

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

Introducing a rare opportunity located on Stickney Point Road near SR 41 in Sarasota. The RMF-4 Zoning allows for the development of up to 38 units on this 2.167-acre parcel, making it an attractive prospect. Featuring 670 feet of frontage on Highway 72, which has an average annual daily traffic count of 26,000 vehicles. The property is in the Sarasota County utilities franchise area. There are no residential, commercial, sewer, or water main lines on site, but there is a collector gravity main for sewer. The site is completely dry and free of structures, with palm trees and foliage mostly along the perimeter. Approximately .85 acres are in flood zone AE, while the remainder of the site is in flood zone X500.

LOCATION DESCRIPTION

Located on the northeast corner of Highway 72 and Elmwood Avenue, the site sits 620 feet from the waterfront and 3,000 feet from one of the best beaches in the USA, Siesta Key Beach. Across the street is a waterfront strip of retail, restaurants, and recreational services, including boat, jetski, and kayak rentals. Half a mile away at the intersection of State Road 42 and Highway 72 is a Publix-anchored shopping center. One street over to the east of this shopping center is the emerging Gulf Gate Estates, which offers unique restaurants and vibrant nightlife. Roughly 5 miles from downtown and 8 miles from St. Armands Circle, this site offers great access to some of Sarasota's most popular attractions. All measurements are approximations based on public and private mapping systems.

MUNICIPALITY

Sarasota

PROPERTY SIZE

2.17 Acres

ZONING

RMF4

PRICE

Contact Broker

BROKER CONTACT INFO

Josh Streitmatter

Advisor

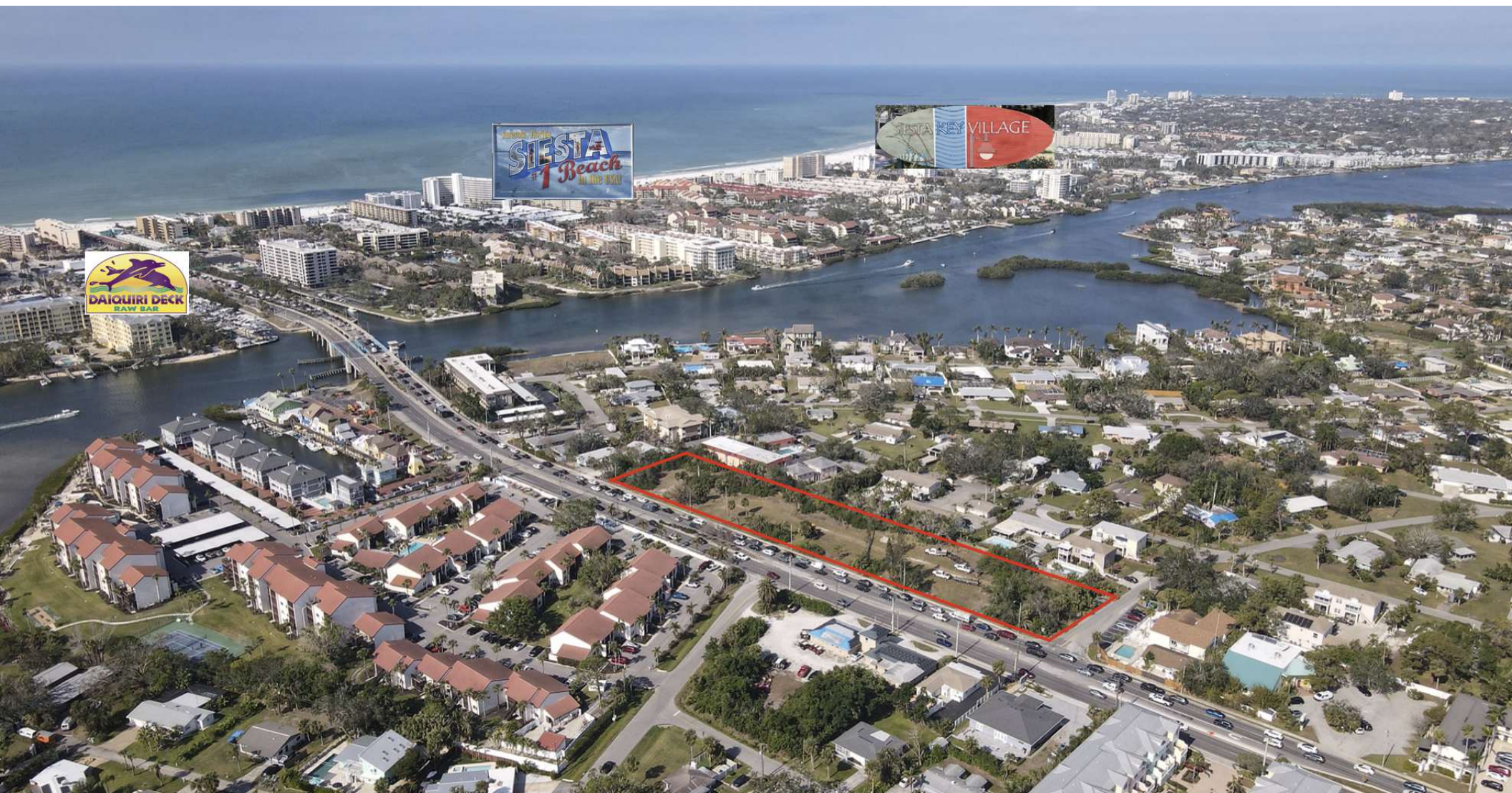
813.287.8787 x113

josh@thedirt dog.com

FEMA Floodzones



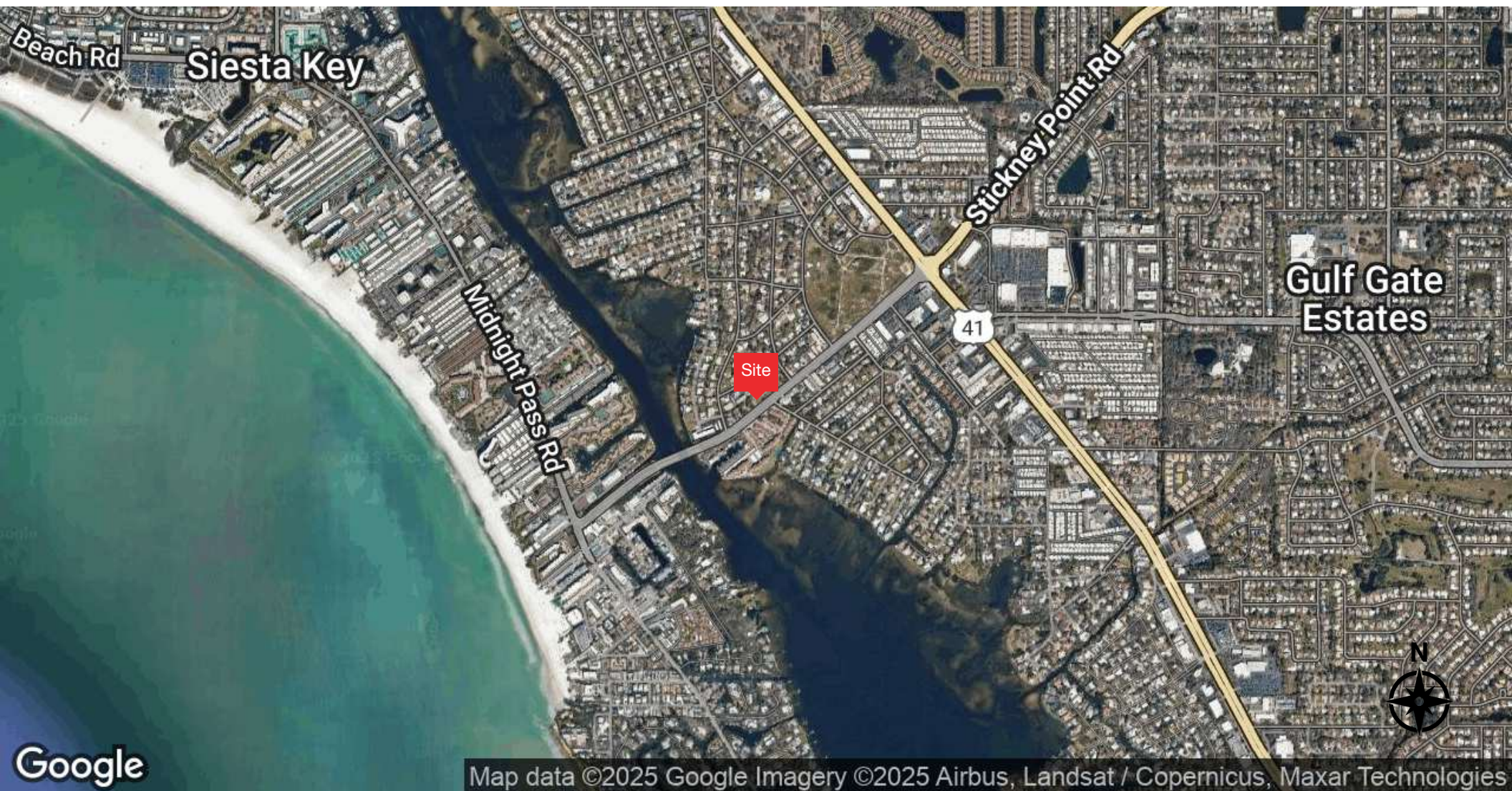
Additional Photos



Additional Photos



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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