



# 905 ROYAL PALM DRIVE

SARASOTA, FL 34234

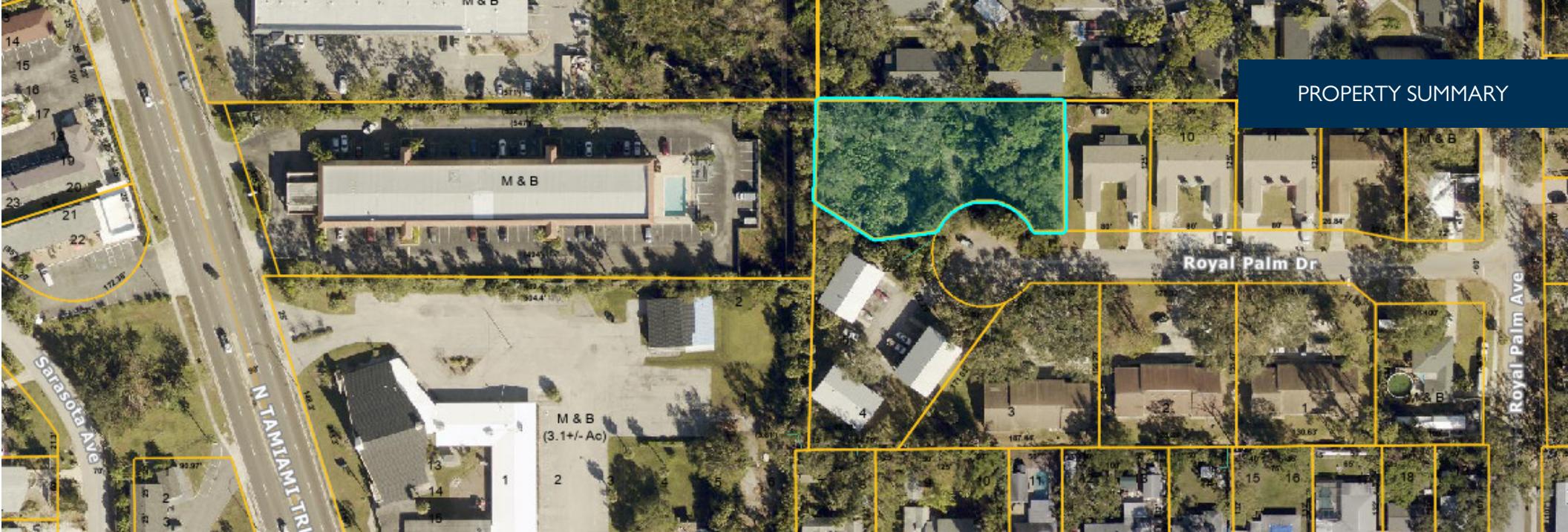
## MELINDA GARRETT

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MSC | COMMERCIAL  
REAL ESTATE

Michael Saunders & Company  
LICENSED REAL ESTATE BROKER



## PROPERTY DESCRIPTION

Rare vacant land opportunity situated on a cul-de-sac off Royal Palm Drive, just east of North Tamiami Trail (US-41). This  $\pm 0.67$ -acre (28,701 SF) RMF-2 zoned parcel offers approximately 115 feet of frontage and is well-positioned for multifamily development within a revitalizing commercial corridor.

Strategically located minutes from Sarasota-Bradenton International Airport (SRQ), Ringling College of Art + Design, Bay Park, and Downtown Sarasota, with convenient access to major employment centers, retail, dining, and public transit. Strong area fundamentals and ongoing corridor revitalization support long-term residential demand.

Buyer to independently verify zoning, density, utilities, and development potential.

## PROPERTY HIGHLIGHTS

- Size:  $\pm 0.67$  acres (28,701 SF)
- Zoning: RMF-2
- Frontage: Approx. 115 feet along Royal Palm Drive
- Location: Cul-de-sac off Royal Palm Drive, just east of North Tamiami Trail (US-41)
- Proximity: Minutes to SRQ Airport, Downtown Sarasota, Ringling College of Art + Design, major employment, retail, and public transit
- Opportunity: Situated in a revitalizing commercial corridor with strong local housing demand

|            |           |
|------------|-----------|
| Sale Price | \$250,000 |
|------------|-----------|

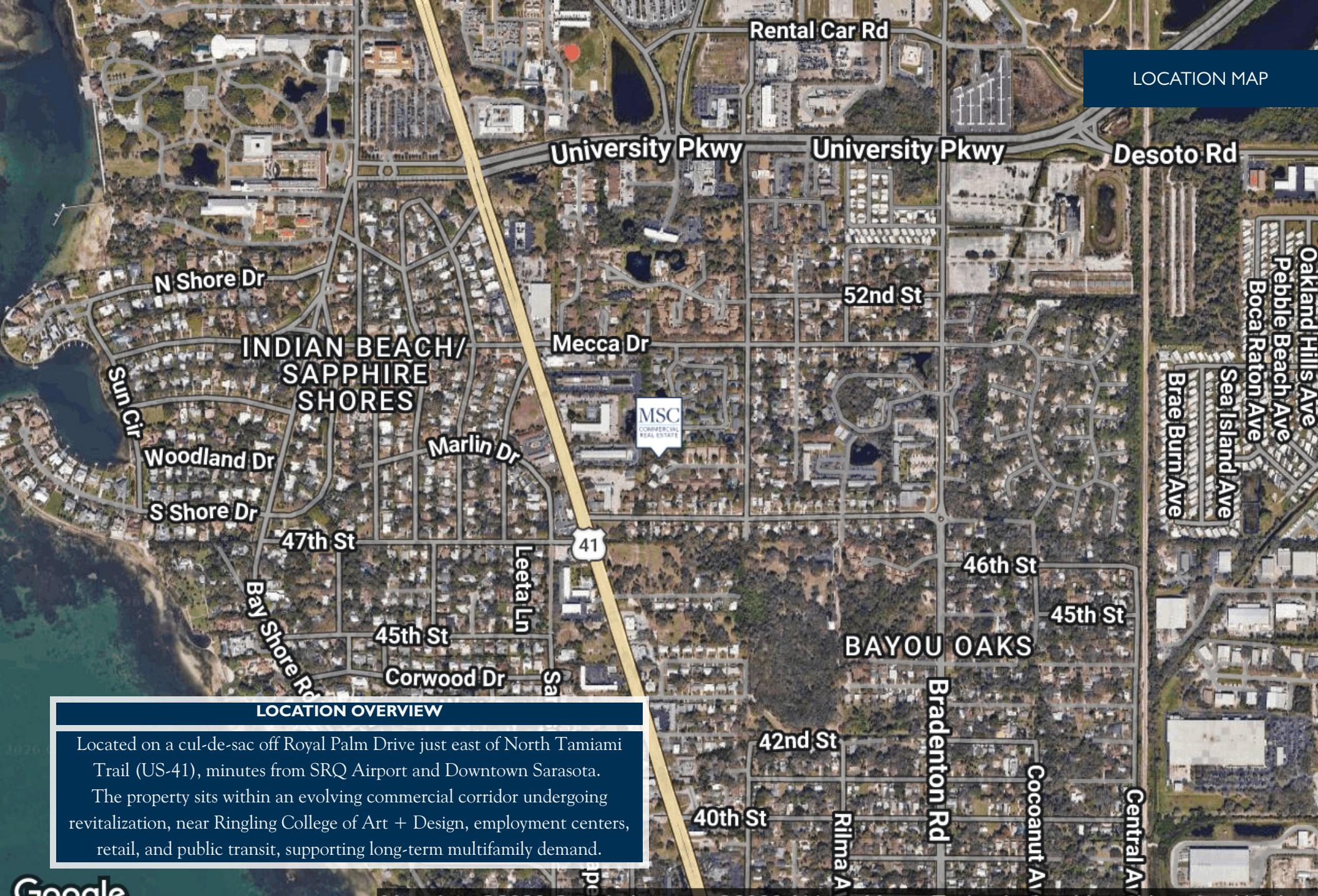
## LOCATION INFORMATION

|                  |                                 |
|------------------|---------------------------------|
| Street Address   | 905 Royal Palm Drive            |
| City, State, Zip | Sarasota, FL 34234              |
| County           | Sarasota                        |
| Market           | Sarasota/Bradenton              |
| Cross-Streets    | N Tamiami Trail and 47th Street |

## PROPERTY INFORMATION

|                  |             |
|------------------|-------------|
| Property Type    | Land        |
| Property Subtype | Multifamily |
| Zoning           | RMF2        |
| Lot Size         | 28,701 SF   |
| APN #            | 2001150077  |

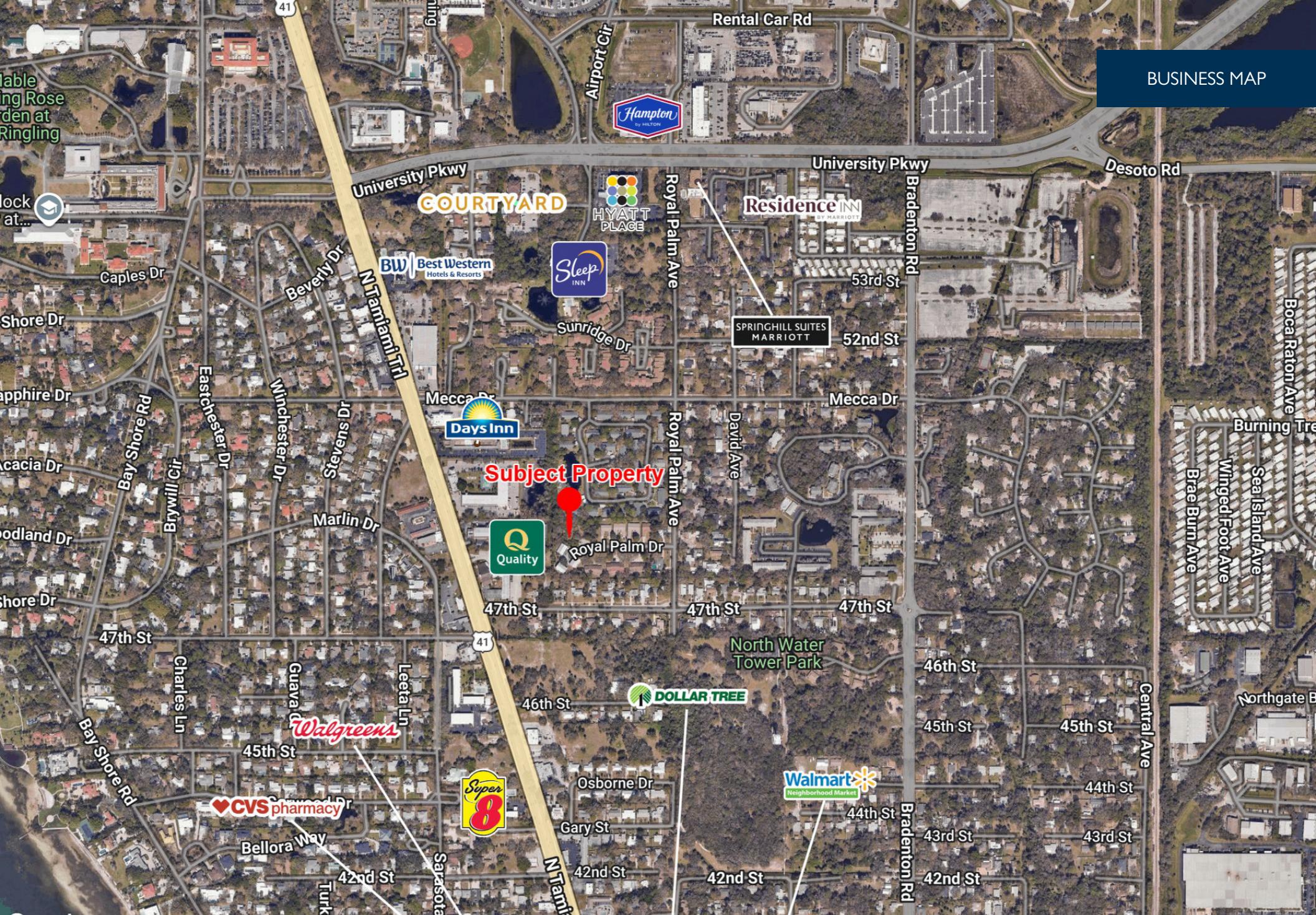




## LOCATION OVERVIEW

Located on a cul-de-sac off Royal Palm Drive just east of North Tamiami Trail (US-41), minutes from SRQ Airport and Downtown Sarasota.

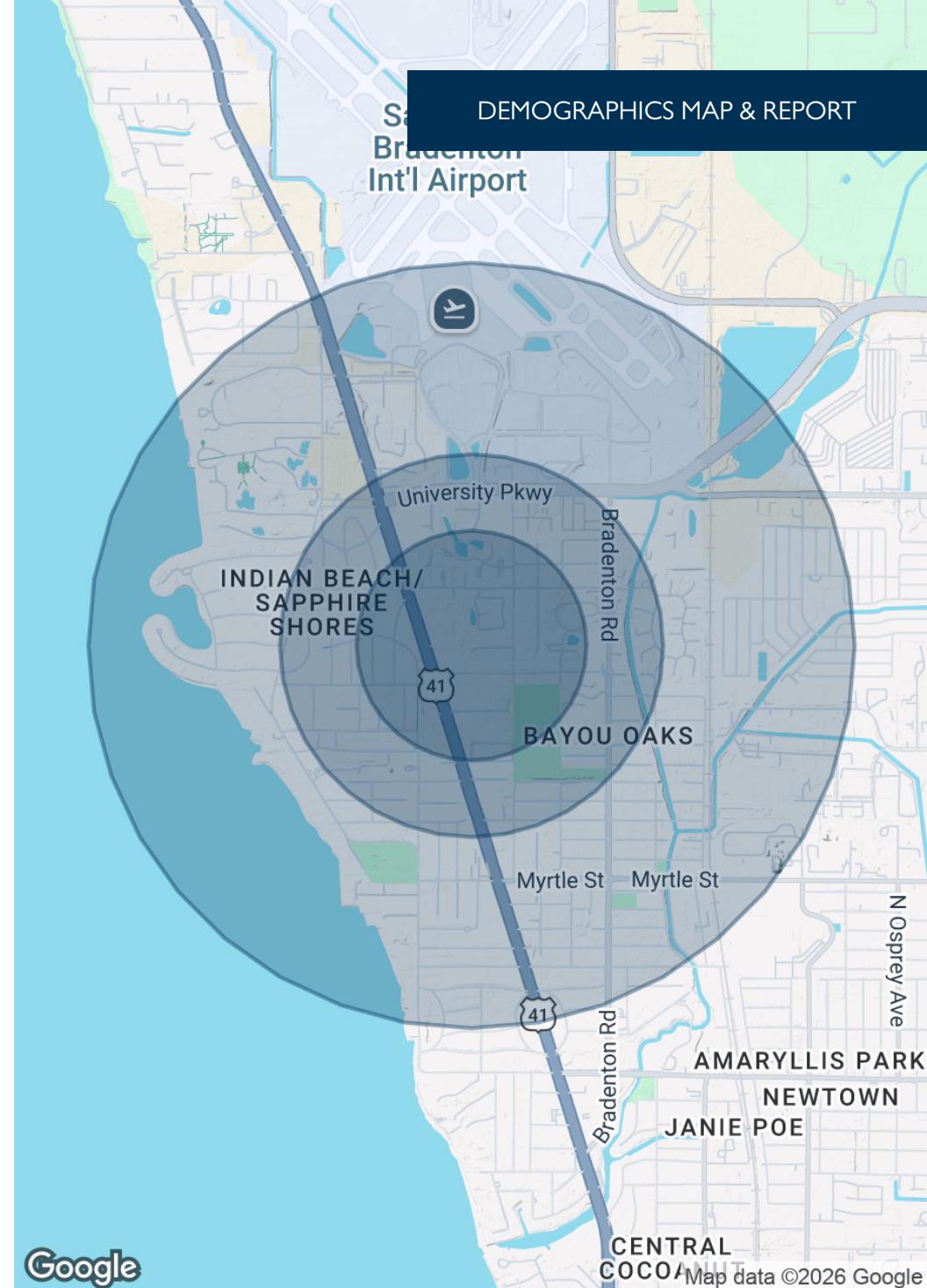
The property sits within an evolving commercial corridor undergoing revitalization, near Ringling College of Art + Design, employment centers, retail, and public transit, supporting long-term multifamily demand.



## DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------|-----------|-----------|-----------|
| Total Population     | 1,032     | 2,880     | 6,897     |
| Average Age          | 44        | 45        | 45        |
| Average Age (Male)   | 43        | 44        | 45        |
| Average Age (Female) | 44        | 45        | 45        |
| HOUSEHOLDS & INCOME  | 0.3 MILES | 0.5 MILES | 1 MILE    |
| Total Households     | 432       | 1,224     | 2,920     |
| # of Persons per HH  | 2.4       | 2.4       | 2.4       |
| Average HH Income    | \$84,754  | \$92,133  | \$87,540  |
| Average House Value  | \$358,587 | \$437,856 | \$423,677 |

Demographics data derived from AlphaMap





## MELINDA GARRETT

Commercial Real Estate Advisor

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### PROFESSIONAL BACKGROUND

Melinda has been deeply rooted in the commercial real estate industry since 2012, driven by a profound passion for the business and a disciplined, analytical approach to the market. Her career reflects a rare combination of valuation expertise, strategic insight, and a commitment to helping clients make informed, high-impact real estate decisions.

Prior to joining Michael Saunders & Company, Melinda built a strong foundation as a commercial real estate appraisal consultant with a respected firm, collaborating closely with developers, investors, and lenders. This background provided her with an in-depth understanding of asset valuation, risk assessment, and market behavior across a wide range of commercial property types, giving her clients a distinct competitive advantage.

Melinda leverages this analytical foundation to deliver a strategic advantage at every stage of the transaction. Her focus is on clarity, protection of client interests, and maximizing value through informed positioning and decisive execution.

With comprehensive market knowledge throughout Sarasota and Manatee counties, Melinda remains closely attuned to evolving local market trends and investment dynamics. She offers forward-thinking guidance rooted in data, experience, and integrity—helping clients move confidently toward their real estate goals while driving long-term profitability and results.

### MEMBERSHIPS

Realtor Association of Sarasota & Manatee Member (RASM)

Commercial Real Estate Alliance of RASM Member (CREA)

Board of Directors RASM CREA, 2025

Manatee Chamber of Commerce- Downtown Redevelopment Committee

Manatee Chamber of Commerce- Better Business Council

Sarasota Chamber of Commerce

MSC Foundation Council Member

## COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.