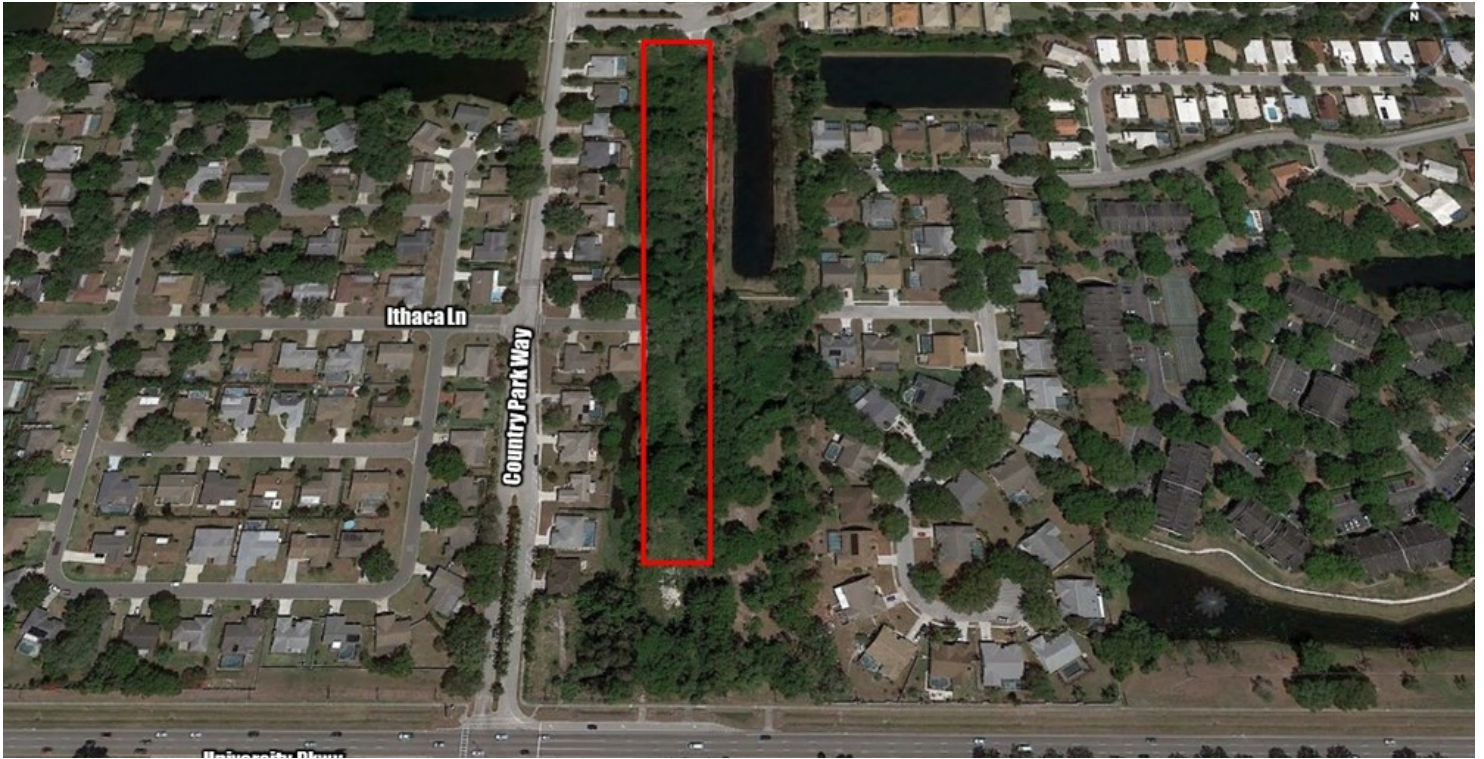




Commercial

1605 MAIN STREET
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



ADDRESS

University Parkway
Sarasota, FL 34243

PROPERTY FEATURES

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

	1 Mile	3 Miles	5 Miles
Total Households:	3,308	25,553	63,395
Total Population:	7,162	57,308	150,896
Average HH Income:	\$64,819	\$65,982	\$64,338

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:

GAIL BOWDEN

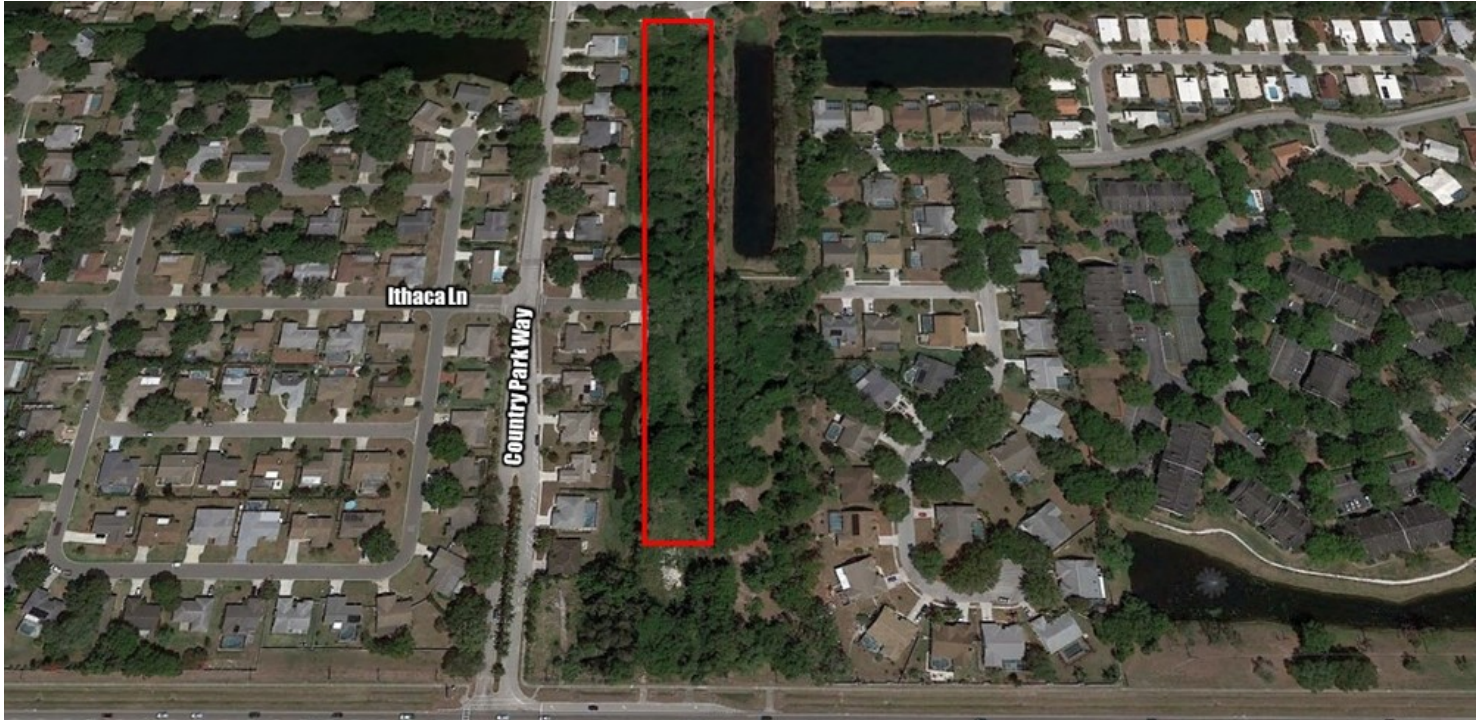
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Commercial

LAND

UNIVERSITY PARKWAY, SARASOTA, FL



OFFERING SUMMARY

Sale Price: \$279,000

Available SF:

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.

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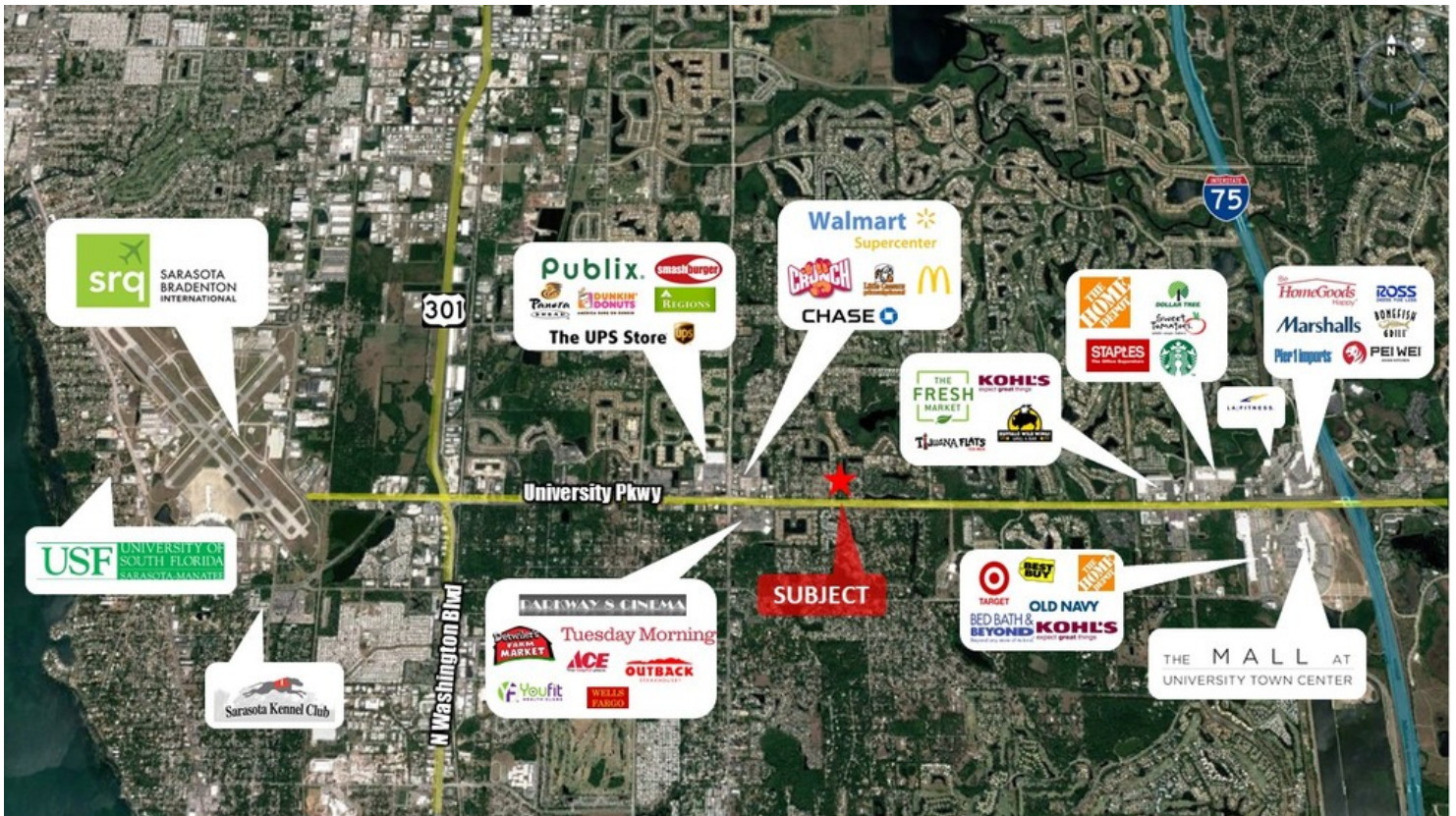
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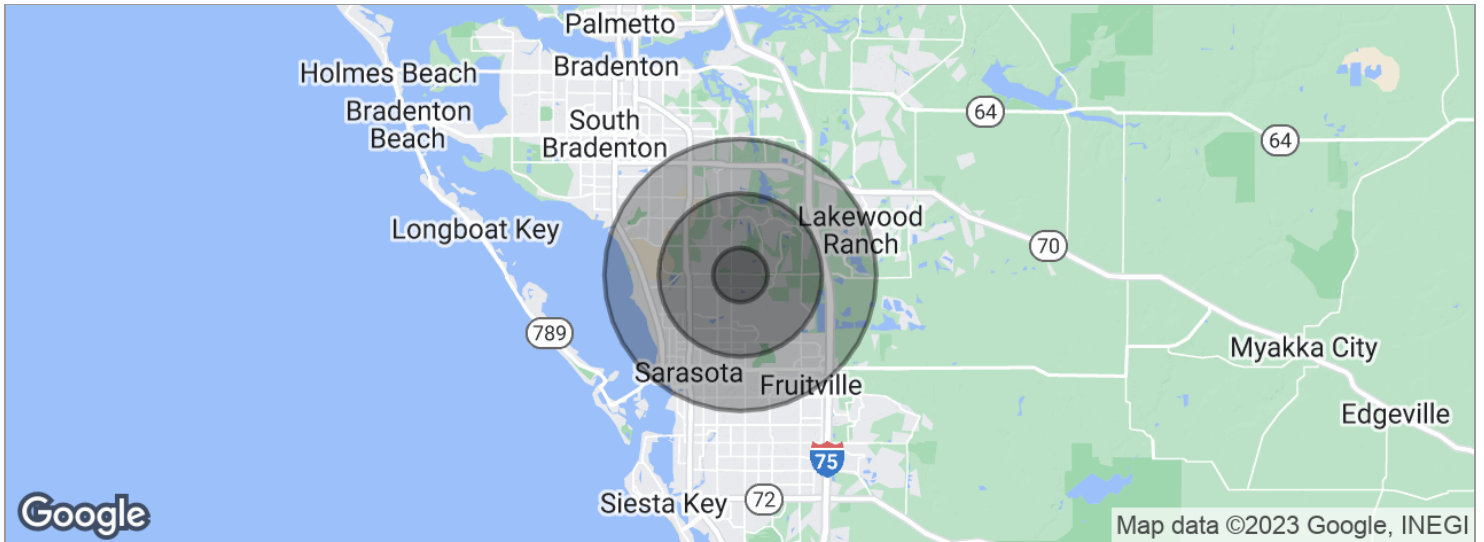
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Commercial

LAND

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,162	57,308	150,896
Median age	47.3	47.5	44.0
Median age (Male)	46.3	47.5	43.1
Median age (Female)	49.8	48.0	45.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,308	25,553	63,395
# of persons per HH	2.2	2.2	2.4
Average HH income	\$64,819	\$65,982	\$64,338
Average house value	\$265,115	\$301,525	\$294,540

* Demographic data derived from 2020 ACS - US Census

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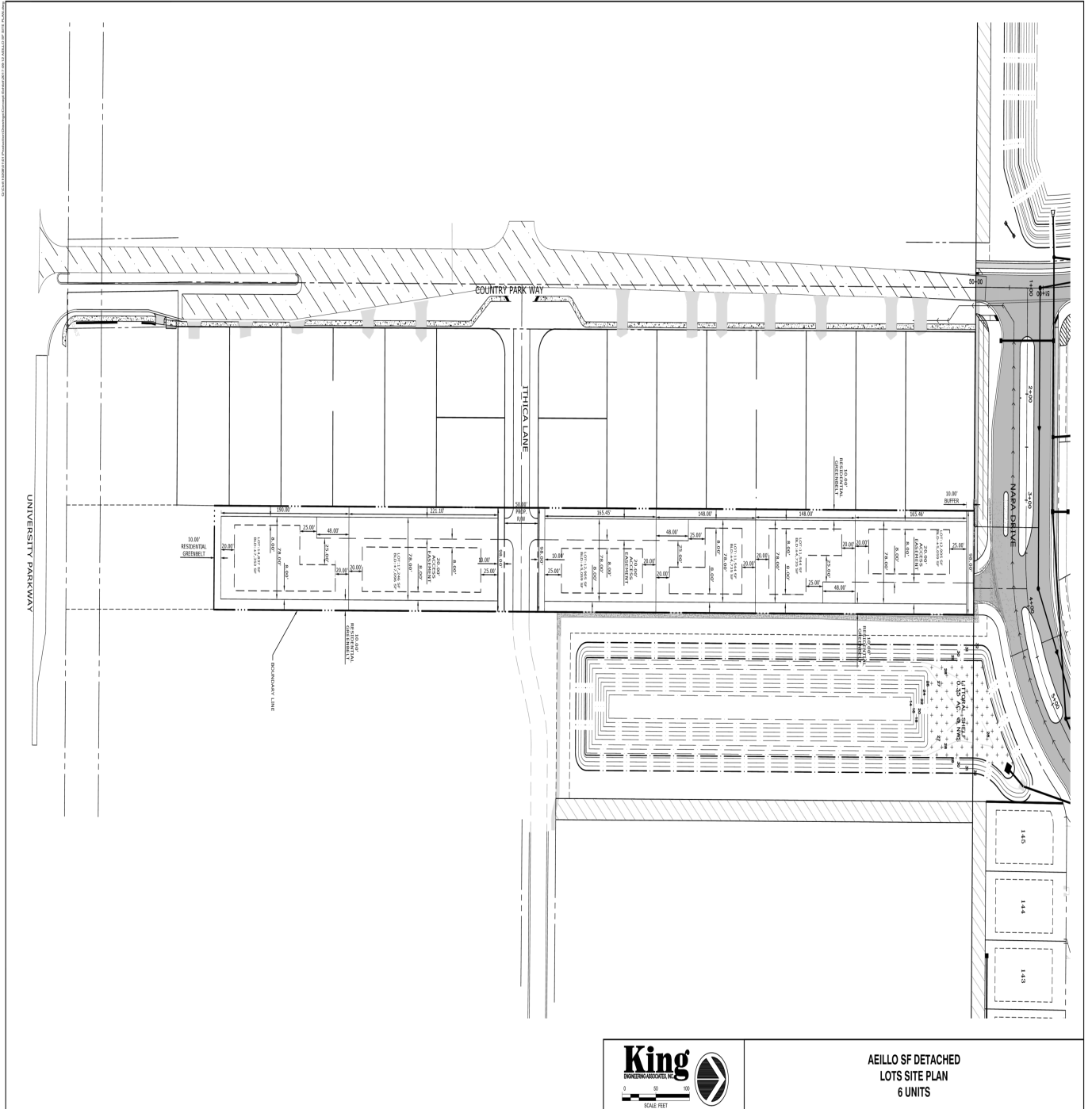




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PROFESSIONAL BACKGROUND

Gail Bowden brings a unique blend of strategic creativity and expertise to the Michael Saunders & Company team. Drawing on more than 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.

Bowden was named one of Real Estate Forum's 2016 Women of Influence and was included in Michael Saunders & Company's 2018 & 2017 Presidents Circle, MSC Commercial Top Team and Outstanding Performance-sales units for 2018. Prior to joining the MS&C Commercial Division, she was SVN's Top Producer in 2016, following a worldwide ranking as #3 (#1 statewide) in 2015. Bowden also achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014, several of SVN's most esteemed honors, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$200 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. 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 in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.



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