



DEVELOPMENT OPPORTUNITY - FRUITVILLE AND TREE ROAD

25 TREE ROAD
SARASOTA, FL 34232

Gail Bowden
Senior Investment Advisor
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Property Summary



SALE PRICE	\$499,000
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OFFERING SUMMARY

Lot Size:	1.26 Acres
Zoning:	OPI
Market:	Sarasota
Submarket:	Bradenton
Traffic Count:	46,000
Price / SF:	\$9.09

PROPERTY OVERVIEW

1.26 acres set back off busy Fruitville Road. OPI zoning allows for professional office, medical, and assisted living type uses. Perfect site for an Office or Medical building - End User or Spec. Priced right for immediate development.

LOCATION OVERVIEW

1.26 acres set back off busy Fruitville Road. Priced right for immediate development. OPI zoning allows for professional office, medical, and assisted living type uses.

PROPERTY HIGHLIGHTS

- Busy Infill Location
- High and Dry
- Mostly Cleared

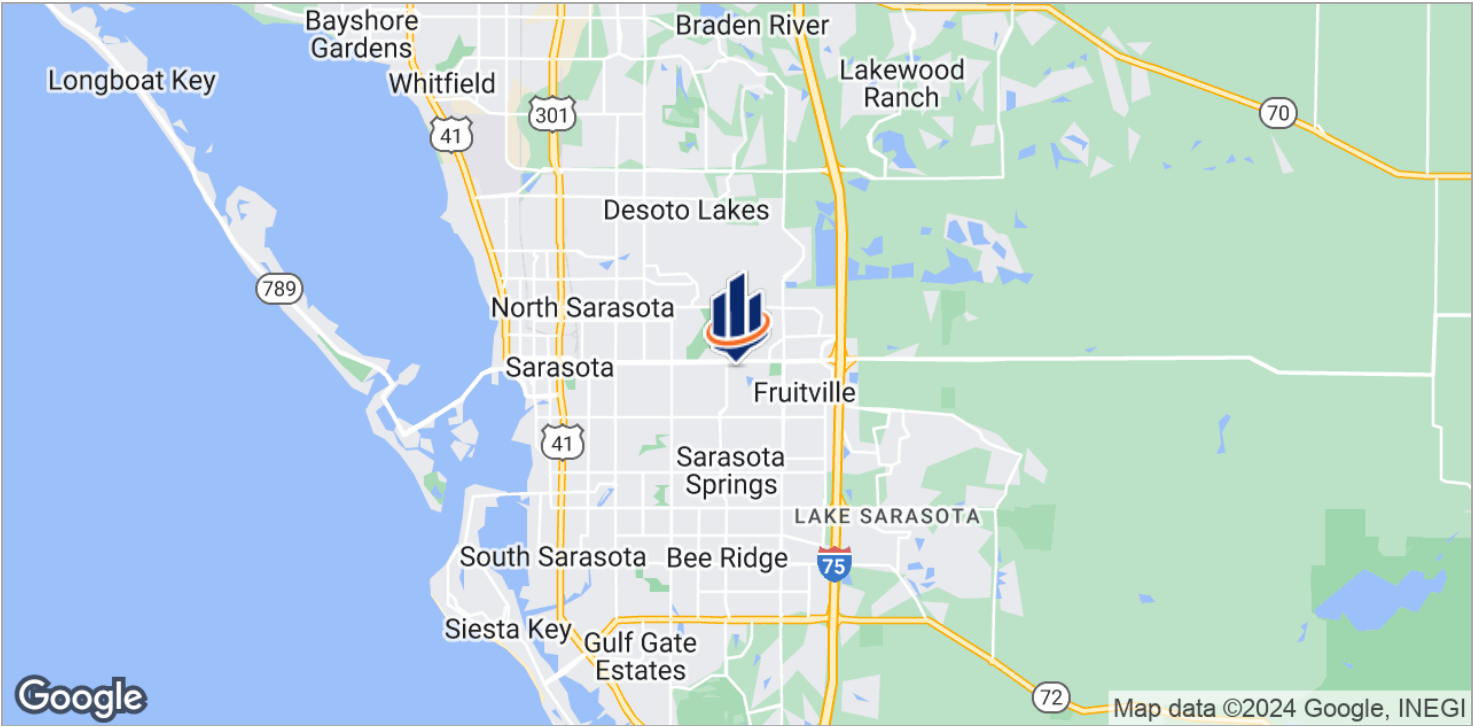
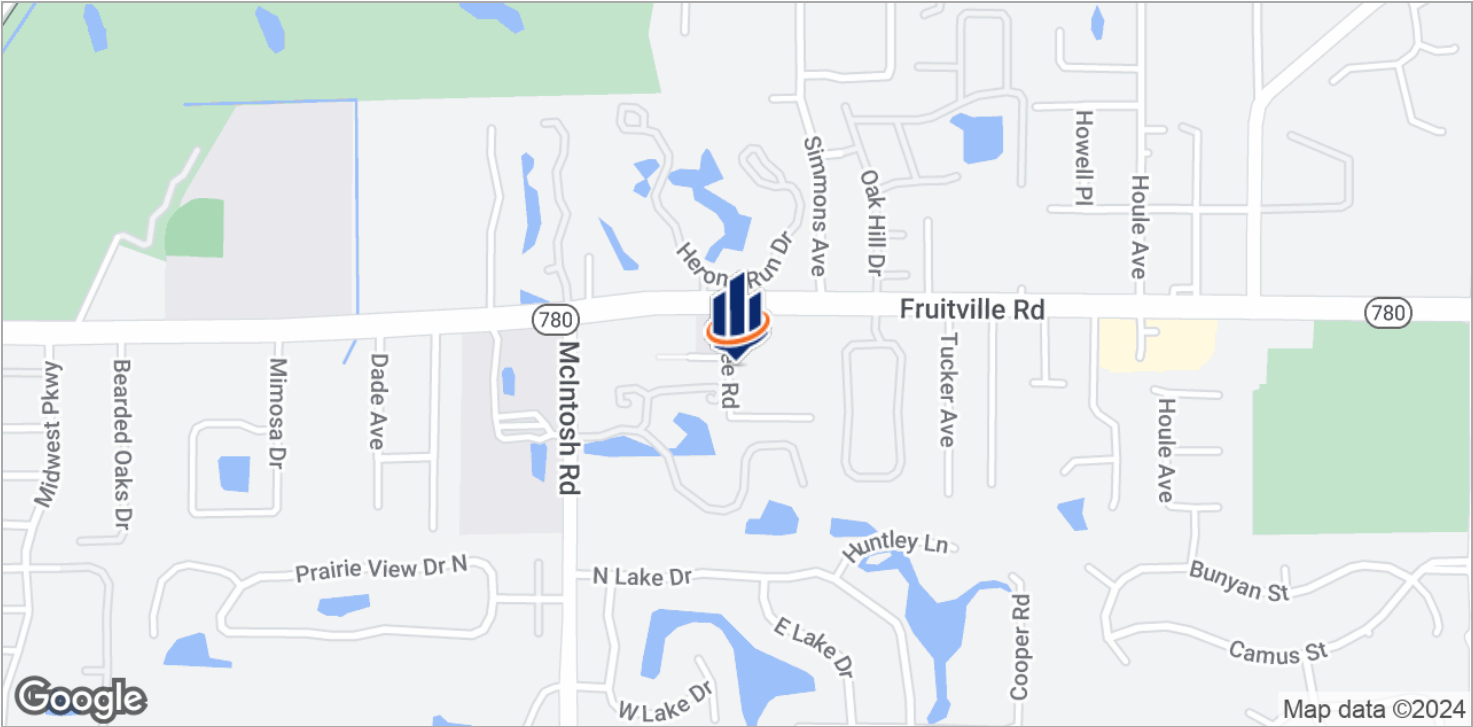
Additional Photos



Aerial Maps



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,889	74,486	173,060
Median age	41.6	45.4	45.6
Median age [Male]	39.5	43.3	44.1
Median age [Female]	42.0	47.4	47.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,648	31,447	74,276
# of persons per HH	2.6	2.4	2.3
Average HH income	\$63,328	\$59,442	\$65,809
Average house value	\$260,209	\$233,945	\$284,997

* Demographic data derived from 2020 ACS - US Census

Sale Comps



★ Subject Property

25 Tree Road, Sarasota, FL 34232

Sale Price: \$499,000 **Lot Size:** 1.26 Acres
Price PSF: \$9.09 **Price / AC:** \$396,032



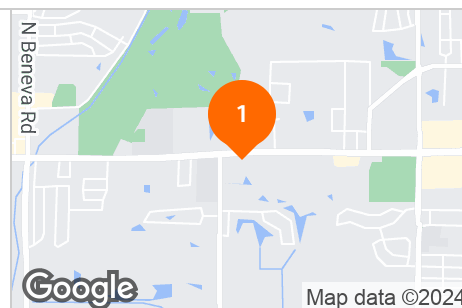
1.26 acres set back off busy Fruitville Road. OPI zoning allows for professional office, medical, and assisted living type uses. Perfect site for an Office or Medical building - End User or Spec. Priced right for immediate development.



4440 Fruitville Rd

Sarasota, FL 34232

Sale Price: \$3,131,320 **Lot Size:** 3.3 Acres
Price PSF: \$21.78 **Price / AC:** \$948,884
Closed: 03/14/2018



4495 Fruitville Rd

Sarasota, FL 34232

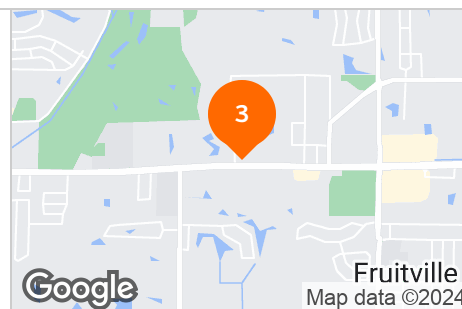
Sale Price: \$595,000



4611 Fruitville Rd

Sarasota, FL 34232

Sale Price: \$499,000 **Lot Size:** 0.95 Acres
Price PSF: \$12.06 **Price / AC:** \$525,263



Sale Comps Summary



SUBJECT PROPERTY

**Development Opportunity -
Fruitville and Tree Road**
25 Tree Road
Sarasota, FL 34232

PRICE

\$499,000

BLDG SF

-

LOT SIZE

1.26 AC

PRICE/SF

\$9.09

PRICE/AC

\$396,032

CAP

-

SALE COMPS

PRICE

BLDG SF

LOT SIZE

PRICE/SF

PRICE/AC

CAP

CLOSE



4440 Fruitville Rd
Sarasota, FL
34232

\$3,131,320

-

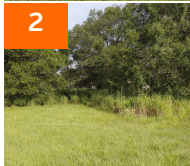
3.3 AC

\$21.78

\$948,884

-

03/14/2018



4495 Fruitville Rd
Sarasota, FL
34232

\$595,000

-

0 AC

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On Market



4611 Fruitville Rd
Sarasota, FL
34232

\$499,000

-

0.95 AC

\$12.06

\$525,263

-

On Market

PRICE

BLDG SF

LOT SIZE

PRICE/SF

PRICE/AC

CAP

CLOSE

Totals/Averages

\$1,408,440

-

2.13 AC

\$15.18

\$661,239

-

Sale Comps Map



 **SUBJECT PROPERTY**
25 Tree Road, Sarasota, FL 34232



4440 FRUITVILLE RD
Sarasota, FL
34232



4495 FRUITVILLE RD
Sarasota, FL
34232



4611 FRUITVILLE RD
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GAIL BOWDEN

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- SOLD | Land Zoned PD | Riverview, FL | 18 Acres
- SOLD | Land Zoned OPI | Sarasota, FL | 3.143 Acres
- SOLD | Land Zoned CG | Venice, FL | 0.69 Acres



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