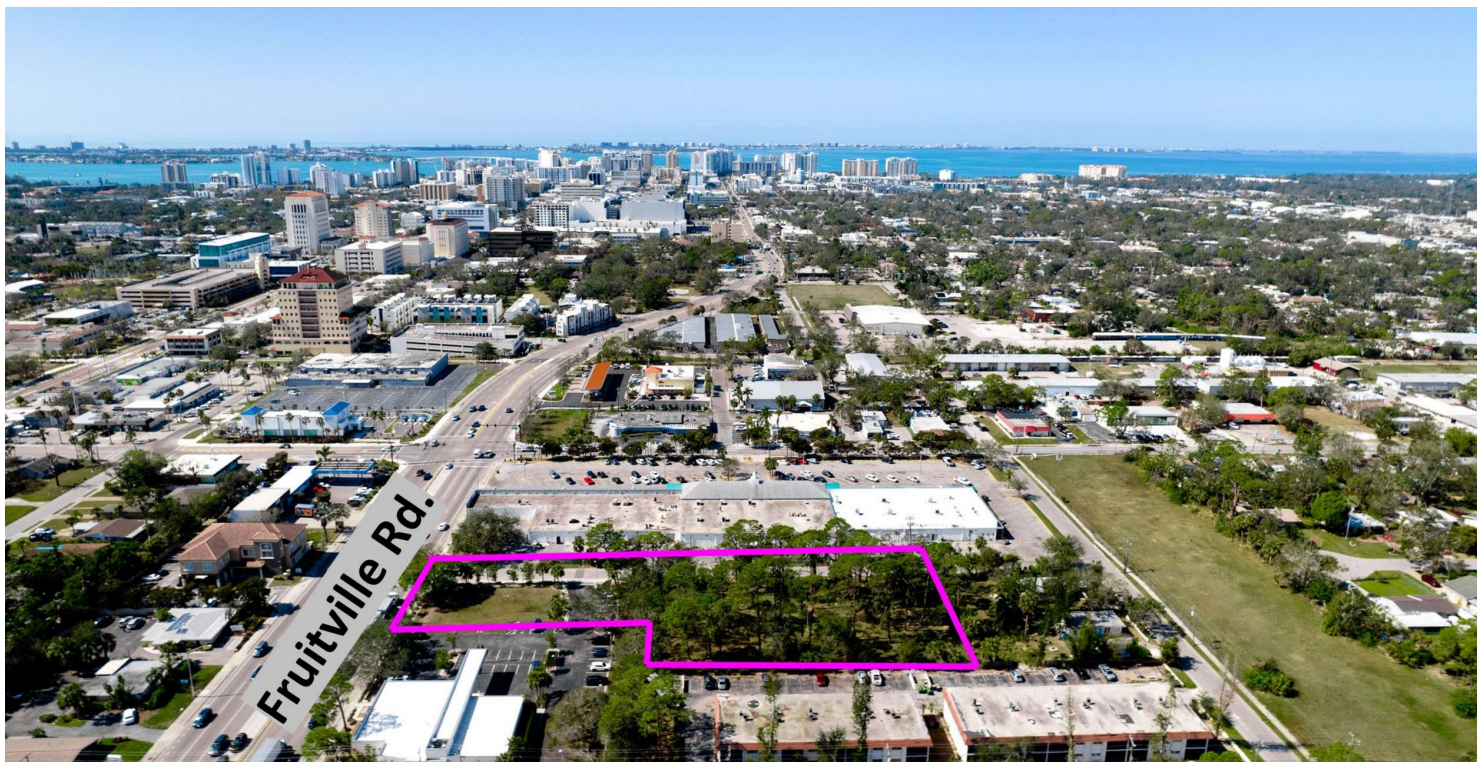


DTE VACANT LAND

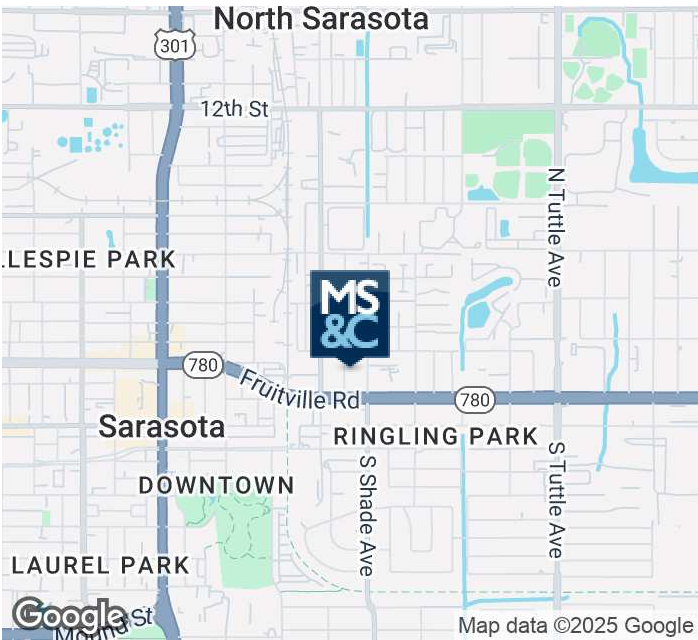
N SHADE AVE, SARASOTA, FL



ADDRESS
N Shade Ave
Sarasota, FL 34237

PROPERTY FEATURES

- Rare opportunity to purchase vacant land fronting Fruitville Rd
- Zoned DTE for diverse development potential
- Site is eligible for Downtown Attainable Housing Density Bonus Program providing up to 4x density
- Accessible via a traffic lit intersection on Fruitville Rd and Shade Ave
- Considerable residential and commercial development planned in immediate vicinity of the Subject Property

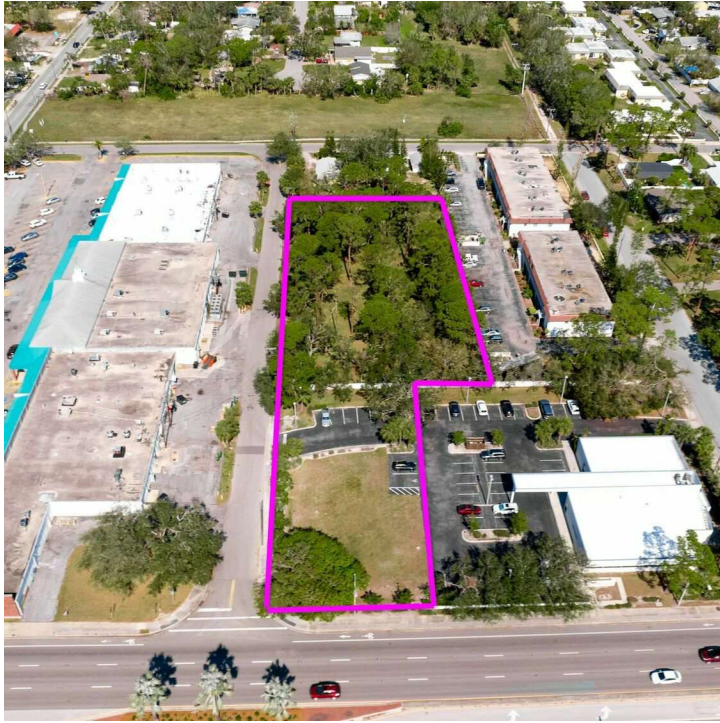


	1 Mile	3 Miles	5 Miles
Total Households:	5,808	37,808	76,671
Total Population:	13,157	83,133	167,928
Average HH Income:	\$83,826	\$92,323	\$99,621

PRESENTED BY:

SPENCER BRANNEN
Commercial Advisor
941.822.7473
spencerbrannen@msccommercial.com

LEON DELIETO SR., P.A.
Broker Associate
941.321.5803
leedelieto@michaelsaunders.com



OFFERING SUMMARY

Sale Price:	\$4,295,000
Lot Size:	54,465 SF
Price / Acre:	\$3,435,054
Zoning:	DTE

PROPERTY OVERVIEW

A well located property on the intersection of Fruitville Rd and N Shade Ave. in Sarasota, FL zoned Downtown Edge. This versatile site represents an ideal opportunity for mixed use development with frontage on a major arterial. Featuring a well located site with easy access to vibrant urban amenities, this property is ideal for a land/multifamily developer seeking a strong rental income development or high value condo sales. Additional trade density rights are available through the City's Downtown Attainable Housing Density Bonus Program which can provide up to four times the allowable units per this zoning district.

LOCATION OVERVIEW

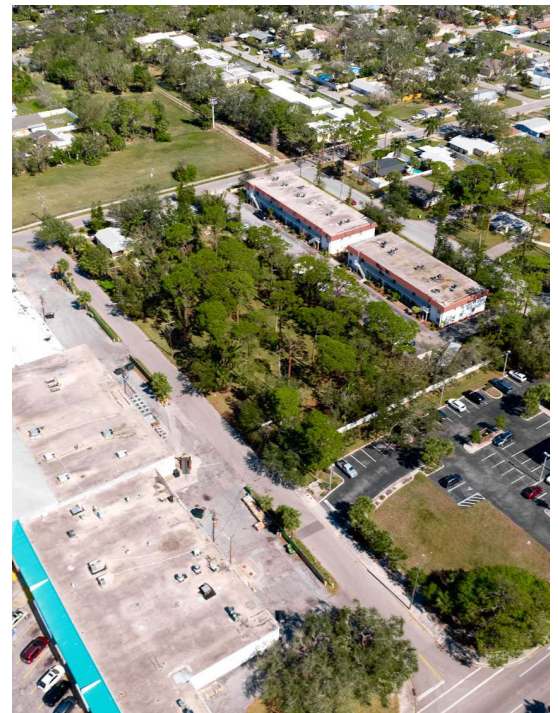
Residents can take advantage of the vibrant energy of nearby Downtown Sarasota and the highly regarded arts and culture district, all of which is less than a 5 minute drive away. SRQ International Airport and I-75 are both within 15 minutes from the site. This location is also surrounded by a diverse culinary scene and upscale shopping experiences including Main Street Shops and St. Armand's Circle. Award winning Gulf Coast beaches and the picturesque Sarasota Bayfront are just minutes away.

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DTE VACANT LAND

N SHADE AVE, SARASOTA, FL



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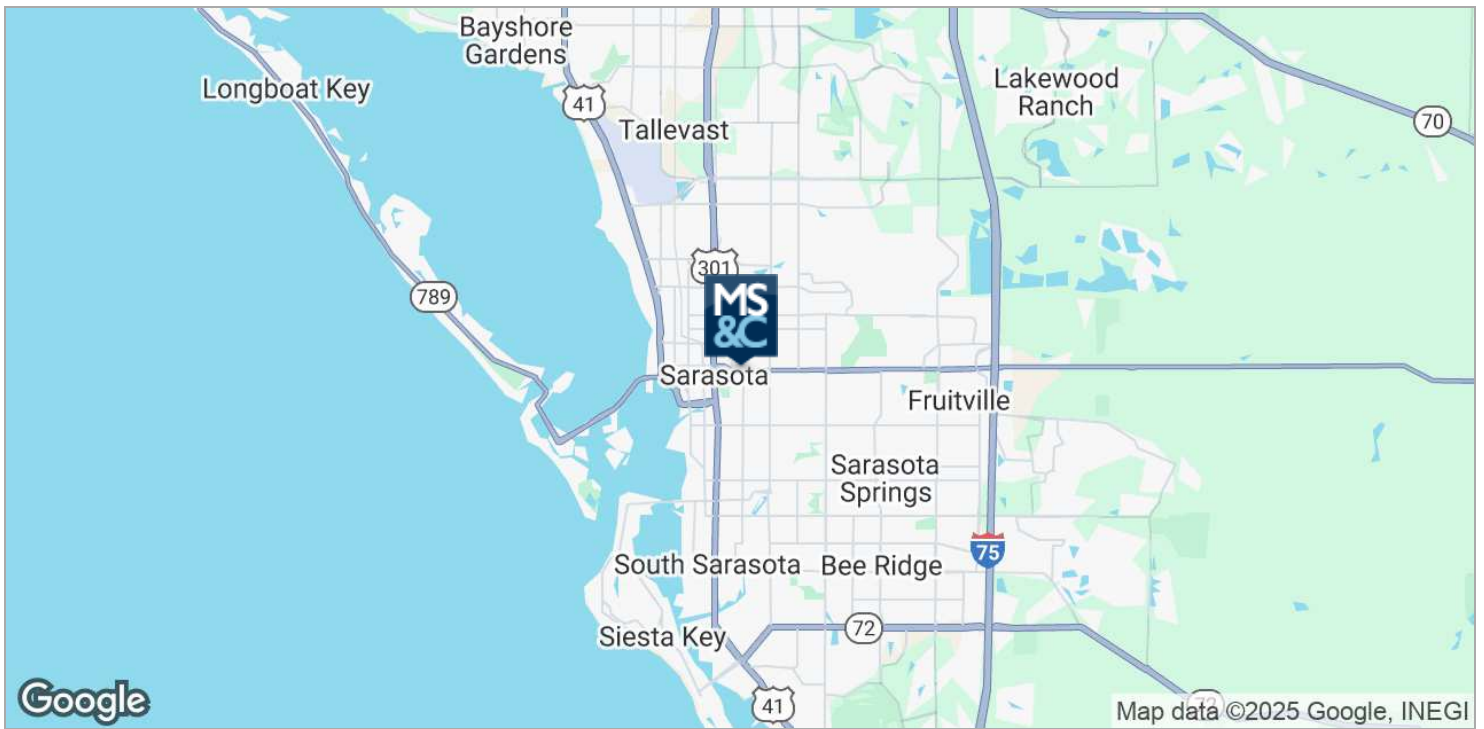
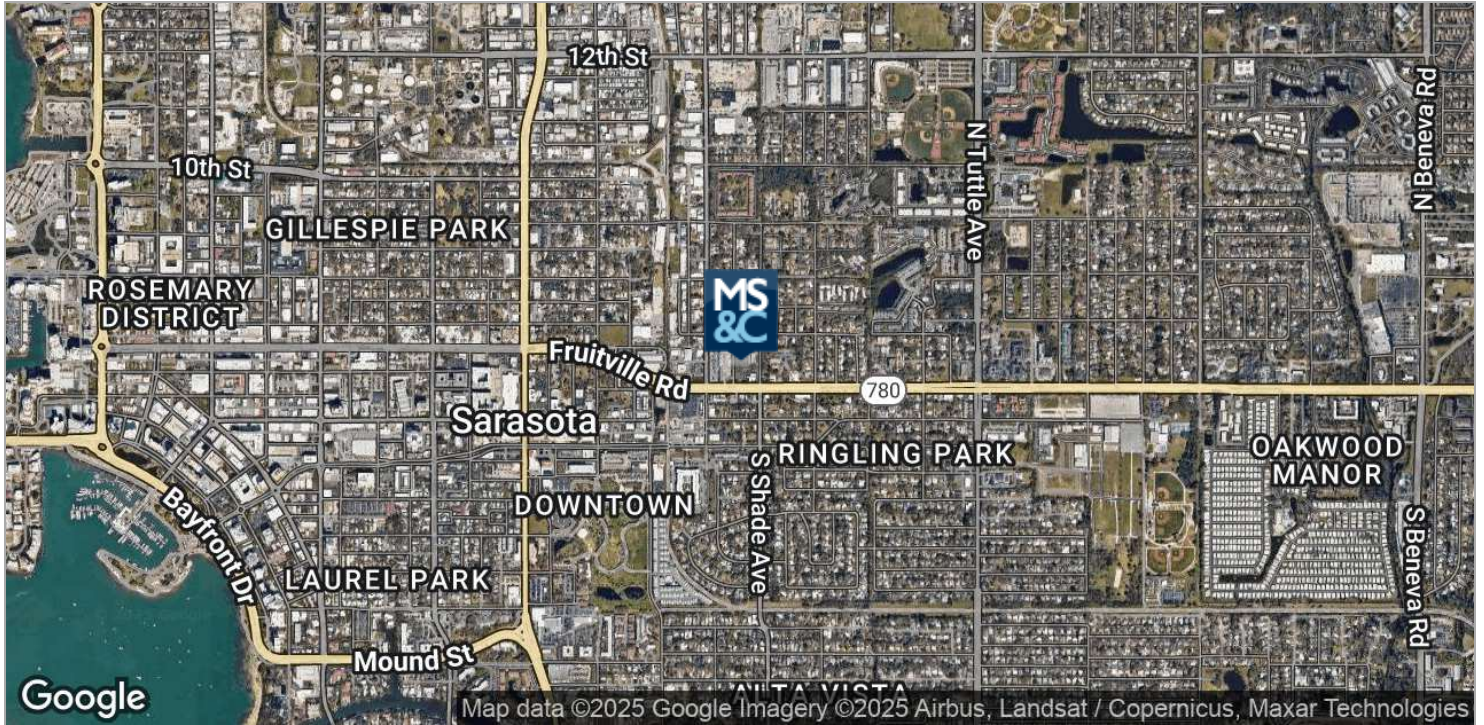
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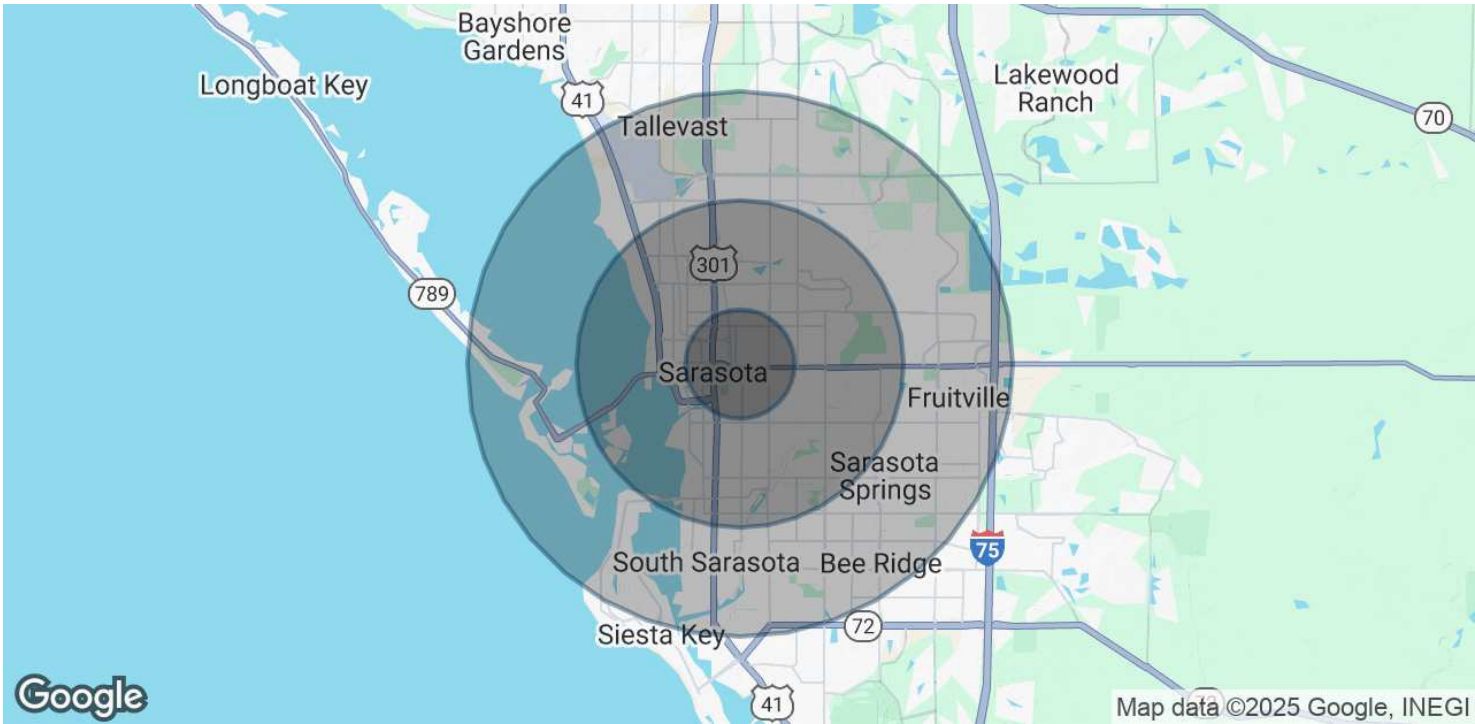
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,157	83,133	167,928
Average Age	44	49	50
Average Age (Male)	42	47	48
Average Age (Female)	46	50	51

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,808	37,808	76,671
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$83,826	\$92,323	\$99,621
Average House Value	\$498,578	\$467,853	\$488,815

Demographics data derived from AlphaMap

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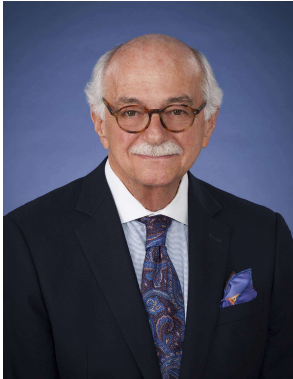
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FL #BK232183

PROFESSIONAL BACKGROUND

Lee DeLieto, Sr. joined the Commercial Group at Michael Saunders & Company more than 25 years ago, and has repeatedly received "Top Commercial Real Estate Producer" recognition. His knowledge of the Sarasota, Manatee and Charlotte county areas has allowed businesses to find commercial real estate that matches each client's specific needs.

Lee's Commercial Real Estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

Lee has the proven ability to make your next investment, lease, acquisition/sale a profitable experience. There is no secret to Lee's success – solid commercial real estate knowledge and years of experience in helping clients achieve their goals.

Lee was joined by his son Lee Jr. in 2005 who is committed to the goals and work ethics established by Lee Sr.

DeLieto Team currently includes three licensed commercial Realtors.

EDUCATION

Syracuse University. Bachelor of Arts

University of Rochester Simon School of Business MBA in Finance and Economics

MEMBERSHIPS & AFFILIATIONS

Corporate Professional Affiliations:

Commercial Real Estate Alliance (CREA)

Realtor Association of Sarasota and Manatee (RASM)

Community & Professional Affiliations:

Board Chair Sarasota County Boys & Girls Clubs

Founding BOD Member Insignia Bank (Now Centennial Bank)

Trustee Plymouth Harbor Foundation

BOD SW Florida Chapter of American Red Cross Sarasota

Sarasota Alumni Club of Phi Delta Theta, Past President

Syracuse University Alumni Club

Past President of Downtown Sarasota Kiwanis Club

Argus Foundation, Corporate Member

Tiger Bay Forum Member

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PROFESSIONAL BACKGROUND

Spencer Brannen is a Sarasota native whose roots run deep in the community. With a passion for real estate, he's excited to bring his local knowledge to the industry. An admirer of his mother's commitment to improving lives through The Salvation Army, Spencer values compassion, trust, and honesty. He's pursuing a business degree and draws inspiration from his grandfather, a respected realtor. Spencer loves Sarasota's charm, beautiful beaches, and tight-knit community. Embarking on his real estate career, he aims to make a positive impact. He joined Michael Saunders & Company due to their reputation for professionalism and integrity and adds to this his core values of authenticity, honesty and hard work. Spencer's goal is to enhance Sarasota's allure and become an essential part of its real estate landscape.

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