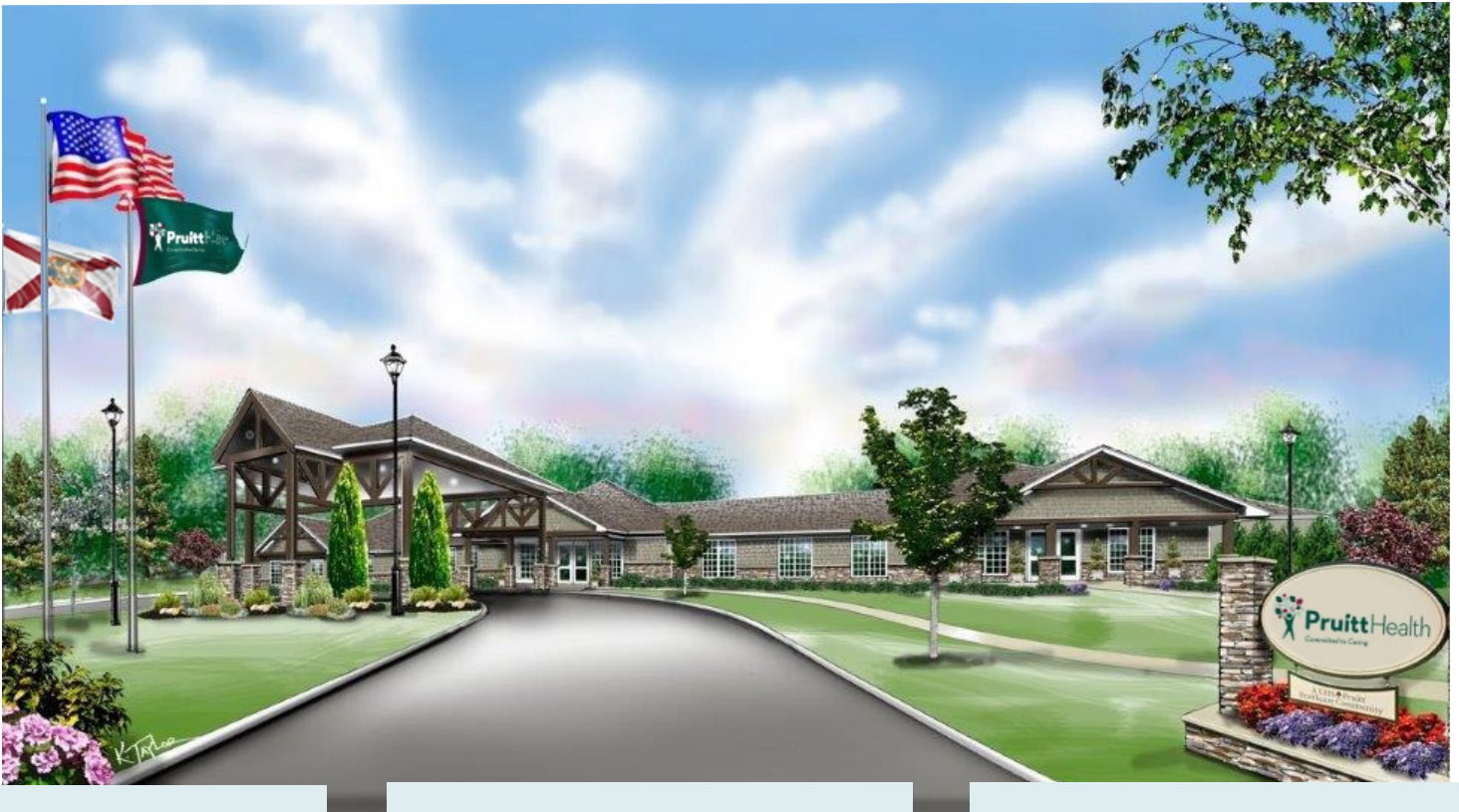


CASE STUDY

NOCATEE

LAND SEARCH FOR SKILLED NURSING FACILITY



CONTACT



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PRINCIPAL

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DETAILS

LOCATION

St. John's County, FL

PROPERTY FEATURES

- Located within Nocatee
- 12+/- upland acres
- Zoned commercial
- High traffic area
- Excellent demographics
- Nocatee consistently recognized as top selling master planned community in the Southeast
- Close proximity to several major healthcare facilities

RESPONSIBILITIES

- Identified Potential Sites for Skilled Nursing Facility
- Mapped Sites in Correlation to Major Hospitals and Other Medical Facilities that supported the operations of a Skilled Nursing Facility
- Negotiated Offers on Multiple Potential Sites
- Networked with Local developers to Understand Current Lay of the Land in St. Johns County
- Site visits to discover feasibility of development on the land

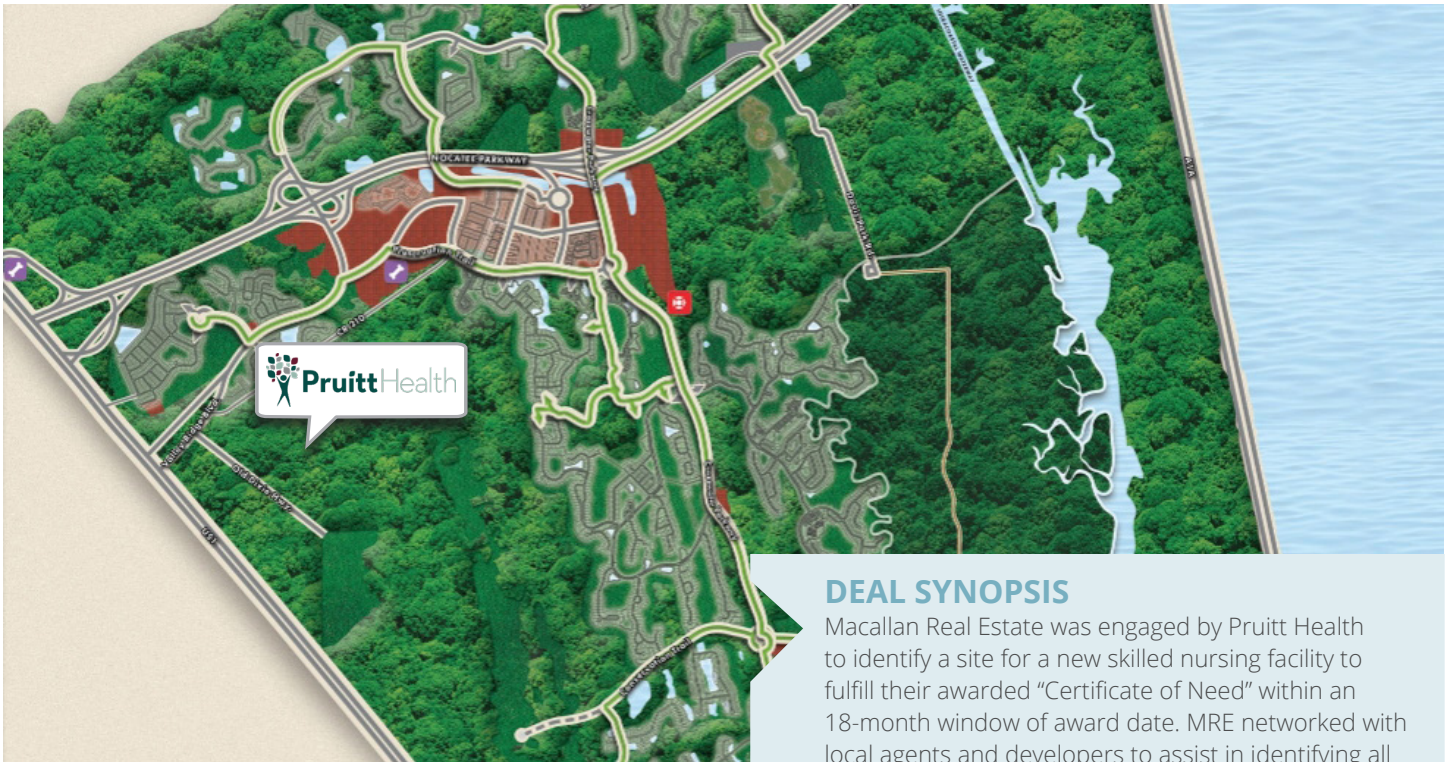
COORDINATED DUE DILIGENCE, INCLUDING:

- Availability of Utilities to Sites
- Wetland Issues
- Study of Local Demographics
- Traffic Studies

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DEAL SYNOPSIS

Macallan Real Estate was engaged by Pruitt Health to identify a site for a new skilled nursing facility to fulfill their awarded "Certificate of Need" within an 18-month window of award date. MRE networked with local agents and developers to assist in identifying all potential sites within a tightly defined area for the new facility. After establishing a short-list of possible sites, MRE began feasibility studies, mapping out a select few sites for the client. Ultimately, with MRE's guidance, Pruitt selected a high-profile site within the Nocatee master planned development. Construction on the facility is slated to begin in 2022.

