



FOR SALE

30.13 Acres | Vacant Land

Fruitville Rd Development Opportunity

Fruitville Rd, Sarasota, FL 34240



100 S WASHINGTON BLVD | SARASOTA, FL | 941.957.3730

PRESENTED BY:

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FRUITVILLE RD DEVELOPMENT OPPORTUNITY

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OFFERING SUMMARY

Sale Price:	\$949,000
Lot Size:	30.13 Acres
Zoning:	OUE-1 (Open Use Estate)
Market:	Sarasota/Bradenton
Submarket:	East Sarasota
Price / SF:	\$0.72

PROPERTY OVERVIEW

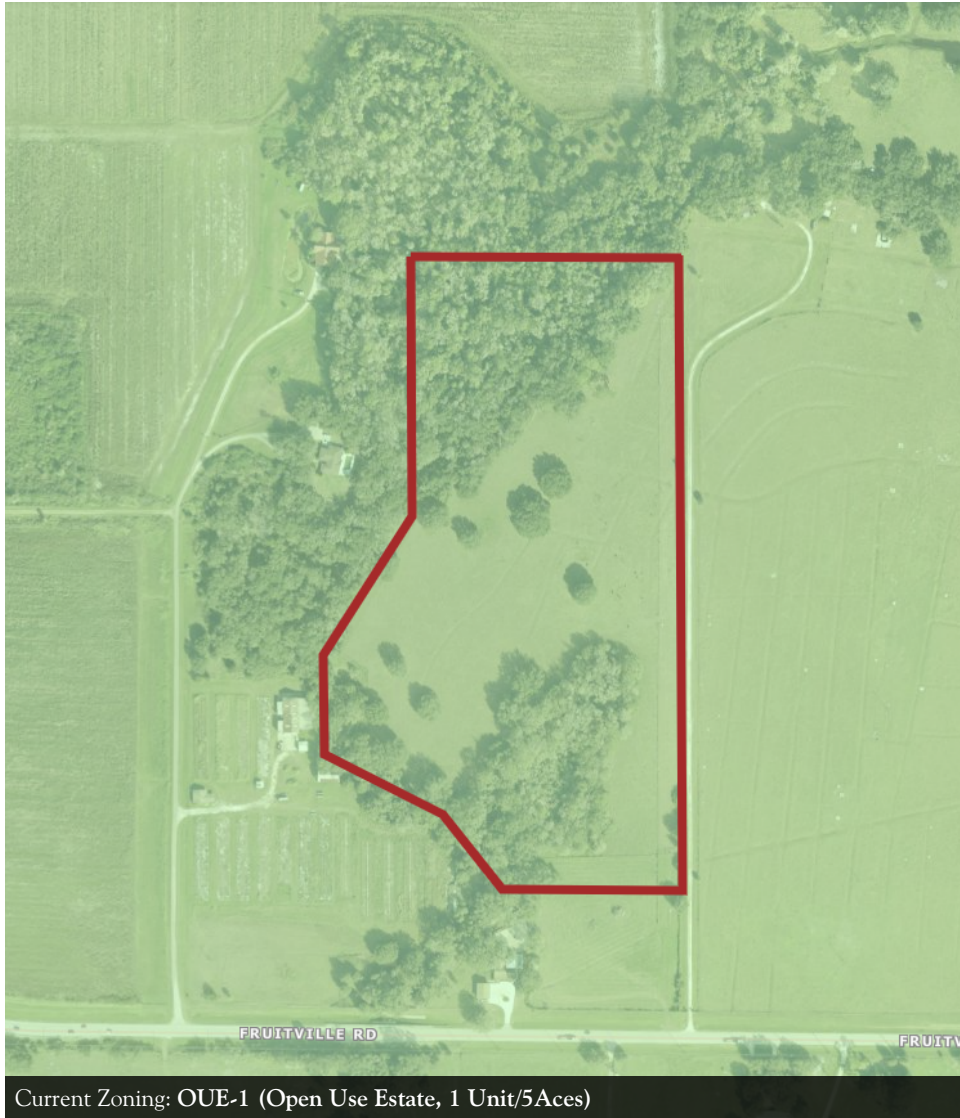
Horse farm opportunity!!! 30 +/- Acres of Vacant Land off Fruitville Rd. The property is perfect to build your dream home and horse stable or could be used for alternative agricultural uses or livestock. OUE-1 zoning is intended for agricultural orientation, intended to be comprised of a combination of residential and agricultural activity. OUE-1 lands within the urban boundary that have OUE-1 zoning maybe rezoned to a more intensive Zoning district consistent with the comprehensive plan. With multiple opportunities and a great location this versatile property can be developed in many ways. Great Future Residential Development Opportunity in Sarasota County. Located about 8.25 Miles East of I75 and a short 20 minute drive to downtown Sarasota.

PROPERTY HIGHLIGHTS

- Located off Fruitville Rd
- 30 +/- Acres (current zoning allows 1 house per 5 acre parcel = up to 6 homes max)
- Partially cleared
- Semi-Private
- Horse or other agriculture use ready

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Current Zoning: OUE-1 (Open Use Estate, 1 Unit/5Aces)



Future Land Use: Rural

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Utility Locator: Sewer located to the South of the Parcel

Layer List	
<input checked="" type="checkbox"/>	ssControlValve
<input type="checkbox"/>	Air Intake
<input type="checkbox"/>	Air Release
<input type="checkbox"/>	Blowoff
<input type="checkbox"/>	Simple Check
<input type="checkbox"/>	Snubber
<input type="checkbox"/>	Elder
<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	ssSystemValve
<input checked="" type="checkbox"/>	Ball
<input checked="" type="checkbox"/>	Butterfly
<input checked="" type="checkbox"/>	Gate
<input checked="" type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Plug
<input checked="" type="checkbox"/>	Unknown
<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	ssPressurizedMain
<input type="checkbox"/>	Force Main
<input type="checkbox"/>	Low Pressure
<input type="checkbox"/>	Vacuum
<input type="checkbox"/>	Other
<input type="checkbox"/>	Parcel
<input type="checkbox"/>	wControlValve
<input type="checkbox"/>	wSystemValve
<input type="checkbox"/>	ssManhole

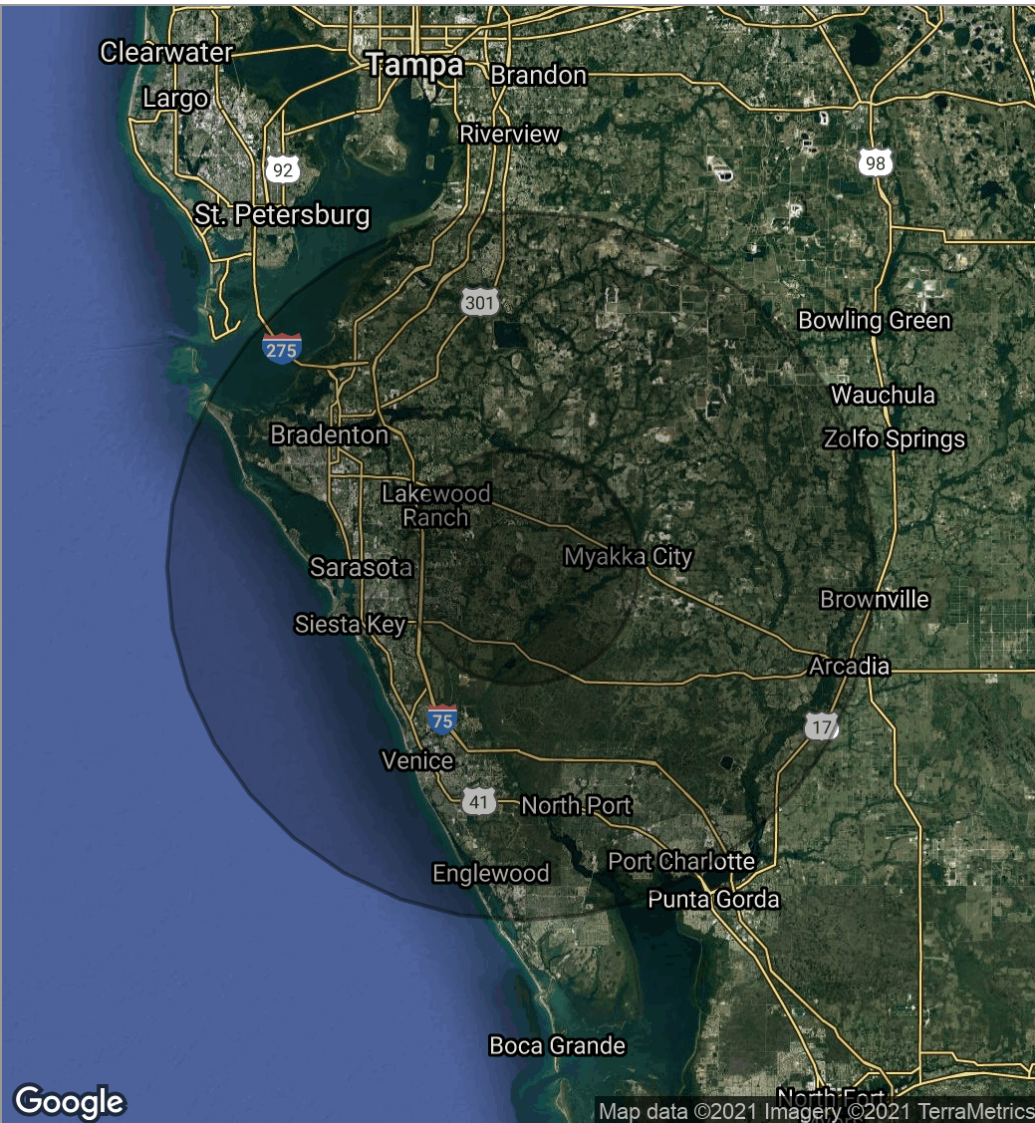
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	85	45,269	947,251
Median age	46.8	45.6	48.4
Median age (male)	46.4	45.0	47.4
Median age (Female)	48.0	46.5	49.4
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	29	16,625	407,779
# of persons per HH	2.9	2.7	2.3
Average HH income	\$108,075	\$104,986	\$65,811
Average house value	\$571,675	\$546,862	\$281,119

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

As a United States Marine, Ben, learned the value of honor, courage and commitment early in life and these core values have translated into all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his relationships that go beyond simply “doing the deal”.

In addition to his service in the military, Ben has enjoyed positions and excelled in several of Sarasota’s top firms. The Ritz Carlton, PGA Fed-Ex Tour Sponsorship sales and SRQ Magazine are where he learned and polished the fundamentals of customer service and the art of the sale. His easy going yet professional approach to the clientele he works with creates a sense of confidence that translates into continued business and a mutually beneficial relationship.

Travel, friends, volunteering, golf, beaches and musical entertainment are a few of his favorite pastimes.

MSC Commercial
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