

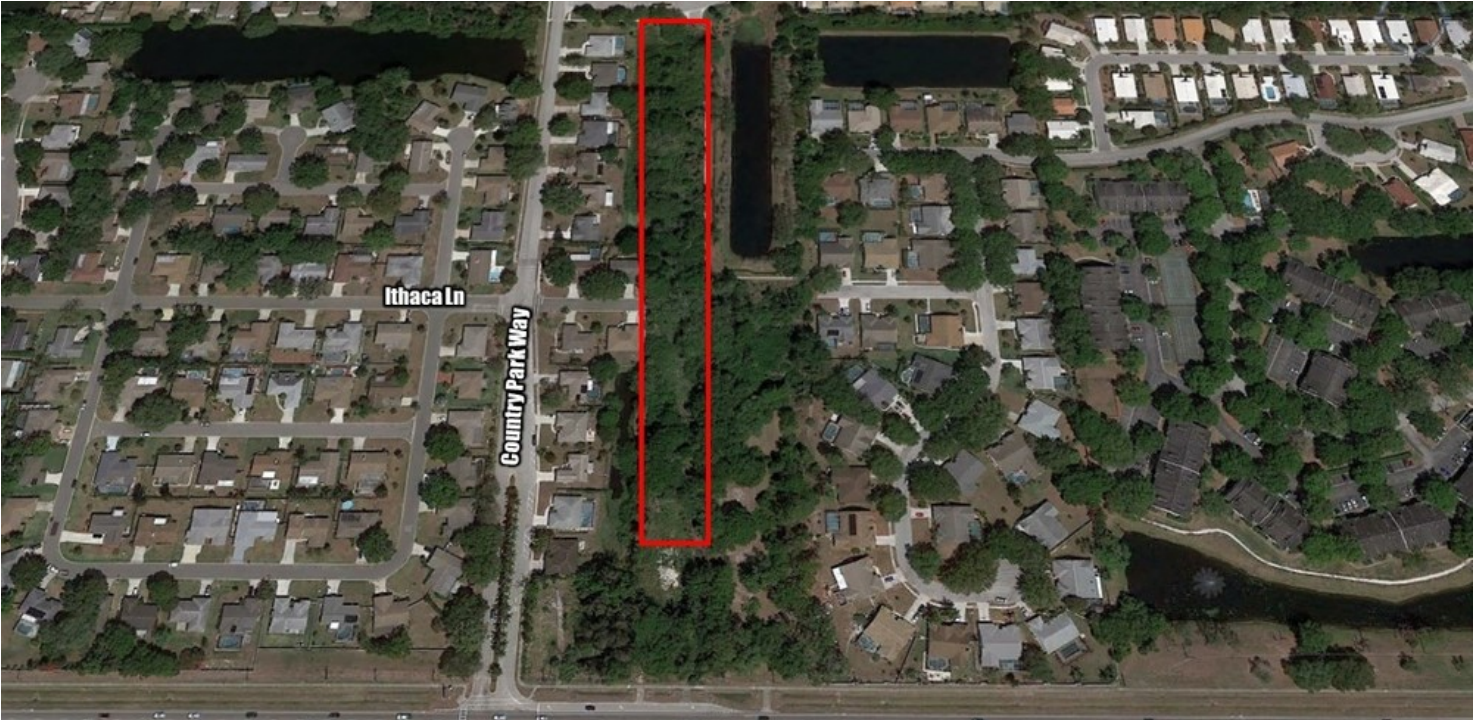


# FANTASTIC RESIDENTIAL DEVELOPMENT

UNIVERSITY PARKWAY  
SARASOTA, FL 34243

Gail Bowden  
Senior Investment Advisor  
O: 941.223.1525  
[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

# Property Summary



<b>SALE PRICE</b>	<b>\$279,000</b>
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**OFFERING SUMMARY**

Lot Size:	2.54 Acres
Zoning:	RSF-6
Market:	Sarasota
Submarket:	Bradenton
Traffic Count:	48,500
Price / SF:	\$2.52

**PROPERTY OVERVIEW**

Fantastic residential development opportunity! 2.54 acres centrally located just off University Parkway in Sarasota near Sarasota-Bradenton International Airport, schools, shopping, dining, the new University Town Center Mall and easy access to Florida's most beautiful beaches. Ideal location for an easy commute to Sarasota or Bradenton.

**LOCATION OVERVIEW**

The property is located along the north side of University Parkway east of Country Park Way. It is located between the Disney Subdivision (west), Sonoma Phase I Subdivision (north), and the Palm West Subdivision.

**PROPERTY HIGHLIGHTS**

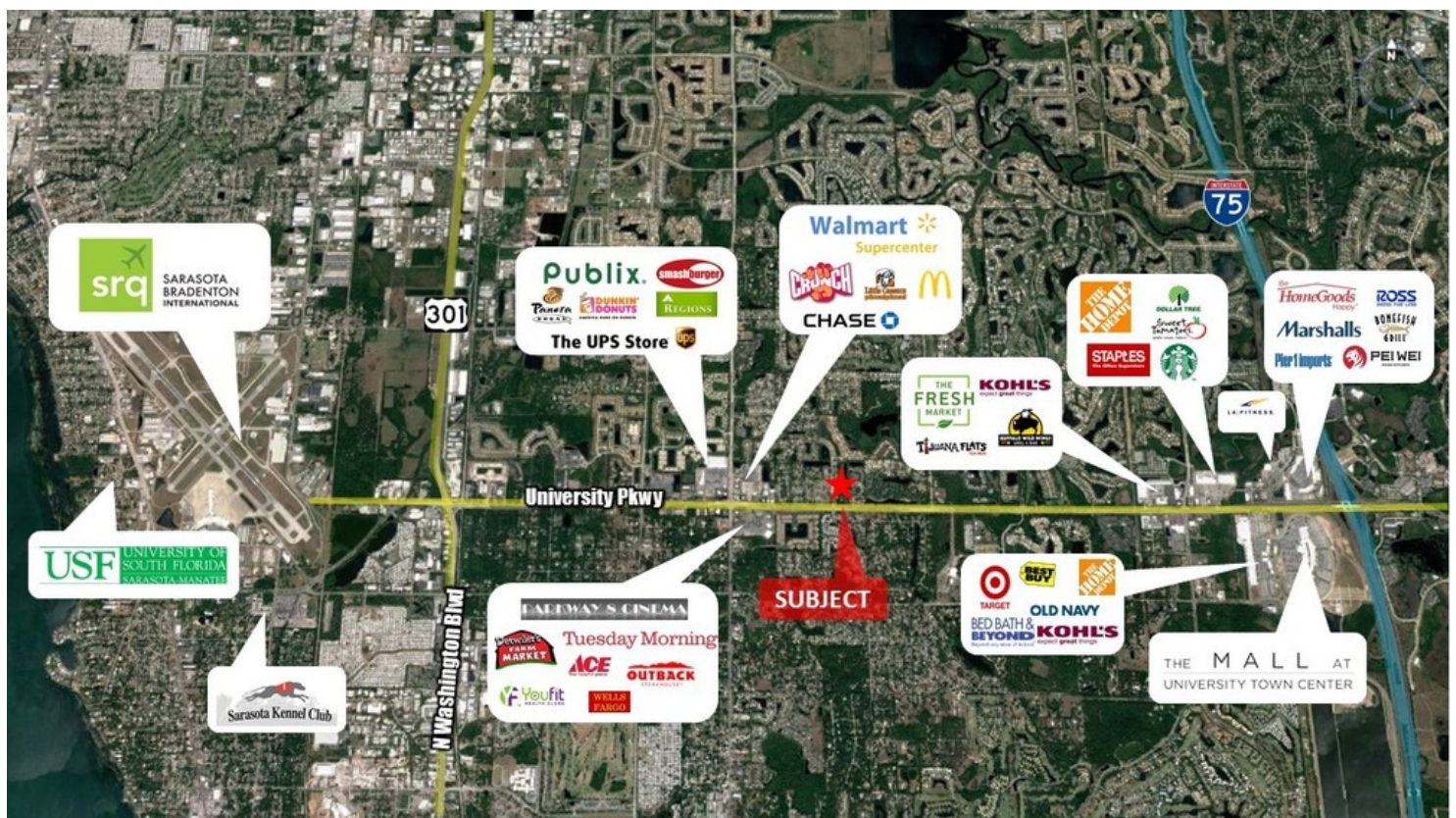
- Easy access to Sarasota Bradenton International airport & I-75
- Close to shopping, restaurants, golf & beaches
- Easy commute to downtown Sarasota and Bradenton



# Aerial Maps

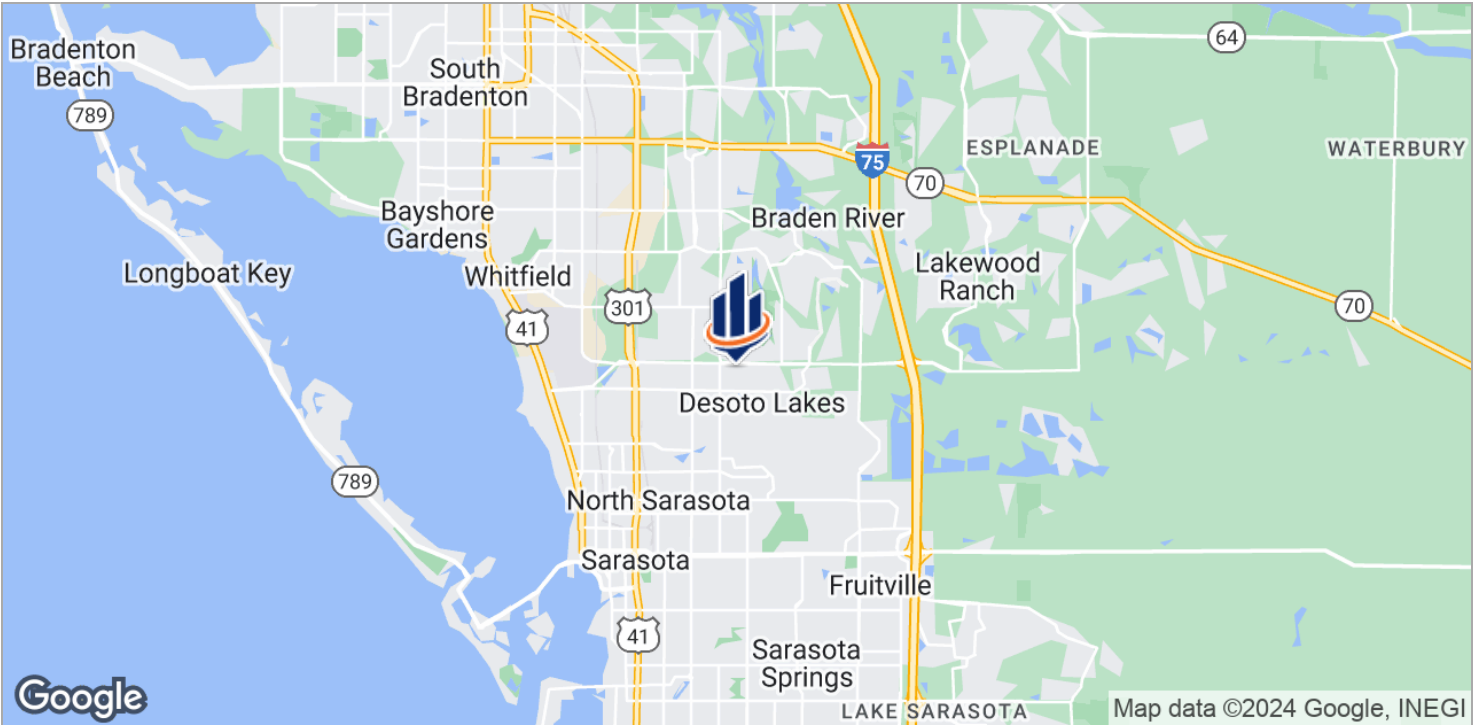
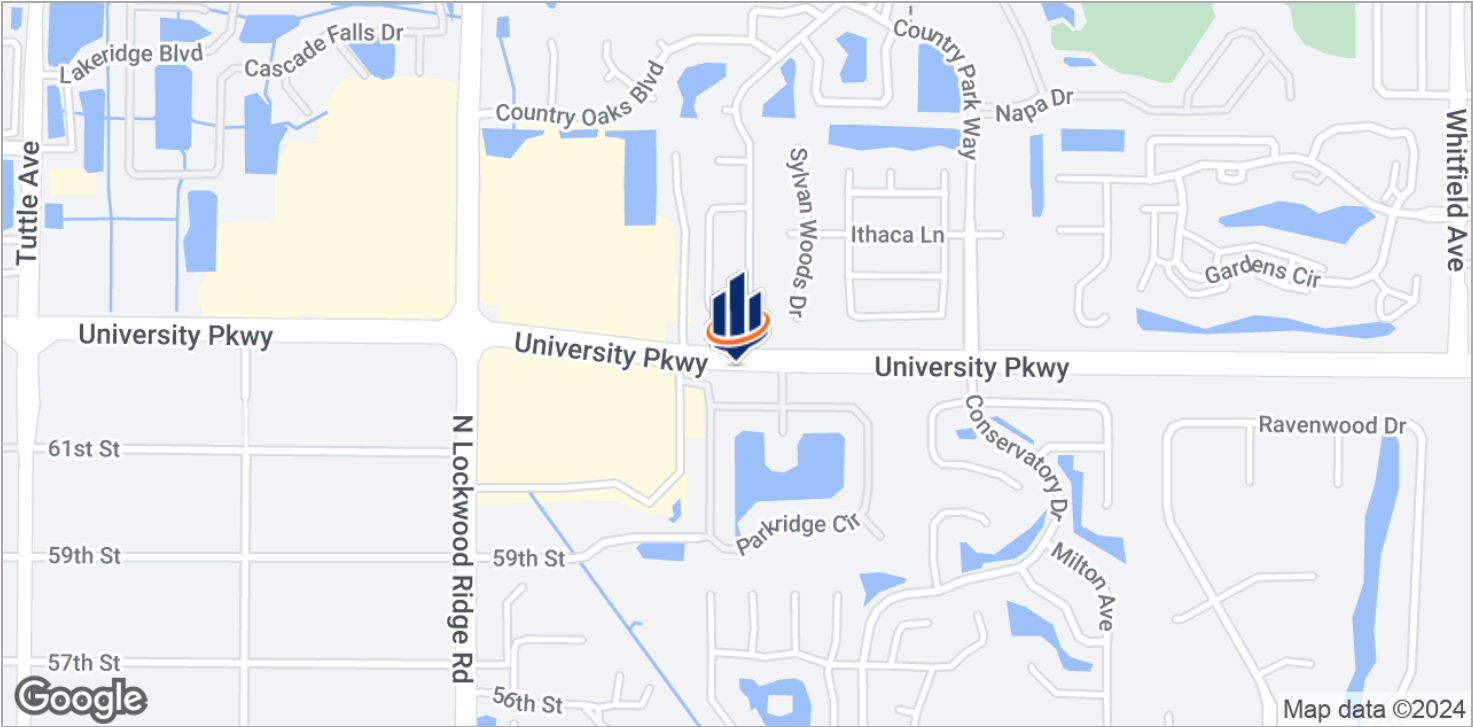


# Aerial Maps

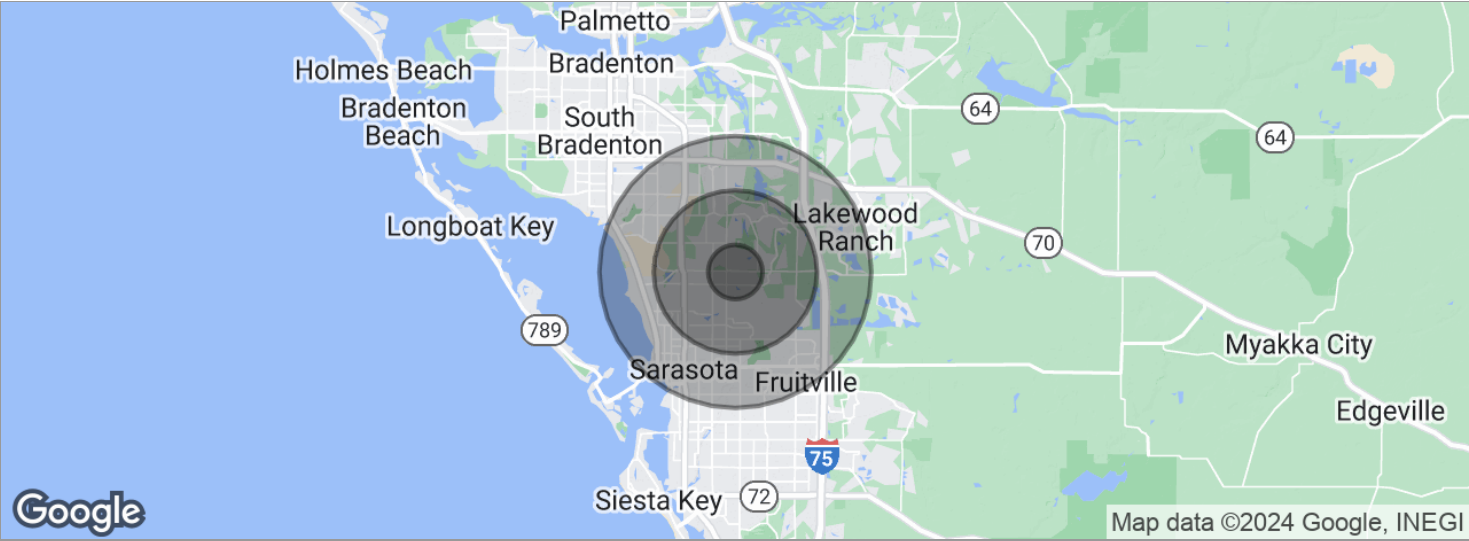




# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,162	57,208	150,769
Median age	47.3	47.6	44.1
Median age [Male]	46.3	47.5	43.2
Median age [Female]	49.8	48.0	45.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,309	25,521	63,364
# of persons per HH	2.2	2.2	2.4
Average HH income	\$64,798	\$66,035	\$64,368
Average house value	\$265,355	\$301,894	\$294,819

\* Demographic data derived from 2020 ACS - US Census

# Sale Comps

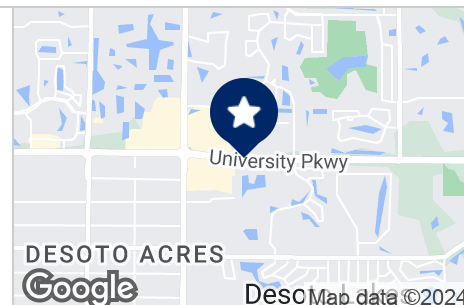


## ★ Subject Property

University Parkway, Sarasota, FL 34243

**Sale Price:** \$279,000 **Lot Size:** 2.54 Acres

**Price PSF:** \$2.52 **Price / AC:** \$109,843



Fantastic residential development opportunity! 2.54 acres centrally located just off University Parkway in Sarasota near Sarasota-Bradenton International Airport, schools, shopping, dining, the new University Town Center Mall and easy access to Florida's most beautiful beaches. Ideal location for an easy commute to Sarasota or Bradenton.



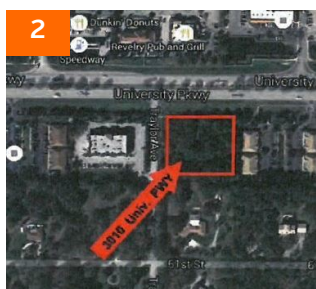
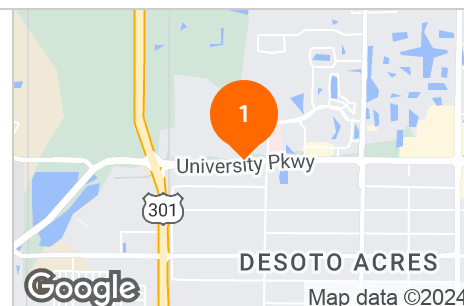
## 2595 University Park

Sarasota, FL 34243

**Sale Price:** \$7,680,000 **Lot Size:** 14 Acres

**Price PSF:** \$12.59 **Price / AC:** \$548,571

**Closed:** 02/20/2019



## 3010 University Pky

Sarasota, FL 34243


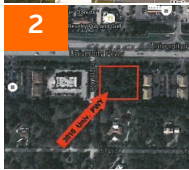
**Sale Price:** \$590,000 **Lot Size:** 1.92 Acres

**Price PSF:** \$7.05 **Price / AC:** \$307,291

**Closed:** 11/30/2018

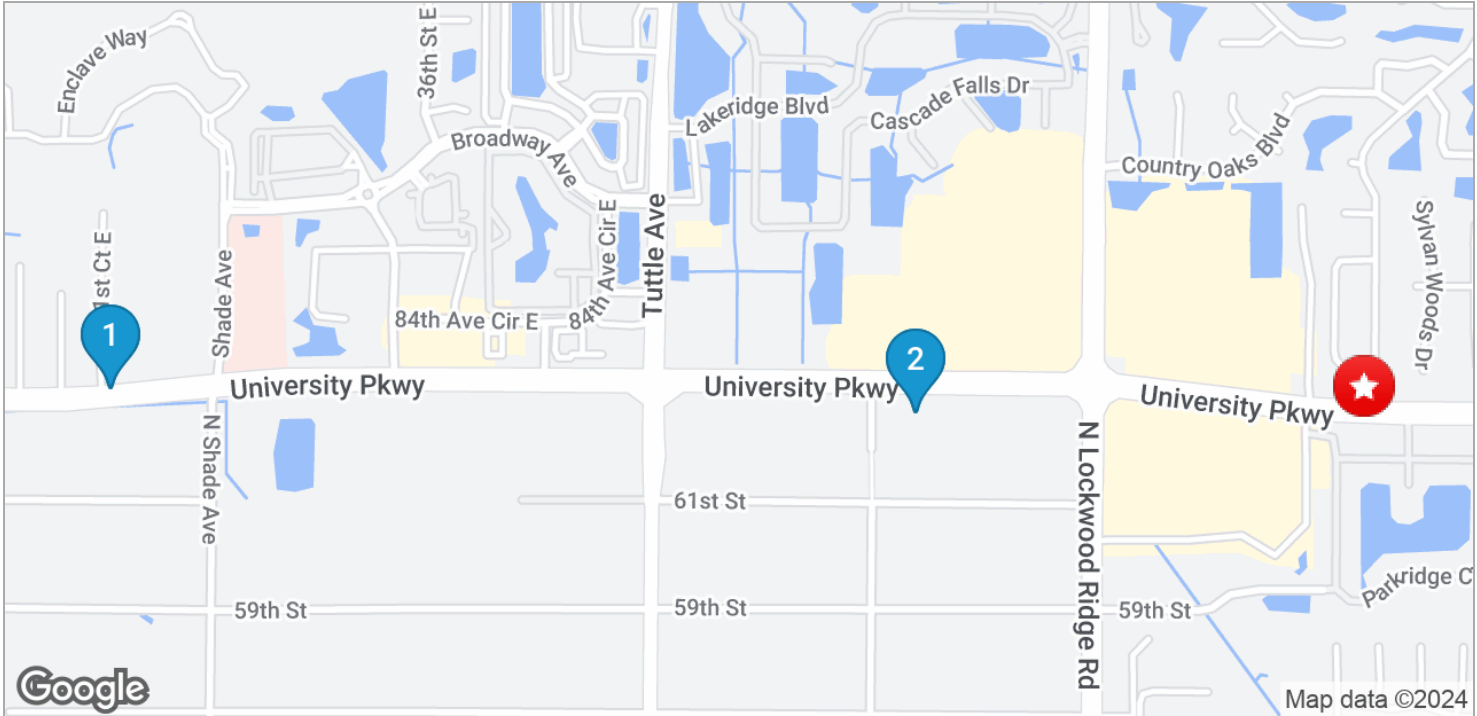


# Sale Comps Summary

SUBJECT PROPERTY		PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP	
	University Parkway Sarasota, FL 34243	\$279,000	-	2.54 AC	\$2.52	\$109,843	-	
SALE COMPS		PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP	CLOSE
	2595 University Park Sarasota, FL 34243	\$7,680,000	-	14 AC	\$12.59	\$548,571	-	02/20/2019
	3010 University Pky Sarasota, FL 34243	\$590,000	-	1.92 AC	\$7.05	\$307,291	-	11/30/2018
		PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/AC	CAP	CLOSE
Totals/Averages		\$4,135,000	-	7.96 AC	\$11.93	\$519,472	-	



# Sale Comps Map



## SUBJECT PROPERTY

University Parkway, Sarasota, FL 34243



### 2595 UNIVERSITY PARK

Sarasota, FL  
34243



### 3010 UNIVERSITY PKY

Sarasota, FL  
34243



## GAIL BOWDEN

Senior Investment Advisor

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

**Direct:** 941.223.1525 | **Cell:** 941.223.1525

### 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



1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236  
941.223.1525  
[suncoastsvn.com](http://suncoastsvn.com)