

ADDRESS

**5058 Sacramento St
Sarasota, FL 34235**

PROPERTY FEATURES

- 15 Acres Zoned for Residential Development
- Future Land Use Potential for rezone to higher zoning density
- Great location in a remote neighborhood but close to University and the UTC Mall

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------------|-----------|-----------|-----------|
| Total Households: | 173 | 653 | 2,745 |
| Total Population: | 332 | 1,270 | 5,219 |
| Average HH Income: | \$104,360 | \$108,710 | \$109,745 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



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OFFERING SUMMARY

| | |
|------------------------|---|
| Sale Price: | \$1,700,000 |
| Lot Size: | 15.0 Acres |
| Current Zoning: | RE-1 (1 unit/2 acres) |
| Future Land Use Zoning | RSF-1 (2.5 units/acre) RSF-2 (3.5 units/acre) RSF-3 (4.5 units /acre) |
| Market: | Tampa St Pete Sarasota |

PROPERTY OVERVIEW

The site is currently zoned as RE1 or only 1 unit per 2 acres. The site was previously listed at \$2.3M based on the FLU map. The site is surrounded by parcels that have been rezoned to either RSF-1 (2.5 units per acre), RSF-2 (3.5 units per acre) or RSF-3 (4.5 units per acre). However, it is very important to note, a previous buyer was unsuccessful in receiving a site plan approval for 55 units or 3.67 units per acre. We have since reduced the asking price to \$1.7M and recommend seeking the current density or a reduced FLU density.

LOCATION OVERVIEW

University Parkway to Honore Ave south to Desoto Rd west to Harold Ave south to Sacramento St. Though it is tucked within a lush tree-lined neighborhood; it is also only 1.4 miles away from the UTC mall.





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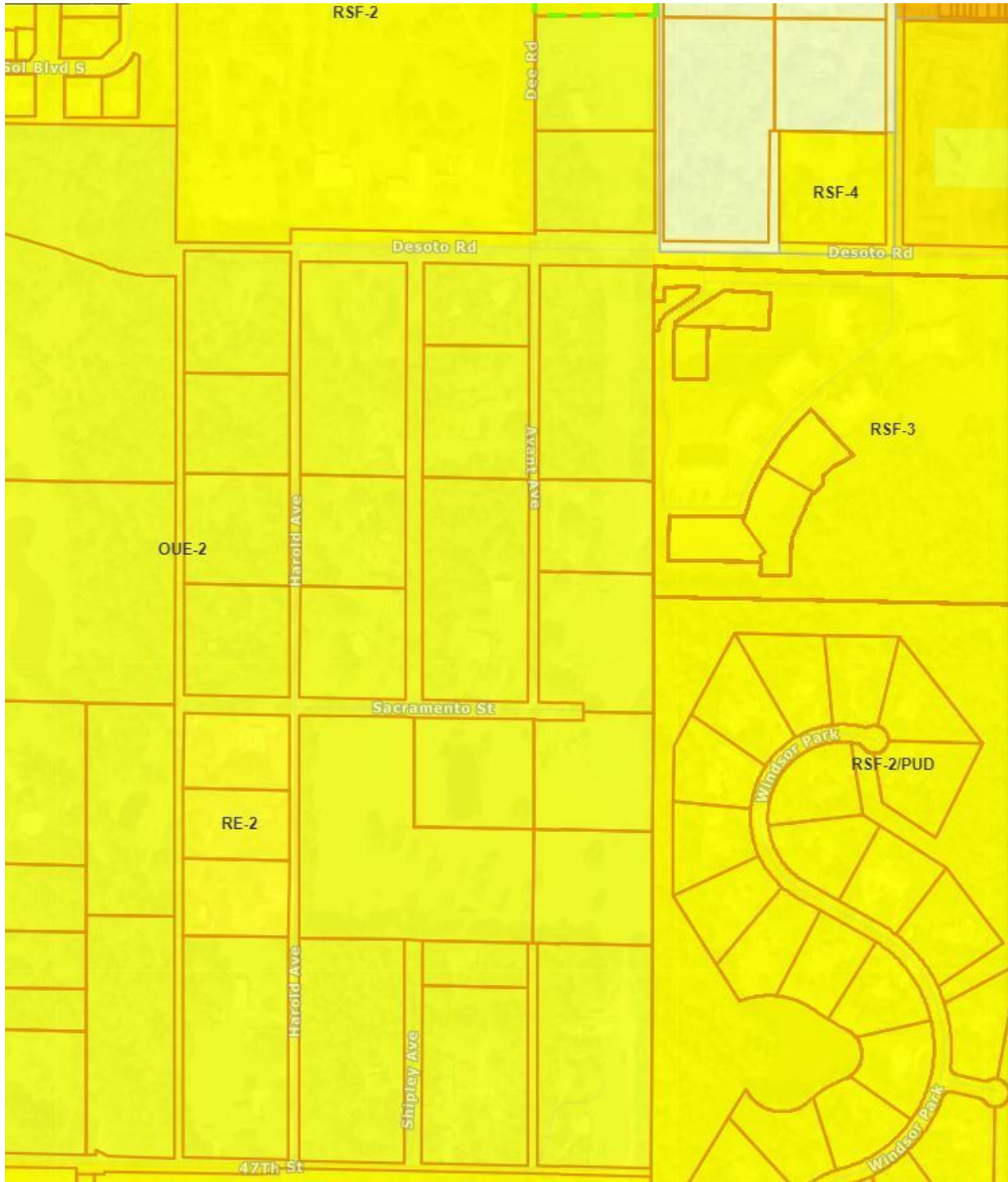
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FUTURE LAND USE

5058 SACRAMENTO ST, SARASOTA, FL



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**POTENTIAL FLU DENISTY INCREASES
RSF1 - RSF3 (DUE TO COMP PLAN, RSF-4 IS NOT ALLOWED)**

5058 SACRAMENTO ST, SARASOTA, FL

9/14/22, 2:51 PM

Sarasota County, FL Code of Ordinances

| SINGLE FAMILY DISTRICTS | Standards | | | |
|---|-----------|-------|-------|-------|
| | RSF-1 | RSF-2 | RSF-3 | RSF-4 |
| <i>Density</i> | | | | |
| Gross Density (Maximum) Conventional Subdivision | 2.50 | 3.50 | 4.50 | 5.50 |
| Gross Density (Maximum) Cluster Subdivision | 2.50 | 3.50 | 4.50 | 5.50 |
| <i>Open Space</i> | | | | |
| Open Space (minimum) Conventional Subdivision | n/a | n/a | n/a | n/a |
| Open Space (minimum) Cluster Subdivision | 30% | 30% | 30% | 30% |

**5058 SACRAMENTO ST
LAND**

5058 SACRAMENTO ST, SARASOTA, FL



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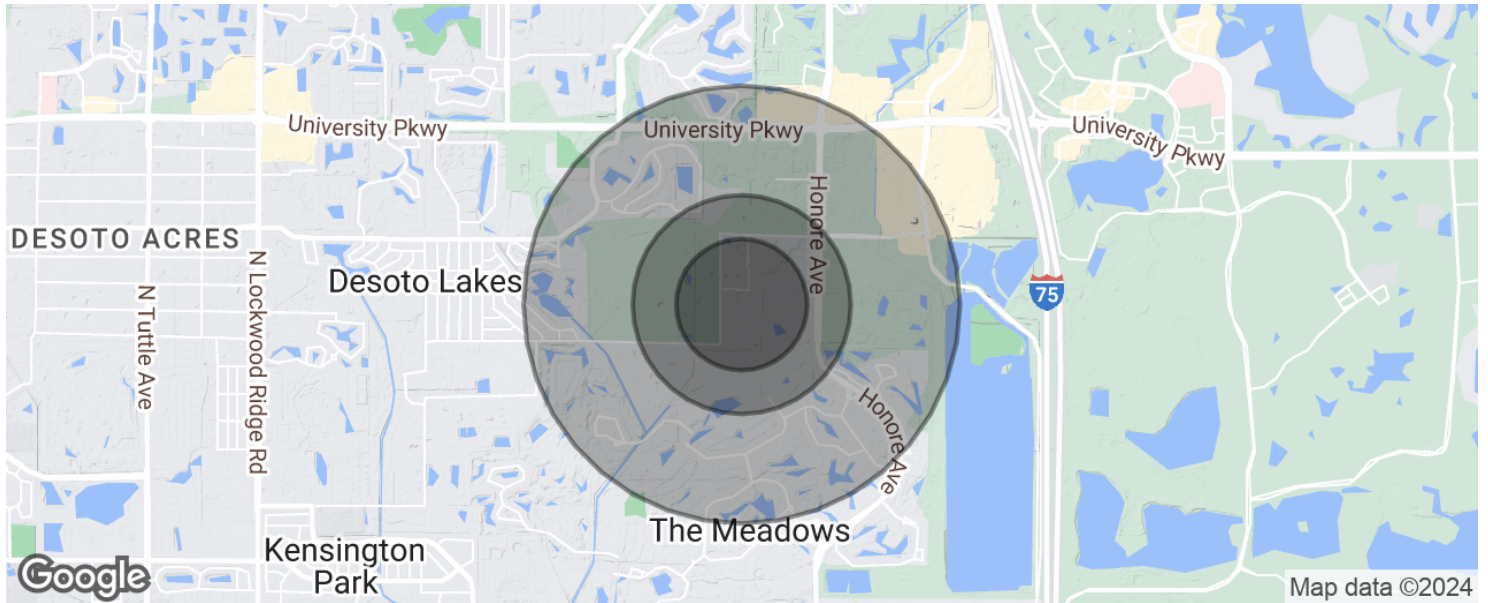
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POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------------|------------------|---------------|
| Total population | 332 | 1,270 | 5,219 |
| Median age | 58 | 57 | 59 |
| Median age (Male) | 0 | 0 | 0 |
| Median age (Female) | 0 | 0 | 0 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------------|------------------|---------------|
| Total households | 173 | 653 | 2,745 |
| # of persons per HH | 1.9 | 1.9 | 1.9 |
| Average HH income | \$104,360 | \$108,710 | \$109,745 |
| Average house value | \$530,502 | \$536,100 | \$496,431 |

* Demographic data derived from 2020 ACS - US Census