

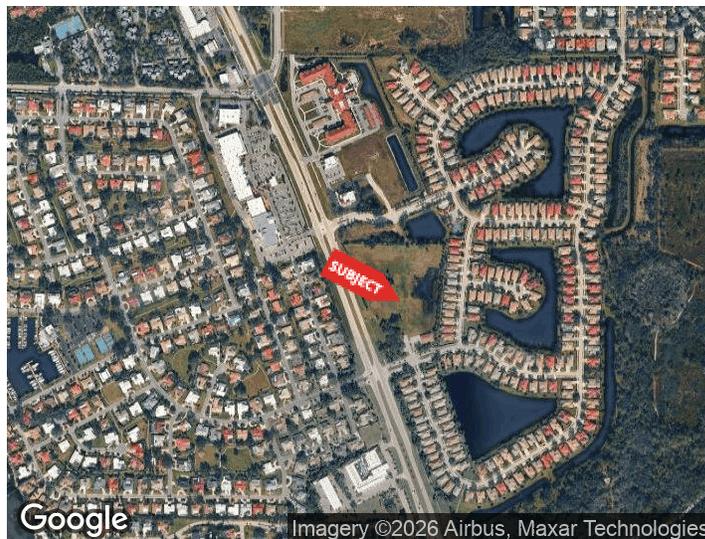


**10+/- ACRES
ACROSS FROM
NEW PUBLIX IN
OSPREY**

505 LUMINARY BLVD
OSPREY, FLORIDA 34229

PROPERTY HIGHLIGHTS

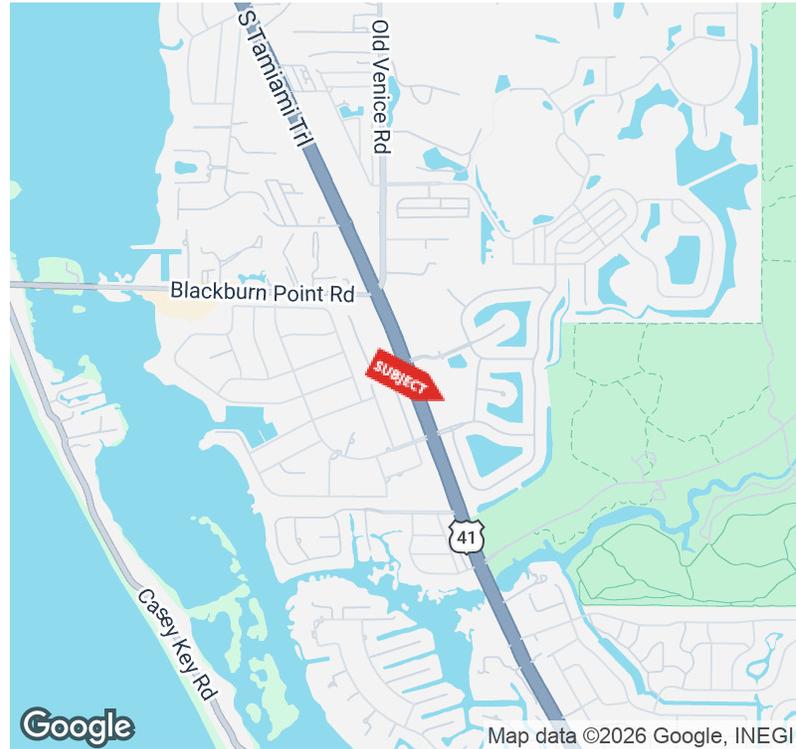
- 10+/- Acres - Zoned OPI
- 900' +/- Frontage on US41/S. Tamiami Trail
- Directly across the street from Brand New Publix
- Permitted for 46,000 SF +/- of Office/Medical
- Electric, water & sewer in place
- Shovel Ready - retention & utilities in place
- Easy access to Tamiami Trail from 2 access points



For More Information

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10 ACRES ACROSS FROM NEW PUBLIX IN OSPREY!



PROPERTY OVERVIEW

This offering consists of approximately 10± acres currently zoned OPI (Office, Professional, and Institutional), which permits a wide range of uses including educational facilities, medical and professional office, and assisted living, among others.

The property has approved entitlements for up to approximately 46,000± square feet across 12 buildings, and it also qualifies under the Live Local Act, allowing for multifamily development of approximately 200 units, subject to final design and compliance. The site is substantially prepared for development, with stormwater infrastructure already in place and dual access points from Habitat Boulevard to the north and Luminary Boulevard to the south. Additionally, the property features approximately 914 linear feet of frontage along US-41 (Tamiami Trail), providing exceptional visibility and accessibility.

Situated on the property is an existing 4,000± square foot freestanding office building, currently in shell condition with an exposed slab, allowing for efficient customization, including the installation of plumbing, restrooms, and interior build-out tailored to end-user or tenant requirements.

This represents one of the last remaining large-scale development parcels with direct Tamiami Trail frontage in Sarasota County, positioned squarely in the path of continued regional growth and development.

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Sale Price	\$7,499,000
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Office
Zoning	OPI - Office, Professional, Institutional
Lot Size	10 Acres
APN #	0155130024
Lot Frontage	900 ft

LOCATION INFORMATION

	10+/- Acres across from new Publix in Osprey
Street Address	505 Luminary Blvd
City, State, Zip	Osprey, FL 34229
County	Sarasota
Market	Sarasota, FL
Sub-market	Sarasota, Tampa, Charlotte
Cross-Streets	Luminary Blvd and S. Tamiami Trail
Side of the Street	East
Road Type	Highway
Market Type	Large
Nearest Highway	I-75
Nearest Airport	SRQ, Venice



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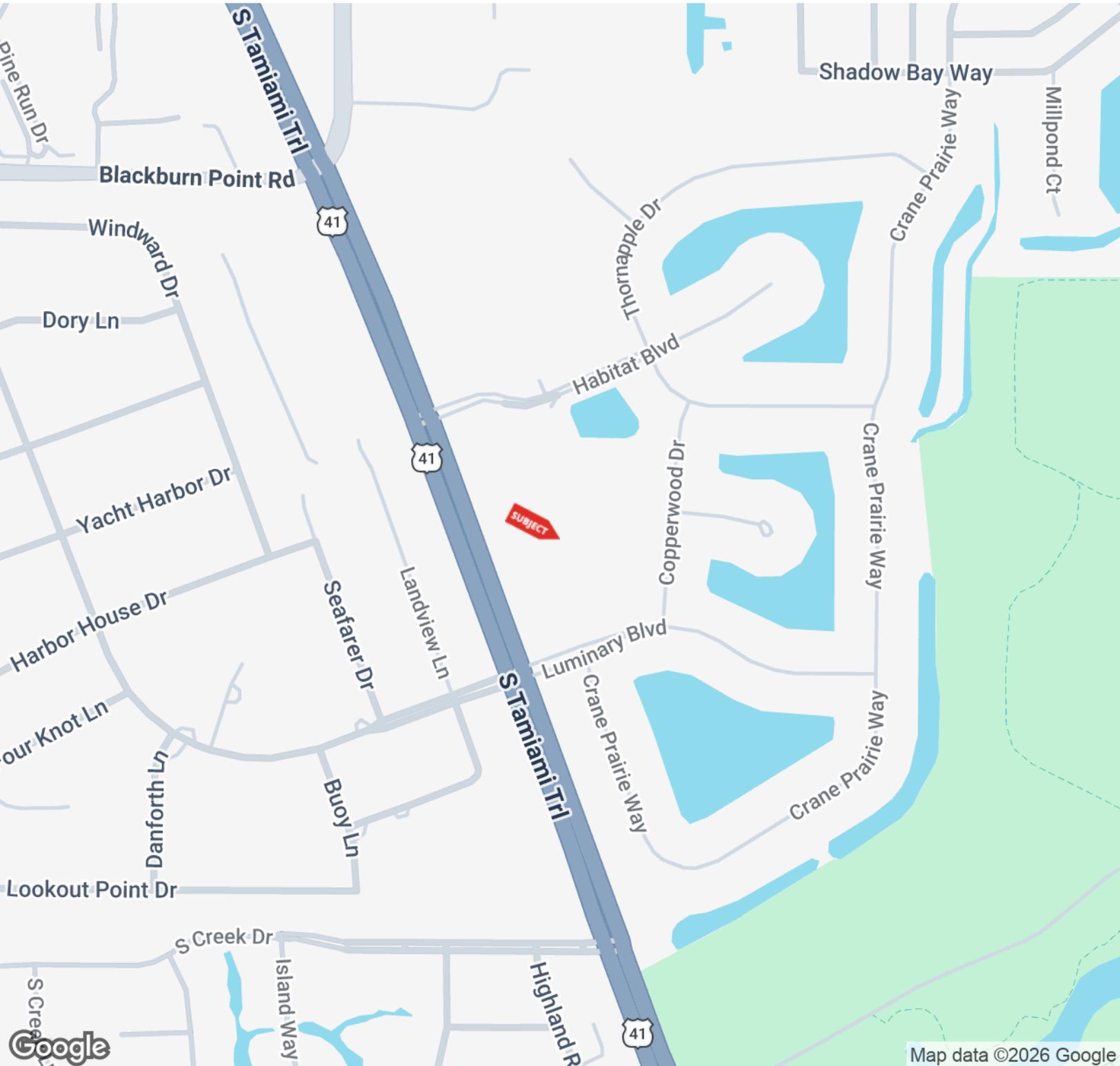
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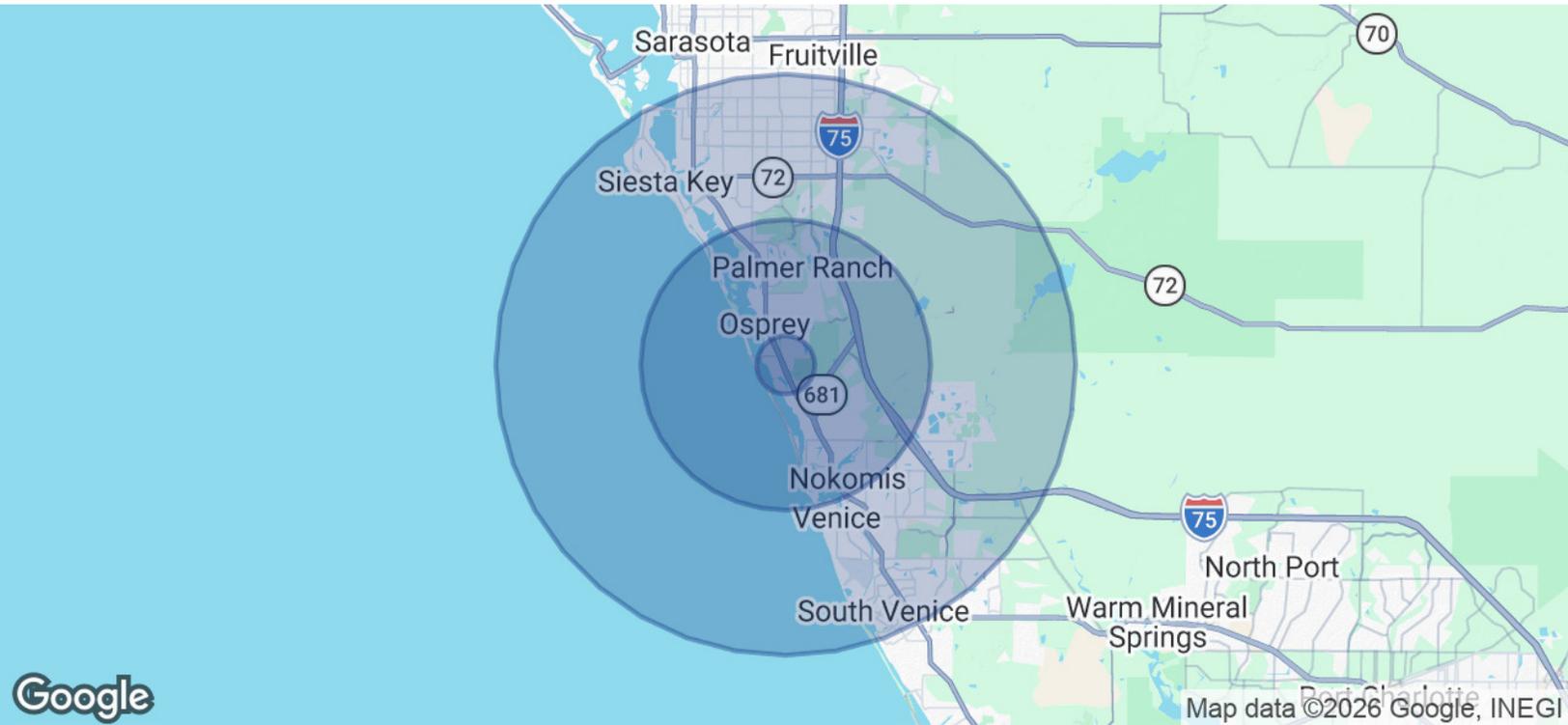
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,475	49,678	208,339
Average Age	59	61	58
Average Age (Male)	59	60	57
Average Age (Female)	59	61	58

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,094	25,495	101,318
# of Persons per HH	2.1	1.9	2.1
Average HH Income	\$142,099	\$130,098	\$116,318
Average House Value	\$746,296	\$610,184	\$533,331

Demographics data derived from AlphaMap

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