Entitled 33-Bed Memory Care Site — For Sale

2830 18th Avenue South · St. Petersburg, Florida 33712



Architectural rendering — illustrative concept; drawings preliminary.

33	±0.47 AC	0	BY-RIGHT	$799,000	FOR
BEDS	20,462 SF	NEW MC / 5 MI	CASE 26-42000092	GUIDE	SALE

THE SITE

A ±0.47-acre corner parcel in south St. Petersburg, zoned CRT-1 (FLU PR-MU). The City of St. Petersburg has confirmed Assisted Living / Memory Care as a permitted, by-right use — Case 26-42000092 — with no variance and no conditions. 33 beds at base density.



Actual site — corner of 18th Ave S

WHY IT IS SCARCE

Zero purpose-built memory care delivered within five miles. The majority of Pinellas senior-housing stock predates 2010 — converted, not purpose-built. Florida **SB 1404** creates a dedicated memory-care license and restricts use of the term, favoring new, license-compliant product.

The Product



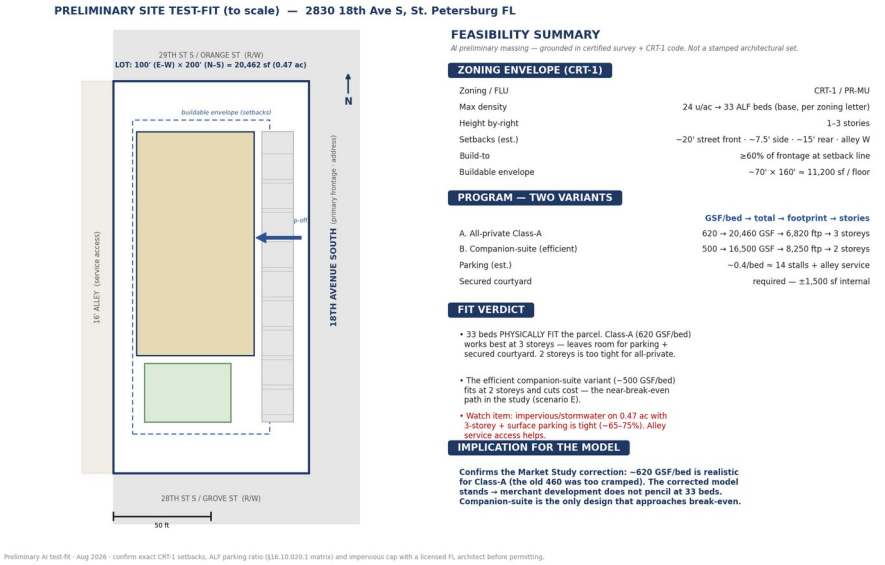
Common area — illustrative



Resident suite — illustrative

Boutique, high-acuity memory care — companion and private suites, 24-hour awake staffing, secured wander-safe courtyard, designed for SB 1404.

PRELIMINARY TEST-FIT



Preliminary massing study — 33 beds at 2–3 stories; not a stamped drawing.

THE OPPORTUNITY

Outright sale of the entitled site.
A shovel-ready-path parcel with by-right memory-care entitlement — administrative site plan, no rezoning.

Offers invited · $799,000 guide
Confidential package (zoning letter, market study, financial model, survey, test-fit) under NDA.

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