



ADDRESS

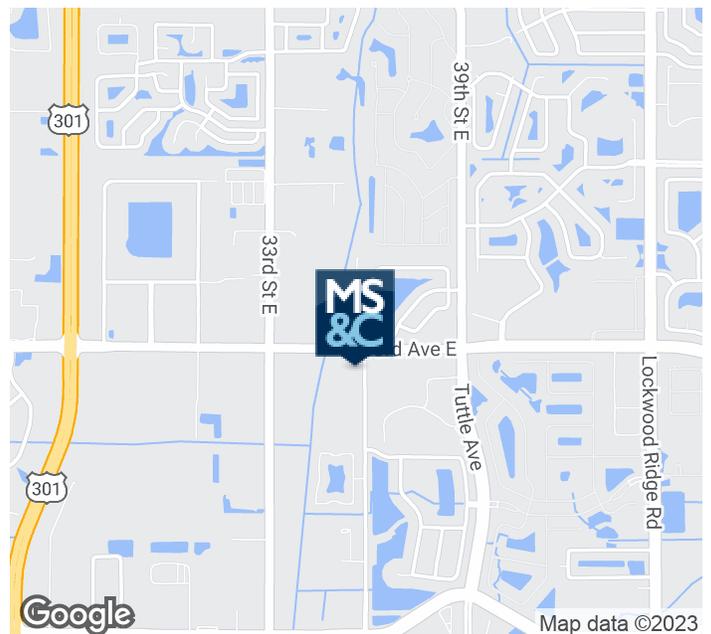
**6350 Prospect Road
Sarasota, FL 34243**

PROPERTY FEATURES

- Large Residential Development Site
- Located between Sarasota and Manatee Counties
- Close to Main Roads

	1 Mile	5 Miles	10 Miles
Total Households:	1,513	63,709	189,029
Total Population:	3,732	156,390	451,184
Average HH Income:	\$67,957	\$57,117	\$65,919

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.



PRESENTED BY:

TERRY EASTMAN, P.A.

Senior Commercial Advisor - Broker Associate

941.914.2936

terryeastman@michaelsaunders.com



OFFERING SUMMARY

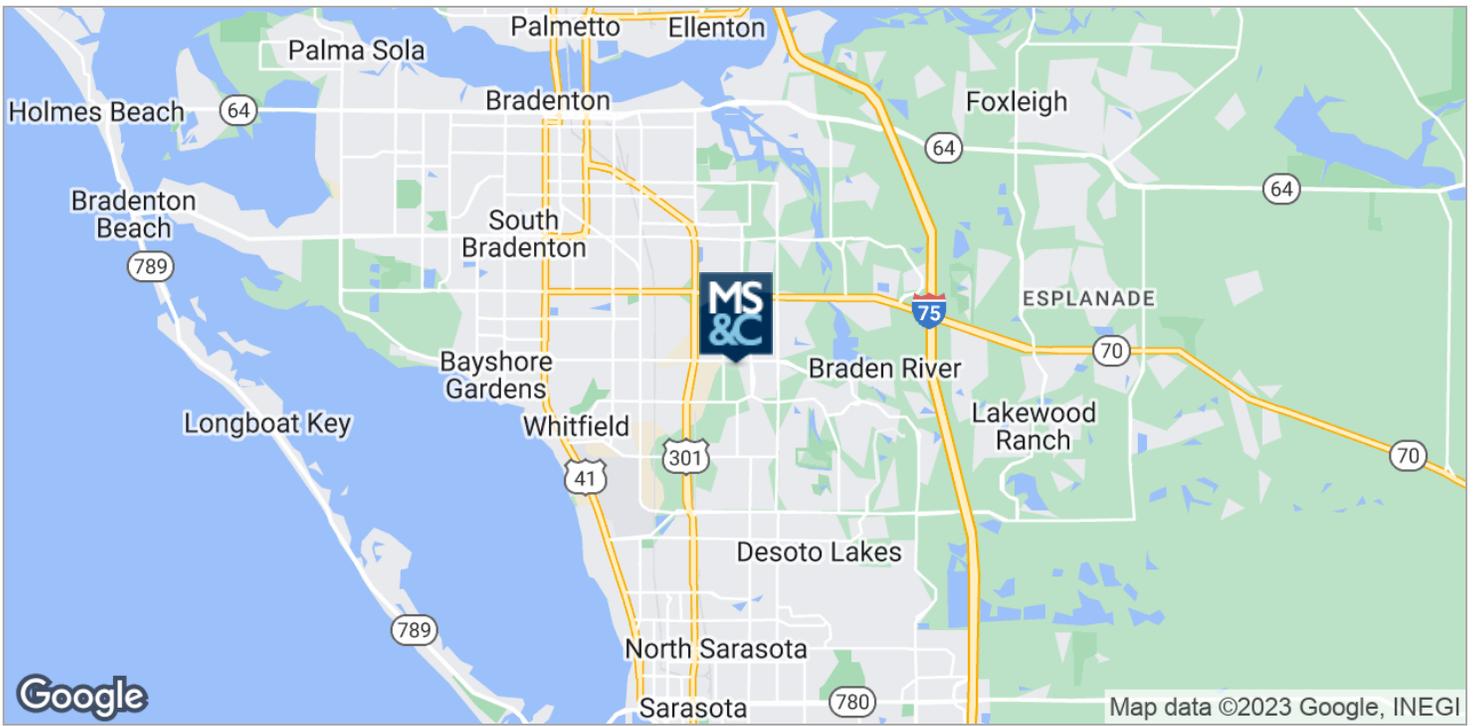
Sale Price:	\$3,500,000
Available SF:	
Lot Size:	18.3 Acres
Price / Acre:	\$191,257
Zoning:	A-1
Market:	Tampa St - . Petersburg
Submarket:	Sarasota - Bradenton

PROPERTY OVERVIEW

Two parcels of land on 63rd Avenue East and Prospect Road in Manatee County. Both parcels are zoned A-1 with future zoning of Res-6. The parcels are located between industrial properties to the west and residential property to the south and east. There are 3 residential structures on the properties that are occupied by tenants. The value is in the land and the seller would prefer to sell as a package. The land has been used in years past for concrete waste by contractors. A phase 1 environmental inspection is complete and a phase one report is available. Test pits and test boring has been performed and reports are available.

PROPERTY HIGHLIGHTS

- Large Residential Development Site
- Located between Sarasota and Manatee Counties
- Close to Main Roads



Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCCommercial.com

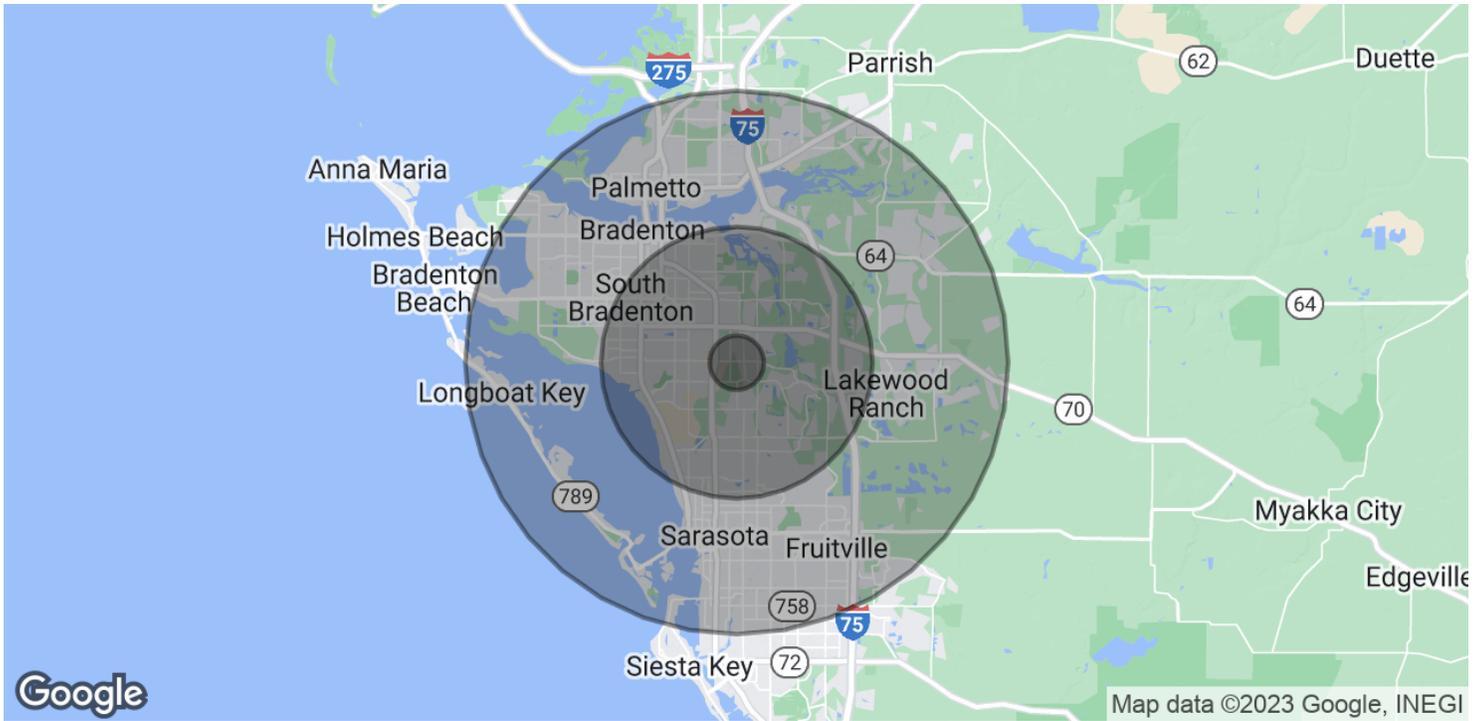
PRESENTED BY:

Terry Eastman, P.A.

Senior Commercial Advisor - Broker
Associate

941.914.2936

terryeastman@michaelsaunders.com



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,732	156,390	451,184
Average Age	43.2	42.5	44.9
Average Age (Male)	42.7	42.2	43.8
Average Age (Female)	44.3	43.6	46.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,513	63,709	189,029
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$67,957	\$57,117	\$65,919
Average House Value	\$232,292	\$271,791	\$297,784

* Demographic data derived from 2020 ACS - US Census

TERRY EASTMAN, P.A.

Senior Commercial Advisor - Broker Associate



1605 Main Street , Suite 500
Sarasota, FL 34236
T 941.914.2936
C 941.914.2936
terryeastman@michaelsaunders.com

PROFESSIONAL BACKGROUND

My career in Real Estate began in 2000 when I was first licensed as a Residential Real Estate Agent. I obtained my Brokers license in 2003.

In 2008 I had the opportunity and good fortune to join a local commercial real estate firm and team with a well established commercial agent specializing in Industrial and Warehouse properties. I have continued along that path and primarily specialize in the sales and leasing of industrial and warehouse buildings and industrial land in Manatee and Sarasota Counties. My secondary specialty is office sales and leasing. I have been involved in many notable sales and leases of industrial and office properties in the past 13 years.

In 2022 I joined MSC Commercial. The change has been successful for me and I look forward to the future with a positive outlook for continued personal growth and business success.

I am 100% committed to Real Estate Services on behalf of my customers. I am dedicated to sharing my knowledge and experience to maximize my customer's return on their Real Estate Investments.