

FOR SALE >

# 6.0± ACRE DEVELOPMENT SITE

805, 809, 861 S. Beneva Road & 3615 Teate Drive, Sarasota, FL



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## DEVELOPMENT OPPORTUNITY

The main subject property which fronts Beneva Road in Sarasota FL, is composed of four separate parcels which comprise, according to the survey, 4.869± acres. It has been determined through Sarasota County Zoning that these 4 lots are zoned OPI/PD – Office Professional/ Planned Unit Development. The site has received a rezoning for a senior care facility which could open the door to higher density residential development. There is a fifth lot (about 52,272± SF) located on the south side of Teate Drive which is zoned OEU - Open Use Estate 1 to 2 residential units.

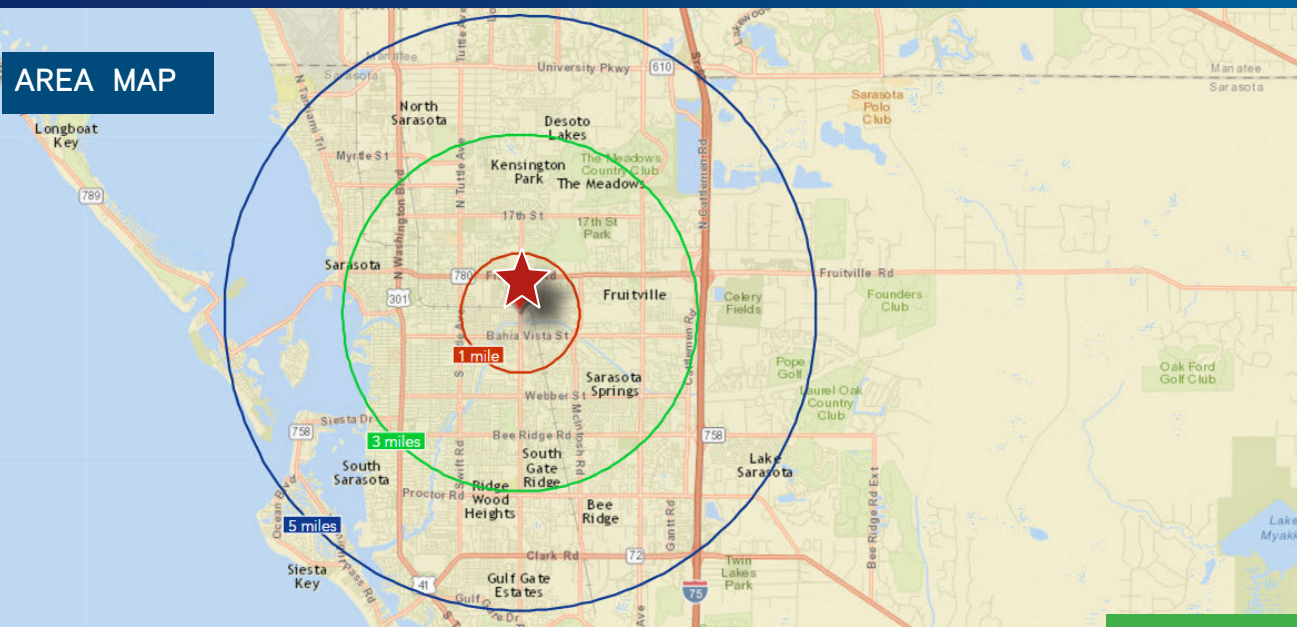
## PROPERTY INFORMATION

- › Parcel #: 0052-04-0002
- › Parcel #: 0052-04-0003
- › Parcel #: 0052-05-0001
- › Parcel #: 0052-05-0002
- › Parcel #: 0052-05-0004
- › Zoning - OPI/PD – Office Professional/ Planned Unit Development & OEU - Open Use
- › Property to be conveyed “as is”.
- › Buyer must rely on its own inspections to determine suitability of intended use.

**ASKING PRICE: \$975,000**

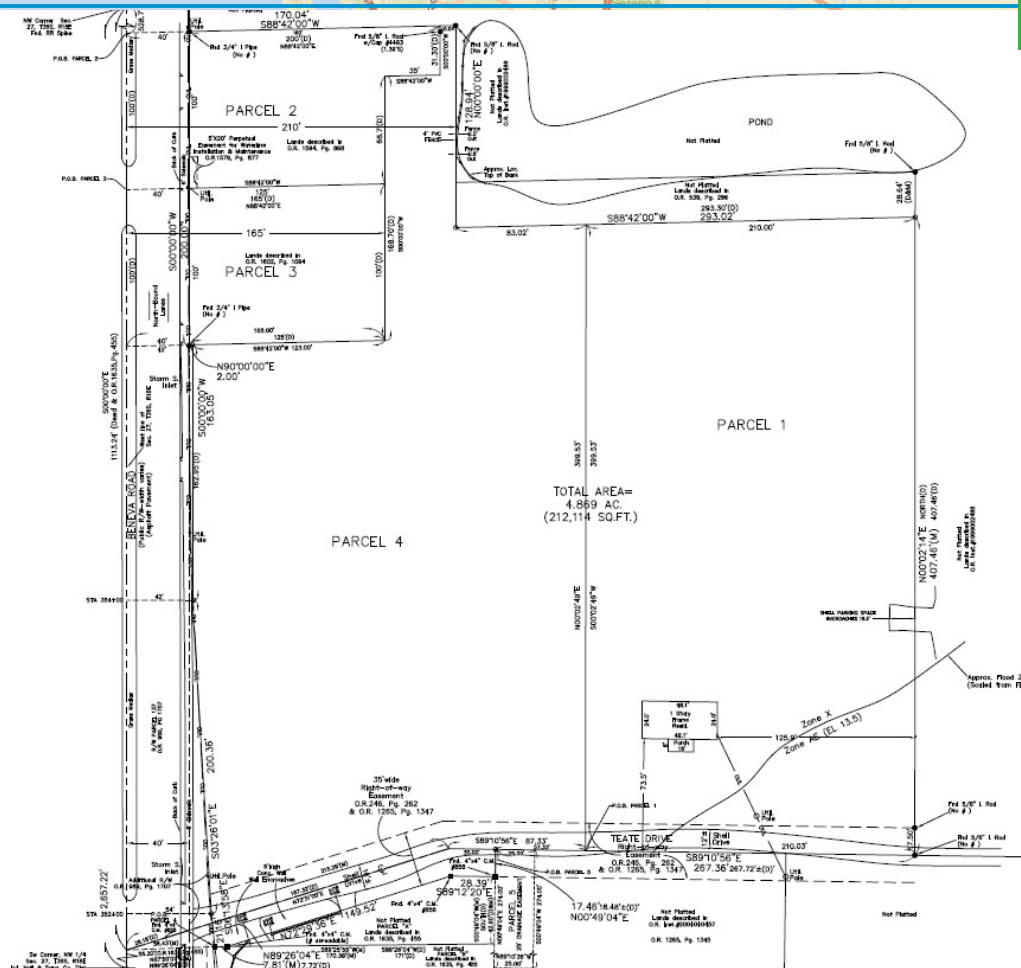


# AREA MAP



1-MILE RADIUS

## SITE PLAN



### KEY FACTS

11,350

Population

48.6

Median Age

2.27

Average Household Size

\$36,063

Median Household Income

### BUSINESS



321

Total Businesses



2,236

Total Employees

### INCOME



\$36,063

Median Household Income



\$22,668

Per Capita Income



\$79,347

Median Net Worth

### Household by Income

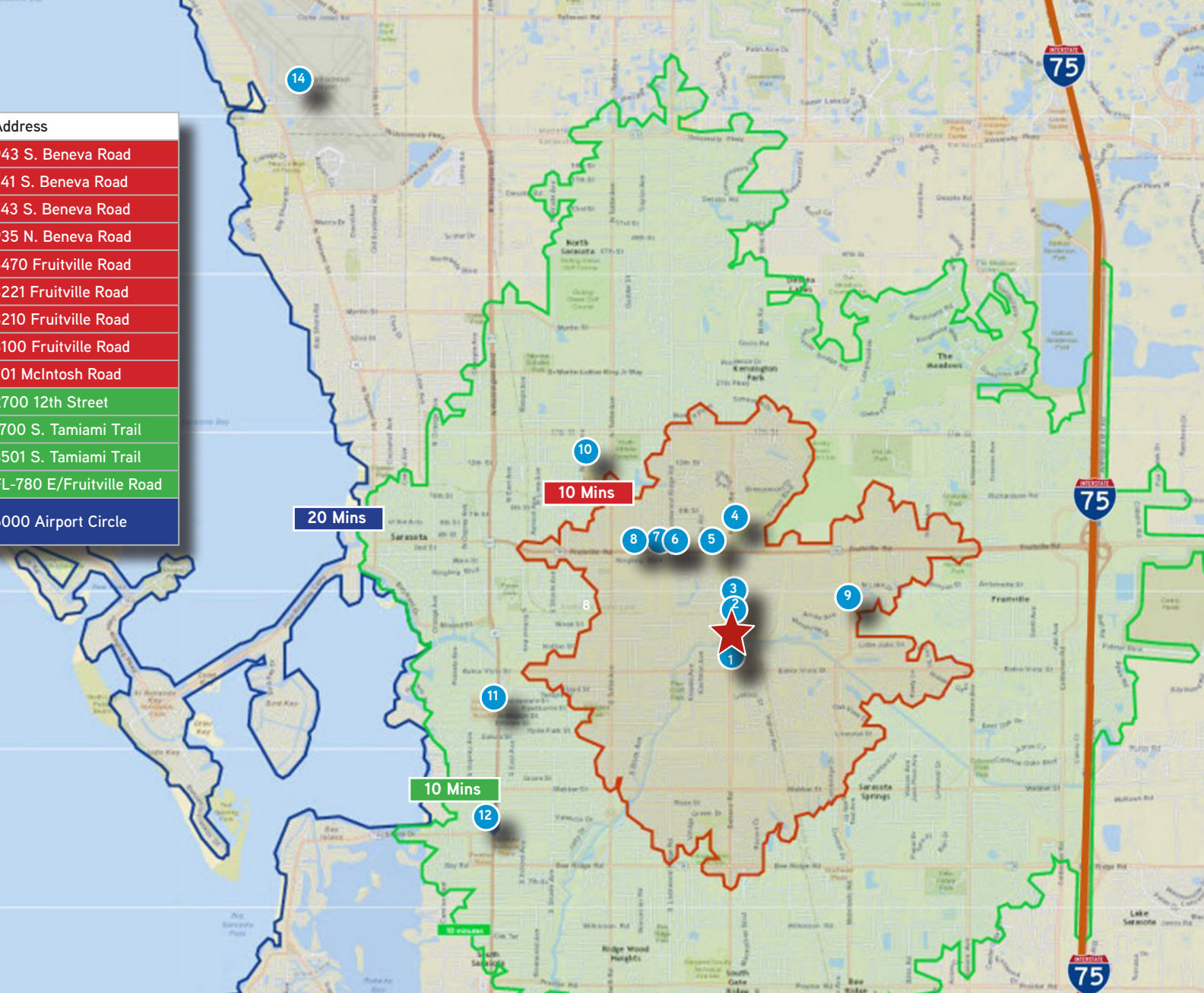
The largest group: \$15,000 - \$24,999 (18.3%)

The smallest group: \$200,000 + (1.2%)

INDICATOR ▲	VALUE
<\$15,000	12.9%
<b>\$15,000 - \$24,999</b>	<b>18.3%</b>
\$25,000 - \$34,999	17.2%
\$35,000 - \$49,999	15.9%
\$50,000 - \$74,999	17.4%
\$75,000 - \$99,999	8.5%
\$100,000 - \$149,000	5.8%
\$150,000 - \$199,999	2.7%
<b>\$200,000+</b>	<b>1.2%</b>

DRIVE TIME

Approx. Time		Business	Address
Within 1-5 Mins	1	Intercoastal Medical Center	943 S. Beneva Road
	2	Beneva Lakes Healthcare Center	741 S. Beneva Road
	3	Beneva Lakes Assisted Living	743 S. Beneva Road
	4	Publix Supermarket	935 N. Beneva Road
	5	Homewood Suites	3470 Fruitville Road
	6	Heron House Assisted Living	3221 Fruitville Road
	7	21st Century Oncology	3210 Fruitville Road
	8	Boys & Girls Club	3100 Fruitville Road
	9	McIntosh Middle School	701 McIntosh Road
Within 10 Mins	10	Ed Smith Stadium	2700 12th Street
	11	Sarasota Memorial Hospital	1700 S. Tamiami Trail
	12	Westfield Southgate Mall	3501 S. Tamiami Trail
	13	Intersate 75	FL-780 E/Fruitville Road
Within 20 Mins	14	Sarasota & Bradenton Airport	6000 Airport Circle



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