An aerial photograph of a residential development site. The image shows several multi-story apartment buildings with light-colored facades and blue roofs. A central feature is a large, irregularly shaped pond or lake. To the left of the pond, there is a green tennis court with two blue courts. Adjacent to the tennis court is a small, circular island with a swimming pool. The surrounding area is lush with green trees and vegetation. A road with parked cars runs along the right side of the development. The overall scene is a mix of built-up structures and natural greenery.

**SALE**

# Hidden Bay Development Site

**HIDDEN BAY DR**

Osprey, FL 34229

**PRESENTED BY:**

**BOB MORRIS**

O: 941.487.6991 x122

bob.morris@svn.com

FL #BK3067189



PROPERTY DETAILS & HIGHLIGHTS

SALE PRICE	\$800,000
PROPERTY TYPE	Land
PROPERTY SUBTYPE	Residential
APN	0147060008
ZONING	RMF3 (13 DU/AC)
LOT SIZE	23,889 SF
FREE STANDING	Yes

The Development Site is a lakefront parcel ("Parcel 2" on the Survey) overlooking the community's internal lake and clubhouse. The current concept plan contemplates 24 2-3 bedroom units in 4 stories over parking, but the parcel has zoning and entitlements for up to 42 units. All utilities and the roads are to the development site.

In addition to the utilities, roads and parking areas, the gated entrance and the resort-style amenities are also completed. The amenities include a beautiful, heated pool/spa area with deck overlooking a tranquil lake with a "fountain island," an upscale clubhouse with living room which also houses a library, catering kitchen, central salon and fitness center, plus a Tiki Hut and grilling area for entertaining, a kayak launch, and USTA style tennis court and pickleball courts, car wash area, pet park and an elevated boardwalk that meanders through lush mangrove fields out to a long fishing pier, where you can drop a line into the water or watch never-ending sunsets. The community consists of mid-rise and low-rise condominium buildings.

**BOB MORRIS**  
O: 941.487.6991 x122  
bob.morris@svn.com  
FL #BK3067189



- Gated and established Sarasota Bayfront Condominium Community.
- All project improvements and amenities are completed.
- Lakefront Building Pad with Concept Plan for 24 Units.
- Zoning and entitlements for up to 42 units

## LOCATION DESCRIPTION



### BOB MORRIS

O: 941.487.6991 x122

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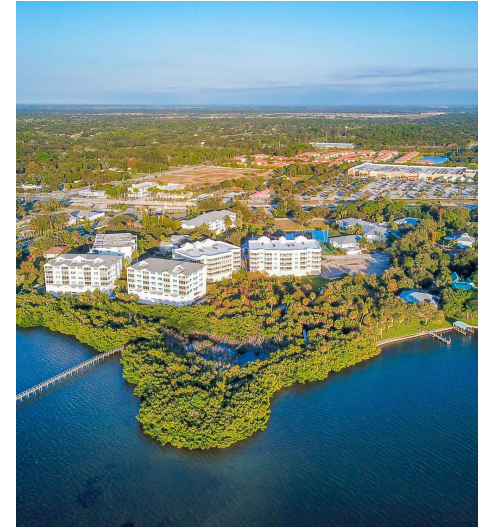
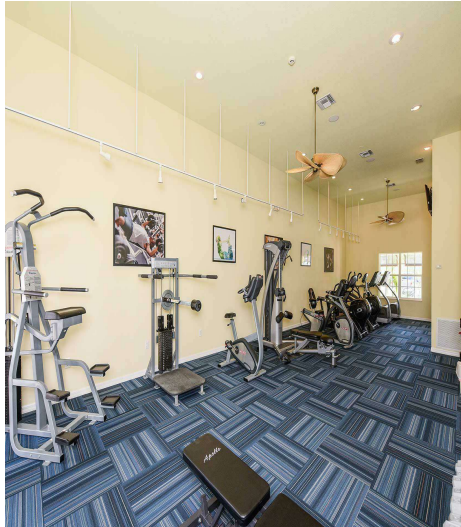
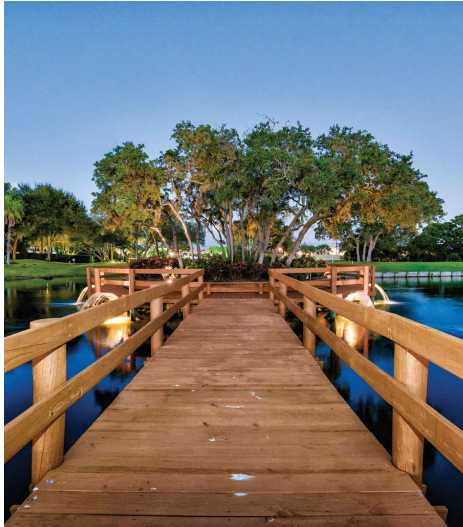
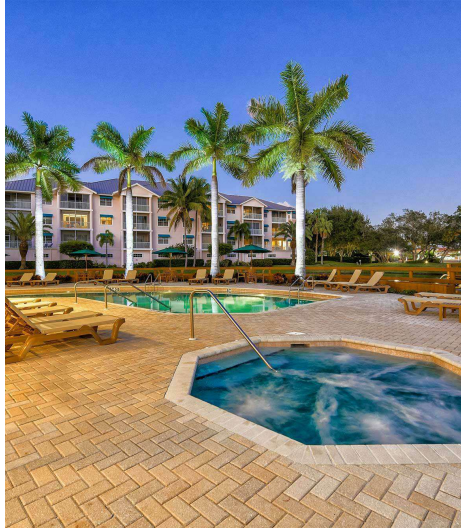
## LOCATION DESCRIPTION

Just 10 miles south of downtown Sarasota and 8 miles north of historic Venice, Florida. The Hidden Bay condominium community is located on 14 +/- Acres right on the shores of Little Sarasota Bay in Osprey (Sarasota County) Florida. It is adjacent to the Sarasota Crew Facility and just south of Historic Spanish Point. This area has excellent access to the Gulf beaches on Siesta Key & Casey Key (15 minutes) as well as the Island of Venice.

In addition to the community's pristine views of Little Sarasota Bay, Hidden Bay is just north of Oscar Scherer State Park and Blackburn Point Road, which has a public boat ramp as well as direct access to Casey Key. There are extensive shopping and dining options in the immediate area in addition to multiple high-end golf courses.



## ADDITIONAL PHOTOS



### BOB MORRIS

O: 941.487.6991 x122

bob.morris@svn.com

FL #BK3067189



SITE PLAN AND PARCEL



**BOB MORRIS**  
O: 941.487.6991 x122  
bob.morris@svn.com  
FL #BK3067189



## A CONCEPT PLAN



**BOB MORRIS**

O: 941.487.6991 x122

bob.morris@svn.com

FL #BK3067189





## LOCATION MAP



**BOB MORRIS**

O: 941.487.6991 x122

bob.morris@svn.com

FL #BK3067189



# DEMOGRAPHICS MAP & REPORT

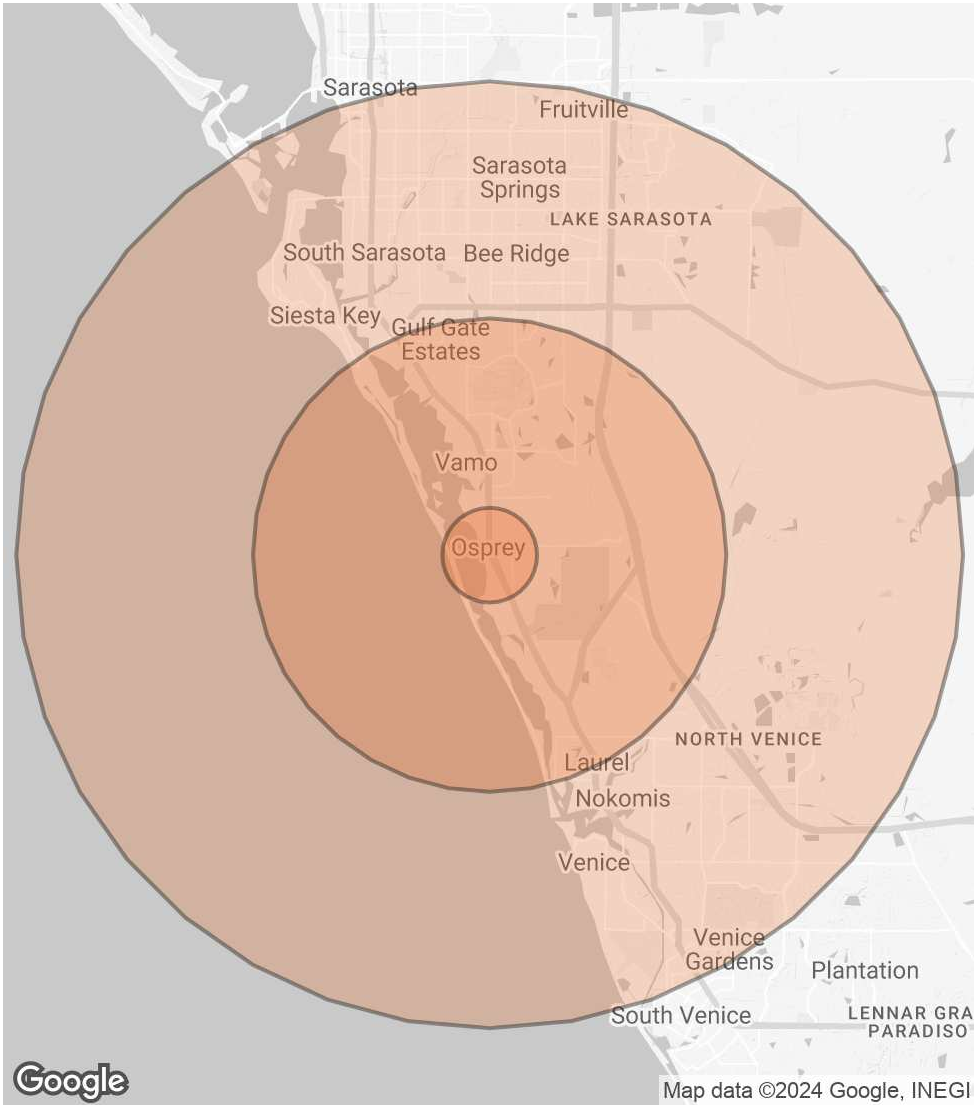
## POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	68	17,400	48,552
AVERAGE AGE	58.9	41.4	46.1
AVERAGE AGE (MALE)	63.4	40.3	45.4
AVERAGE AGE (FEMALE)	58.7	43.6	46.8

## HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	38	7,432	22,257
# OF PERSONS PER HH	1.8	2.3	2.2
AVERAGE HH INCOME	\$38,430	\$43,136	\$44,682
AVERAGE HOUSE VALUE	\$202,045	\$115,983	\$120,835

2020 American Community Survey (ACS)



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