

EXECUTIVE SUMMARY

20 UNIT APARTMENT DEVELOPMENT ON UNIVERSITY PKWY

Old Bradenton Road & University Parkway, Sarasota, FL 34234



PROPERTY OVERVIEW

Potential 20 unit apartment development project within City of Sarasota limits. Parcel is 2.48 ac +/- with zoning allowing 9 units per acre. Jurisdictional Determination completed on Wetlands, Boundary, Topo & Tree Survey including Tree Study available. Sample site plan available with one 2-story building and two single story buildings. Located on the corner of Old Bradenton Rd and University Pkwy, this parcel is within walking distance to the airport, with Ringling Museum, Ringling College of Art, and New College nearby. Just minutes from Downtown Sarasota and Lakewood Ranch.

PROPERTY HIGHLIGHTS

- 20 Unit Apartment Development in City Limits
- 2.48 ac +/-
- 9 units/acre
- Feasibility Completed
- SRQ, Ringling Close By
- Available for \$32,000/door

PROPERTY SUMMARY

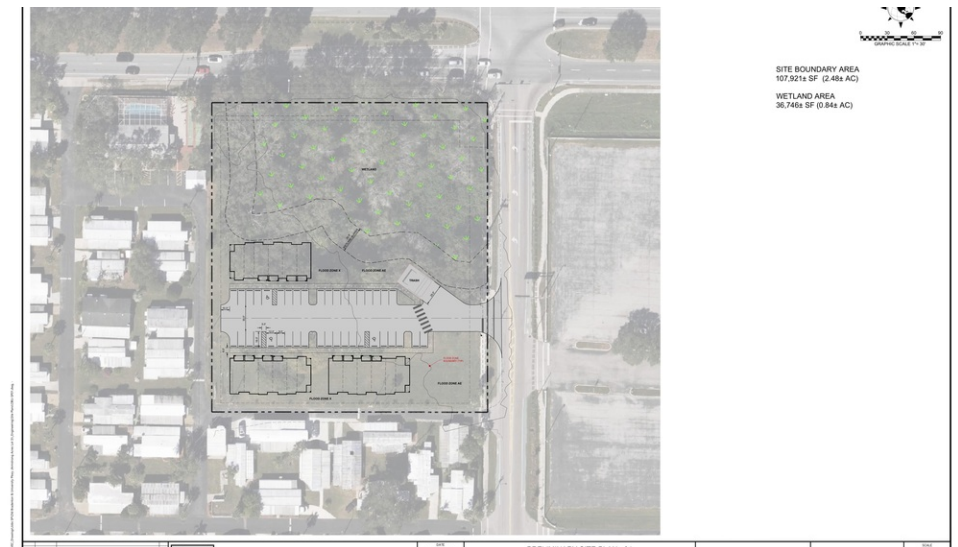
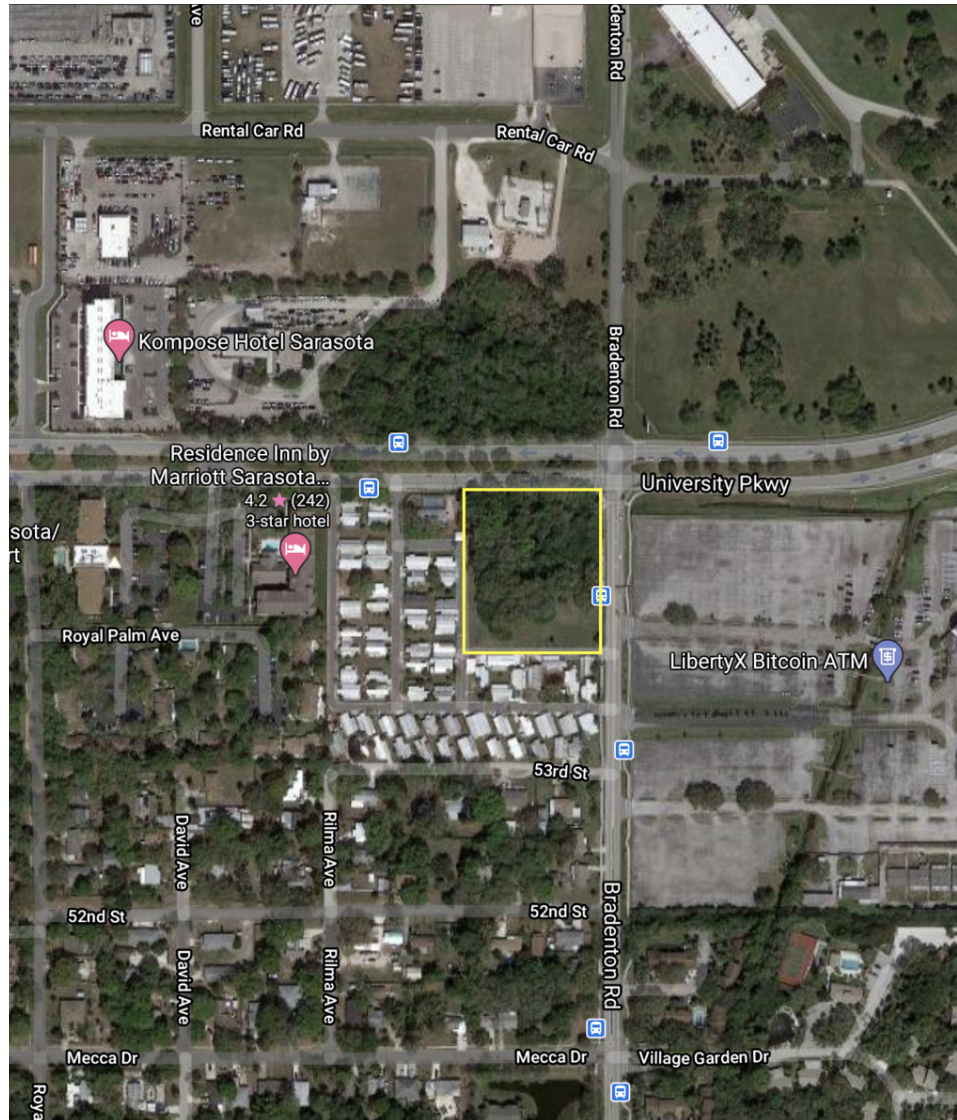
Sale Price:	\$800,000
Lot Size:	2.48 Acres
APN #:	2001010001
Zoning:	RMF-2
Cross Streets:	Old Bradenton Rd & University Pkwy

BRETT KAPLAN

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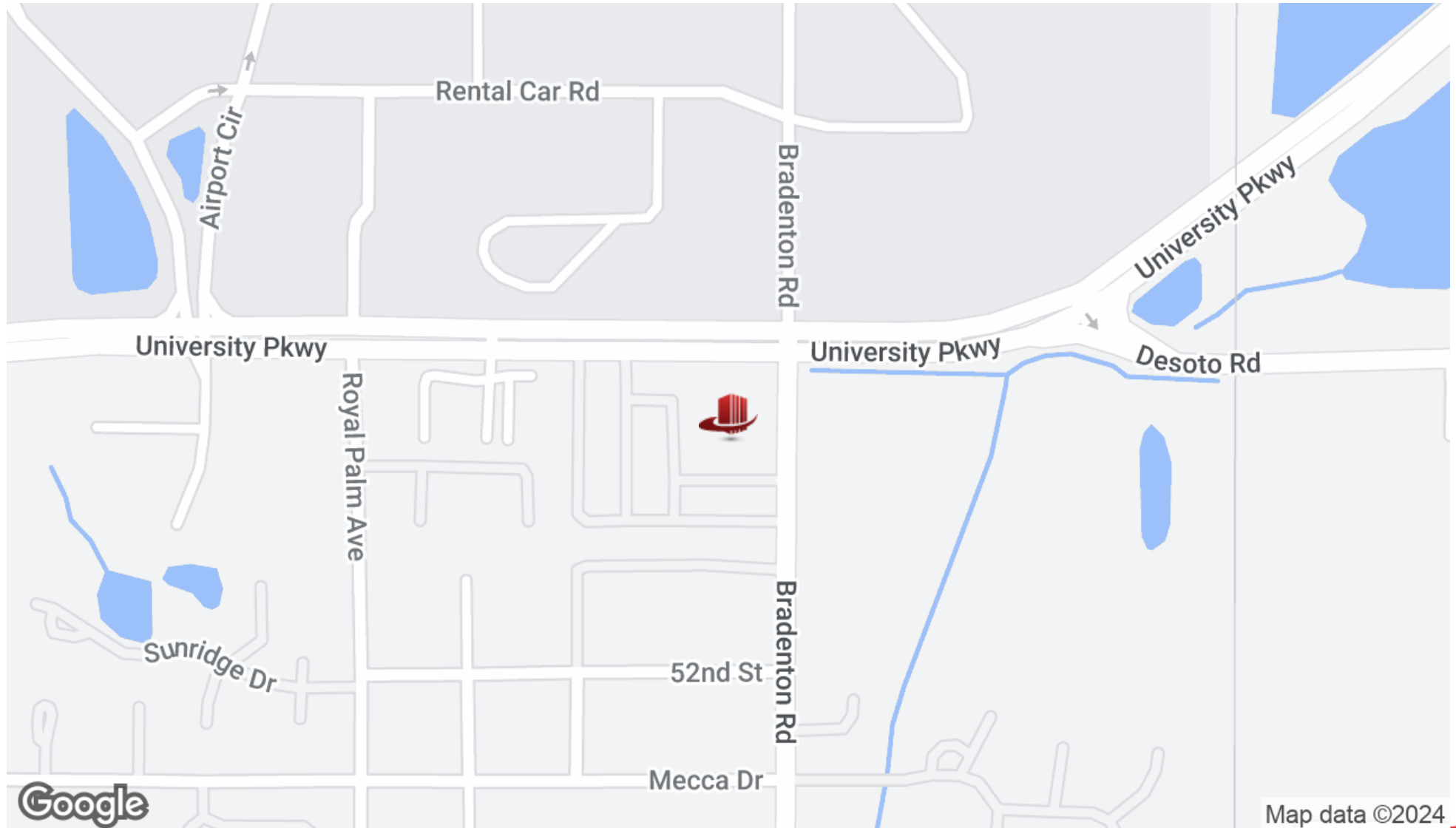


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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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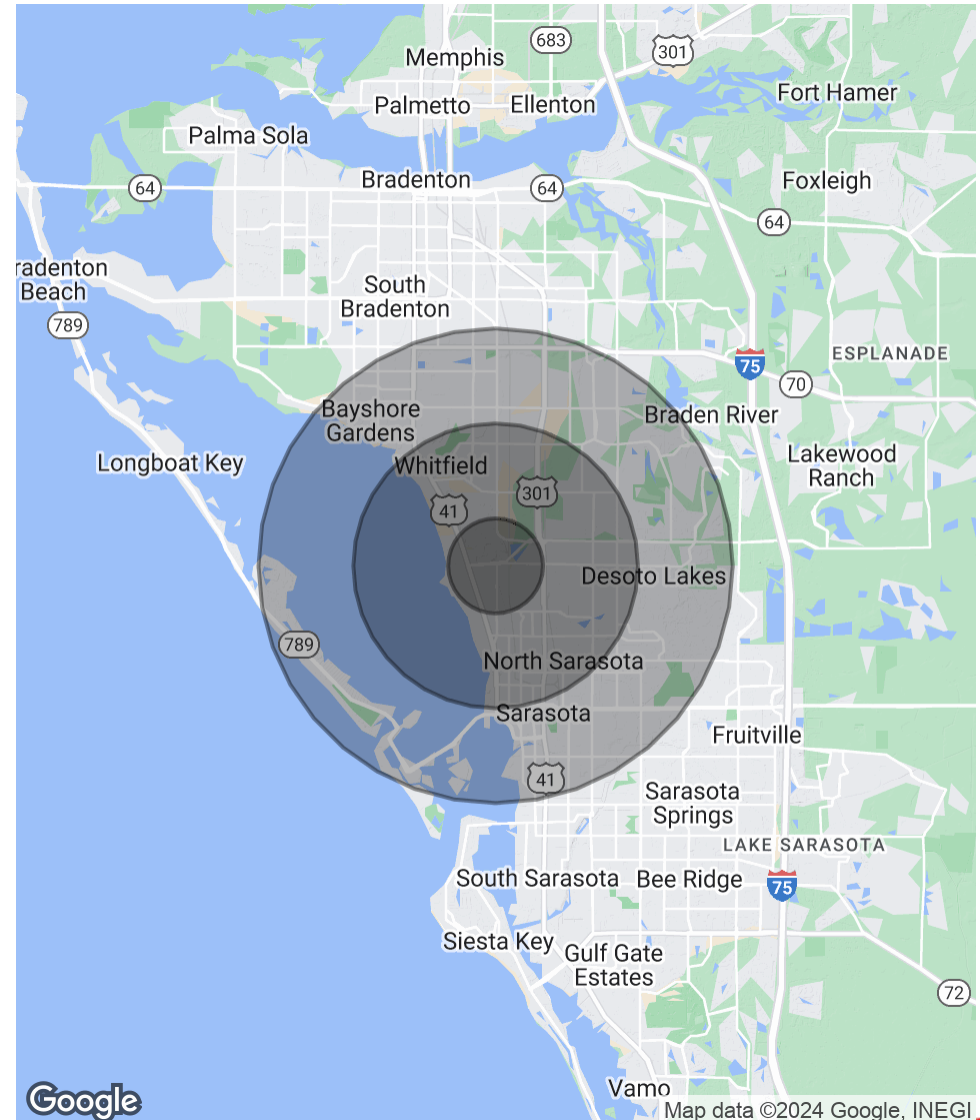
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,331	39,527	141,967
Average age	39.0	41.1	44.5
Average age (Male)	38.6	40.2	43.5
Average age (Female)	41.0	42.4	45.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,111	16,355	61,137
# of persons per HH	2.5	2.4	2.3
Average HH income	\$48,728	\$56,174	\$62,695
Average house value	\$187,013	\$248,508	\$288,607

* Demographic data derived from 2020 ACS - US Census



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