



ADDRESS

**2301 S. Tamiami Trail
Osprey, FL 34229**

PROPERTY FEATURES

- Direct Frontage with High Visibility
- High Traffic Count for Maximum Exposure
- Cleared Lot Ready for Development
- Excellent Ingress and Egress

	1 Mile	2 Miles	3 Miles
Total Households:	1,928	5,750	10,266
Total Population:	3,439	9,816	17,972
Average HH Income:	\$104,645	\$97,218	\$99,878

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

TERRY EASTMAN, P.A.

Senior Commercial Advisor | Broker Associate

941.914.2936

terryeastman@michaelsaunders.com

**OFFERING SUMMARY**

Sale Price:	\$3,500,000.00
Available SF:	
Lot Size:	182,100 SF
Price / Acre:	\$837,232
Zoning:	OPI
Market:	Tampa - St. Petersburg
Submarket:	Sarasota - Bradenton
Traffic Count:	37,000

PROPERTY OVERVIEW

Development Site located on South Tamiami Trail in Osprey just north of the 681 Bypass. Two lots totaling 4.18 Acres of cleared land with 700' of linear frontage on the Trail and ready for development. The 4.18 Acre site is surrounded by residential subdivisions as well as many professional/medical offices and commercial retail businesses and restaurants.

Current zoning is OPI and Future land use is OMF office, residential multifamily use which would allow for a height of 45 ft. and 13 units per acre or as many as 26 units per acre if ADU were also included in the development. OPI zoning has many commercial uses in addition to office and professional uses including senior living facilities, places of worship, schools, group living homes, animal hospitals and veterinary clinics and many others.

With robust infrastructure and a flourishing business environment, the location offers an enticing opportunity for Land and Office investors seeking to establish a prominent presence in this thriving market.

Land has been cleared for future development. Owner Financing Available and property may be able to subdivide.

Direct Frontage with High Visibility - 700 Linear Feet

High Traffic Count - 37,000 Cars per Day

Cleared Development Lot

Excellent Ingress and Egress

PROPERTY HIGHLIGHTS



Commercial

LAND

2301 S. TAMiami TRAIL, OSPREY, FL



Michael Saunders & Company.



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

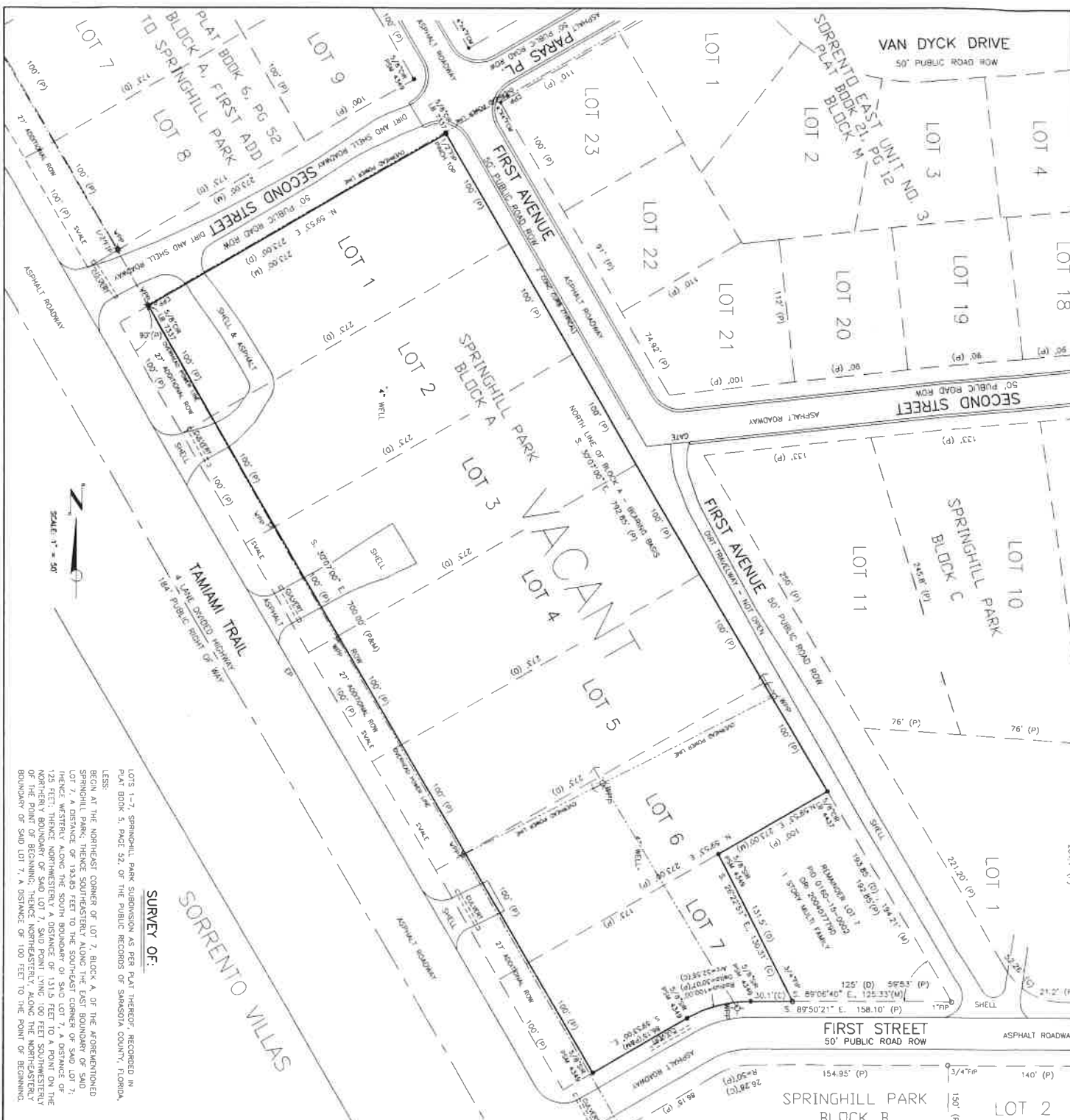
Terry Eastman, P.A.

Senior Commercial Advisor |

Broker Associate

941.914.2936

terryeastman@michaelsaunders.com



SURVEY OF:

LOTS 1-7, SPRINGHILL PARK SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 52, OF THE PUBLIC RECORDS OF SAKASOTA COUNTY, FLORIDA, LESS:

BECA AT THE NORTHEAST CORNER OF LOT 7, BLOCK A, OF THE ABOVE-DESCRIBED SPRINGHILL PARK, THENCE SOUTHWESTERLY ALONG THE EAST BOUNDARY OF SAID LOT 7, A DISTANCE OF 193.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 7, A DISTANCE OF 125 FEET; THENCE NORTHWESTERLY A DISTANCE OF 131.5 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 7, SAID POINT LYING 100 FEET SOUTHWESTERLY OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY, ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 7, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

SORRENTO VILLAS

NOTES:

1. UNDERGROUND FEATURES (i.e. DRAINAGE BASINS & PRESS. UTILITY LINES, SEWER LINES, WELLS, ETC.) ARE NOT SHOWN AS PART OF THIS SURVEY, EXCEPT AS SHOWN HEREON.
2. BEARINGS BASED ON PLAT LINE AS SHOWN.
3. PROPERTY IS SUBJECT TO ANY RESTRICTIONS, EASEMENTS, RIGHTS OF WAY AND/OR JURISDICTIONAL AREAS PER AGENCY.

CERTIFIED TO:

GEORGE CAROL N. LLC

LEGEND:

- C = CALCULATED
- CONC = CONCRETE
- CPW = CONCRETE POWER POLE
- CSW = CONCRETE SIDEWALK
- D = PER DEED
- EP = EDCO OF PAVEMENT
- FIP = FOUND IRON PIPE, AS NOTED
- FIR-NC = FOUND IRON ROD, NO CAP
- CR = FOUND 1/2" OR 5/8" CAPED IRON ROD, AS NOTED
- FM = FOUND CONC. MONUMENT (NO NUMBER)
- F-HYD = FIRE HYDRANT
- FPL = FLORIDA POWER & LIGHT
- L = PER LEGAL DESCRIPTION
- LA (LS) = LAND SURVEYOR BUSINESS
- M = MEASURED
- DEL = OFFICIAL RECORDS INSTRUMENT
- P = PLAT
- PID = UNMATE COUNTY PARCEL IDENTIFICATION
- P/L = PROPERTY LINE
- PLS (RIS) = PROFESSIONAL LAND SURVEYOR
- ROW = RIGHT OF WAY
- SIR = SET 5/8" CAPED IRON ROD, PLS 4349
- WVP = WOOD UTILITY POLE
- WV = WATER VALVE
- W = WIRE
- OW = OVERHEAD UTILITY LINE

Alex S. Sauer

09/16/21

DATE:

ALEX S. SAUER

REGISTERED PROFESSIONAL LAND SURVEYOR

FLORIDA CERTIFICATE #4349

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PASS-SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



2718 72nd Drive S.
Gulfport, FL 34880
(848) 774-0801
sauer@cs480@gmail.com

THIS SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

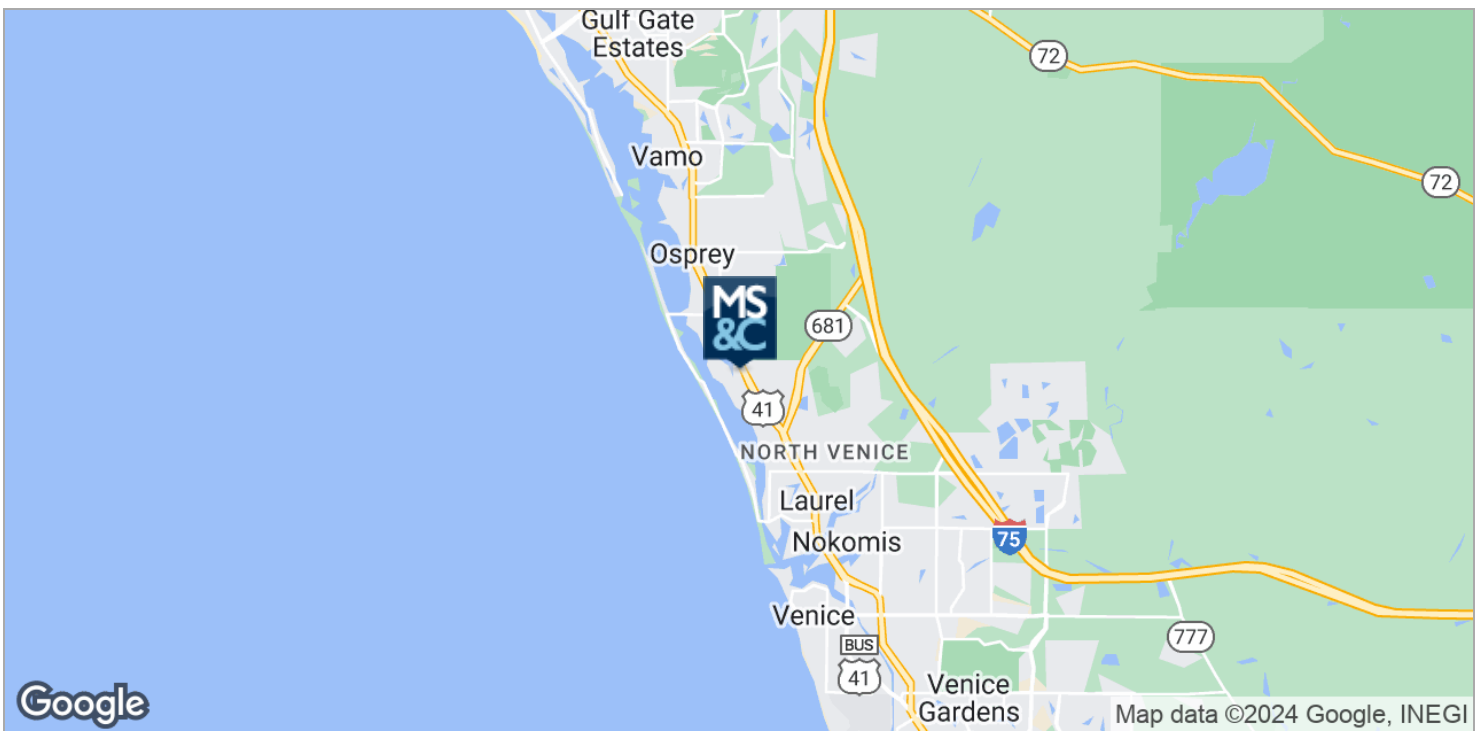
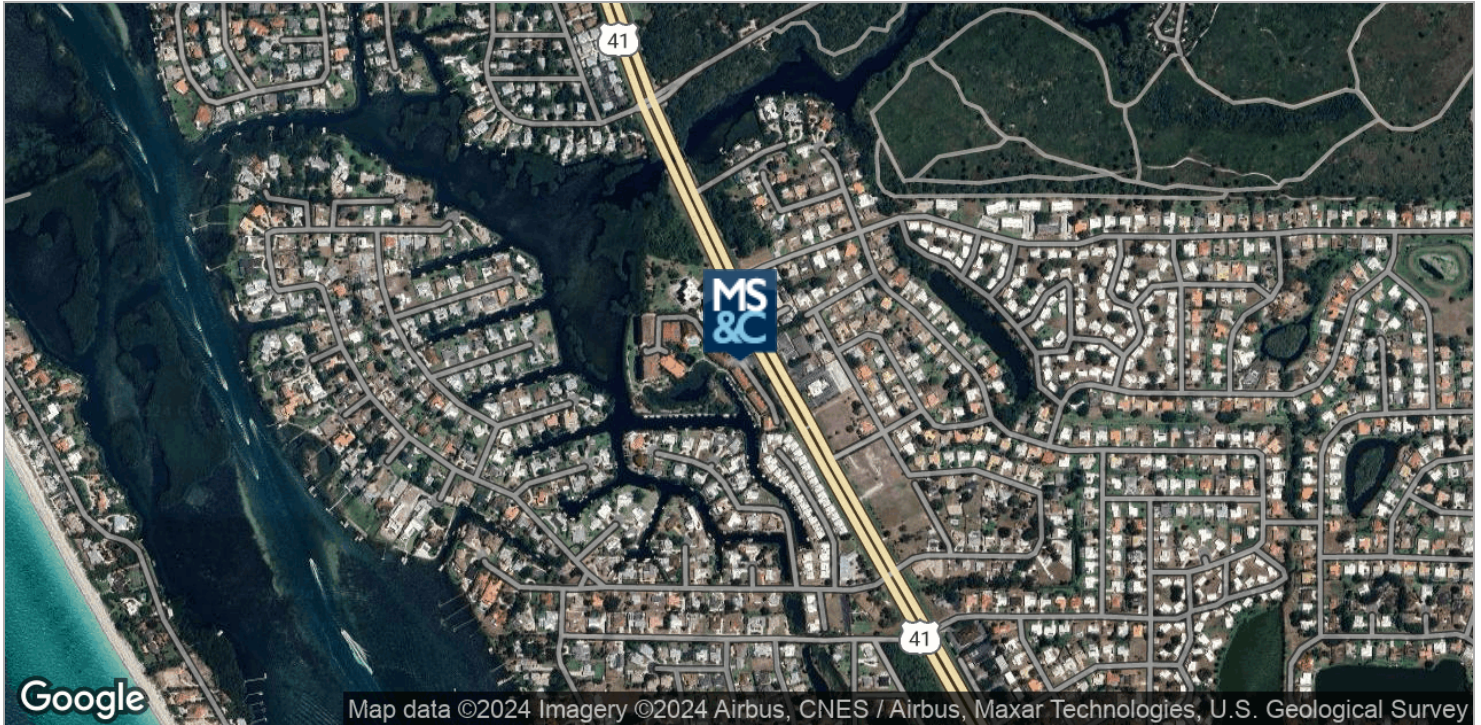
**LOTS 1-6 AND PART OF LOT 7
BLOCK A, SPRINGHILL PARK
2301 S. TAMAMI TRAIL, NOKOMIS, FLORIDA**



Commercial

LAND

2301 S. TAMiami TRAIL, OSPREY, FL



Michael Saunders & Company



1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Terry Eastman, P.A.

Senior Commercial Advisor |

Broker Associate

941.914.2936

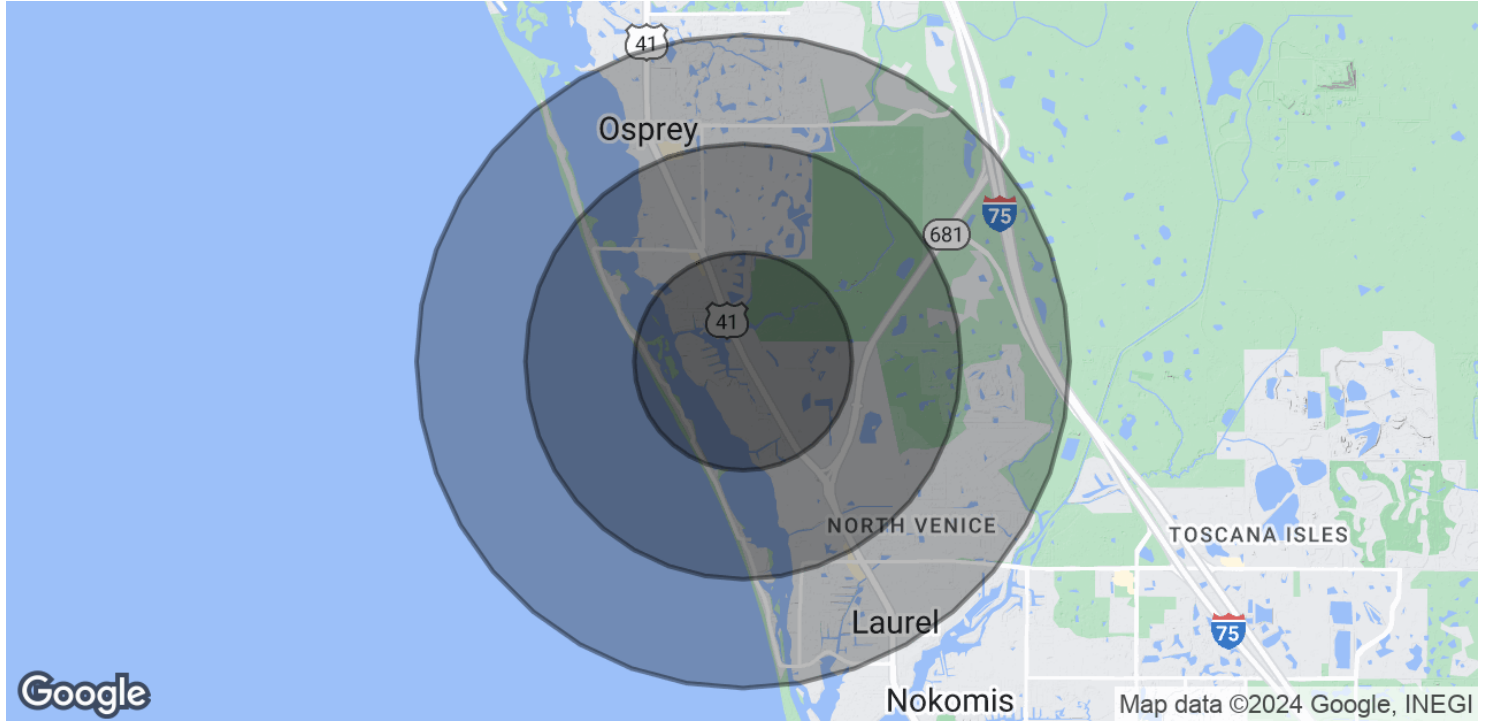
terryeastman@michaelsaunders.com



Commercial

LAND

2301 S. TAMIAMI TRAIL, OSPREY, FL



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,439	9,816	17,972
Average Age	60.5	59.7	59.5
Average Age (Male)	55.5	55.7	57.0
Average Age (Female)	65.0	62.6	60.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,928	5,750	10,266
# of Persons per HH	1.8	1.7	1.8
Average HH Income	\$104,645	\$97,218	\$99,878
Average House Value	\$561,413	\$469,355	\$496,744

* Demographic data derived from 2020 ACS - US Census

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Terry Eastman, P.A.

Senior Commercial Advisor |

Broker Associate

941.914.2936

terryeastman@michaelsaunders.com

TERRY EASTMAN, P.A.

Senior Commercial Advisor | Broker Associate



1605 Main Street , Suite 500

T 941.914.2936

C 941.914.2936

terryeastman@michaelsaunders.com

PROFESSIONAL BACKGROUND

My career in Real Estate began in 2000 when I was first licensed as a Residential Real Estate Agent. I obtained my Brokers license in 2003.

In 2008 I had the opportunity and good fortune to join a local commercial real estate firm and team with a well established commercial agent specializing in Industrial and Warehouse properties. I have continued along that path and primarily specialize in the sales and leasing of industrial and warehouse buildings and industrial land in Manatee and Sarasota Counties. My secondary specialty is office sales and leasing. I have been involved in many notable sales and leases of industrial and office properties in the past 15 years.

In January of 2022 I joined MSC Commercial. The change has been successful for me and I look forward to the future with a positive outlook for continued personal growth and business success.

I am 100% committed to Real Estate Services on behalf of my customers. I am dedicated to sharing my knowledge and experience to maximize my customer's return on their Real Estate Investments.