



ADDRESS

307 S Orange Ave.
Sarasota, FL 34236

PROPERTY FEATURES

- 3 contiguous lots totalling 1.85 Acres
- DTC Zoning allowing for up to 92 Residential Units
- 408 feet of frontage along South Orange Avenue
- Potential for Residential or Mixed Use Development
- Located within an Opportunity Zone

	1 Mile	3 Miles	5 Miles
Total Households:	5,055	28,689	63,819
Total Population:	10,413	66,568	145,513
Average HH Income:	\$78,970	\$66,676	\$68,904

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:

LEON DELIETO SR., P.A.
Broker Associate
941.321.5803
leedelieto@michaelsaunders.com

LEE DELIETO JR., P.A.
Broker Associate
941.323.0060
leedelietojr@michaelsaunders.com

WILL MARTIN

Commercial Advisor
941.302.9990
willmartin@michaelsaunders.com

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$10,750,000
Lot Size:	1.85 Acres
Price / Acre:	\$5,810,811
Price / Unit:	\$116,848
Zoning:	DTC (10 Stories)
Density	92 Units (50/Acre)
Market:	Downtown
Submarket:	Burns Square Historic District

PROPERTY OVERVIEW

This property consists of 3 parcels totaling 1.85 Acres and spanning a full city block stretching 408 feet of frontage along South Orange Avenue from Laurel St. to Morrill St. The property is zoned Downtown Core (DTC) which allows up to 50 units per acre and a max of 10 story height, thus allowing for up to 92 residential units on the site. Retail and Office are also allowed within the zoning and could be combined with the Residential building.

LOCATION OVERVIEW

This site is one of the last remaining land parcels in the Downtown Area with enough land mass to host a large scale residential or mixed use project. Located along South Orange Avenue, the site not only enjoys beautiful sunset and upper level waterfront views, but it also provides the quaint feel provided from the neighboring Burns Square District to the west and Laurel Park to the east. With retail and restaurants abundant throughout the district and only a few minutes walk to Main St. and the heart of Downtown, this site offers the perfect balance of the Downtown Lifestyle and the quiet, secluded neighborhood feel. It also also located within an Opportunity Zone giving potential tax incentives for the development project.

Please read more about the Burns Court Square District on the Visit Sarasota Website found here: <https://www.visitsarasota.com/article/must-see-neighborhood-burns-court>

PROJECT FEATURES AND BENEFITS

Downtown Sarasota Location

With a highly walkable and dynamic, urban environment featuring shops, restaurants, bars, galleries, residential condominiums, apartments, office buildings, a vibrant waterfront, and entertainment venues, this location has a residential feel although adjoining the urban nature of the Downtown Core.

This site is also located next to the historic Burns Court District adding a feel of “Old Sarasota” to the mix. Site was rated a walkability score of 92/100 based on its great Downtown Location.

Zoning

Located near the heart of Downtown Sarasota, the properties are granted the desirable Downtown Core zoning designation. This allows for up to a maximum of 10 stories and a density of 50 units/acre opening the door to numerous development opportunities on the site.

Land Area

Totaling 80,621 SF or over 1.85 Acres, this property is one of the largest remaining developable sites available in the Downtown Core. This again allows for a wide variety of development opportunities and even the potential of multiple buildings to be constructed on site. Based on the 50 units per acre that DTC Zoning allows for, this site allows for 92 residential units.

Opportunity Zone

One crucial aspect of this property is that it is located within the newly introduced Qualified Opportunity Zone. This introduces the potential for tax incentives that could change the scope of the highest and best use for the project depending. We recommend consulting with your tax attorney to see if this program will have any benefit to your development project.

10TH FLOOR VIEWS



Michael Saunders & Company
LICENSED REAL ESTATE BROKER

TCN
WORLDWIDE
REAL ESTATE SERVICES

100 S WASHINGTON BLVD
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

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7TH FLOOR VIEWS



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4TH FLOOR VIEWS



LOCATION MAPS



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& Company**
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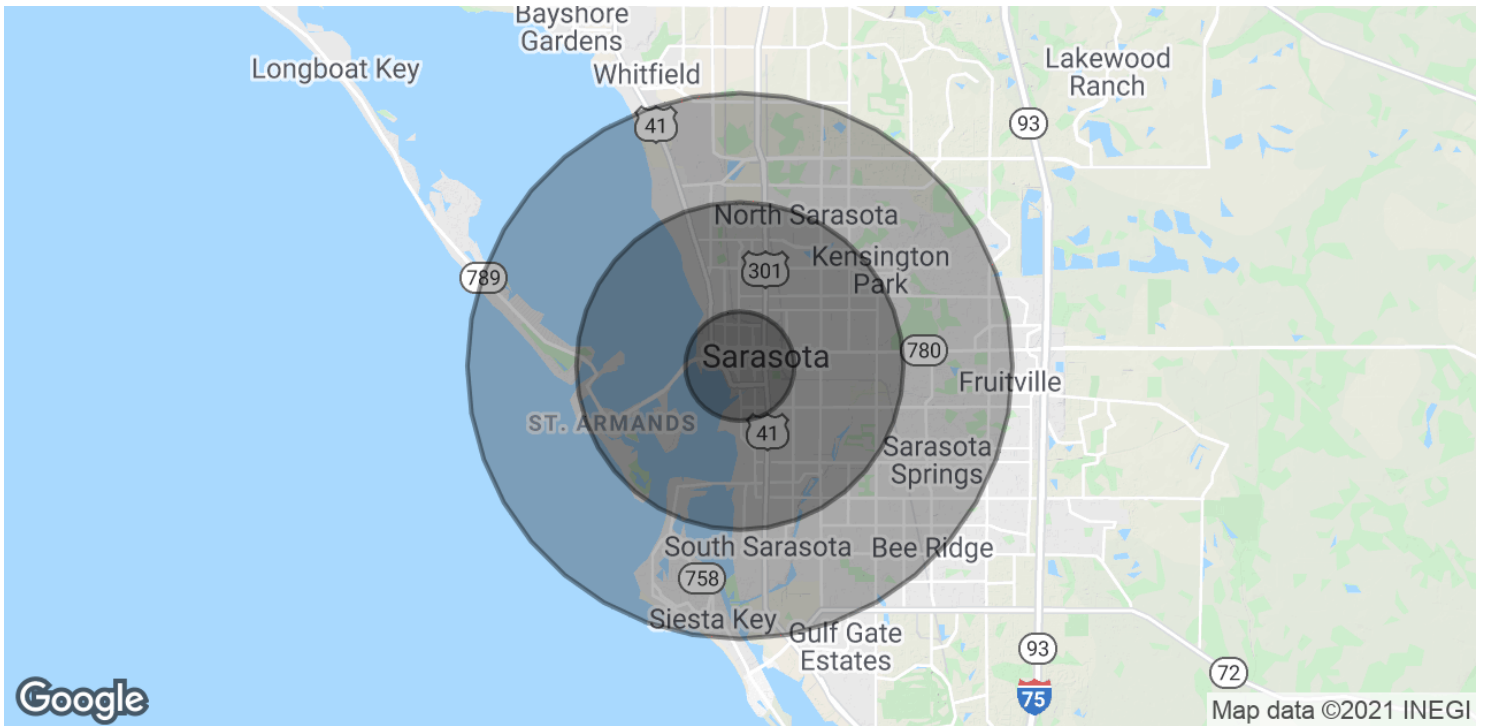
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,413	66,568	145,513
Average age	46.6	43.8	46.1
Average age (Male)	44.5	41.9	44.4
Average age (Female)	48.6	46.1	47.9

HOUSEHOLDS & INCOME

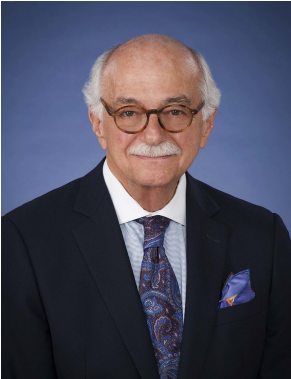
	1 MILE	3 MILES	5 MILES
Total households	5,055	28,689	63,819
# of persons per HH	2.1	2.3	2.3
Average HH income	\$78,970	\$66,676	\$68,904
Average house value	\$561,764	\$378,581	\$307,053

* Demographic data derived from 2010 US Census

BIOGRAPHY I

LEON DELIETO SR., P.A.

Broker Associate



100 S Washington Blvd
Sarasota, FL 34236
T 941.321.5803
leedelieto@michaelsaunders.com
FL #BK232183

PROFESSIONAL BACKGROUND

Lee DeLieto, Sr. joined the Commercial Group at Michael Saunders & Company more than 25 years ago, and has repeatedly received "Top Commercial Real Estate Producer" recognition. His knowledge of the Sarasota, Manatee and Charlotte county areas has allowed businesses to find commercial real estate that matches each client's specific needs.

Lee's Commercial Real Estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

Lee has the proven ability to make your next investment, lease, acquisition/sale a profitable experience. There is no secret to Lee's success – solid commercial real estate knowledge and years of experience in helping clients achieve their goals.

Lee was joined by his son Lee Jr. in 2005 who is committed to the goals and work ethics established by Lee Sr.

DeLieto Team currently includes three licensed commercial Realtors.

EDUCATION

Syracuse University. Bachelor of Arts

University of Rochester Simon School of Business MBA in Finance and Economics

MEMBERSHIPS & AFFILIATIONS

Corporate Professional Affiliations:

Commercial Real Estate Alliance (CREA)

Realtor Association of Sarasota and Manatee (RASM)

Community & Professional Affiliations:

Board Chair Sarasota County Boys & Girls Clubs

Founding BOD Member Insignia Bank (Now Centennial Bank)

Trustee Plymouth Harbor Foundation

BOD SW Florida Chapter of American Red Cross Sarasota

Sarasota Alumni Club of Phi Delta Theta, Past President

Syracuse University Alumni Club

Past President of Downtown Sarasota Kiwanis Club

Argus Foundation, Corporate Member

Tiger Bay Forum Member



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