

# 1010 CATTLEMEN ROAD

**PRIME COMMERCIAL LOT ON CATTLEMEN ROAD  
HIGH VISIBILITY & STRATEGIC LOCATION**



## FOR SALE INFORMATION

**(941)356.1613**

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## Overview

1010 Cattlemen Road presents a prime opportunity for commercial development in the heart of Sarasota's business corridor. Zoned Commercial Intensive (CI), this 39,626-square-foot parcel offers high visibility, easy access, and proximity to major thoroughfares—making it ideal for retail, service, or office use. Its central location and zoning flexibility make it a strong investment for developers or end-users looking to capitalize on Sarasota's steady growth.

- **Lot Size:** 39,626 SF
- **Zoning:** Commercial Intensive (CI)
- **Frontage:** 130 feet on Cattlemen Road
- **Visibility & Access:** High-traffic corridor just south of Palmer Blvd
- **Strategic Location:** Midway between Bee Ridge and Fruitville Road exits
- **Development Ready:** Ideal for new construction suited for retail, office, or service-based businesses
- **Proximity to Key Roads:**
  - 0.5 miles to Fruitville Road
  - 1.2 miles to I-75
- **Nearby Destinations:**
  - 5 miles to Downtown Sarasota
  - 7 miles to Lakewood Ranch
- **One block west of I-75:** Ensures quick regional connectivity



# BOUNDARY SURVEY



## PROPERTY DESCRIPTION: PARCEL, NO. 1:

LOTS 1,2,3,4,5,6,7 AND 10, BLOCK "K", HIGHLAND CREST. A SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH A VACATED ALLEY (10' WIDE, ABUTS THE NORTH LINE OF ABOVE DESCRIBED LAND AND BEING RECORDED IN OFFICIAL RECORDS BOOK 185, PAGE 639, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT R/O/W FOR CATTLEMEN ROAD IN OR BOOK 1794, PAGE 1724.

## PARCEL NO. 2:

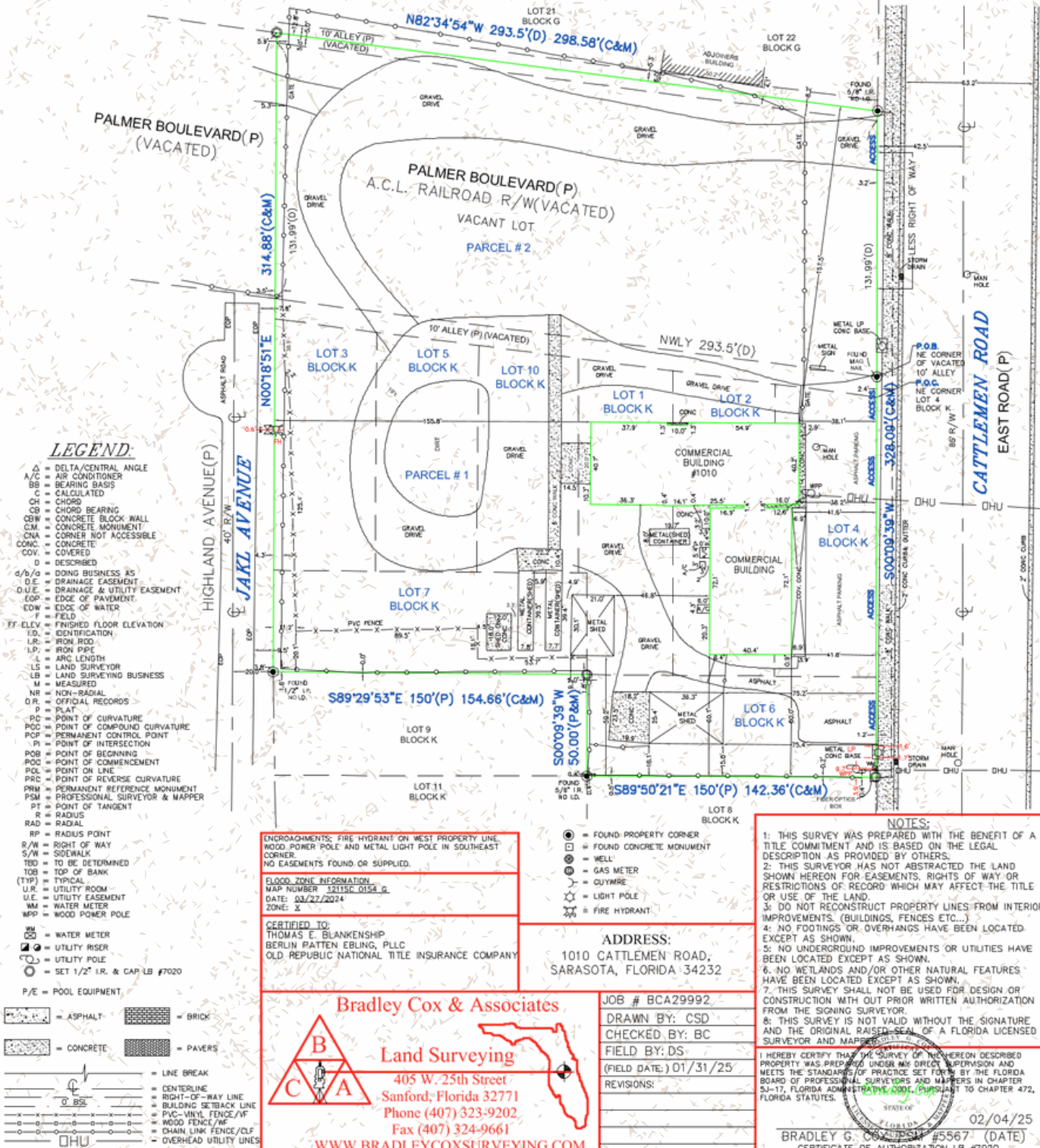
COMMENCE AT THE N.E. CORNER OF LOT 4, BLOCK "K", HIGHLAND CREST SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE NORTHERLY ALONG THE WEST R/W OF CATTLEMEN ROAD (20' WEST OF CENTERLINE) AS PER PLAT 10.15; THENCE NORTHWESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID BLOCK "K", 10.15' TO THE PRESENT R/W OF SAID CATTLEMEN ROAD AS PER O.R. BOOK 1769, PAGE 2152, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, FOR A POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHERLY R/W OF AN ABANDONED RAILROAD R/W, (130' WIDE); THENCE CONTINUE NORTHWESTERLY ALONG SAID ABANDONED RAILROAD, 293.5' MORE OR LESS TO ITS INTERSECTION WITH THE EXTENSION OF THE EAST R/W OF JAKL AVENUE (40' WIDE) (PLATTED AS HIGHLAND AVENUE); THENCE NORTHERLY ALONG SAID EXTENSION 131.99' TO ITS INTERSECTION WITH THE NORTHERLY R/W OF SAID 130' ABANDONED RAILROAD R/W; THENCE SOUTHEASTERLY ALONG SAID ABANDONED RAILROAD R/W, 293.5' MORE OR LESS TO ITS INTERSECTION WITH THE PRESENT R/W OF SAID CATTLEMEN ROAD AS PER O.R. BOOK 1769, PAGE 2152 (30' WEST OF CENTERLINE); THENCE SOUTHERLY ALONG SAID R/W, 131.99' TO THE POINT OF BEGINNING.

BEING AND LYING IN SECTION 25, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

## PARCEL NO. 3:

SOUTHERLY FIVE (5') FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PART OF THAT CERTAIN 10' ALLEY SHOWN ON THE PLAT OF HIGHLAND CREST, PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID PART BOUNDED ON SOUTH BY THE NORTH LINE OF THE FORMER 130' A.C.L. RAILROAD RIGHT-OF-WAY, NOW VACATED, SHOWN ON SAID PLAT AS PALMER BOULEVARD; BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE EXTENDED OF HIGHLAND, NOW KNOWN AS JAKL AVENUE, A 40' PUBLIC RIGHT-OF-WAY PER SAID PLAT; BOUNDED ON THE NORTH BY THE SOUTH LINES OF LOTS 21 & 22, BLOCK G OF SAID PLAT; AND BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF CATTLEMEN ROAD, SAID WEST RIGHT-OF-WAY LINE LYING 30' WEST OF AND PARALLEL TO THE BASELINE OF SURVEY OF CATTLEMEN ROAD PER ROAD PLAT BOOK 2, PAGE 56, AT SEQ., PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.







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