

## 4.1 ACRE DEVELOPMENT SITE

2301 S. TAMAMIAMI TRAIL, OSPREY, FL 34229



### ADDRESS

2301 S. Tamiami Trail  
Osprey, FL 34229

### PROPERTY FEATURES

- Direct Frontage with High Visibility
- High Traffic Count for Maximum Exposure
- Cleared Lot Ready for Development
- Excellent Ingress and Egress

	1 Mile	2 Miles	3 Miles
<b>Total Households:</b>	1,928	5,750	10,266
<b>Total Population:</b>	3,439	9,816	17,972
<b>Average HH Income:</b>	\$104,645	\$97,218	\$99,878



PRESENTED BY:

**TERRY EASTMAN, P.A.**

Senior Commercial Advisor | Broker Associate

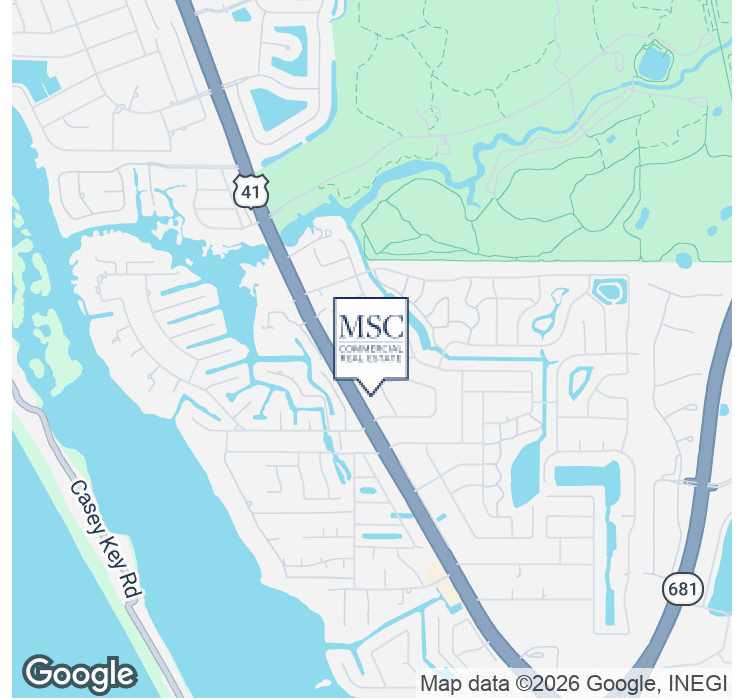
941.914.2936

[terryeastman@msccommercial.com](mailto:terryeastman@msccommercial.com)



COMMERCIAL  
REAL ESTATE

4 ACRE - DEVELOPMENT SITE - MULTI FAMILY / ALF / MEDICAL OFFICE / CAR CONDOMINIUMS  
2301 S. TAMIAMI TRAIL, OSPREY, FL 34229



### OFFERING SUMMARY

Sale Price:	\$3,500,000.00
Available SF:	
Lot Size:	182,100 SF
Price / Acre:	\$837,232
Zoning:	OPI
Market:	Tampa - St. Petersburg
Submarket:	Sarasota - Bradenton
Traffic Count:	37,000

### PROPERTY OVERVIEW

Development Site located on South Tamiami Trail in Osprey just north of the 681 Bypass. Two lots totaling 4.18 Acres of cleared land with 700' of linear frontage on the Trail and ready for development. The 4.18 Acre site is surrounded by residential subdivisions as well as many professional/medical offices and commercial retail businesses and restaurants.

Current zoning is OPI and Future land use is OMF office, residential multifamily use which would allow for a height of 45 ft. and 13 units per acre or as many as 26 units per acre if ADU were also included in the development. OPI zoning has many commercial uses in addition to office and professional uses including car condos, senior living facilities, places of worship, schools, group living homes, animal hospitals and veterinary clinics and many others.

With robust infrastructure and a flourishing business environment, the location offers an enticing opportunity for Land and Office investors seeking to establish a prominent presence in this thriving market.

Land has been cleared for future development. Owner Financing Available.

Direct Frontage with High Visibility - 700 Linear Feet

High Traffic Count - 37,000 Cars per Day

Cleared Development Lot

Excellent Ingress and Egress

### PROPERTY HIGHLIGHTS

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

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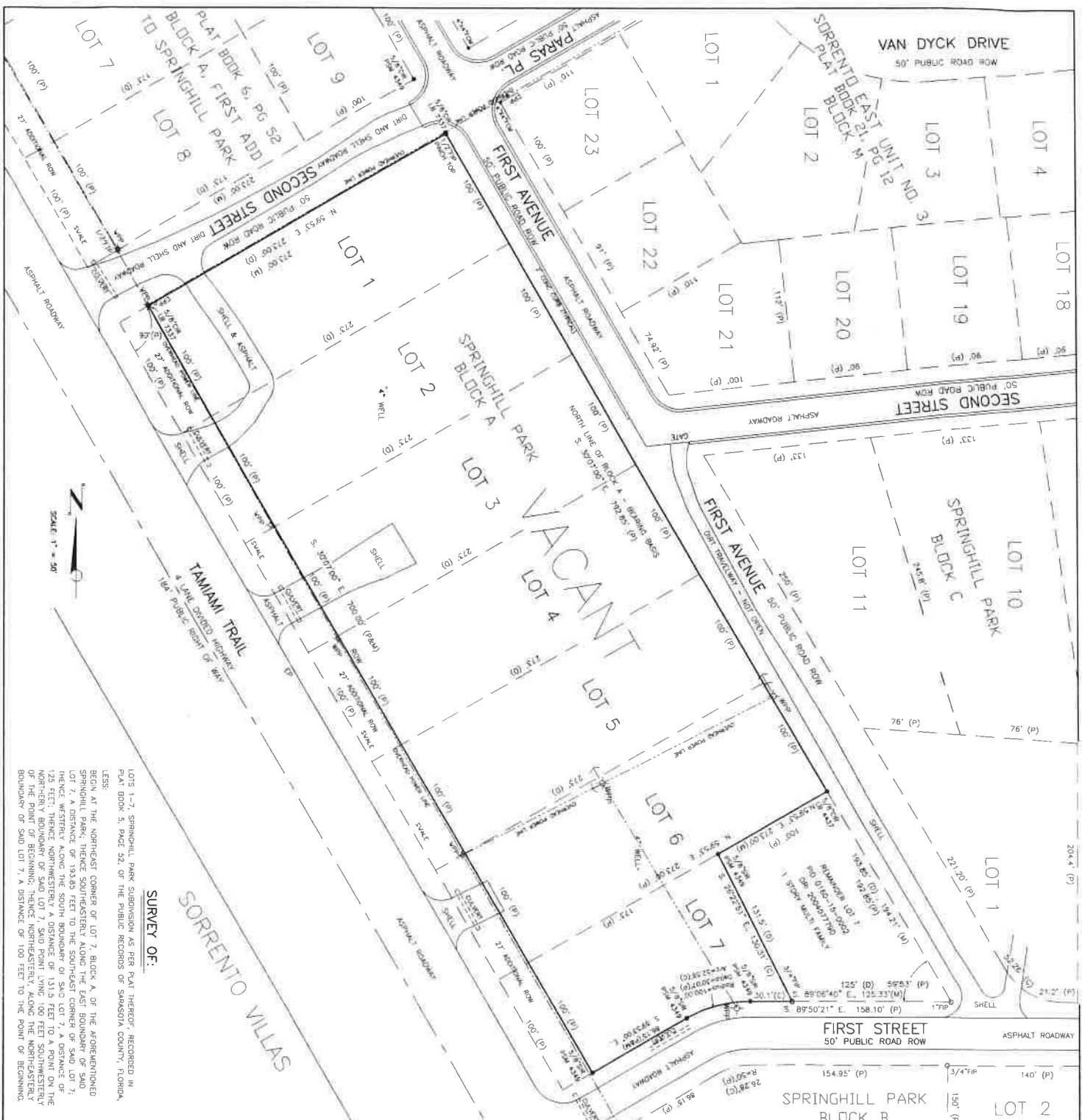
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**SURVEY OF:**

LOTS 1-7, SPRINGHILL PARK SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 52, OF THE PUBLIC RECORDS OF SAKASIOA COUNTY, FLORIDA, LESS:

BECAUSE AT THE NORTHEAST CORNER OF LOT 7, BLOCK A, OF THE ABOVE-DENOTED SPRINGHILL PARK, THENCE SOUTHWESTERLY ALONG THE EAST BOUNDARY OF SAID LOT 7, A DISTANCE OF 193.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 7, A DISTANCE OF 125 FEET, THENCE NORTHWESTERLY A DISTANCE OF 131.5 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 7, SAID POINT LYING 100 FEET SOUTHWESTERLY OF THE POINT OF BEGINNING, THENCE NORTHWESTERLY, ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 7, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

**NOTES:**

1. UNDERGROUND FEATURES (i.e. DRAINAGE BASINS & PRESS UTILITY LINES, SEWER LINES, WELLS, CONDUITS, AND ARE NOT SHOWN AS PART OF THIS SURVEY, EXCEPT AS SHOWN THEREON.
2. BEARINGS BASED ON PLAT LINE AS SHOWN.
3. PROPERTY IS SUBJECT TO ANY RESTRICTIONS, EASEMENTS, RIGHTS OF WAY AND/OR JURISDICTIONAL AREAS PER AGENCY.

**LEGEND:**

- C = CALCULATED
- CONC = CONCRETE
- OPN = CONCRETE POWER POLE
- CSW = CONCRETE SIDEWALK
- D = PER DEED
- EP = EDGE OF PAVEMENT
- FP = FOUND IRON PIPE, AS NOTED
- FR-NC = FOUND IRON ROD, NO CAP
- CR = FOUND 1/2" OR 5/8" CAPPED IRON ROD, AS INDICATED
- F-H2O = FIRE HYDRANT
- FRBL = FLORIDA POWER & LIGHT
- L = PER LEGAL DESCRIPTION
- LA (LS) = LAND SURVEYOR BUSINESS
- M = MEASURED
- ORL = OFFICIAL RECORDS INSTRUMENT
- P = PLAT
- PID = MANATEE COUNTY PARCEL IDENTIFICATION
- P/L = PROPERTY LINE
- PLS (RIS) = PROFESSIONAL LAND SURVEYOR
- ROW = RIGHT OF WAY
- SIR = SET 5/8" CAPPED IRON ROD, PLS 4349
- WHP = WOOD UTILITY POLE
- WV = WATER VALVE
- W = CITY WIRE
- = OVERHEAD UTILITY LINE

**CERTIFIED TO:**

GEORGE CARLEN, LLC

*Alex S. Sasser*  
ALEX S. SASSER  
FLORIDA CERTIFICATE #4349

DATE: 09/16/21

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PASSES SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LOTS 1-6 AND PART OF LOT 7  
BLOCK A, SPRINGHILL PARK  
2301 S. TAMAMI TRAIL, NOKOMIS, FLORIDA

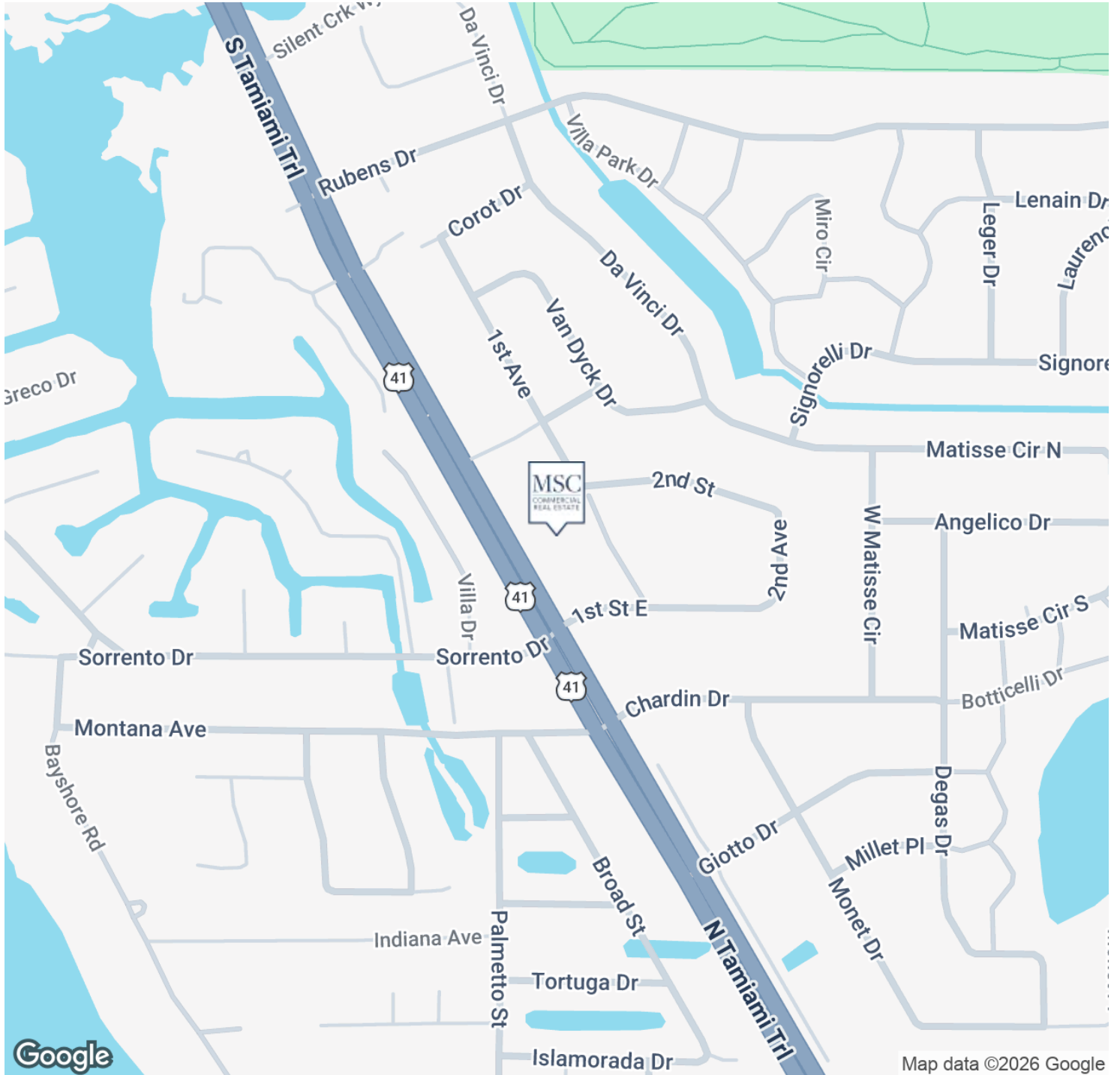
3718 75th Drive #  
Gainesville, FL 34406  
(813) 370-0011  
sasser@cs400.com

THIS SURVEY NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

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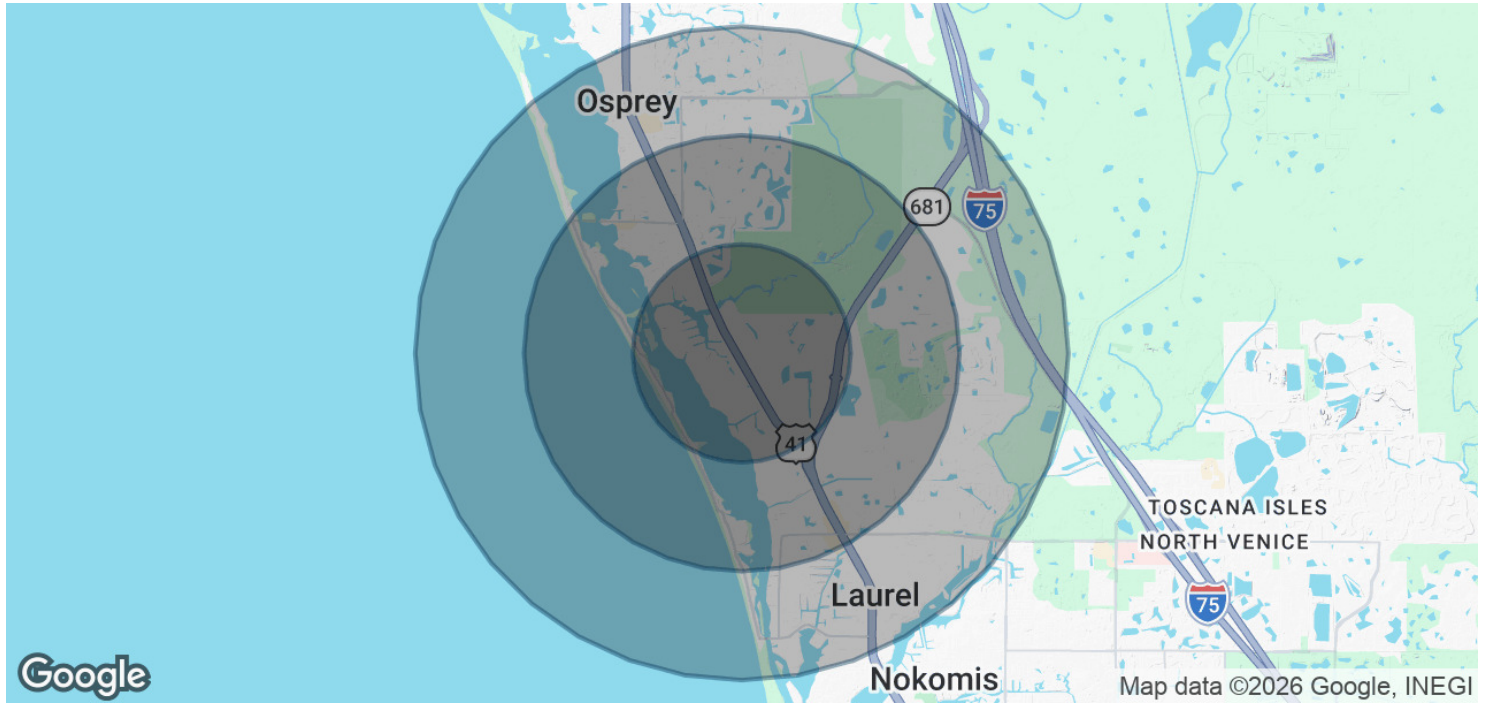
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**POPULATION**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	3,439	9,816	17,972
Average Age	60.5	59.7	59.5
Average Age (Male)	55.5	55.7	57.0
Average Age (Female)	65.0	62.6	60.5

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,928	5,750	10,266
# of Persons per HH	1.8	1.7	1.8
Average HH Income	\$104,645	\$97,218	\$99,878
Average House Value	\$561,413	\$469,355	\$496,744

\* Demographic data derived from 2020 ACS - US Census

## **TERRY EASTMAN, P.A.**

Senior Commercial Advisor | Broker Associate



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## **PROFESSIONAL BACKGROUND**

My career in Real Estate began in 2000 when I was first licensed as a Residential Real Estate Agent. I obtained my Brokers license in 2003.

In 2008 I had the opportunity and good fortune to join a local commercial real estate firm and team with a well established commercial agent specializing in Industrial and Warehouse properties. I have continued along that path and primarily specialize in the sales and leasing of industrial and warehouse buildings and industrial land in Manatee and Sarasota Counties. My secondary specialty is office sales and leasing. I have been involved in many notable sales and leases of industrial and office properties in the past 17 years.

In January of 2022 I joined MSC Commercial. The change has been successful for me and I look forward to the future with a positive outlook for continued personal growth and business success.

I am 100% committed to Real Estate Services on behalf of my customers. I am dedicated to sharing my knowledge and experience to maximize my customer's return on their Real Estate Investments.