



WELCOME

RED TAG SALE

STORE ENTRANCE THIS WAY

330 Cattlemen Dr

Table of Contents

03. Property Overview

08. Floorplan

09. Executive Summary

11. Area Overview

16. Agents & Conclusion



Property Overview





Fruitville Rd

Fruitville Rd

Fruitville Rd

I-75

I-75

Cattlemen Rd

Cattlemen Rd



I-75

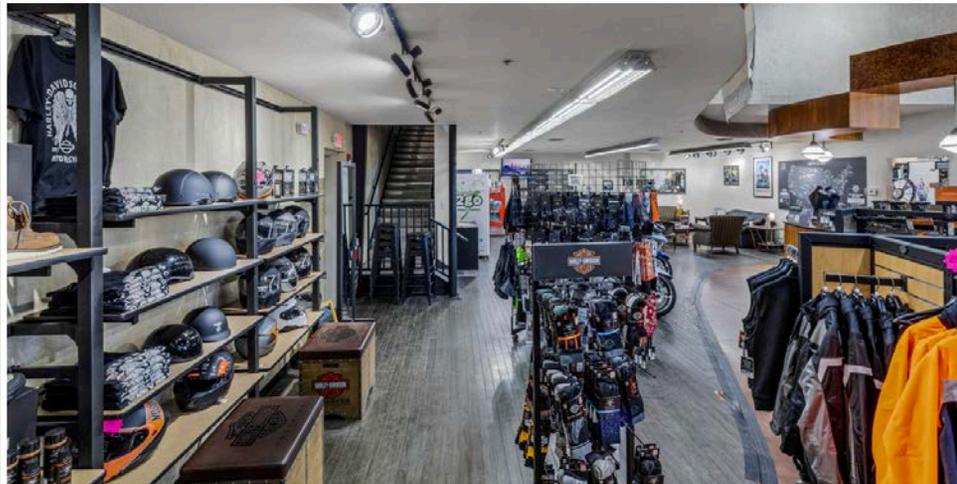
I-75

I-75

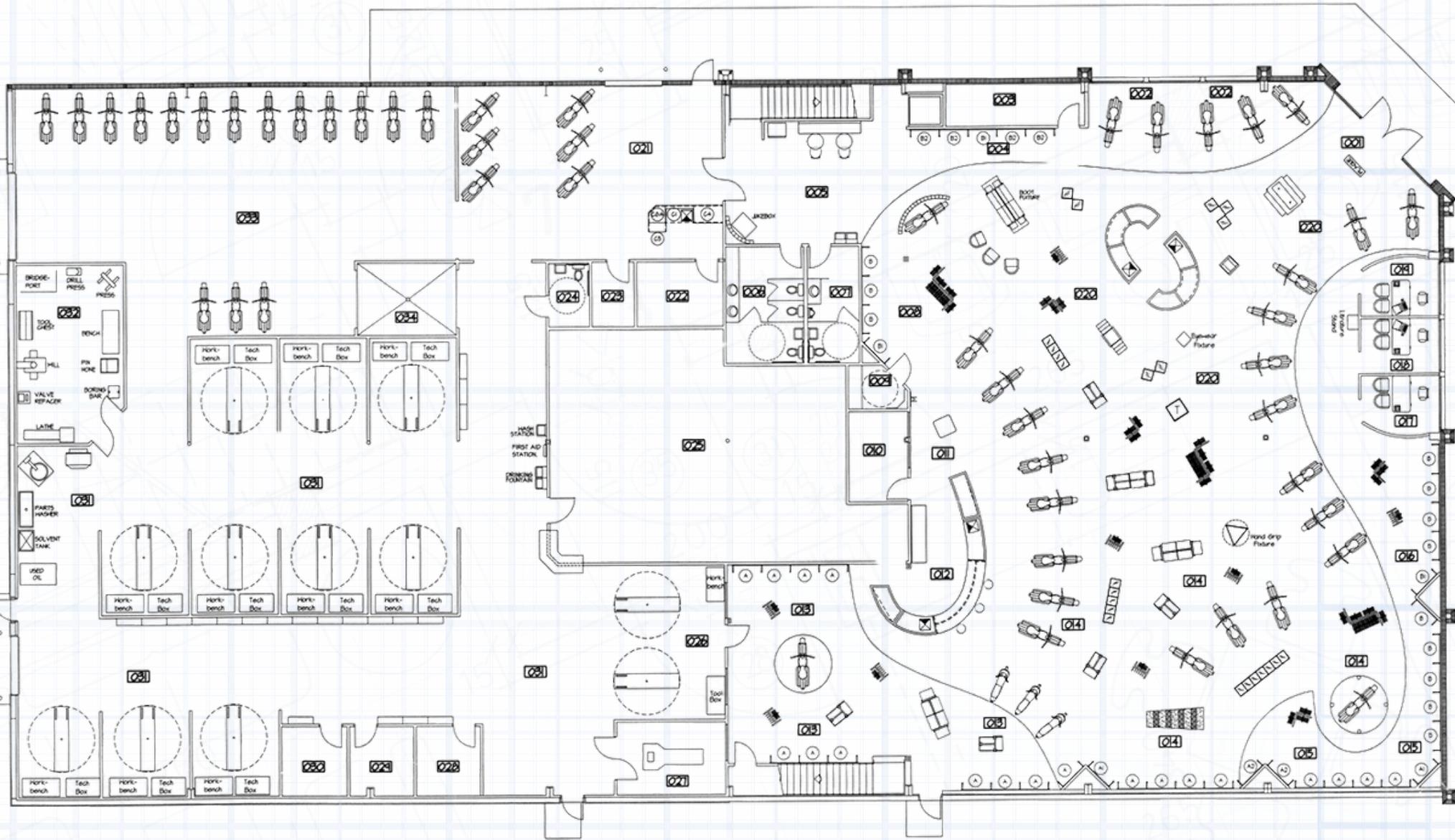
Cattlemen Rd

Cattlemen Rd





Property Floorplan



Executive summary

Property Facts

Address: 330 CATTLEMEN RD SARASOTA

Year Built: 2002

Land Area: 3 Acres

Building Square Feet: 24,147

Parking: 72 Spots

Zoning: ILW – Industrial, Light & Warehousing

2025 Estimated Taxes: \$57,960.12

Property Use: 2750 – Motorcycles sales and service

Situated along Sarasota's highly visible Cattlemen Road corridor, 330 Cattlemen Road offers a rare opportunity to acquire a large, fully improved commercial/industrial property with exceptional regional accessibility. The site is just minutes from Interstate 75 and Fruitville Road, a major east-west arterial connecting downtown Sarasota, Lakewood Ranch, and surrounding growth markets.

The property encompasses approximately 130,850 square feet (± 3.0 acres) of industrial-zoned land and is improved with a 24,147 square foot, single-story building. The building features a wide-open main floor area, a rear section with storage/repair space and three roll-up doors, and an expansive upstairs area with multiple offices, restrooms, and additional storage — providing a highly adaptable configuration for a variety of uses. The site also offers ample parking, truck access, and potential for outdoor display or expansion.

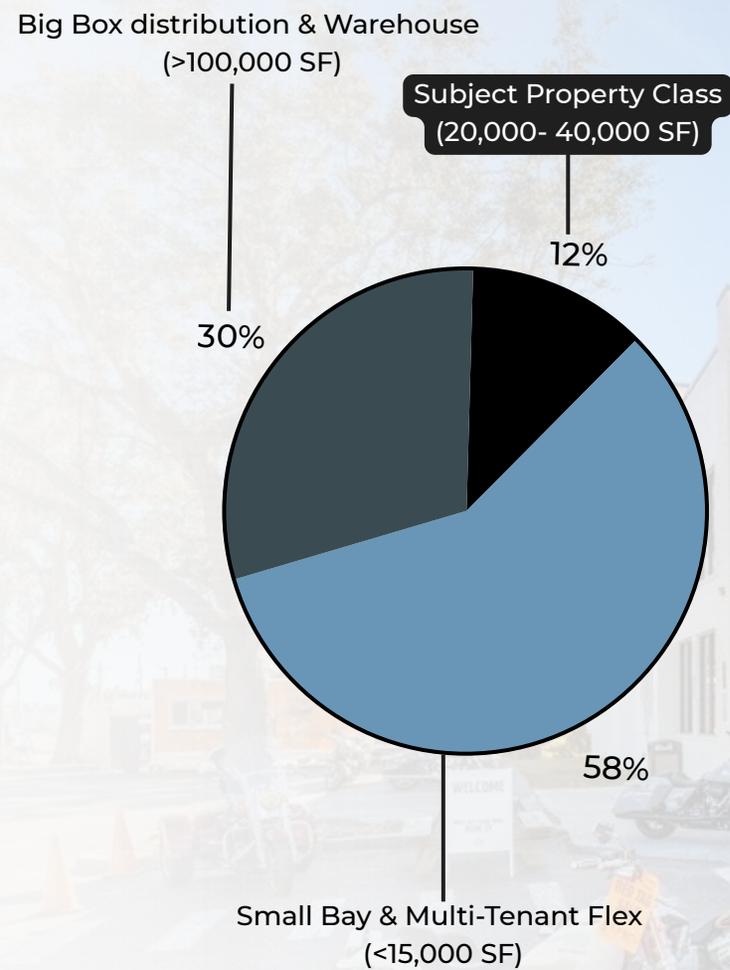
The property's ILW zoning allows a broad range of industrial and light commercial uses, including but not limited to:

- Automotive uses: dealerships, repair, service, parts distribution
- Motor vehicle or equipment sales and service
- Light manufacturing, fabrication, and processing
- Warehouse, storage, and distribution operations
- Administrative offices and support functions

This flexibility makes the property suitable for owner-users, investors, or developers seeking a prime Sarasota site with multiple potential industrial or commercial applications. With strong visibility, direct Cattlemen Road frontage, and close access to I-75 and Fruitville Road, the property provides excellent connectivity to Sarasota's major transportation network, making it an ideal location for automotive, industrial, or light warehouse operations, as well as other compatible commercial uses.

Asking: \$7,850,000

Market Check



The Scarcity Index: Standalone Industrial Assets

- The "Small-to-Mid-Bay" sector remains exceptionally tight. Standalone assets under 40,000 SF currently maintain a vacancy rate of sub-3.2%. (Source: Q4 2025 Market Report)
- The Inventory Gap: Mid-sized industrial assets (20k–40k SF) represent less than 12% of total regional inventory. In high-demand corridors like Cattlemen Road, the "For Sale" inventory is effectively zero, with fewer than 2% of such assets currently available for purchase by owner-users. (Source: CoStar Group)
- Land Value Appreciation: Sarasota County taxable property values increased by 10.27% in the most recent reporting cycle, with commercial/industrial land along primary arteries appreciating by 28% over the last 36 months. (Source: Sarasota County Property Appraiser)
- Most available flex and industrial inventory in the I-75/Cattlemen corridor consists of land-locked, multi-tenant parks. Finding a standalone building on 3.0 acres is a statistical outlier; low-coverage infill properties are increasingly being redeveloped into high-density "Big Box" distribution or residential uses. (Sarasota County Property Appraiser 2025)

While modern industrial developments are forced into high-density 2:1 layouts to offset rising land costs, 330 Cattlemen Road offers a rare 5.4:1 Land-to-Building Ratio. This expansive 3.0-acre footprint provides the "operational breathing room" that land-locked competitors lack, offering immediate utility for outdoor storage and a clear path for future building expansion

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)

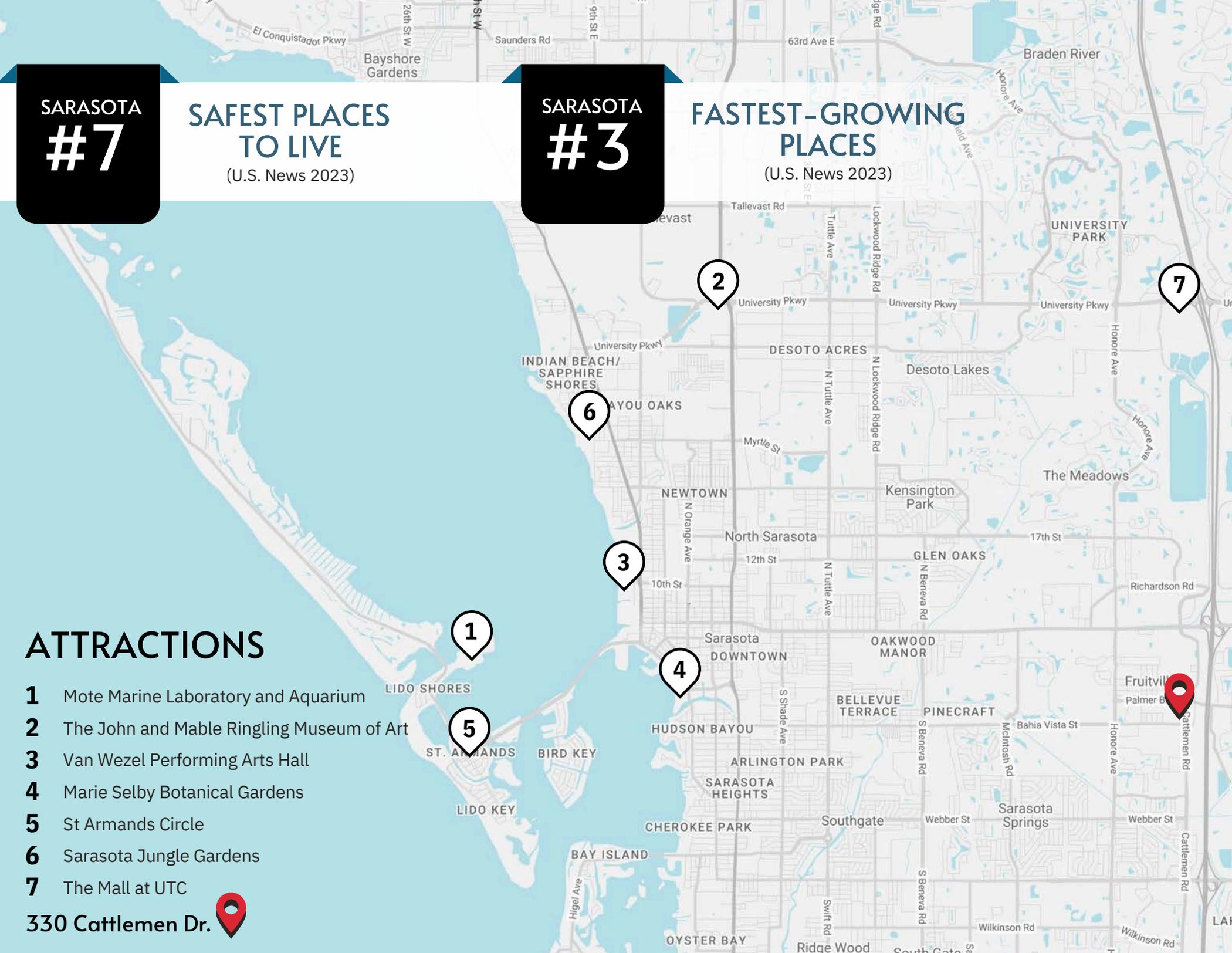
SARASOTA
#3

**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

330 Cattlemen Dr.



CONFIDENTIALITY & DISCLAIMER

Confidentiality Agreement for Marketing Brochure Recipients

Thank you for reviewing our Marketing Brochure. Please be aware that all information contained herein is considered proprietary and confidential. It is intended only for the recipient who received it from Harry E. Robbins Associates, Inc. / Realtor and should not be disclosed to any other individual or entity without the written consent of the sender. While the Marketing Brochure provides a brief overview of the subject property and is meant to entice prospective buyers, it is not a replacement for thorough due diligence. Harry E. Robbins Associates, Inc. / Realtor has not made any warranty or representation regarding the Income or expenses of the property, its future financial performance, the presence or absence of hazardous materials, its compliance with regulations, the physical condition of the property, or the financial status of any tenant. While the information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, Harry E. Robbins Associates, Inc. / Realtor has not verified the information and will not investigate these matters. We make no warranty or representation regarding the accuracy or completeness of the information provided, and it is the responsibility of potential buyers to verify all information. The seller retains the right to determine the offer and acceptance process, including acceptance or rejection of any offer, at their sole discretion. The seller is only obligated to uphold duly executed and enforceable agreements, if any. Please keep this information confidential and privileged.

NON-ENDORSEMENT NOTICE

Disclaimer for Harry E. Robbins Associates, Inc. / Realtor

Please note that Harry E. Robbins Associates, Inc. / Realtor is an independent organization and not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee mentioned in this marketing package. The logos or names of any corporations are not intended to suggest or imply any connection, sponsorship, or endorsement with Harry E. Robbins Associates, Inc. / Realtor, its affiliates or subsidiaries, or any of its agents, products, services, or commercial listings. The sole purpose of including these logos or names is to provide potential customers with tenant and lessee information related to this listing.



Kevin Robbins

Senior Partner, Sales Associate

(941) 724-2321

Kevin@RobbinsCommercial.com

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.



Experienced Real Estate Professional

Troy, a proud second-generation native of Sarasota, Florida, has deep roots in the community. He joined the family business, Harry E. Robbins Associates Inc., as a sales associate in 2006 at just 19 years old, quickly rising to earn his Brokerage License in 2016. With a focus on Commercial Real Estate, Troy provides expert guidance to Buyers, Sellers, Landlords, and Tenants navigating transactions. He also works closely with investors looking to buy or sell cash-flow properties, helping them generate reliable net income. His commitment to his clients and community is a driving force behind his success.

Troy graduated from Riverview High School, where he was a standout on the Varsity Basketball team, earning three varsity letters. He was also president of the Fellowship of Christian Athletes for two years and was recognized with the Student-Athlete award for four consecutive years. After high school, Troy attended State College of Florida, where he completed his studies and successfully passed the Florida Real Estate Exam. He later returned to serve as an assistant coach for the boys' varsity basketball team at Riverview High School, where he continues to give back to the community that shaped him.

Beyond his professional and coaching roles, Troy is an active community member, contributing to a range of organizations. He has been involved with Sertoma, the Distinguished Alumni Foundation at Riverview High School, and City Commit, a non-profit helping men become better husbands, fathers, and leaders. For over two decades, he has been a dedicated participant in Mission of Hope, an initiative that supports Haiti and other Caribbean nations by providing food, education, and essential resources to those in need.



Troy Robbins

Senior Partner, Chief Operating Officer, Broker

(941) 356-1613

Troy@RobbinsCommercial.com





HARRY E.
ROBBINS

ASSOCIATES, INC. / REALTOR

Kevin Robbins Team

Amy O'Brien

Director of Sales & Leasing

941-924-8346 Ext. 25

Kevin Golabiewski

Marketing Coordinator

201-436-0149

Bret Svites

Sales and Leasing Assistant

941-924-8346 Ext. 10

ROBBINS COMMERCIAL

3733 S. Tuttle Avenue Sarasota, FL, USA 34239

(941) 924-8346

robbinscommercial.com