



Commercial

LAND

7520 15TH STREET EAST, SARASOTA, FL



OFFERING SUMMARY

Sale Price:	\$625,000
	\$5.60/Sq. Ft.
Lot Size:	2.558 Acres
	111,426 Sq. Ft.
Zoning:	LM - Light Manufacturing
Property ID:	Manatee County, 6657000159
2020 Estimated Taxes:	\$2,741.66

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,041	64,904	189,298
Total Population	2,503	156,283	447,713
Average HH Income	\$53,505	\$54,993	\$66,526

PROPERTY DESCRIPTION

2.558 +/- acre site land located about 1/4 miles north of Tallevast Rd and the northern boundary of the Sarasota Bradenton International Airport. This is a nice, centrally located site that is in Manatee County, but has a Sarasota mailing address. Property is zoned LM (Light Manufacturing) which allows for a wide variety of industrial uses, plus some recreational, sports, schooling uses.

Property has 139' of frontage along 15th Street East and is a fairly clear and flat site. Current owner has secured a Final Site Plan (FSP) to develop a 10-court sports facility on the site. Buyer can develop the site as planned, or benefit from the recent soil/Geotech reports, drainage design, and CLOS in order to re-submit their own plans to the County.

There is a small area of wetlands discovered on the northern portion of the site, during the previous purchase. Credits for remediation of the area have been purchased, so wetlands will not be an issue in the future when developing the site.

LOCATION DESCRIPTION

From Highway 301, take Tallevast Road west to 15th Street East (301 Blvd), then go north about 1/4 mile to the property. Property is located on the west side of 15th Street East (301 Blvd). Look for signage.

Michael Saunders & Company
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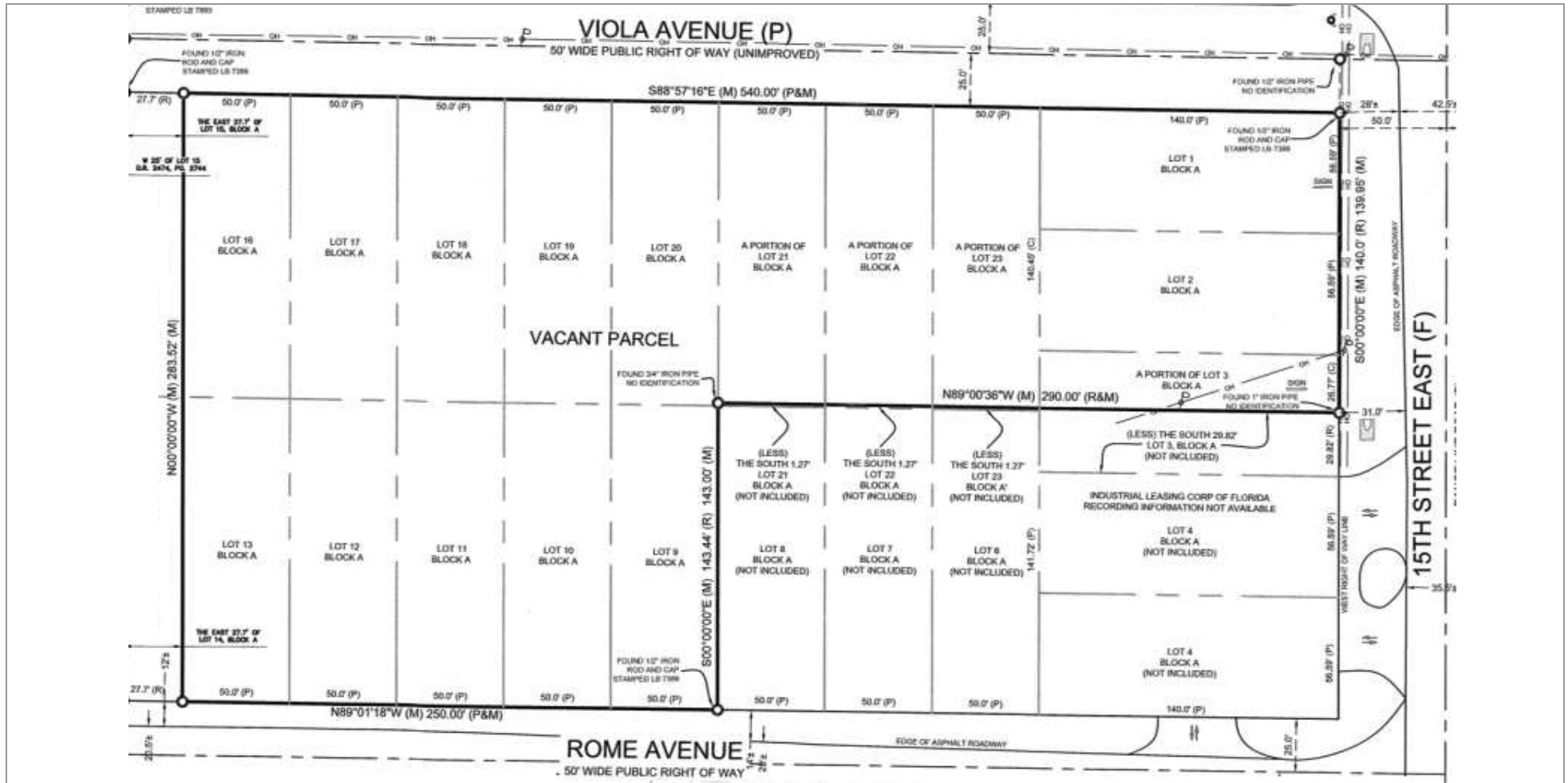
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SARASOTA, FL 34243



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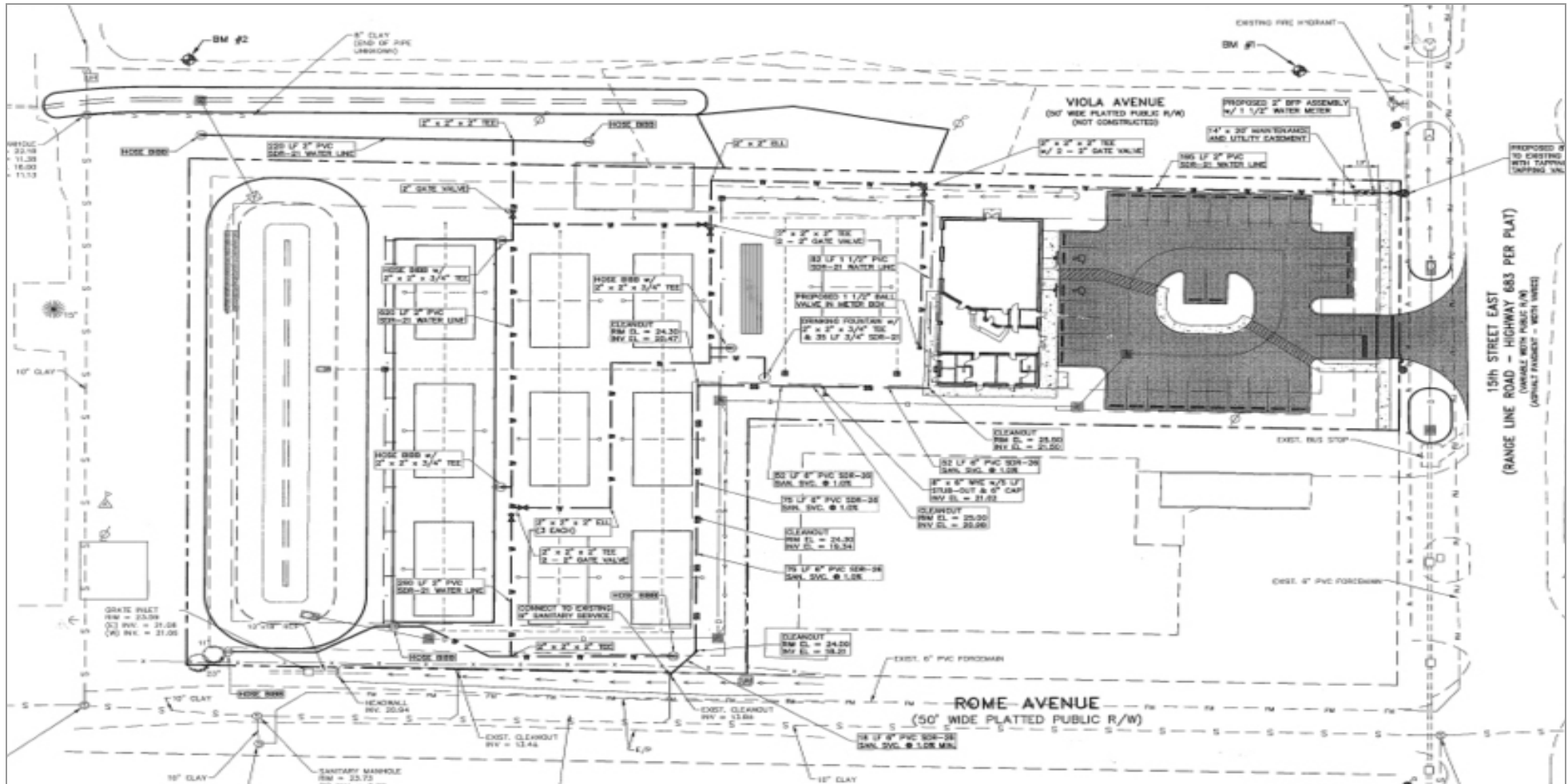
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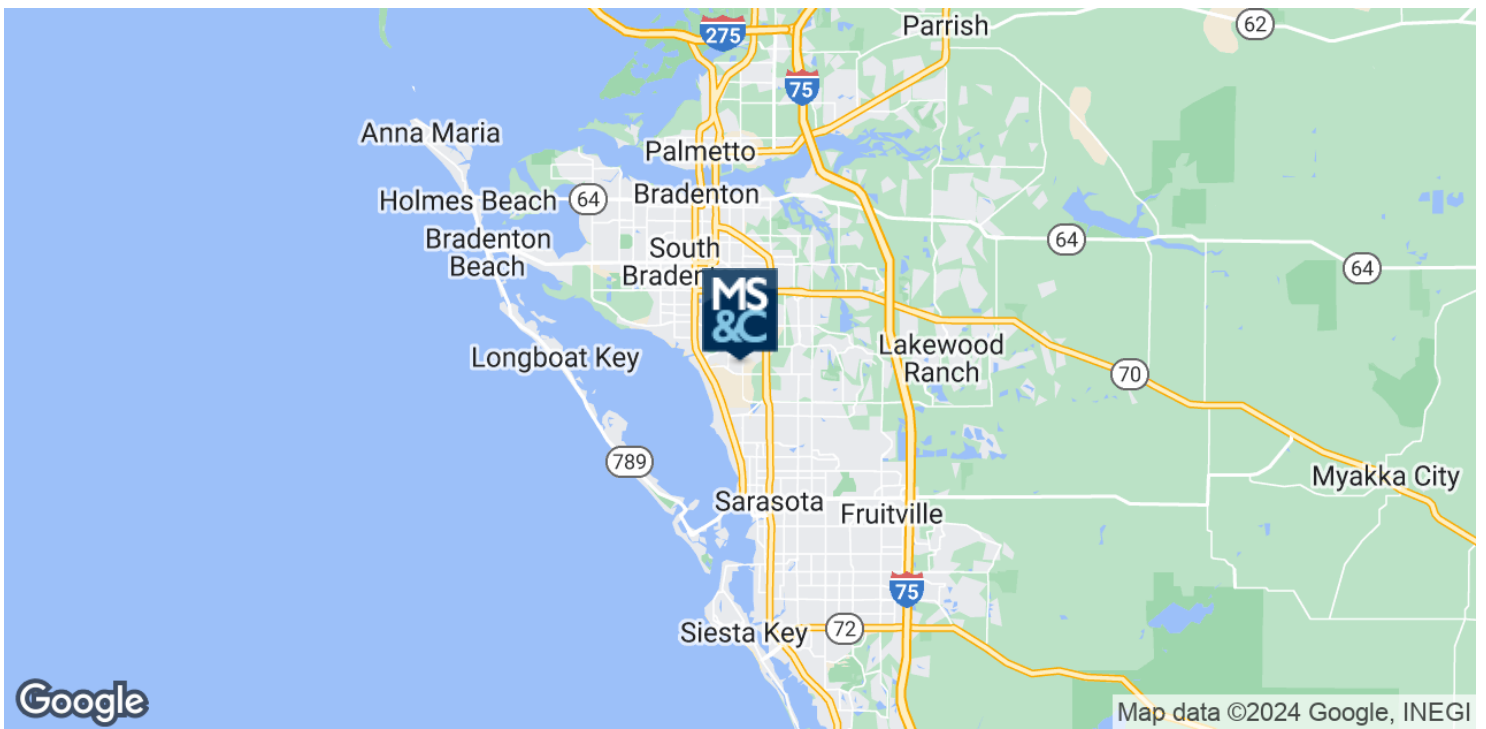
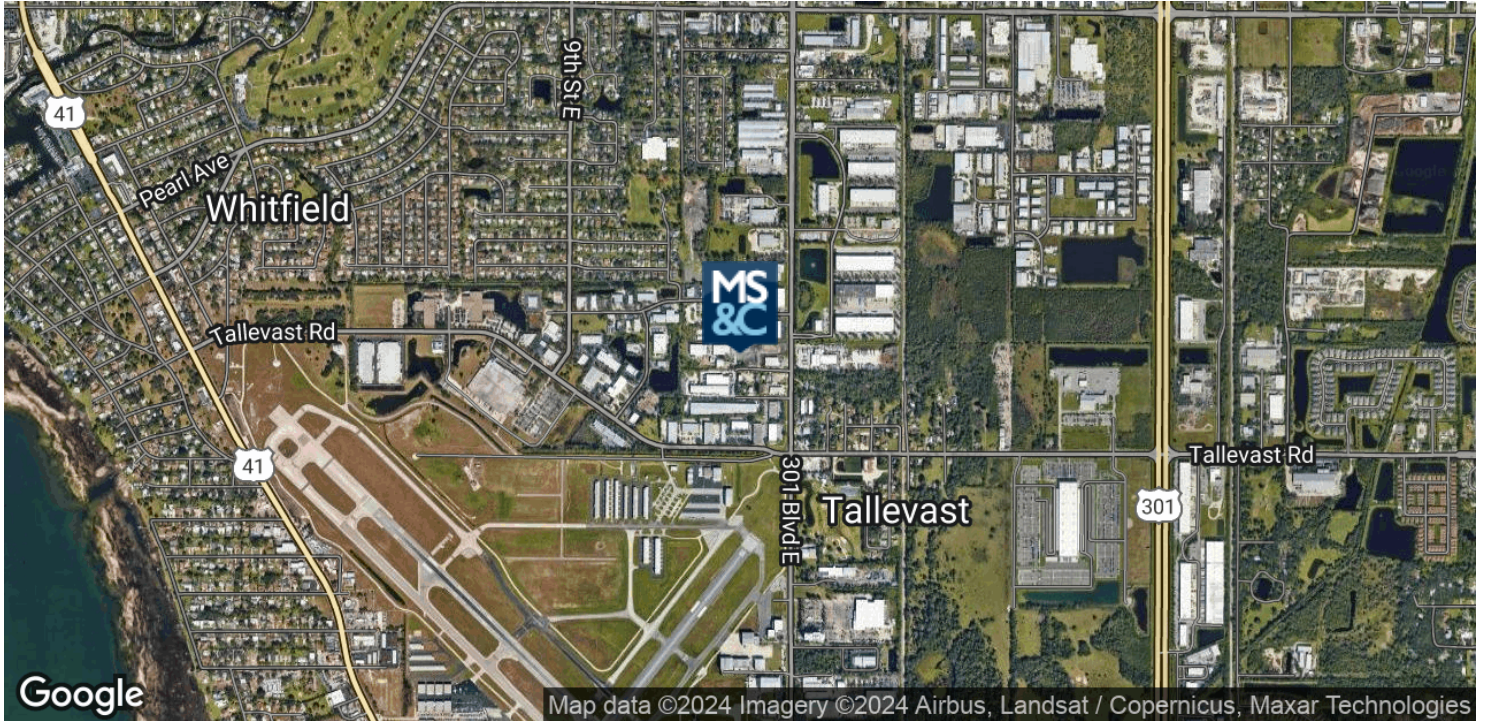
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