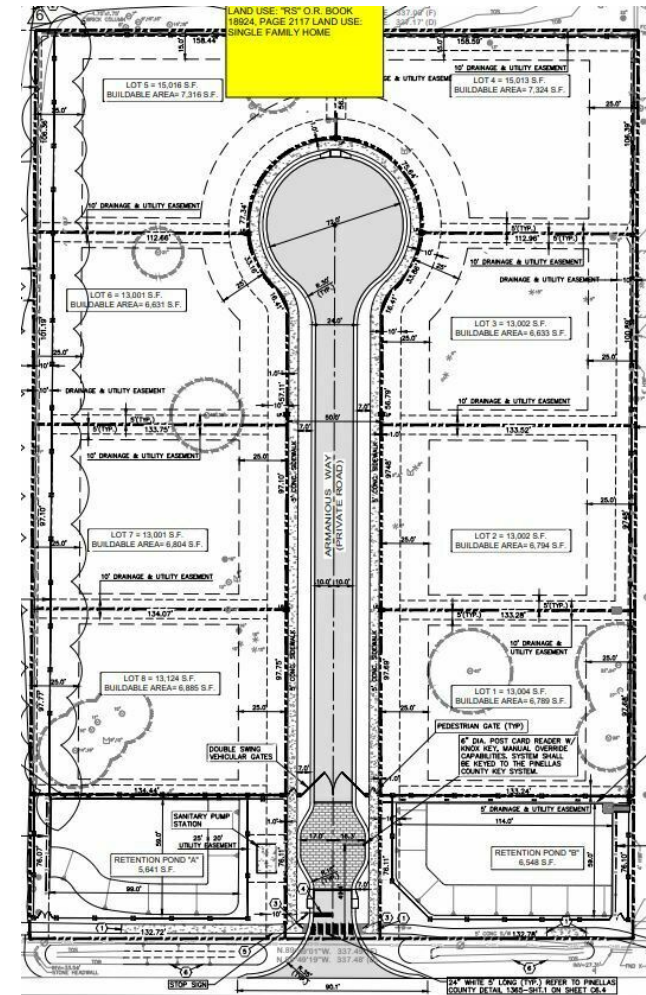
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# OF LOTS 8 | TOTAL LOT SIZE 13,001 - 15,016 SF | TOTAL LOT F

LOT #	SIZE	DESCRIPTION
1	13,004 SF	LOT 1 = 13,004 S.F. BUILDABLE AREA= 6,789 S.F.
2	13,002 SF	LOT 2 = 13,002 S.F. BUILDABLE AREA= 6,794 S.F.
3	13,002 SF	LOT 3 = 13,002 S.F. BUILDABLE AREA= 6,633 S.F.
4	15,013 SF	LOT 4 = 15,013 S.F. BUILDABLE AREA= 7,324 S.F.
5	15,016 SF	LOT 5 = 15,016 S.F. BUILDABLE AREA= 7,316 S.F.
6	13,001 SF	LOT 6 = 13,001 S.F. BUILDABLE AREA= 6,631 S.F.
7	13,001 SF	LOT 7 = 13,001 S.F. BUILDABLE AREA= 6,804 S.F.
8	13,124 SF	LOT 8 = 13,124 S.F. BUILDABLE AREA= 6,885 S.F.



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### MOUSA WAKILEH

Commercial Real Estate Advisor, Certified International Property Specialist

mousa.wakileh@cbrealty.com

Direct: **941.960.9336**

### PROFESSIONAL BACKGROUND

Commercial Real Estate Professional specializing in Investment properties in Southwest Florida.

My background is in engineering and management which I have done on three continents. With this experience, I was able to gain knowledge to assist key decision makers at both large and small private firms in assessing their long-term strategies in various Acquisitions, Dispositions and Development Opportunities.

Affiliating with Coldwell Banker Commercial has provided me with great research and marketing tools to assist my customers both globally and locally.

I am active with the Board of Directors at Florida Realtors, RASM Global Business Council Chair, and a Certified International Property Specialist.

Please contact if you are looking for creative solutions and guidance in Commercial real estate.

#### Coldwell Banker Commercial Realty

100 N Tamiami Trl  
Sarasota, FL 34236  
941.366.8070

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