



10th St Development

2026, 2034, 2044, 2050 10th St Sarasota, FL



ADDRESS:

2026, 2034, 2044, 2050 10th St
Sarasota, FL

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	35,000 SF
Price / Acre:	\$2,738,057
Zoning:	DTE
Market:	Downtown Sarasota
Density:	Up to 80 units

PROPERTY FEATURES:

- 35,000 SQUARE FOOT LOT
- 350 FEET ROAD FRONTAGE ON 10TH St
- DTE Zoning
- Close to Gillespie Park, Restaurants, and Convenience Stores
- Minutes from Downtown
- Primary Street
- Opportunity Zone Census Tract 1.02



50 S. Lemon Ave. Ste 302
Sarasota, FL 34236

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Disclaimer:

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PROPERTY OVERVIEW

This centrally located, five-parcel assemblage in Sarasota's Park East neighborhood offers a rare redevelopment opportunity in an area experiencing ongoing growth. Totalling approximately 35,000 square feet (0.80 acres), the site currently includes five income-producing rental units and is situated within an Opportunity Zone.

Zoning allows for mixed-use development with ground-floor commercial and multifamily residential uses as well as hotel developments with ground-floor commercial. The property supports a base density of 25 units per acre, with the potential to achieve up to 100 units per acre through participation in the City of Sarasota's Attainable Housing Density Bonus Program. Building heights of up to four stories are permitted under current zoning.

The property is strategically located near downtown Sarasota, US-301, Fruitville Road, and I-75, offering convenient access to local employers, retail corridors, and regional transportation. Nearby recreational and cultural amenities include Bayfront Park, Payne Park, Gillespie Park, and the Rosemary District.

Rental income provides holding revenue while entitlements and development planning are pursued. Seller financing may be available, subject to terms. Buyer is responsible for verifying all zoning regulations, density bonuses, and development entitlements with the City of Sarasota.



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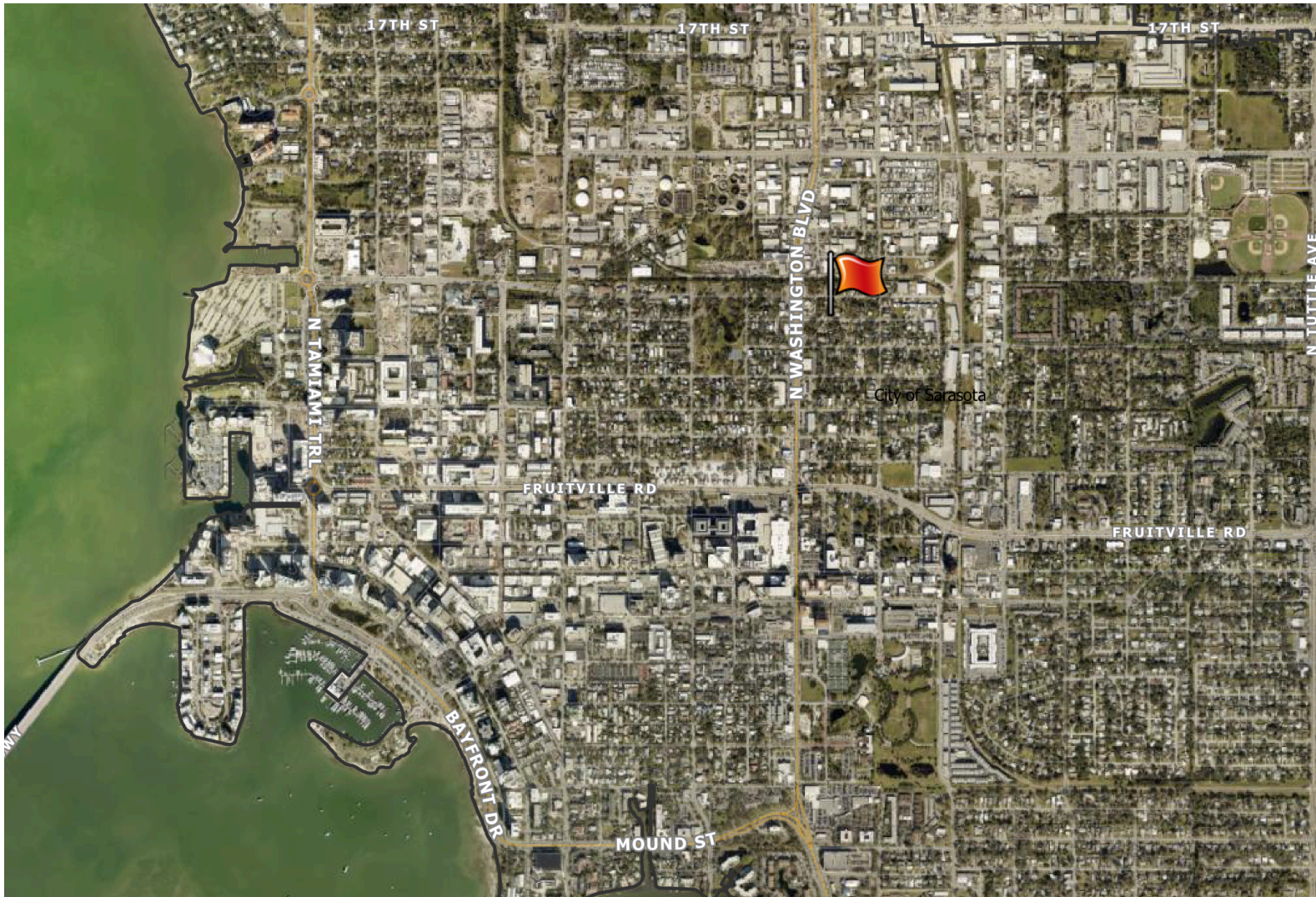
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LOCATION OVERVIEW

Located in Sarasota's emerging Park East neighborhood just north of downtown, the area surrounding the 10th Street Development is rapidly evolving with new development and investment. The property offers close proximity to renowned cultural destinations including the Ringling Museum of Art, the Van Wezel Performing Arts Hall, and the Marie Selby Botanical Gardens. Nearby parks such as The Bay waterfront redevelopment, Gillespie Park, and Payne Park provide opportunities for recreation, community events, walking trails, and outdoor enjoyment. With convenient access to US-301 and Fruitville Road, and walkable connectivity to the downtown core, this site presents a prime opportunity for mixed-use or residential development in a fast-growing urban corridor.



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Household Income

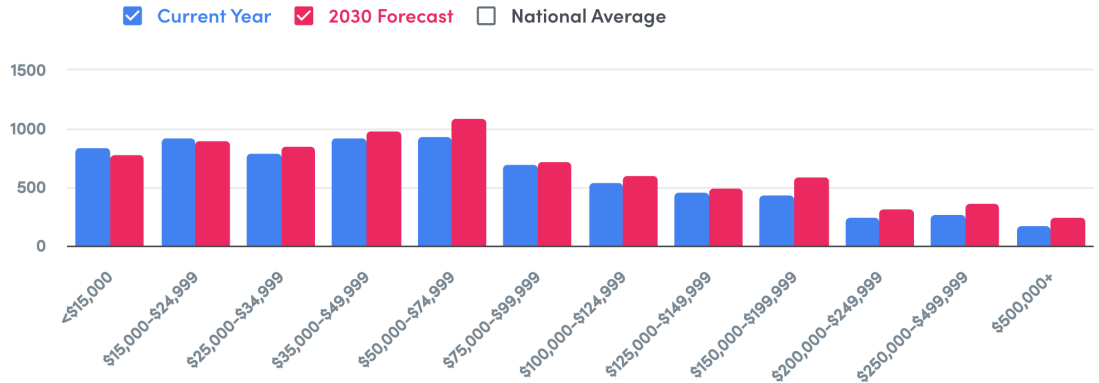
1 Mile Radius

\$56.2k

Median Household Income

\$86.2k

Average Household Income



Radius Rings Trade Overview

1 Mile

3 Miles

5 Miles

Trade Area Size

Demographic & Consumer Spend Overview

	1 Mile		3 Miles		5 Miles	
	Current Year	2030 Forecast	Current Year	2030 Forecast	Current Year	2030 Forecast
Total Population	15,601	16,822 (+7.8%)	77,095	81,156 (+5.3%)	164,765	174,105 (+5.7%)
Workday Population	964,634	--	2,659,756	--	4,794,110	--
Total Households	7,309	7,997 (+9.4%)	34,778	36,863 (+6.0%)	75,465	80,234 (+6.3%)
Avg. Household Income	\$86.2k	\$96.1k (+11.5%)	\$92.2k	\$102.1k (+10.7%)	\$99.4k	\$109.7k (+10.4%)
Total Consumer Spend	\$259.4m	\$290.4m (+12.0%)	\$1.8b	\$2b (+10.6%)	\$4.2b	\$4.7b (+10.8%)



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Housing Units

1 Mile Radius

8,804

Total Housing Units

1,495

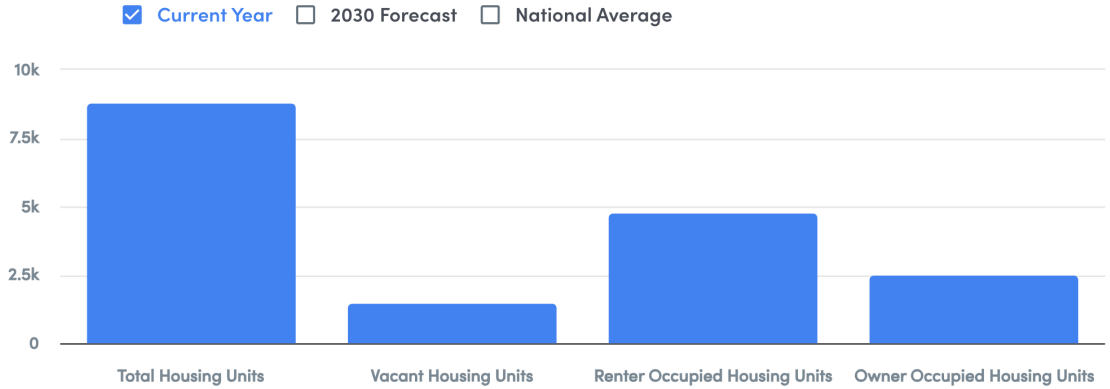
Vacant Housing Units

4,786

Renter Occupied Housing Units

2,523

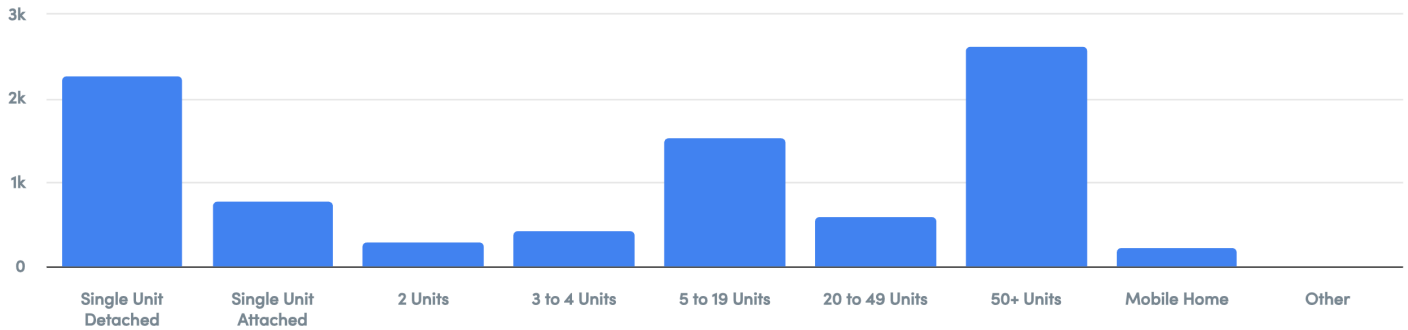
Owner Occupied Housing Units



Types of Housing Units

1 Mile Radius

Current Year 2030 Forecast National Average



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Rent Roll

Address	Current Rent
2026-30 10th St	\$2,800
2034 10 th St	\$1,450
2044 10 th St	\$1,900
2050 10th St	\$2,100
Total	\$8,250 per month

2026-2030 10th St



2034 10th St



2044 10th St

2050 10th St



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