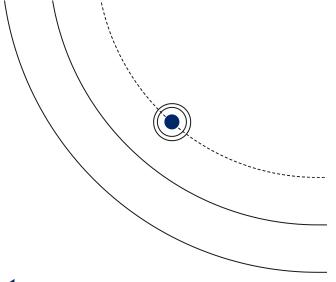


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## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



## PROPERTY SUMMARY





## OFFERING SUMMARY

SALE PRICE:	\$1,495,000
LOT SIZE:	22.55 Acres
PRICE / ACRE:	\$66,297
ZONING:	AR - Agriculture Rural
MARKET:	Ruskin
SUBMARKET:	SW Florida
APN:	0319660000
VIDEO:	View Here

## **PROPERTY OVERVIEW**

This large 22.55 acre parcel consists of approximately 16 useable acres with waterfront views and potential Cockroach Bay and Gulf access. Current zoning and future land use provide ample residential development opportunities for this site.

Current zoning is AS-1 (Agricultural Single Family, 1 Unit per Acre). Future Land Use is RES-1, which allows for 1 Single Family Home per gross acre.

## PROPERTY HIGHLIGHTS

- Future Multiple Home Site
- Partially Cleared
- Potential Gulf and Bay Access
- Just off Cockroach Bay Aquatic Preserve
- High Growth Area

# **ADDITIONAL PHOTOS**



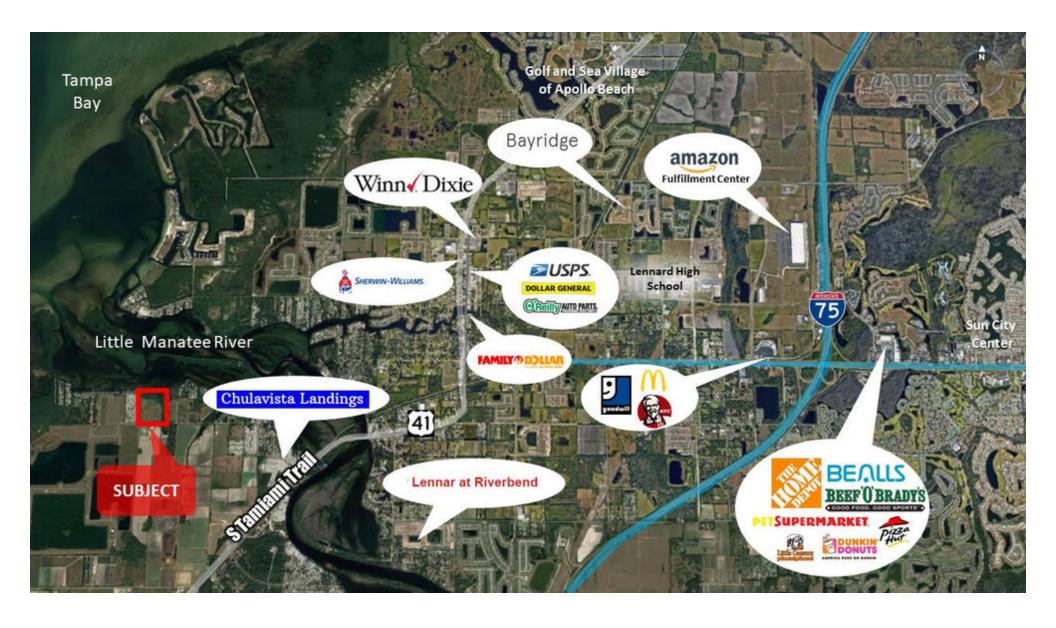








## **RETAIL MAP**



# **LOCATION MAP**

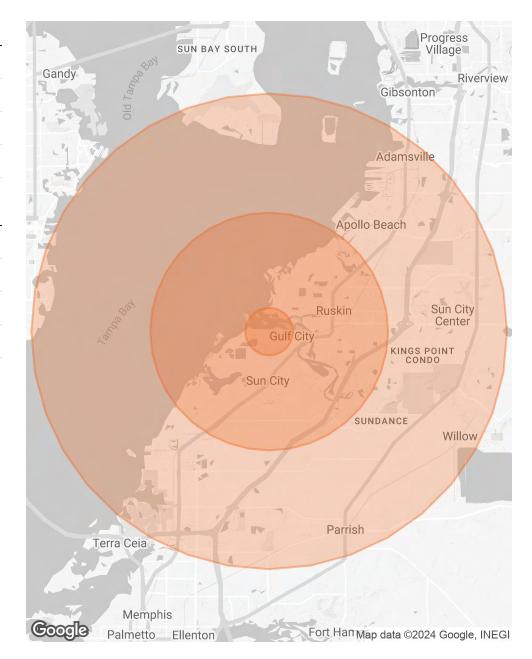




# **DEMOGRAPHICS MAP & REPORT**

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	384	18,978	73,847
AVERAGE AGE	58.4	40.5	49.3
AVERAGE AGE (MALE)	58.4	40.2	48.7
AVERAGE AGE (FEMALE)	58.1	40.8	50.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	218	7,445	32,451
# OF PERSONS PER HH	1.8	2.5	2.3

**AVERAGE HOUSE VALUE** 



\$174,808

\$214,409

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census



## **ADVISOR BIO 1**



## MIKE MIGONE CCIM

Senior Investment Advisor

mike.migone@svn.com

Direct: 941.487.6986 | Cell: 941.812.7437

FL #BK399768

#### PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991 He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

#### **EDUCATION**

Associates Degree in Business Administration at Broward College. CCIM 2008

#### **MEMBERSHIPS**

CCIM, GRI, Suncoast Community Church

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## **ADVISOR BIO 2**



#### RYAN MCDONALD

Advisor

ryan.mcdonald@svn.com

Direct: 941.487.6989 | Cell: 941.894.8677

#### PROFESSIONAL BACKGROUND

Ryan McDonald serves as an Advisor for SVN | Commercial Advisory Group, with a focus on office, retail and land acquisition for national multifamily developers. He also has experience in wholesaling property and rental investment properties. Ryan has started and sold businesses of his own. He has also assisted partners and clients launch their businesses from inception and has worked with them through grand opening and into expansion. Being intimately familiar with all aspects of business ownership allows Ryan to approach his clients' needs from a unique and practical perspective. Born and raised in Sarasota, Ryan graduated Flagler College in St. Augustine with a BA in Business Administration. With his Grandfather having been a custom home builder and his grandmother owning her own real estate brokerage (Erdin Realty), real estate is engrained in his roots. In his spare time, Ryan serves on the Board of Directors for Save Our Y (formal known as Sarasota Family YMCA). He is also a youth archery coach for Community Day School, and enjoys golfing, shooting, fishing and time on the water.

#### **EDUCATION**

Flagler College
BA in Business Administration

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