

AVAILABLE 2.18± ACRES LONGBOAT KEY DEVELOPMENT OPPORTUNITY

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The Offering

Colliers International is pleased to present the offering of a development assemblage, composed of 4 parcels, located at 3120 and 3150 Gulf of Mexico Drive and 597 Buttonwood Drive, in Longboat Key, Florida. The total portfolio consists of 2.18± usable acres (95,050± SF) of commercial zoned land with a frontage of 350 feet on the northeast corner of Gulf of Mexico Drive and Buttonwood Drive.

The property is zoned C-I Neighborhood Serving Commercial and O-I, Office Institutional zoning districts, under the authority of the City of Longboat Key. Longboat Key is located in the county of Sarasota.

Property to be conveyed “as-is”. Buyer must rely on their own inspection to determine suitability of intended use.

Site Information

- > 3120 Gulf of Mexico Drive 0005-08-0025
- > 3150 Gulf of Mexico Drive 0005-08-0022
- > 3150 Gulf of Mexico Drive 0005-08-0023
- > 597 Buttonwood Drive 0005-08-0027

Total Portfolio Sale Price: \$1,400,000
\$14.72 PSF



Permitted Uses:

- **C-I - Limited Commercial District**
 - Small retail shops
 - Restaurants, groceries with special exception uses
- **O-I - Office Industrial District**
 - Business and professional offices
 - Government buildings
 - Banks and other financial institutions

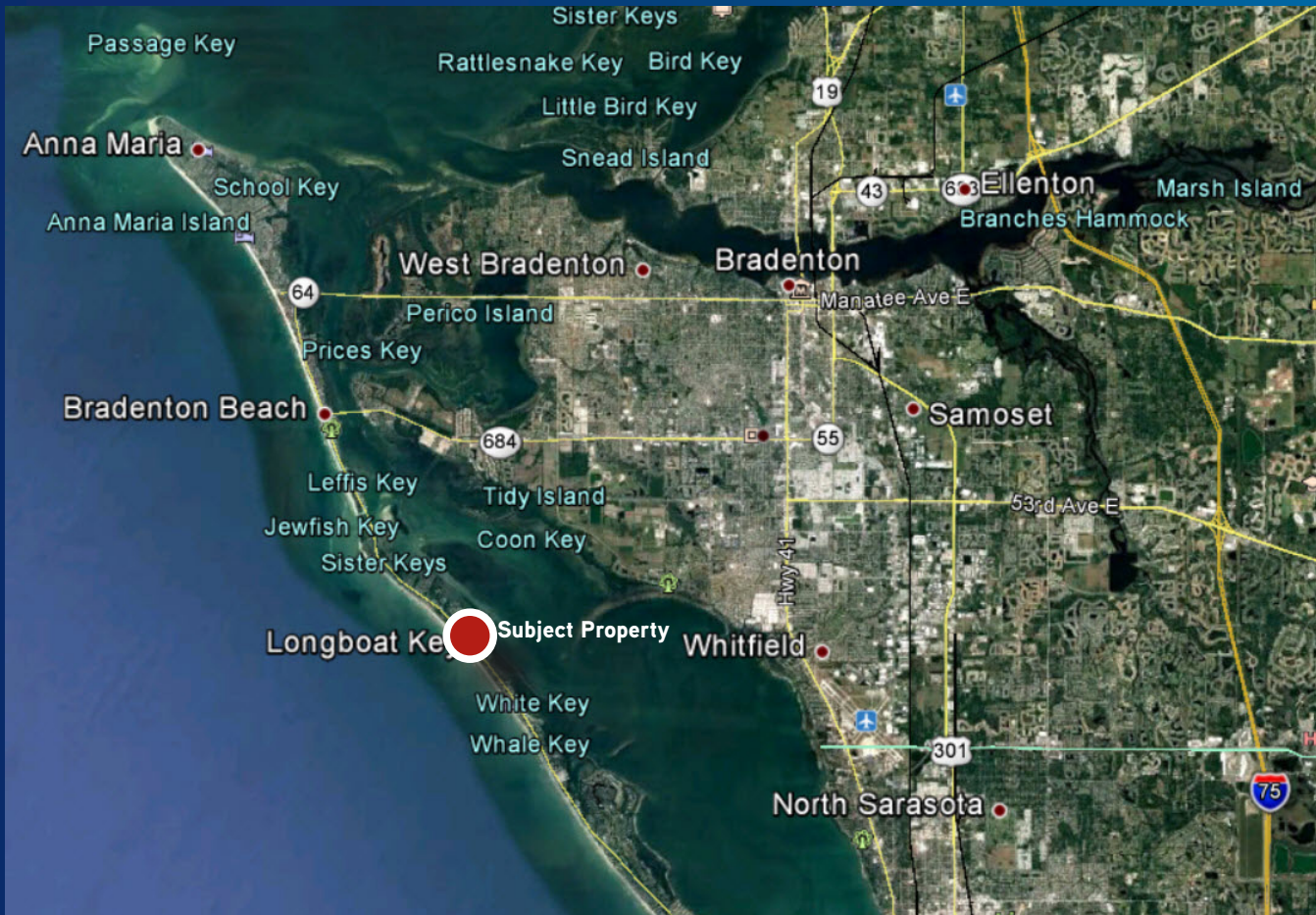
3150 GULF OF MEXICO DRIVE LONGBOAT KEY, FL
Parcel (APN)
0005-08-0022
Lot Area
7,650 SF (0.18 Acres)
Legal Description
LOT 3 BLK 8 LONGBOAT SHORES RE- VISED REPLAT OF BLKS 1 2 3 5 10 11 12 14 15 & 16
Land Use
Commercial
Zoning (Assessor)
C-I

3150 GULF OF MEXICO DRIVE LONGBOAT KEY, FL
Parcel (APN)
0005-08-0023
Lot Area
20,961 SF (0.48 Acres)
Legal Descriptio
LOTS 1 & 2 & THAT PART OF N 1/2 OF ADAMS AVE VACATED ADJACENT THERETO BLK 8 LONGBOAT SHORES REVISED REPLAT OF BLKS 1 2 3 5 10
Land Use
Commercial
Zoning (Assessor)
C-I

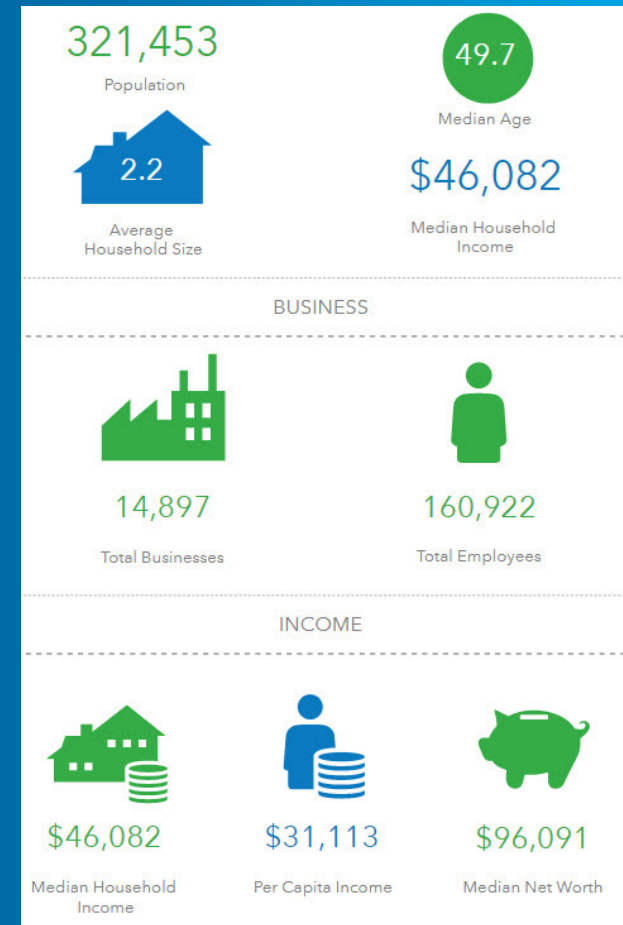
3120 GULF OF MEXICO DRIVE LONGBOAT KEY, FL
Parcel (APN)
0005-08-0025
Lot Area
29,000 SF (0.67 Acres)
Legal Description
LOTS 5 & 6 & THAT PART OF S 1/2 ADAMS AVE VACATED ADJACENT TO LOTS 5 6 BLK 9 & PART OF BUFFER ZONE DESC IN OR 893-787
Land Use
Commercial
Zoning (Assessor):
C-1

597 BUTTONWOOD DRIVE LONGBOAT KEY, FL
Parcel (APN):
0005-08-0027
Lot Area:
29,000 SF (0.86 Acres)
Legal Description:
LOTS 5 & 6 & THAT PART OF S 1/2 ADAMS AVE VACATED ADJACENT TO LOTS 5 6 BLK 9 & PART OF BUFFER ZONE DESC IN OR 893-787
Land Use:
Commercial
Zoning (Assessor):
O-I

LONGBOAT KEY AND SURROUNDING AREAS



DEMOGRAPHICS - 5-MILE RADIUS



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