



# 2015 Fruitville Sarasota



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# Current Property Lines



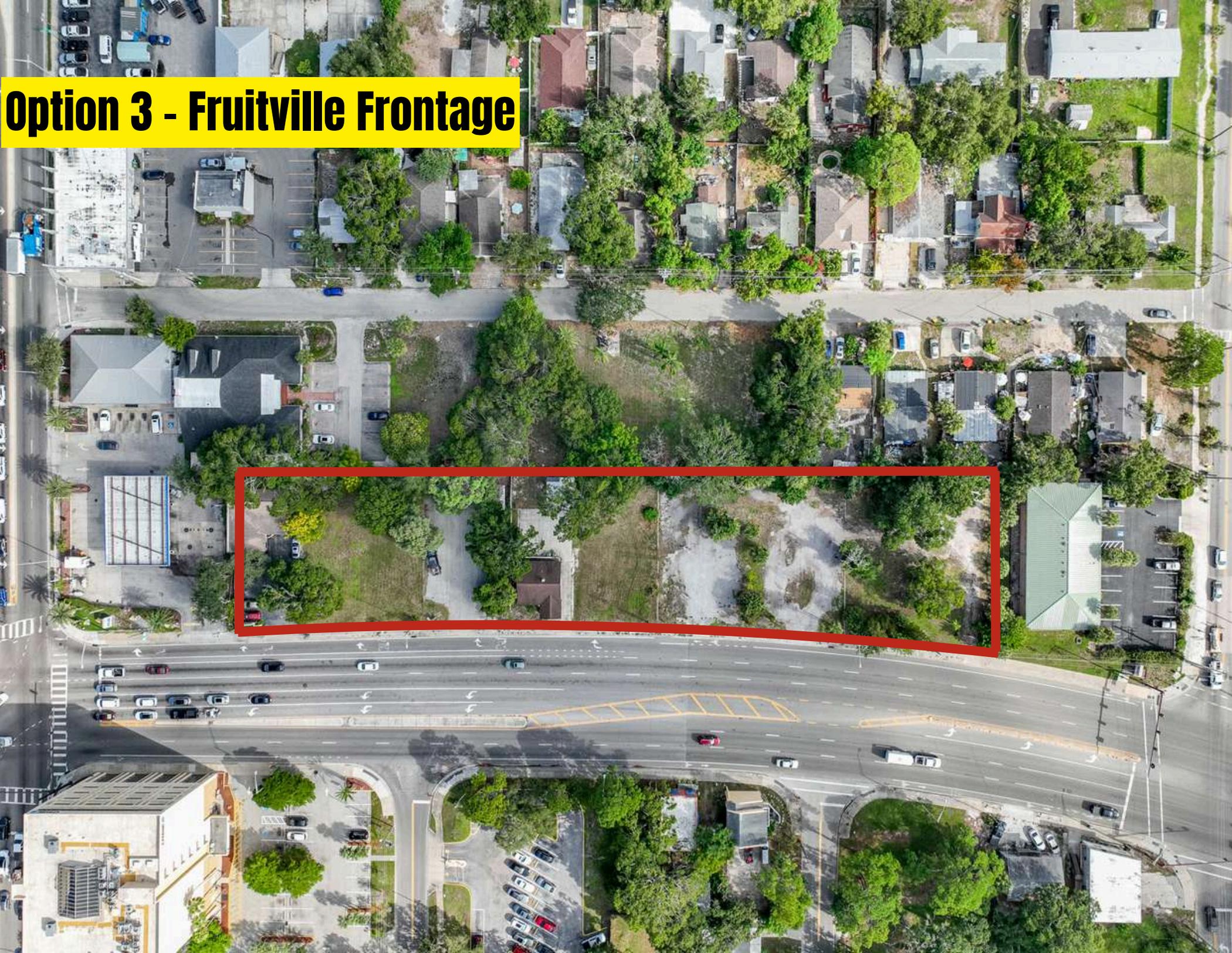
# Option 1 - Entire Site



# Option 2 - 4<sup>th</sup> St Frontage



# Option 3 - Fruitville Frontage





# Executive Summary

# Executive summary

## Option 1 - Entire Site

This ±2.08-acre (90,522 SF) assemblage consisting of 12 contiguous parcels is strategically located along Fruitville Road just steps from the signalized intersection with Washington Boulevard (US-301) in Sarasota. This intersection is one of the city's most active and recognizable corridors, functioning as a primary gateway into downtown and a major connector between north-south and east-west traffic flows.

Proximity to the Fruitville Road and Washington Boulevard (US-301) intersection provides:

- Immediate access to Downtown Sarasota
- Strong regional north-south connectivity via US-301
- Direct linkage to I-75 and surrounding residential growth areas
- High traffic counts and exceptional visibility for mixed-use frontage

The property is zoned Downtown Edge (DTE), a designation intended to support higher-density, pedestrian-oriented redevelopment adjacent to the urban core. The zoning allows for a base density of 25 units per acre, with the ability to achieve up to 100 units per acre through affordable housing bonus incentives. Permitted uses include multifamily residential, retail, restaurant, office, hospitality, and affordable housing—allowing for a flexible, vertically integrated mixed-use concept.

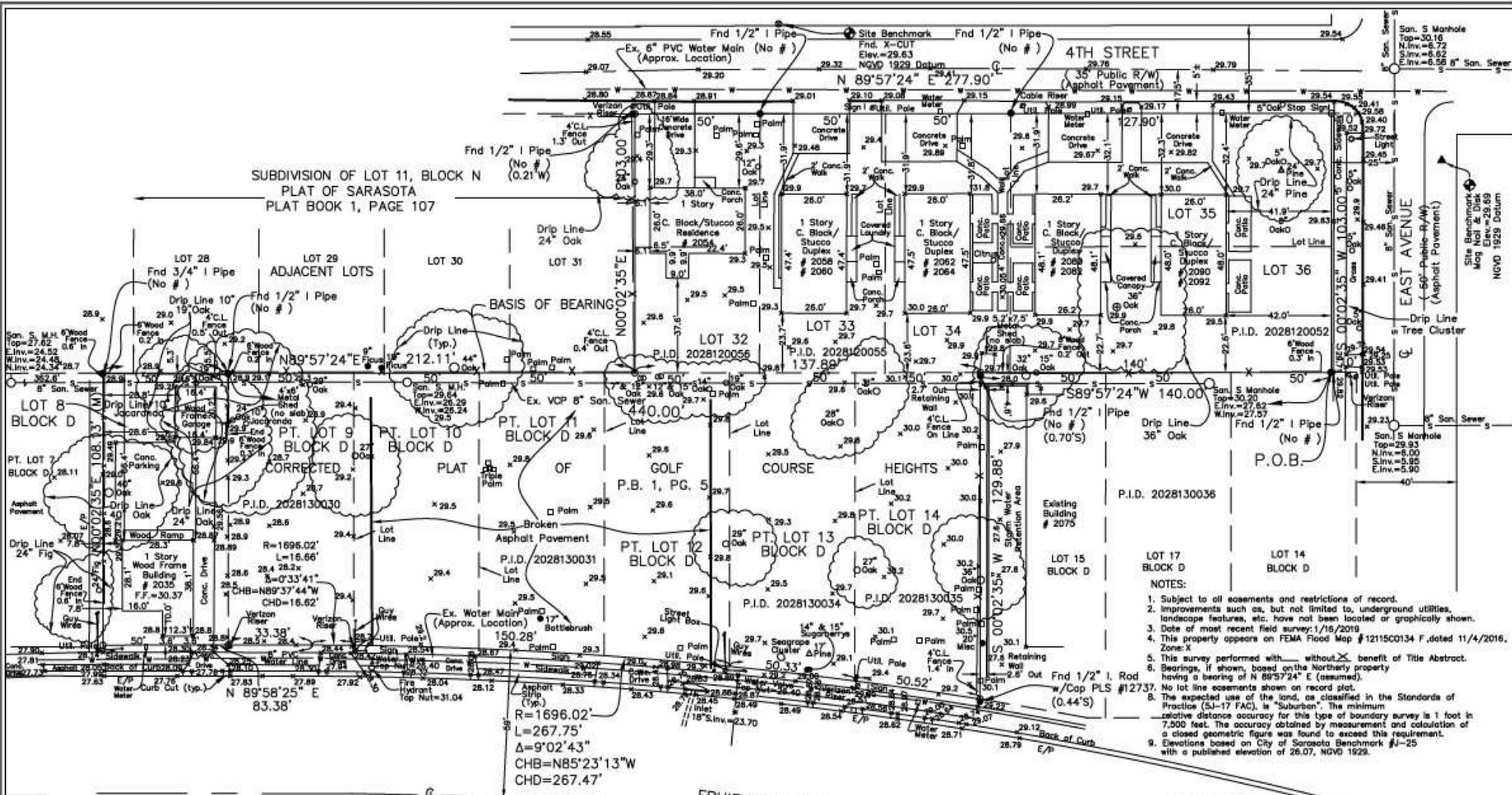
Surrounded by ongoing infill and redevelopment activity, this assemblage offers scale, corridor exposure, and zoning capacity rarely available in close proximity to downtown. Its position at one of Sarasota's key intersections enhances both long-term investment value and immediate development feasibility.

**Total Sale Price - \$16,000,000**

# Concept Renderings



# Survey



- NOTES:
1. Subject to all easements and restrictions of record.
  2. Improvements such as, but not limited to, underground utilities, landscape features, etc. have not been located or graphically shown.
  3. Date of most recent field survey: 1/16/2019
  4. This property appears on FEMA Flood Map # 121500134 F, dated 11/4/2016, Zone X
  5. This survey performed with  without  benefit of Title Abstract.
  6. Bearings, if shown, based on the Northern property having a bearing of N 89°57'24" E (assumed).
  7. No lot line easements shown on record plat.
  8. The expected use of the land, as classified in the Standards of Practice (S-17 FAC), is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
  9. Elevations based on City of Sarasota Benchmark #N-25 with a published elevation of 26.07, NGVD 1929.

**LEGAL DESCRIPTION:**

Situated in Section 19, Township 36 South, Range 18 East, City of Sarasota, Sarasota County, Florida and being entire of Lots 32, 33, 34, 35 and Lot 36, Subdivision of Lot 11, Block N, Plat of Sarasota, recorded in Plat Book 1, Page 107, and Part of Lots 9, 10, 11, 12, 13, and 14, Block N, Corrected Plat of Golf Course Heights recorded in Plat Book 1, Page 5, Public Records of Sarasota County, Florida, said parcel being more particularly described as follows:

Begin at the Southeast corner of aforesaid Lot 36 lying on the westerly right-of-way line of East Avenue (50-foot public right-of-way), thence along southerly line of Lots 36 and 34, South 89°57'24" West 140.00 feet to the northeast corner of Lot 14, Block D, Corrected Plat of Golf Course Heights; thence along the easterly line of said Lot 14, South 0°02'35" West 128.88 feet to the northerly right-of-way line of Fruitville Road (118 foot public right-of-way); thence westwardly along said line on a curve concave southwardly an arc distance of 267.75 feet, said curve having a radius of 1696.02 feet, a central angle of 0°02'43" and a chord which bears North 85°23'13" West 267.47 feet; thence continuing along the northerly right-of-way line of Fruitville Road, North 89°58'25" West 83.38 feet to the west line of Lot 8, Block D, Corrected Plat of Golf Course Heights; thence along the west line of said lot, North 0°02'35" East 108.13 feet to the northwest corner of said Lot 8; thence along the northerly line of Lots 8, 9, 10, 11 and 12, Block D, North 89°57'24" East 212.11 feet to the southwest corner of Lot 32, Subdivision of Lot 11, Block N, Plat of Sarasota; thence along the westerly line of said Lot 32, North 0°02'35" East 103.00 feet to the southerly right-of-way line of 4th Street (35 feet public right-of-way); thence along said right-of-way line, the same being the northerly line of Lots 32, 33, 34 and 35, Subdivision of Lot 11, Block N, Plat of Sarasota, North 89°57'24" East 277.90 feet to the intersection with the westerly right-of-way line of East Avenue; and thence along said line, the same being the easterly line of Lots 35 and 36, Subdivision of Lot 11, Block N, Plat of Sarasota, South 0°02'35" West 103.00 feet to the Point-of-Beginning.

Containing 68,432 sq. ft. (1.571 ac.)

ELEVATION DATUM: NGVD 1929 (For NAVD 88 elevations subtract 1.05 ft.)

**FRUITVILLE ROAD**  
(118' Public R/W)  
(Asphalt Pavement)

**LEGEND:**

Fnd	Found	P.C.P.	Permanent Control Point
Prd	Pro-Total Distance	P.R.M.	Permanent Reference Monument
C.M.	Concrete Monument	(R)	Indicates Radius Bearing
N	North	C.L.F.	Chain Link Fence
S	South	C.B.	Concrete Block
E	East	Swm.	Swamp
W	West	P.S./Pg.	Plat Book/Page
P	Plat Dimension	O.R./Pg.	Official Record Book/Page
M	Measured Dimension	Str.	Structure
R/W	Right of Way	Rc	Radius of Curve
E/P	Edge of Pavement	Δ	Delta of Curve
D	Deed Dimension	L	Arc Length of Curve
O.A.	Overall Dimension	Ch	Chord Length of Curve
B	Back to Back Curb Dimension	Int	Intersect Spot Elevation
O.U.L.	Overhead Utility Line		
○	Indicates a 5/8" I. Rod w/Cap #3868 Set		

Certified to:  
Ronald E. Webber (TTEE)  
Ronald E. Webber

**SURVEYOR'S CERTIFICATION**

I hereby certify that this boundary and topographic survey was prepared under my direction and supervision, that it is a true representation of the land as shown and described hereon to the best of my knowledge and belief and that it meets the "Standards of Practice for land surveying in the State of Florida" Chapter S-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

Date of Certificate: \_\_\_\_\_  
  
Lawrence R. Weber  
Professional Surveyor and Mapper  
Florida License No. 3868  
(Not valid unless embossed with original Surveyor's Seal)

# Executive summary

## Option 2 - 4<sup>th</sup> St Frontage

Option 2 consists of a four-parcel assemblage fronting 4th Street in Sarasota, just off Fruitville Road and near the signalized intersection at Washington Boulevard. The property is currently improved with residential homes and is zoned Downtown Edge (DTE), this site offers strong potential for redevelopment or adaptive reuse into office or retail uses. Its position slightly removed from the primary corridor allows for easier access, a quieter setting, and a neighborhood-scale commercial presence while still benefiting from nearby traffic and connectivity.

The assemblage totals approximately 28,629 square feet ( $\pm 0.66$  acres) and is comprised of the following parcels

- 5,150 SF
- 5,150 SF
- 5,150 SF
- 13,179 SF

With direct 4th Street frontage, the site is well suited for professional office, medical office, boutique retail, showroom, or service-oriented commercial concepts. The manageable scale provides flexibility for phased development, owner-user occupancy, or investment repositioning. Surrounded by ongoing redevelopment and urban growth, Option 2 presents a strategic opportunity to capitalize on Sarasota's expanding downtown edge without the complexity of a large mixed-use project.

# Executive summary

## Option 3 - Fruitville Frontage

Option 3 presents a high-visibility redevelopment opportunity with direct frontage along Fruitville Road in Sarasota, near the prominent intersection with Washington Boulevard. Comprised of eight parcels totaling approximately 61,893 square feet ( $\pm 1.42$  acres), the assemblage includes a mix of open land and existing structures, offering flexibility for immediate repositioning, phased redevelopment, or full-scale vertical development.

All parcels are zoned Downtown Edge (DTE), allowing for higher-density residential and mixed-use projects designed to complement the downtown core. The zoning supports a base density of 25 units per acre with the potential for significant density bonuses through affordable housing incentives, making the site well suited for a transformative urban project.

Potential development concepts include:

- Multifamily residential (market-rate and affordable components)
- Mixed-use development with ground-floor retail or restaurant frontage
- Boutique hospitality or extended-stay hotel
- Professional or creative office space
- Live-work or vertically integrated residential over commercial
- 

With strong corridor exposure, consistent traffic flow, and positioning within an active redevelopment zone, Option 3 represents a prime infill opportunity to deliver a signature project along one of Sarasota's most traveled and evolving urban corridors.

# ZONING Benefits

## **Downtown Edge (DTE) Zoning Benefits**

The 2.08-acre site is located within the Downtown Edge zoning district, providing flexible entitlements that support a wide range of uses including mixed-use, multifamily, retail, office, and hospitality development. This zoning framework is specifically intended to encourage walkable urban infill and higher intensity development, allowing the property to capitalize on strong density potential and vertical construction consistent with surrounding growth just east of Downtown Sarasota. The zoning significantly enhances the site's ability to accommodate a high-quality redevelopment project aligned with the corridor's ongoing transformation.

## **Qualified Opportunity Zone Benefits**

The property is also located within a federally designated Opportunity Zone established under the Tax Cuts and Jobs Act, which may provide investors with potential tax advantages including capital gains deferral and tax-efficient long-term appreciation depending on investment structure and timing. For a 2.08-acre redevelopment site, this designation can help attract Opportunity Zone and tax-advantaged capital, providing an additional financial incentive that complements the property's strong underlying development fundamentals.

## **Investment Positioning**

Together, the Downtown Edge zoning and Opportunity Zone designation create a compelling framework for redevelopment, combining flexible high-density entitlements with potential tax advantages. This unique alignment enhances the overall investment profile of the 2.08-acre site and positions it as a prime opportunity within one of Sarasota's primary growth corridors.

# Area Overview



# SARASOTA OVERVIEW

## Sarasota: A Thriving Hub of Development

Sarasota is experiencing significant growth, with construction cranes now a common sight. The city has been named a top home market by Insurify, with 218.37 new residential units under construction per 100,000 residents. Recent updates reveal eight new downtown projects adding 573 residential units and 3,692 square feet of financial space. Additionally, 14 projects in key areas like Fruitville Road and U.S. 301 are adding 1,457 residential units, 104 assisted living units, 37 independent living units, 20 memory care units, 156 transient lodging units, and substantial commercial and office spaces.

### DIVERSIFYING ECONOMY

Infotech, life sciences, professional services and clean technology are some of the growing sectors propelling the economy.

### MANUFACTURING

The Sarasota metro is home to many manufacturing companies including PGT Innovations, Sun Hydraulics Corp., Helios Technologies and Tervis.

### TOURISM INDUSTRY

A warm year-round climate, miles of beaches and an abundance of activities and attractions draw millions of tourists to the region during a typical year.

## Economy



In addition to manufacturers, other major employers in the metro include SMH Healthcare, Venice HMA, Doctors Hospital of Sarasota, Florida Resource Management, Ritz-Carlton and FCCI Insurance Group.



Some of the top export products that the metro produces are fabricated metal products, computer and electronic products, and transportation equipment.



The Baltimore Orioles and the Pittsburgh Pirates conduct spring training in the metro, contributing to a robust and expanding tourism sector. Other sporting events include polo, powerboat racing and BMX.



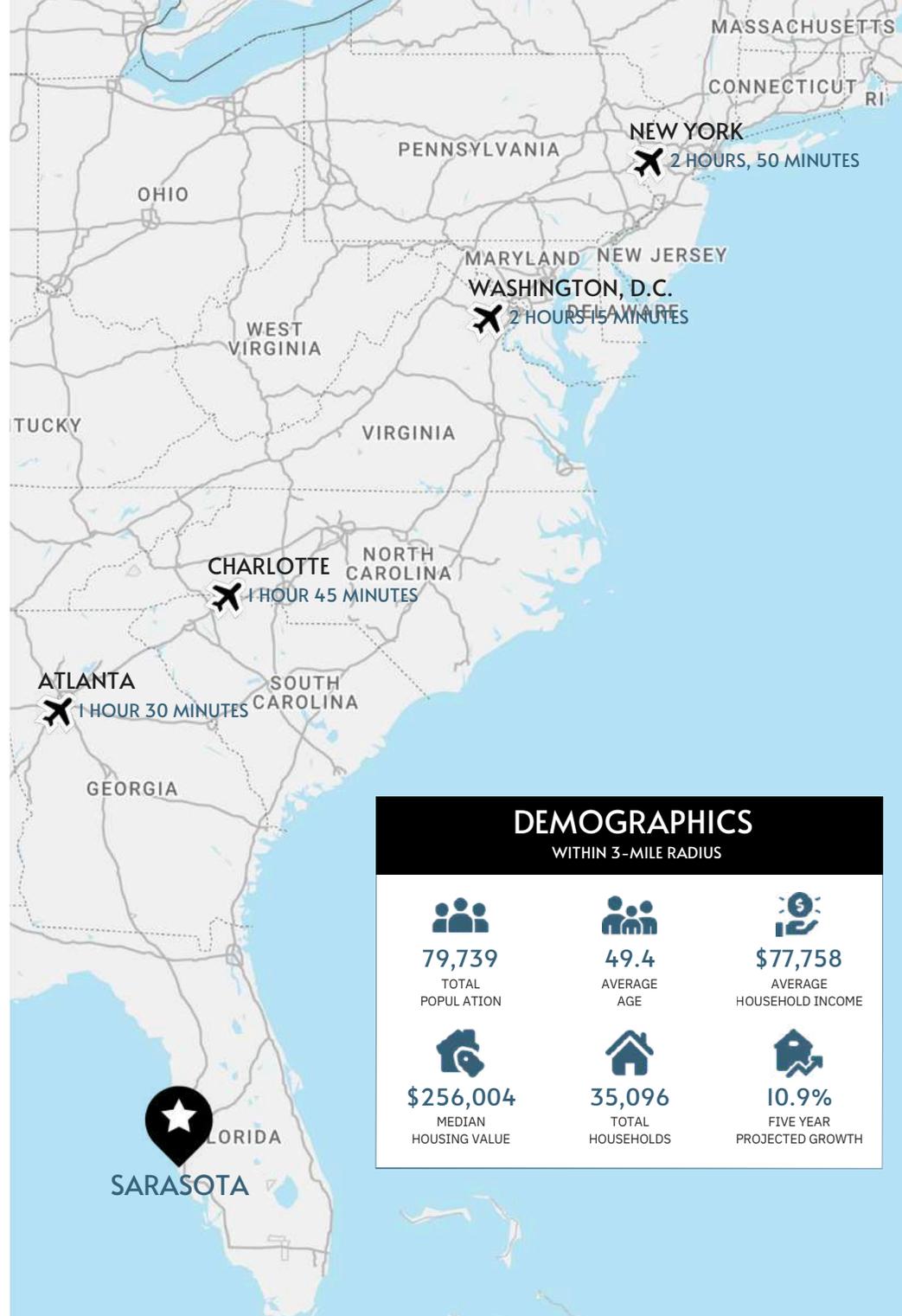
The many museums and cultural activities such as the Ringling Museum of Art and the Sarasota Orchestra enhance the metro's quality of life.

# ACCESSIBILITY AND CONNECTIVITY

Exploring Transportation and Flights in the Sarasota Metro Area  
 Situated in the southeastern part of the United States, Sarasota is bordered to the east by Interstate 75, a significant highway stretching 1,786 miles from Sault Ste. Marie at the Canada/U.S. border to Miami. Downtown Sarasota is easily accessible via the Fruitville Rd exit, while the historic Tamiami Trail (US-41) has connected Tampa and Miami since the 1920s. The Sarasota-Bradenton International Airport is a major hub for various airlines, including U.S. Airways, American Airlines, Delta, JetBlue, United, and Air Canada. In 2022, the airport welcomed nearly 3.8 million passengers, both from domestic and international flights.

CITY	FLIGHT TIME
ATLANTA	1 Hour 30 Minutes
CHARLOTTE	1 Hour 45 Minutes
WASHINGTON, D.C.	2 Hours 15 Minutes
NEW YORK CITY	2 Hours 50 Minutes

CITY	DRIVE TIME
TAMPA	1 Hour
ORLANDO	2 Hours 30 Minutes
MIAMI	3 Hours 30 Minutes
JACKSONVILLE	4 Hours 30 Minutes



SARASOTA  
**#7**

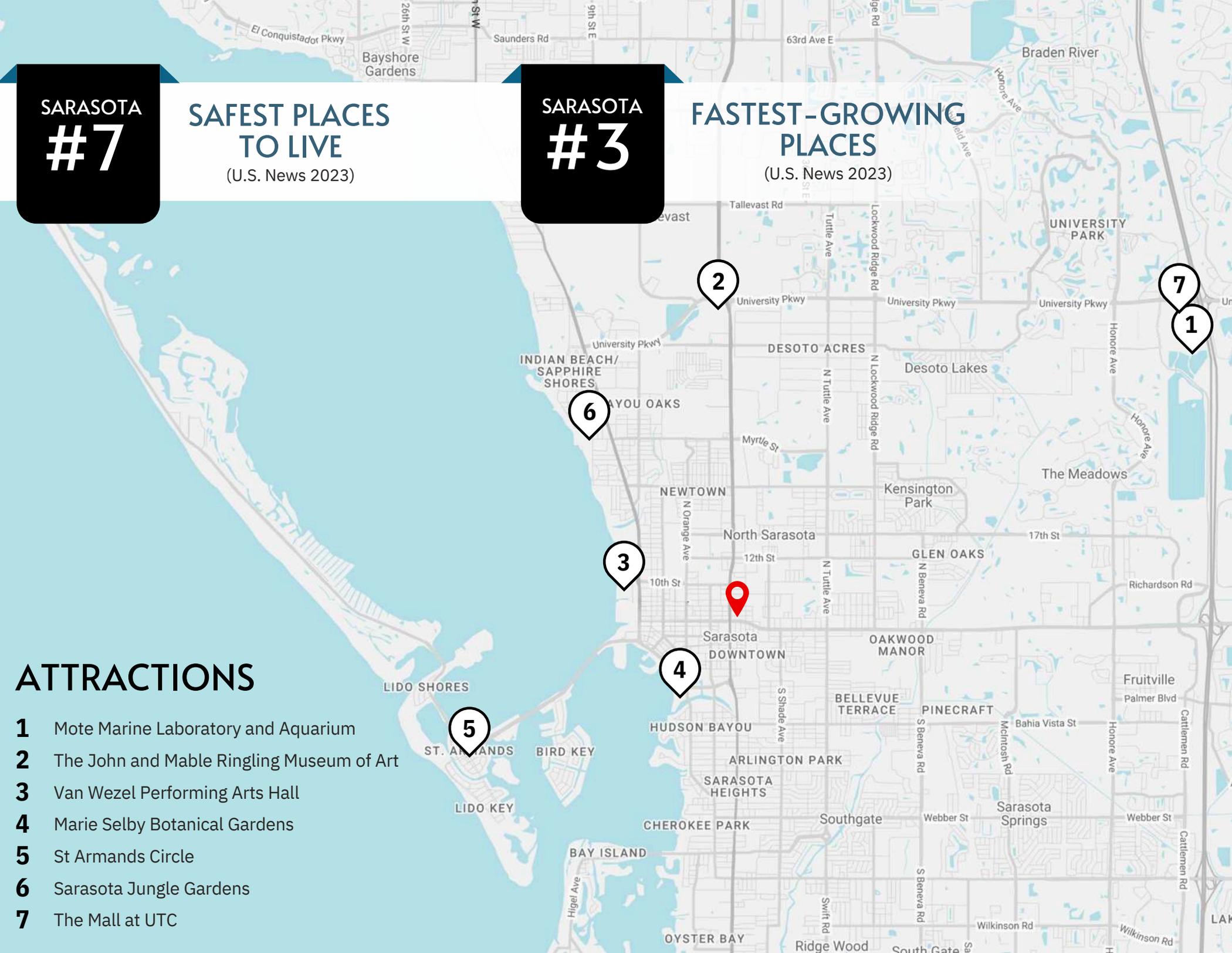
**SAFEST PLACES  
TO LIVE**  
(U.S. News 2023)

SARASOTA  
**#3**

**FASTEST-GROWING  
PLACES**  
(U.S. News 2023)

## ATTRACTIONS

- 1 Mote Marine Laboratory and Aquarium
- 2 The John and Mable Ringling Museum of Art
- 3 Van Wezel Performing Arts Hall
- 4 Marie Selby Botanical Gardens
- 5 St Armands Circle
- 6 Sarasota Jungle Gardens
- 7 The Mall at UTC



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## ***Experienced Real Estate Professional***

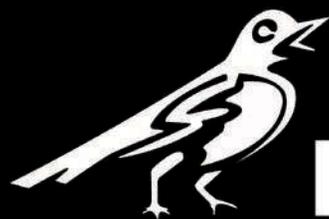
With over two decades of experience in the real estate industry, Kevin L. Robbins has established himself as a trusted and highly skilled professional. As President of Robbins Commercial, Kevin has built a stellar reputation by going above and beyond for his clients, whether they are business owners, investors, tenants, landlords, or banks. His deep connections with developers and key figures in the southwest Florida market have made him an indispensable partner in the region. His expertise and dedication have led to significant projects, such as the Aster & Links at 1991 Main Street in Sarasota, in collaboration with prominent developers. Recognized for his outstanding contributions, Kevin was honored as one of Gulf Coast Business Review's 40 under 40, a testament to his influence and impact across professions. An active member of the Business by the Bay BNI chapter, Kevin remains committed to serving his clients with the highest level of professionalism and care.



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