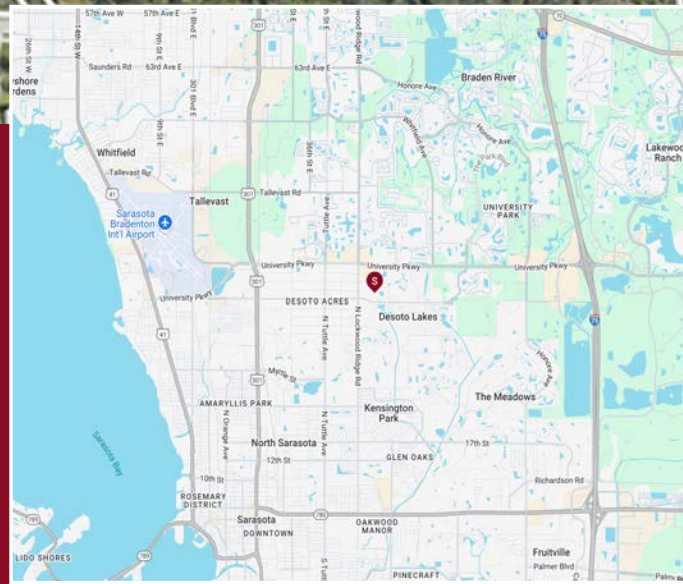


Multifamily Development Opportunity

~~\$4,750,000~~ - 8.27 Acres

3401 Desoto Road
Sarasota FL 34243



HIGHLIGHTS:

- » Property Size 8.27 Acres
- » Strategically Positioned in Sarasota County
- » By-right multifamily permitted via Live Local Act
- » Eligible for Florida's Live Local Act Incentives
- » Close Proximity to UTC Mall and Sarasota Memorial Hospital
- » For additional information, please contact Broker.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	7,238	64,516	164,839
2025 Average HH Income	\$105,395	\$106,406	\$116,493

Exclusively Marketed by:

Kevin T. Riordan P.A.
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Senior Commercial Associate
(941) 525-2525
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Lic: SL33660231



gomerritt.com

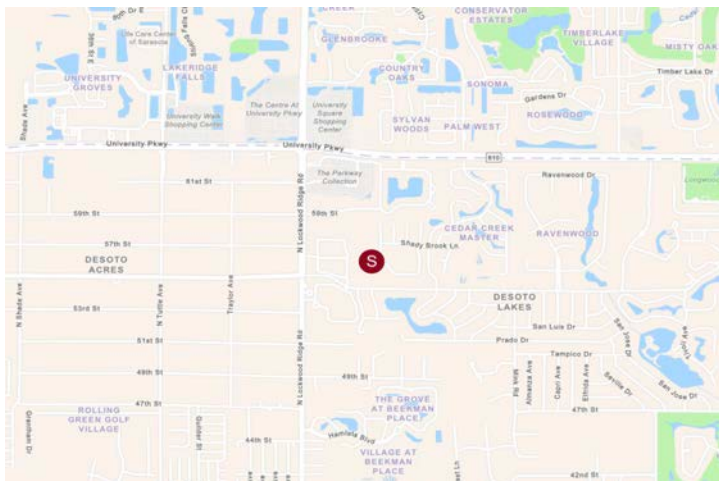
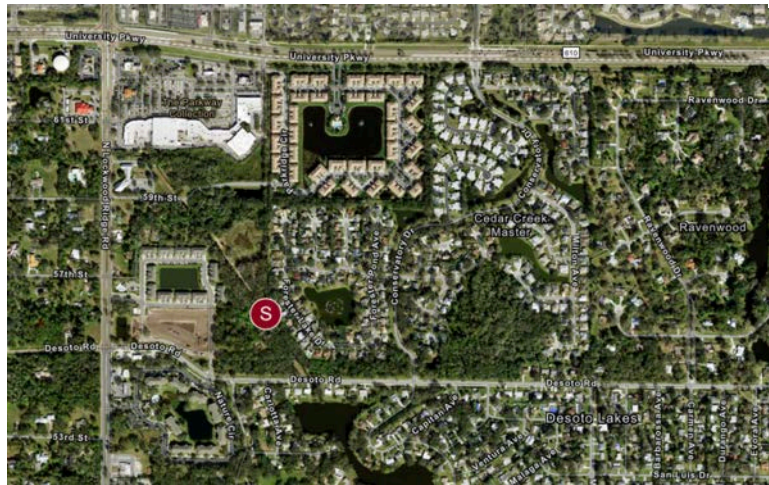
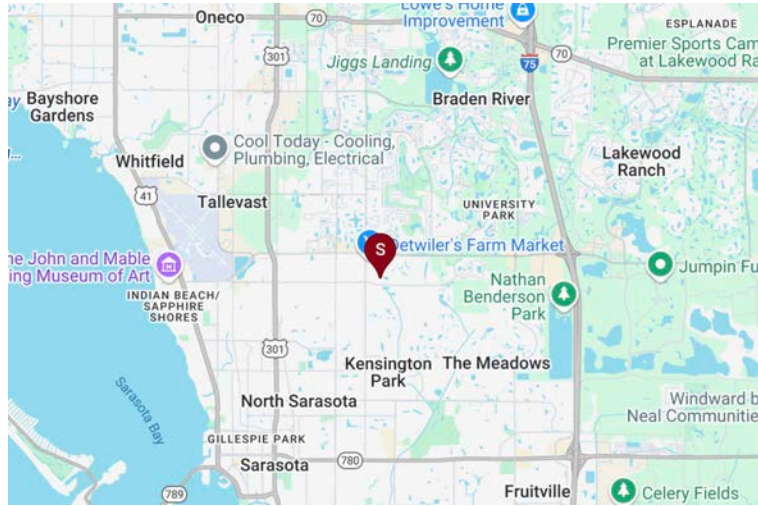
MRC
MERRITT REALTY CORPORATION

PROPERTY SUMMARY

Land Acres	8.27
# of parcels	1
Zoning Type	No rezoning or special exception needed

INVESTMENT SUMMARY

Price	\$3,500,000
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Multifamily Development Opportunity — Desoto Road, Sarasota County, FL

Sub-header:

— By-Right Density, Tax Benefits & Fast Track Permitting

Features:

- 8.27 Acres in High-Growth Sarasota County
- By-right multifamily permitted via Live Local Act
- Highest allowed density and building height, regardless of current designation
- No rezoning or special exception needed
- Up to 40% affordable units at ≤120% AMI, 30-year minimum
- Property tax, impact fee, and mobility fee exemptions for projects meeting affordability benchmarks
- Close to UTC Mall, Sarasota Memorial Hospital, and major employers
- Demand for rental units far exceeds current supply

Market Data:

- Population growth, household income, and rental gaps aligned with profitable multifamily investment
- 692-unit rental deficit countywide, with absorption supported by recent demographic data

Under Florida's Live Local Act, a local government cannot restrict the allowable residential density of a qualifying multifamily or mixed-use development below the highest residential density that is currently allowed anywhere within that jurisdiction (county or city) where residential use is permitted.

We believe the site may support 200–300+ units depending on your density, design and parking program.