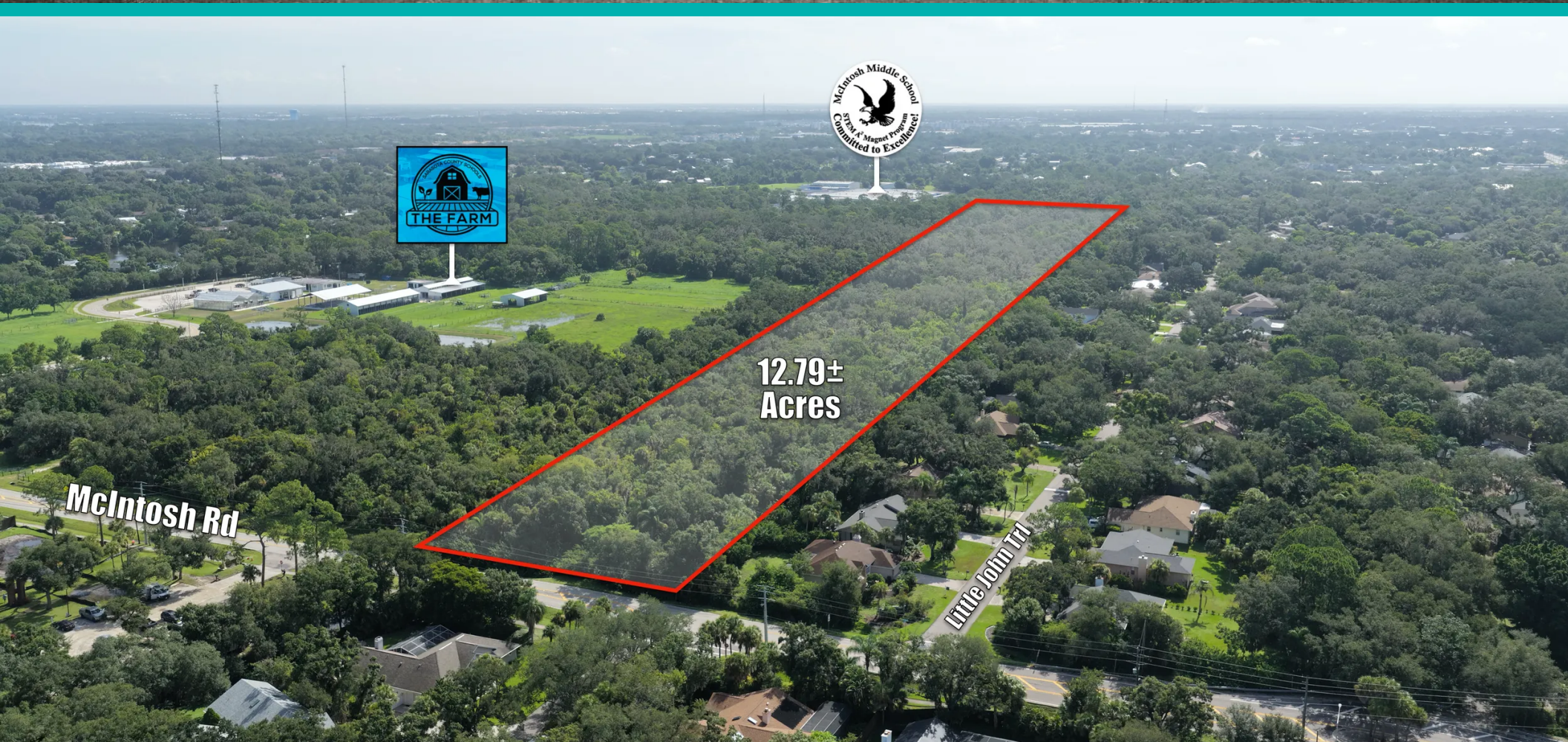


McIntosh Road Townhomes



MCINTOSH ROAD TOWNHOMES

MCINTOSH ROAD, SARASOTA, FL 34232

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Property Description

PROPERTY DESCRIPTION

The offering is two adjoining parcels totaling 12.79± acres off McIntosh Road. The site is zoned RSF2 with zoning supporting 44 townhome units and a current site plan drawn for 38 and is currently in a DDA (Difficult Development Area). The land is wooded and undeveloped. Both parcels sell together and the owner will sell once permits are issued. This is an infill townhome site in an established residential area south of Fruitville Road and west of I-75.

LOCATION DESCRIPTION

The property sits just south of Fruitville Road and west of Interstate 75 in one of the most established residential corridors in Sarasota County. Sherwood Forest, Nottingham and Woodland Park are all within a few minutes of the site. Interstate access at Fruitville puts downtown Sarasota, Lakewood Ranch and the Gulf beaches within an easy drive. Schools, shopping and daily services are already built out along the Fruitville and Bee Ridge corridors so a buyer is not waiting on the market to catch up. Vacant acreage of any real size has become scarce inside this pocket of the county.

MUNICIPALITY

Sarasota

PROPERTY SIZE

12.79± Acres

ZONING

RSF2

PRICE

\$2,090,000

BROKER CONTACT INFO

Josh Streitmatter

Advisor

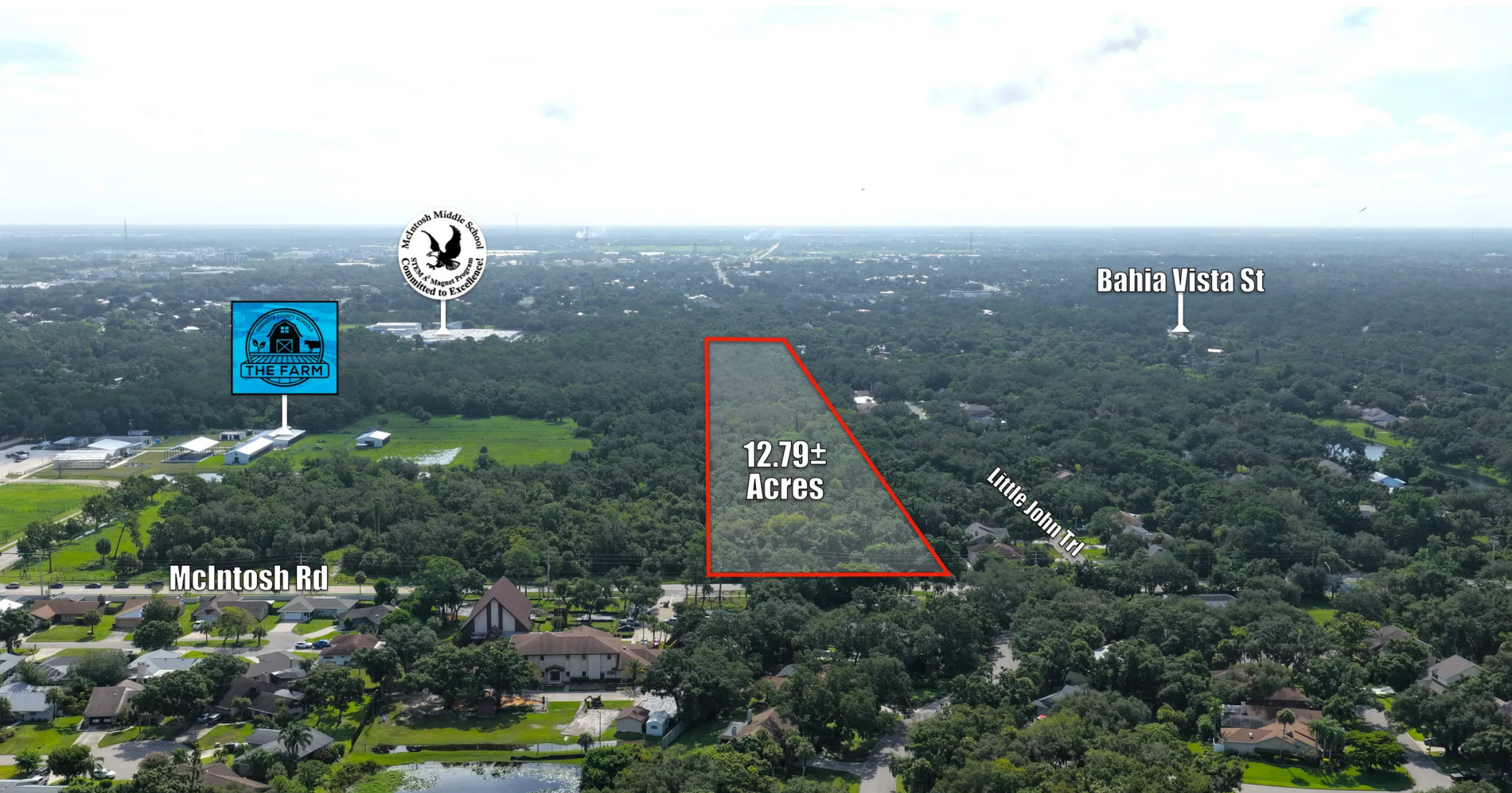
813.287.8787 x113

josh@thedirtdog.com

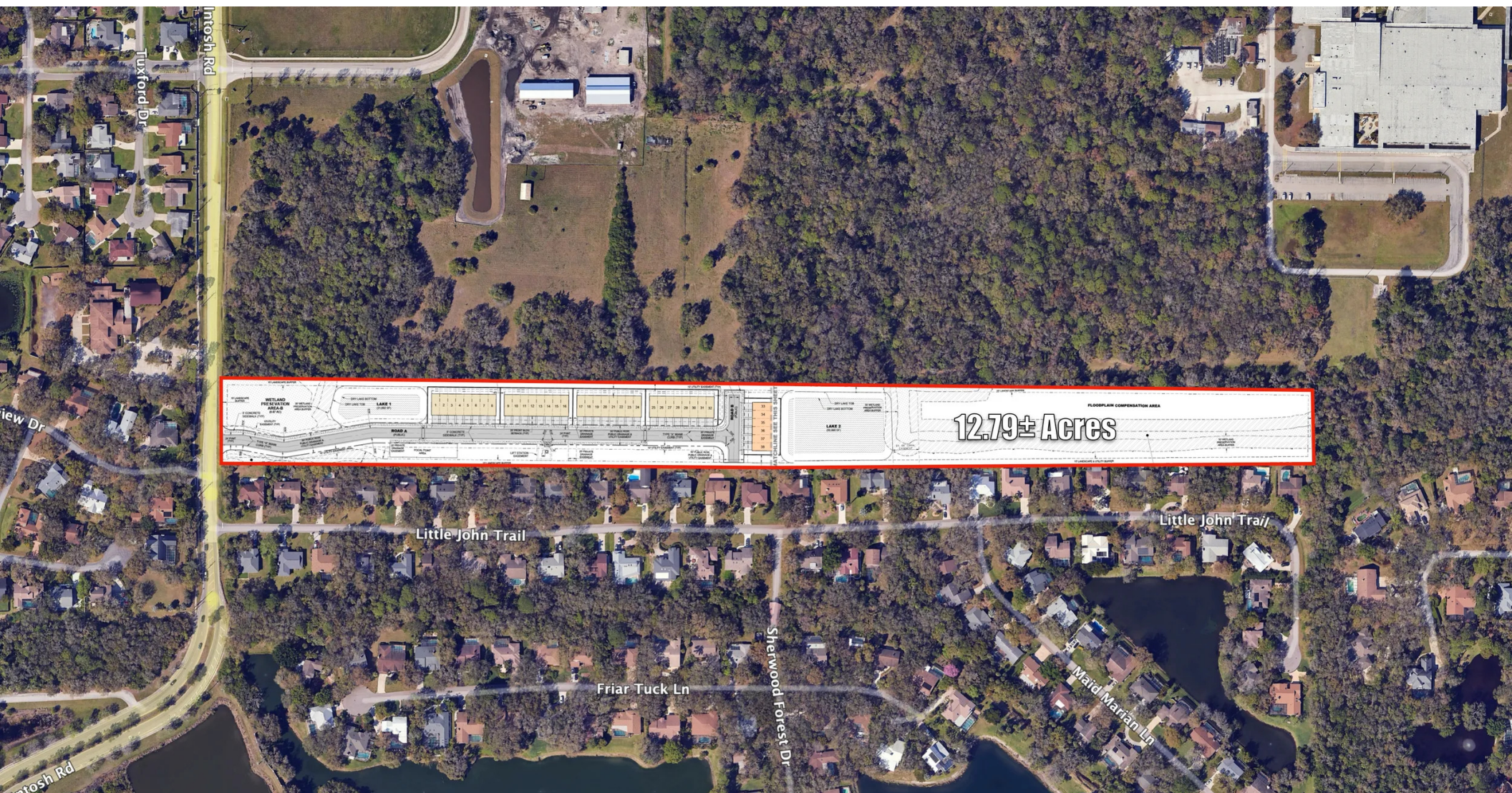
Aerial – Facing West

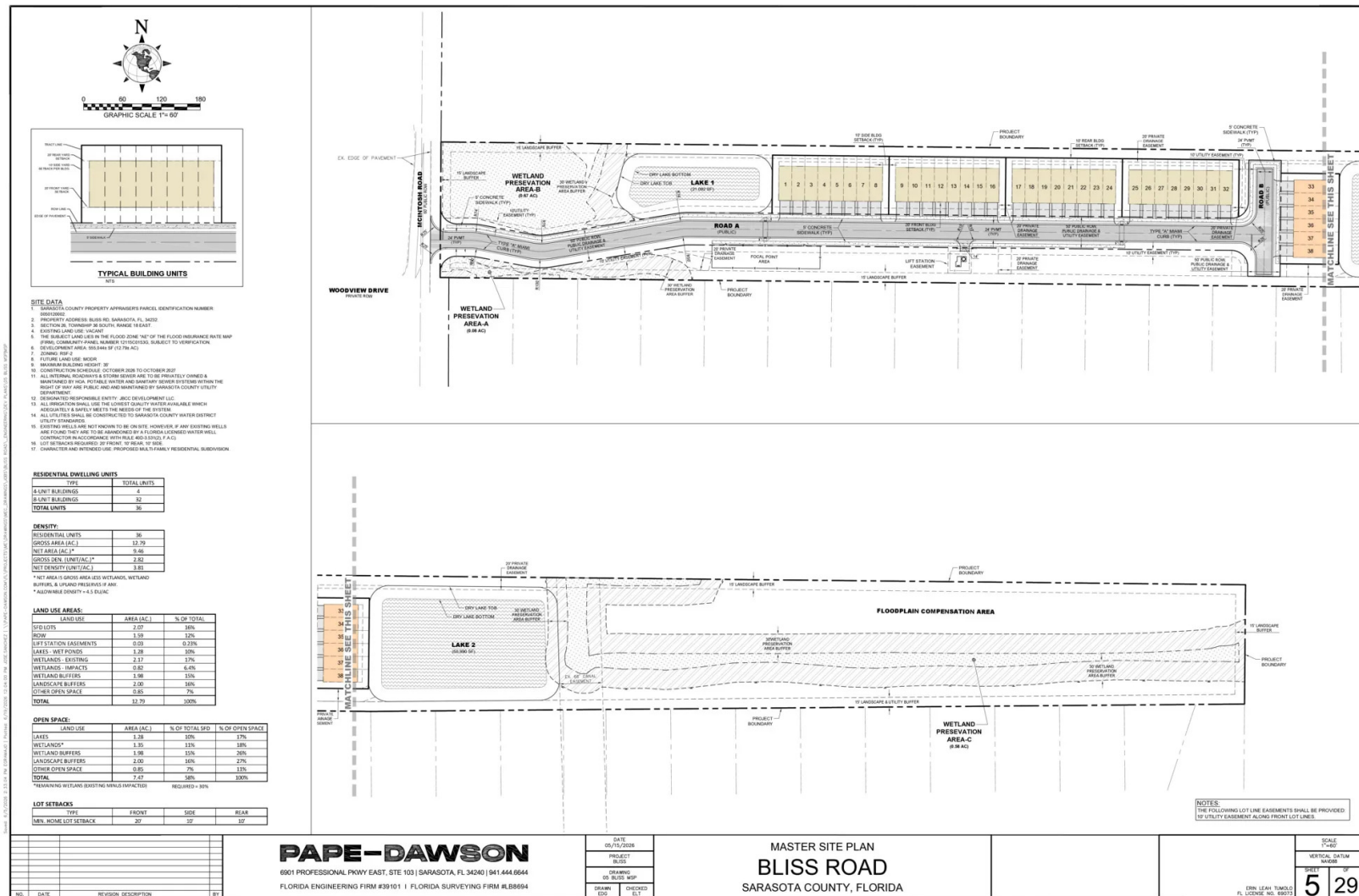


Aerial – Facing East

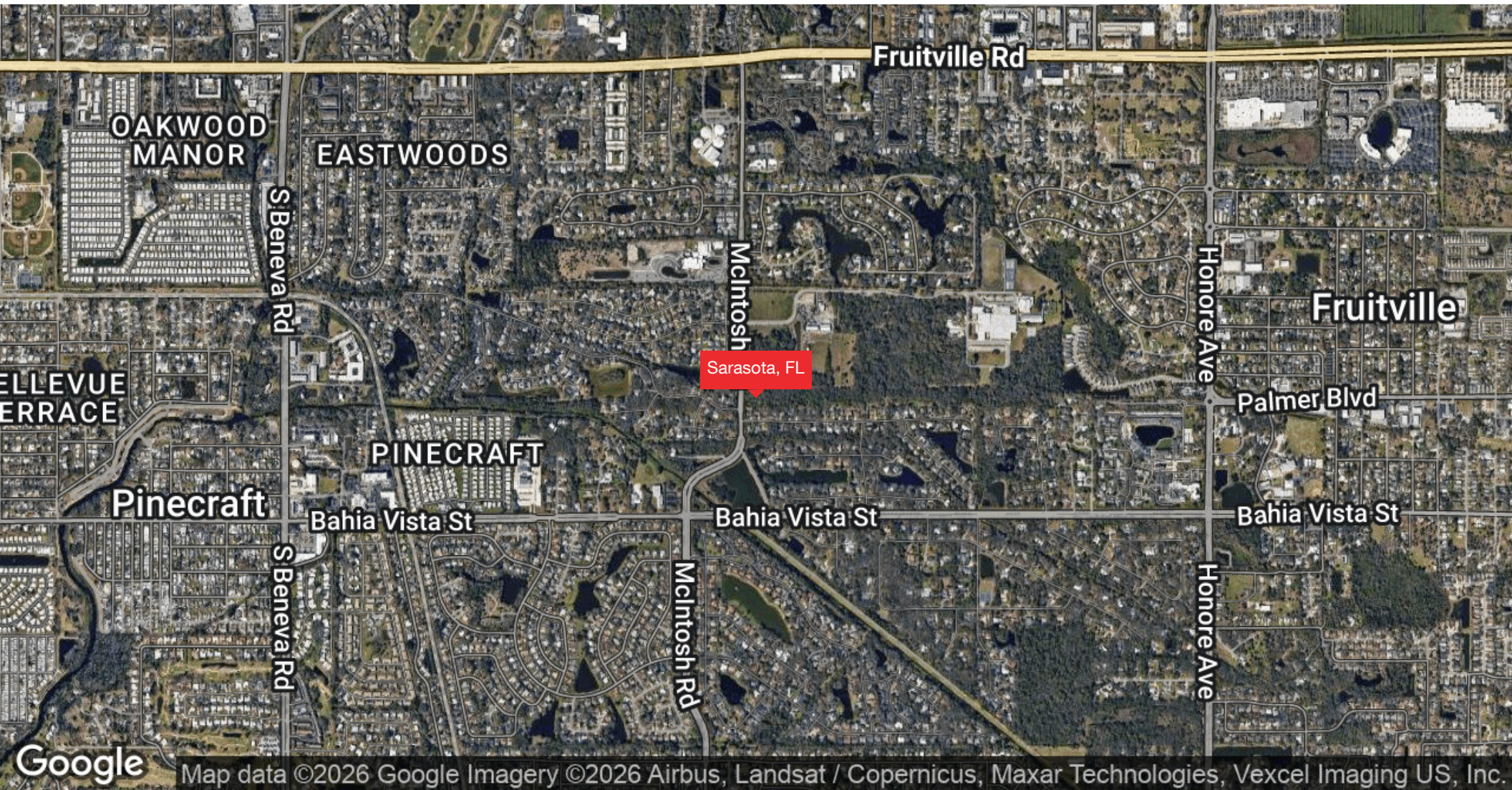


Site Plan

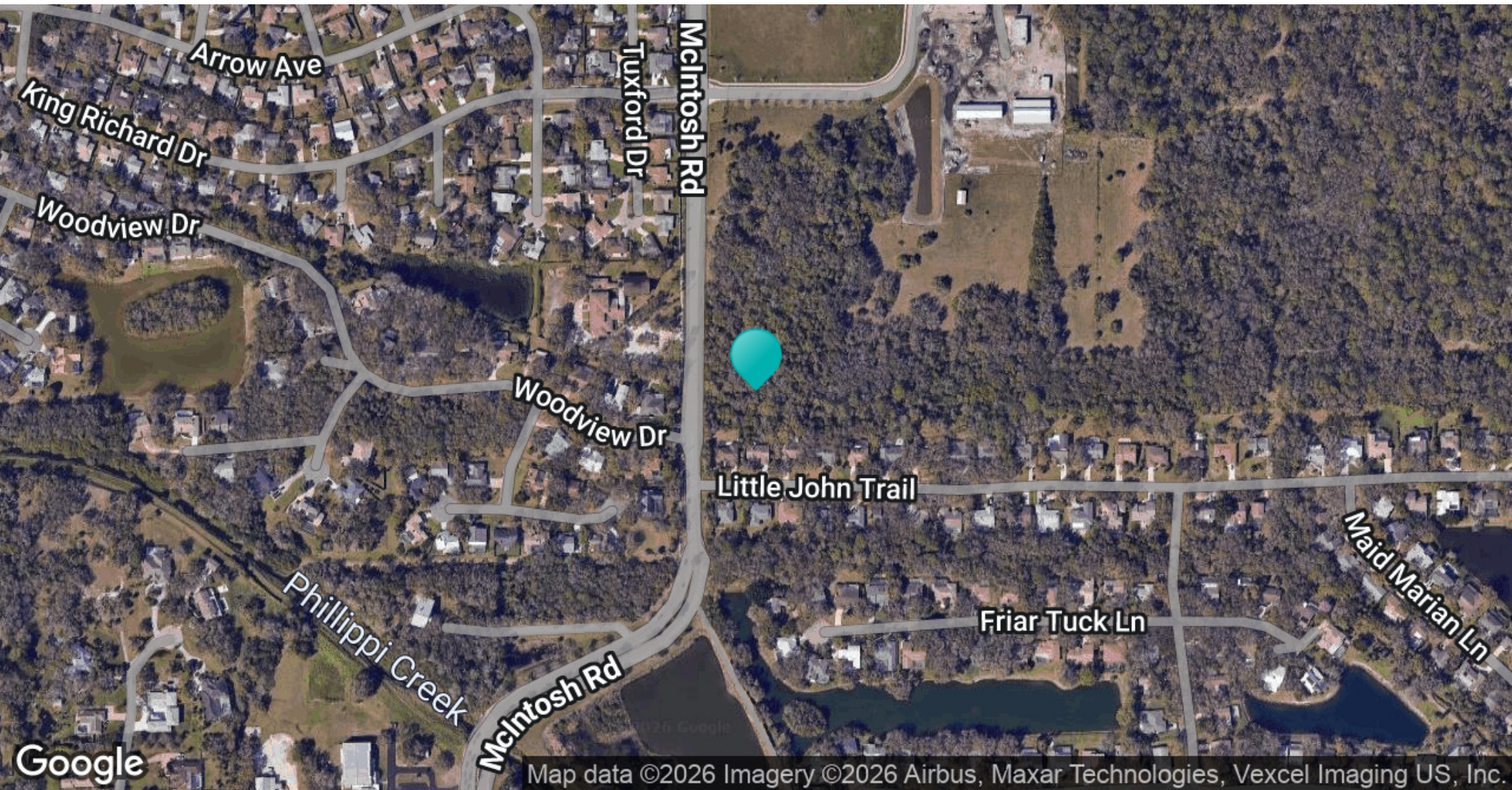




Regional Map



Location Map



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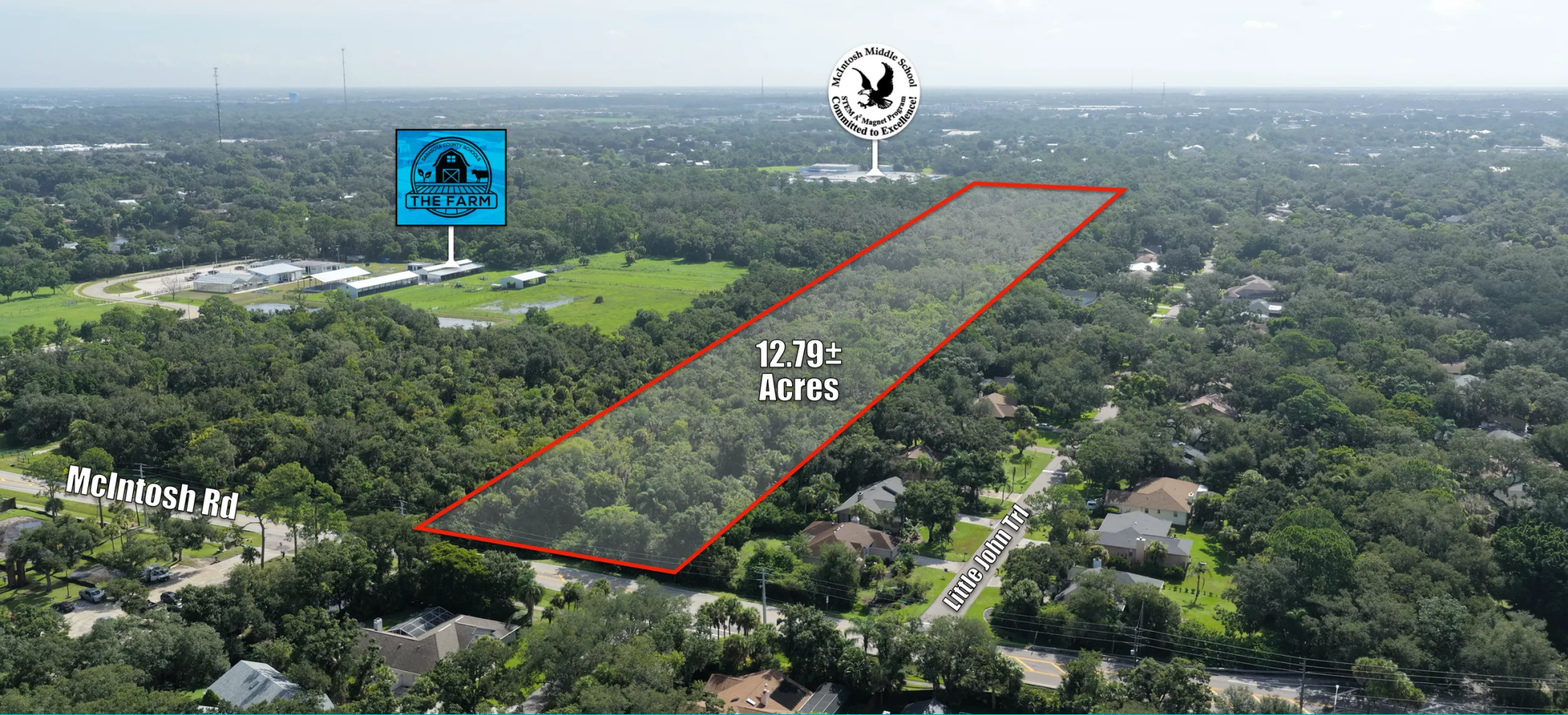
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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

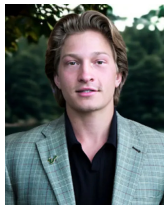


12.79±
Acres

McIntosh Rd

Little John Trl

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Questions | Give us a call or drop us an email

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