



FOR SALE

For Sale | Land

Prime Land Site Available In Paleo Park Of Commerce | Sarasota, FL

Ciboney Ct, Sarasota, FL 34240

Michael Saunders & Company
Licensed Real Estate Broker


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

PRESENTED BY:

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Senior Commercial Advisor
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PALEO PARK OF COMMERCE LOT 17 LAND

CIBONEY CT, SARASOTA, FL



OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	0.97 Acres
Zoning:	PID
Market:	Sarasota
Price / SF:	\$20.66

PROPERTY OVERVIEW

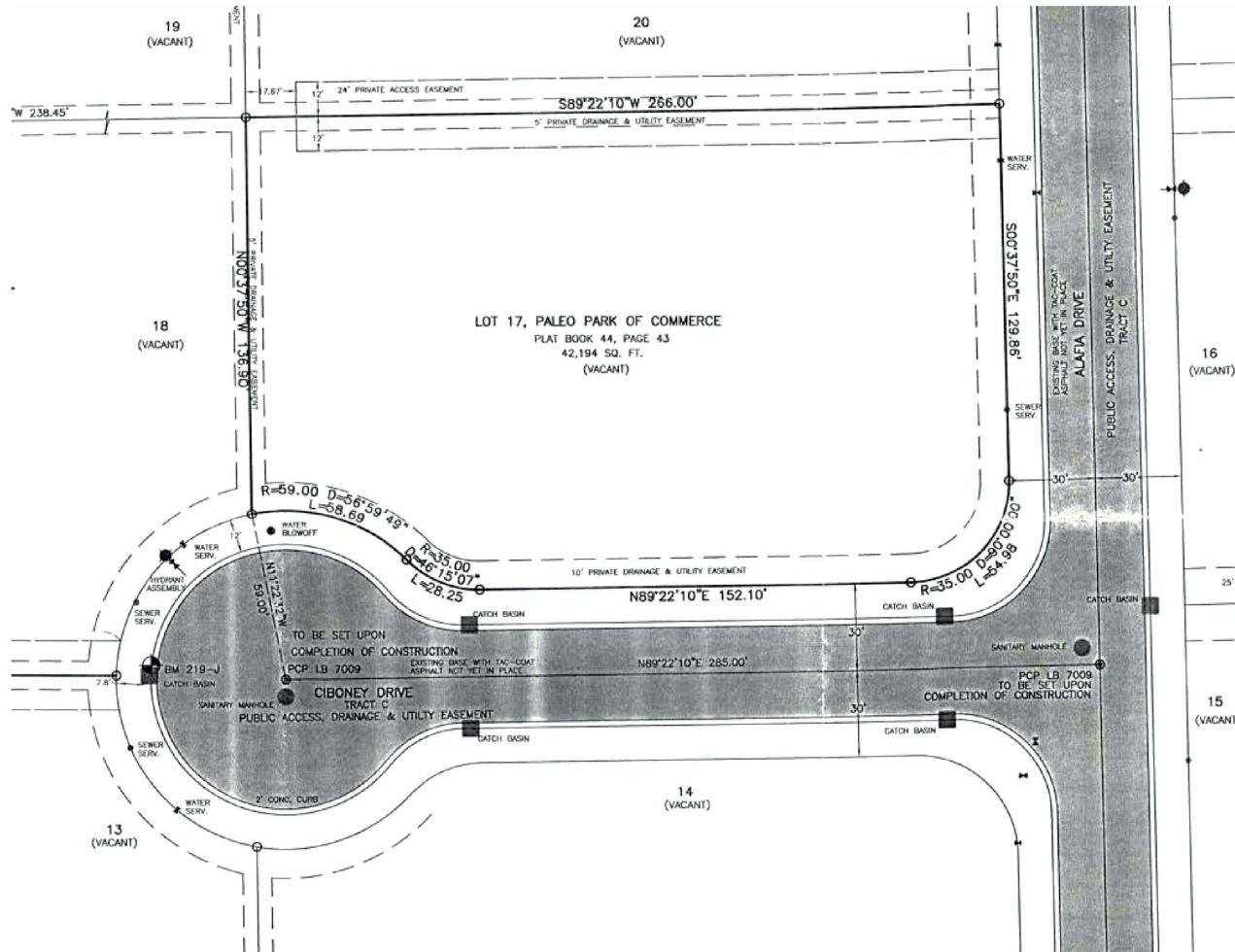
Discover an exceptional investment opportunity at Ciboney Ct, Sarasota, FL, 34240. This prime property boasts PID zoning, offering a wide range of usage options for industrial and land development. Situated in the sought-after Sarasota area, this parcel presents a promising prospect for the astute investor. With its strategic location and versatile zoning, this property is primed for substantial growth and development. Unlock the potential of this valuable asset and capitalize on the burgeoning opportunities in the Sarasota commercial real estate market. Easy access to utilities at curb.

PROPERTY HIGHLIGHTS

- Easy access to I075 via the Fruitville Road interchange and direct link to Lakewood Ranch.
- PID zoning allows for a variety of industrial and commercial uses.
- Original Site Plan entitled lot for 14,560 sf of office/ warehouse.
- Easy access to utilities at curb.

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CIBONEY CT, SARASOTA, FL



**PALEO PARK OF COMMERCE LOT 17
LAND**

CIBONEY CT, SARASOTA, FL



DEMOGRAPHIC SUMMARY

8101-8199 Ciboney Ct, Sarasota, Florida, 34240

Ring band of 0 - 3 miles

KEY FACTS

17,557

Population

50.9

Median Age



6,853

Households

\$97,827

Median Disposable Income

EDUCATION

1.8%

No High School Diploma



23.7%

High School Graduate



26.9%

Some College/
Associate's Degree



47.5%

Bachelor's/Grad/ Prof Degree

INCOME



\$114,173

Median Household Income



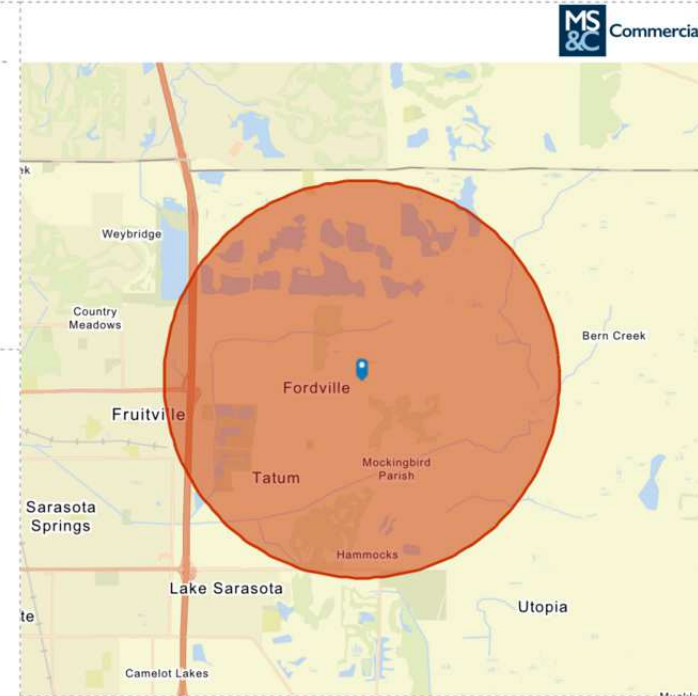
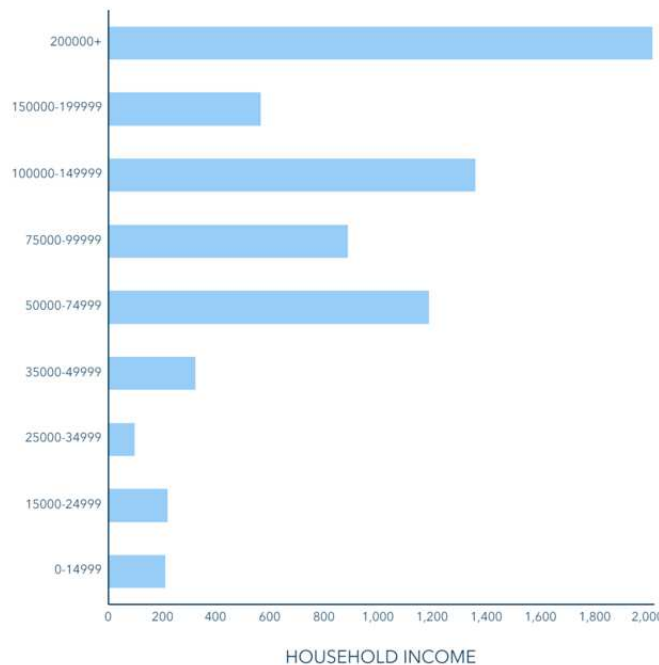
\$68,190

Per Capita Income



\$764,530

Median Net Worth



EMPLOYMENT



77.1%

White Collar



14.8%

Blue Collar



9.8%

Services

1.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

DEMOGRAPHIC SUMMARY

8101-8199 Ciboney Ct, Sarasota, Florida, 34240

Ring band of 3 - 5 miles

KEY FACTS

56,577

Population



25,584

Households

54.4

Median Age

\$76,445

Median Disposable Income

EDUCATION

3.9%

No High School Diploma



23.2%

High School Graduate



25.0%

Some College/
Associate's Degree



47.9%

Bachelor's/Grad/ Prof Degree

INCOME



\$90,512

Median Household Income



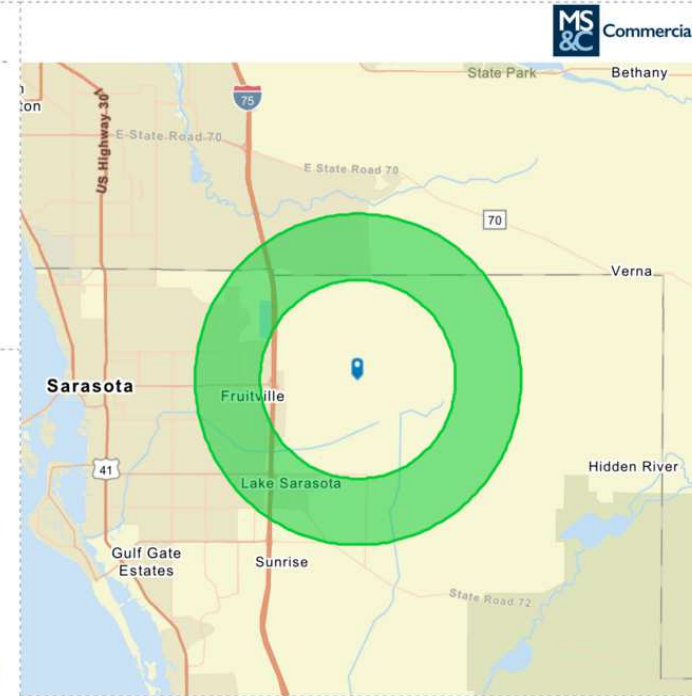
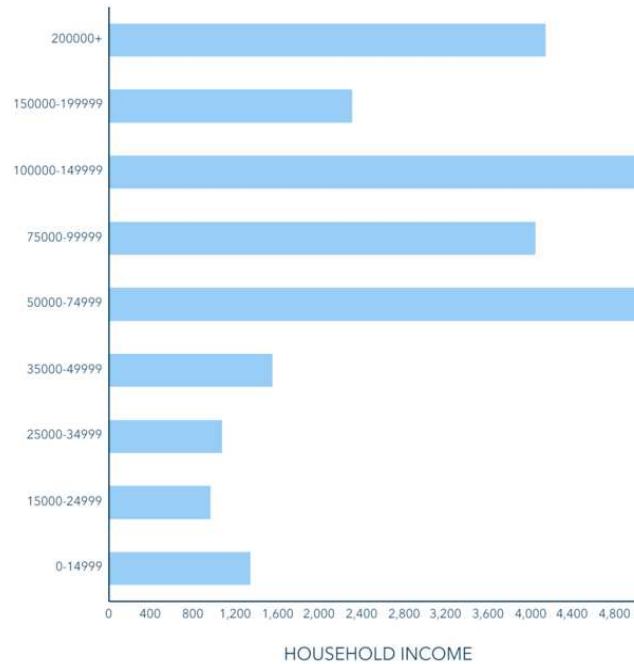
\$60,499

Per Capita Income



\$484,182

Median Net Worth



EMPLOYMENT

70.2%

White Collar

13.8%

Blue Collar

19.3%

Services

2.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

DEMOGRAPHIC SUMMARY

8101-8199 Ciboney Ct, Sarasota, Florida, 34240

Ring band of 5 - 10 miles

KEY FACTS

265,799

Population

54.3

Median Age



121,738

Households

\$72,428

Median Disposable Income

EDUCATION

5.6%

No High School Diploma



24.3%

High School Graduate



25.6%

Some College/ Associate's Degree



44.5%

Bachelor's/Grad/ Prof Degree

INCOME



\$86,010

Median Household Income



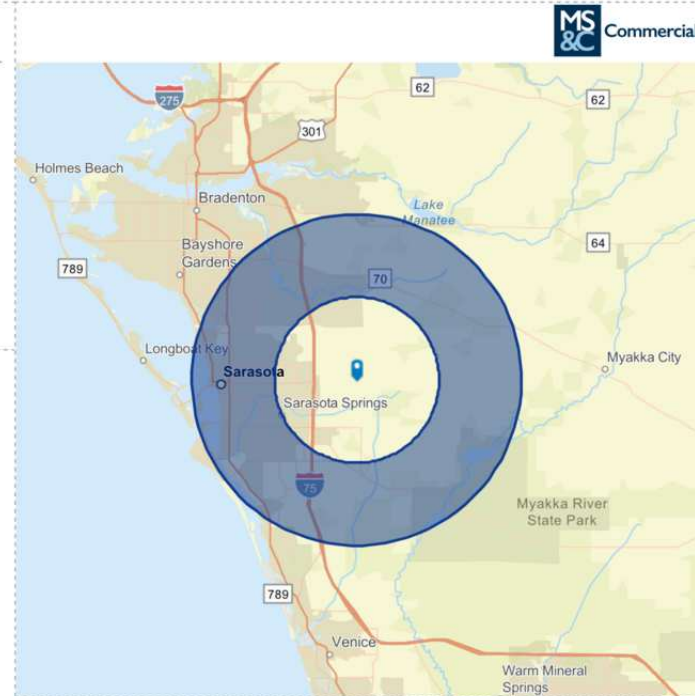
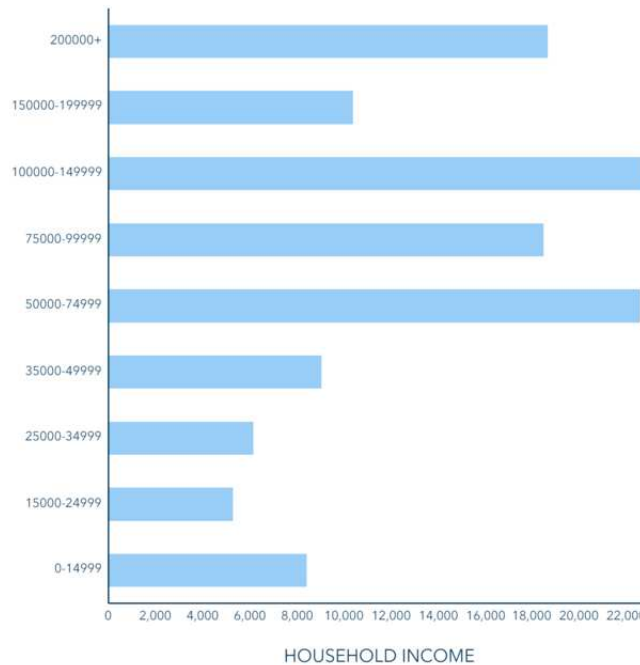
\$58,510

Per Capita Income



\$419,214

Median Net Worth



EMPLOYMENT

69.3%

White Collar

15.3%

Blue Collar

18.4%

Services

3.1%

Unemployment Rate

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PALEO PARK OF COMMERCE LOT 17 LAND

CIBONEY CT, SARASOTA, FL

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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia University Alumni Club Past President
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee