Downtown Development Opportunity

801 N Orange Ave | Sarasota, FL 34236

DeLieto Team

MSC | COMMERCIAL REAL ESTATE

Michael Saunders & Company®
LICENSED REAL ESTATE BROKER

Property Overview 1

PROPERTY OVERVIEW
LOCATION MAPS

Property Overview

MSC Commercial is pleased to present 801 North Orange Avenue, a rare large-scale redevelopment opportunity situated on +/- five acres in the heart of the Rosemary District — one of the most active and desirable urban neighborhoods on Florida's Gulf Coast. Currently improved as the Sarasota Military Academy campus, the site offers a clear path to multifamily or mixed-use redevelopment in a sub market that is rapidly transforming and under supplied with quality residential product.

Zoned Downtown Edge (DTE) within the City of Sarasota, the property carries density potential that is exceptionally difficult to replicate in this location. Bounded by North Orange Avenue, the site sits just blocks from downtown Sarasota's cultural core, the Sarasota Bay waterfront, and a corridor that has attracted significant public and private investment. For developers, investors, or owner-users seeking a transformative urban infill position, this site represents a generational chance to shape a neighborhood on the rise.

PROPERTY DETAILS

Lot Size:	+/- 5 acres
Building Size: (Existing Structures)	97,843 Sqft
Zoning:	DTE
Market:	Downtown Sarasota
Submarket:	Rosemary District

Property Photos

Property Photos

Property Photos

Location Map

Development Summary 2

Development Overview

PROPERTY DESCRIPTION

With +/- five acres of contiguous land under the Downtown Edge (DTE) zoning classification, 801 North Orange Avenue offers a scale of opportunity that is virtually unmatched within the City of Sarasota's urban core. DTE zoning is designed to encourage mixed-use and residential intensification in neighborhoods adjacent to the downtown core — making this site a natural fit for a thoughtful multifamily, mixed-use, or condominium development.

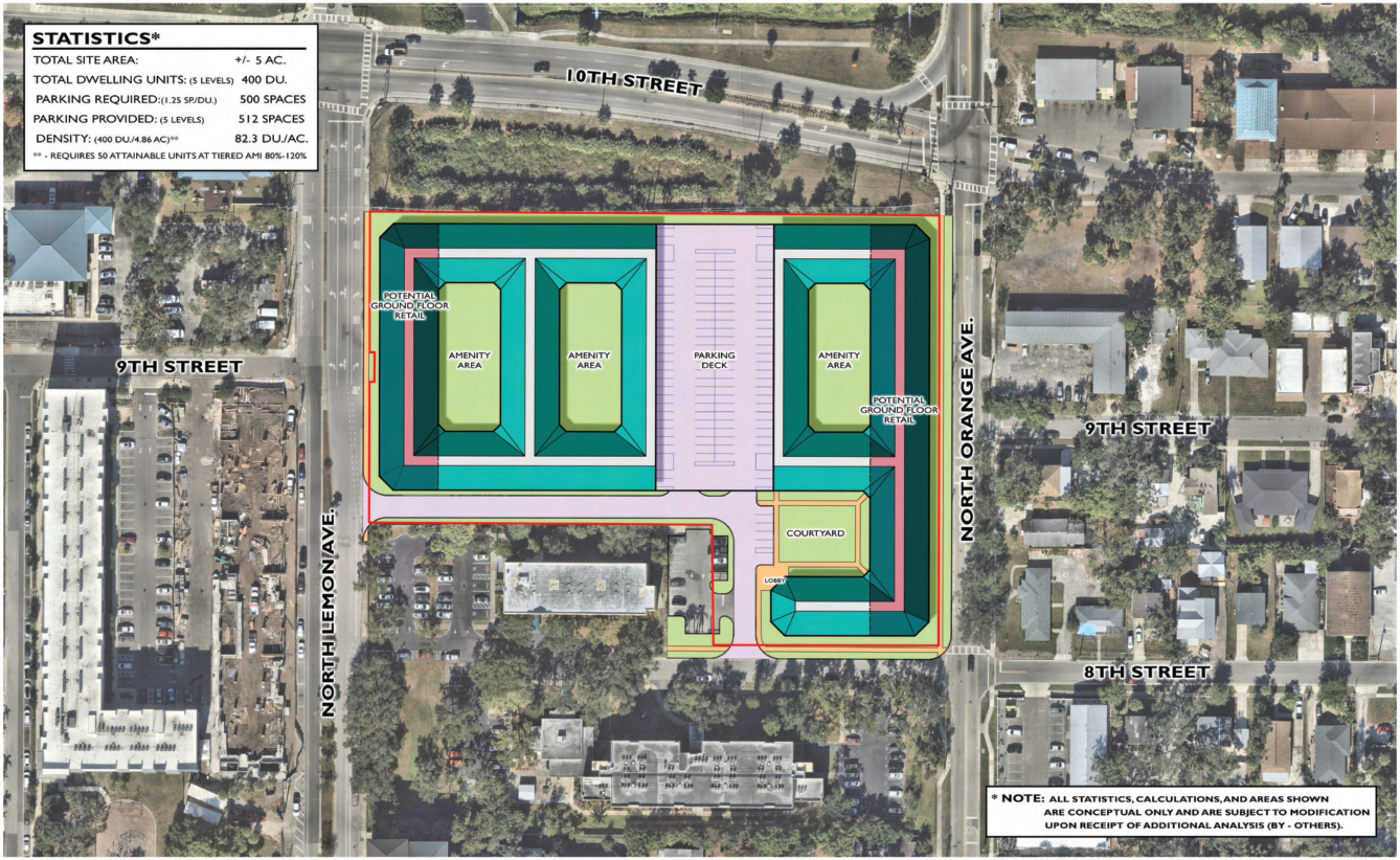
The property falls within the Rosemary Residential Overlay District (RROD), which provides a bonus density mechanism for projects incorporating attainable housing units. Developers can leverage this overlay to unlock additional residential density beyond base zoning allowances, meaningfully improving project economics. Nearby projects on North Orange Avenue and 10th Street are actively taking advantage of this framework.

Conceptual sketch plans for the site have been prepared under both a code-compliant scenario and a Live Local Act scenario, illustrating the range of density and height achievable on this parcel. Florida's Live Local Act provides additional tools for developers to maximize residential unit counts in qualifying urban locations, and this site's downtown adjacency and DTE zoning position it as a strong candidate.

PROPERTY HIGHLIGHTS

- Established Rosemary District location with walkable access to downtown Sarasota, dining, arts, and waterfront
- +/- 5 contiguous acres in a single parcel — rare downtown opportunity
- DTE zoning supports multifamily, mixed-use, and mid-rise residential development
- Live Local Act and RROD overlay district provide dual pathways to enhanced density
- Sarasota's consistently top-ranked quality of life and in-migration trends sustain long-term demand
- Active corridor with upcoming 10th St. streetscape revitalization and significant ongoing development throughout the Rosemary District

Code Compliant Sketch



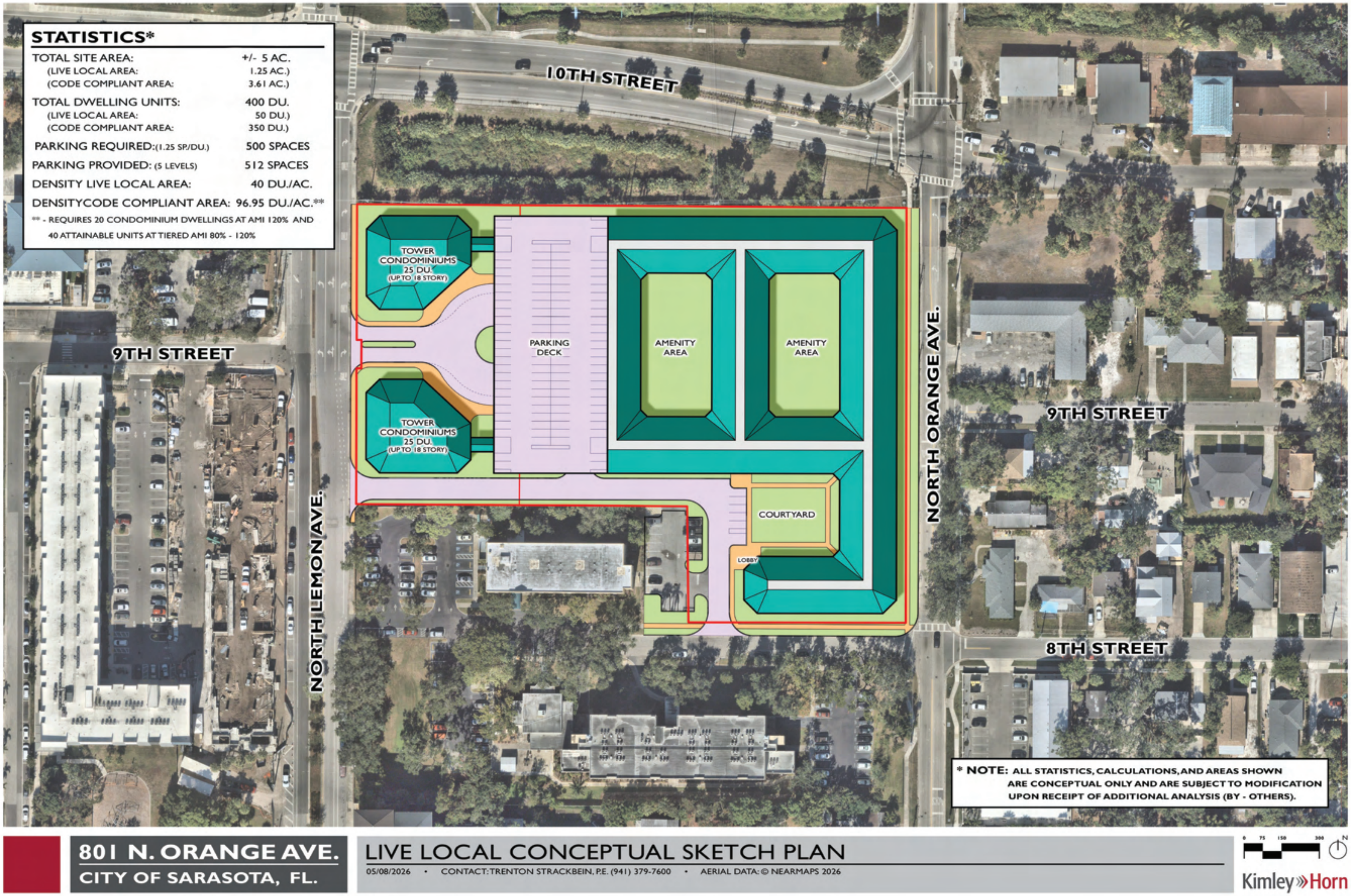
801 N. ORANGE AVE.
CITY OF SARASOTA, FL.

CODE COMPLIANT CONCEPTUAL SKETCH PLAN

05/07/2026 • CONTACT: TRENTON STRACKBEIN, P.E. (941) 379-7600 • AERIAL DATA: © NEARMAPS 2026

Kimley»Horn

Live Local Utilization Sketch



Market Overview 3

WHY SARASOTA?
AREA IMPROVEMENT
DEMOGRAPHICS
DESTINATION/DOWNTOWN AMENITIES MAP
NOTABLE DEVELOPMENTS MAP

Why Sarasota?

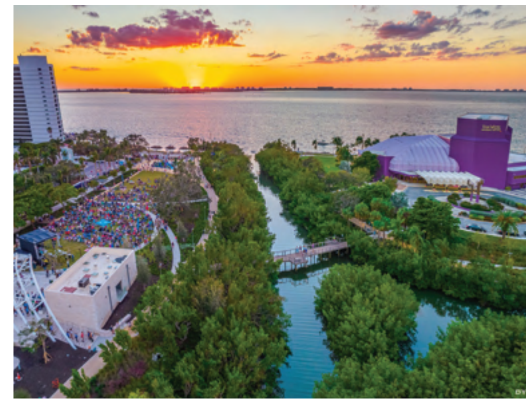
Sarasota Advantage

Sarasota has earned its reputation as one of Florida's most livable cities — a reputation CNN Travel* affirmed in July 2026, naming Sarasota the #1 Best Town to Visit in America, ahead of every other U.S. destination. It's a place where world-class arts and culture, pristine Gulf Coast beaches, and a thriving local economy coexist. Named consistently among the best small cities in the United States, Sarasota attracts residents, visitors, and businesses who prioritize quality of life as much as opportunity.

The city's economy is diverse and resilient, anchored by healthcare, technology, financial services, tourism, and a flourishing arts sector. Home to the Ringling Museum, the Sarasota Opera, and a nationally recognized performing arts community, the city draws a culturally engaged and financially capable resident base. Siesta Key, Lido Key, and Longboat Key — all within easy reach — give Sarasota a coastal identity that few Florida metros can match.

Population growth tells the story clearly. Within one mile of this site, the population is projected to grow from 17,052 today to over 18,500 by 2030 — an increase of more than 8.5 percent. Median home values within that same radius have surpassed $845,000, reflecting the strength of demand for urban living in this market. Household income, household formation, and vehicle counts all point to a dense, walkable urban market that is only getting more valuable.

**Read full articles here:*
https://www.cnn.com/travel/sarasota-florida-best-towns-america-2026
https://www.forbes.com/places/fl/sarasota/
https://www.yahoo.com/lifestyle/sarasota-ranked-among-best-places-090257897.html
https://www.sarasotamagazine.com/news-and-profiles/2021/01/u-s-news-names-sarasota-best-place-to-retire



Area Improvement

Rosemary District Thriving Growth

The Rosemary District is Sarasota's most dynamic urban neighborhood. Situated just north of downtown's core, it serves as the transition point between the established downtown and the city's northward expansion — a position that has historically presaged significant appreciation as urban cores fill in.

What was once an underutilized industrial and institutional zone is rapidly becoming a vibrant mixed-use neighborhood. Boutique residential projects, new restaurants, creative studios, and cultural venues are drawing residents and investors who want to be close to downtown without downtown's density constraints. The district benefits from walkability, proximity to the bayfront, and a genuine sense of place that newer master-planned communities struggle to replicate.

The numbers confirm the momentum. As of 2025, nearly 1,000 multi-family units are under active development in the immediate area, with another 1,074 units in the review and approval pipeline. Yet the supply pipeline remains meaningfully below demand — particularly for quality for-sale and market-rate for-rent product. This imbalance, combined with the limited availability of large developable sites, creates favorable conditions for a well-positioned project at 801 North Orange Avenue.

Area Improvement

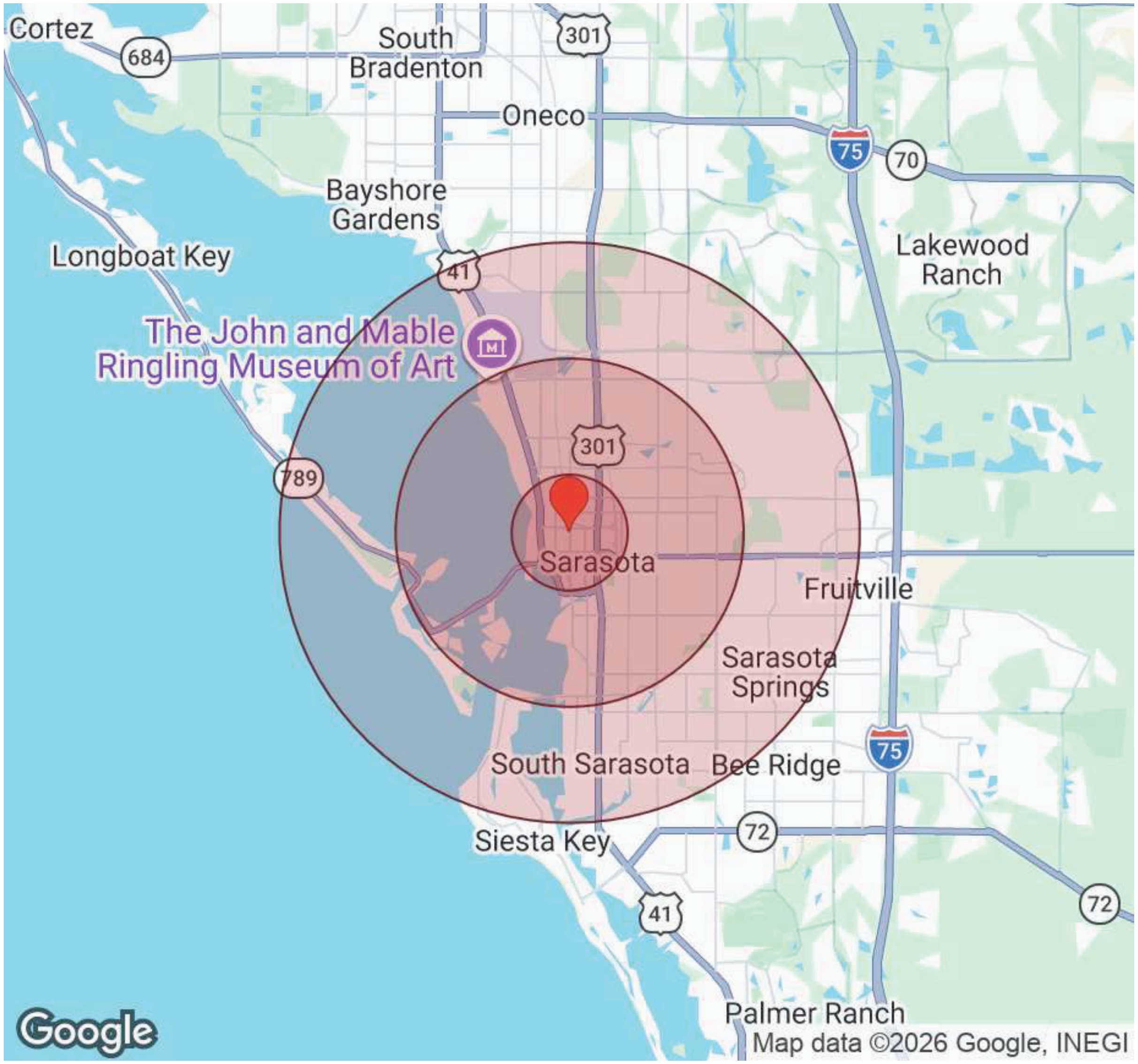
10th St "Complete Street" Initiative

Public infrastructure investment is a leading indicator of neighborhood trajectory. On that measure, the 10th Street corridor surrounding this site is signaling clearly. The City of Sarasota recently received a $12 million federal RAISE grant for a "Complete Streets" overhaul of 10th Street — a transformative project that will add protected bike lanes, expanded sidewalks, a roundabout, and updated landscaping, lighting, storm water, and utilities infrastructure.

When cities invest at this level in streetscape and pedestrian infrastructure, private investment follows. The pattern is well-established: improved public realm drives foot traffic, which supports retail and dining, which in turn attracts residential demand. The 10th Street improvements are already catalyzing new development interest across the corridor, and 801 North Orange Avenue is positioned to benefit directly.

Comparable projects in the immediate area illustrate the depth of developer interest. Just blocks away, 711 and 717 North Orange Avenue — on the same street as the subject property — are being redeveloped into a six-story, 19-unit multi-family building. At 1250 10th Street, a 96-unit project is advancing through approvals. The 7th and Central Condominiums, a seven-story, 24 unit project, broke ground in early 2026.

Demographics – Radius



Distance: 1 Mile 3 Miles 5 Miles

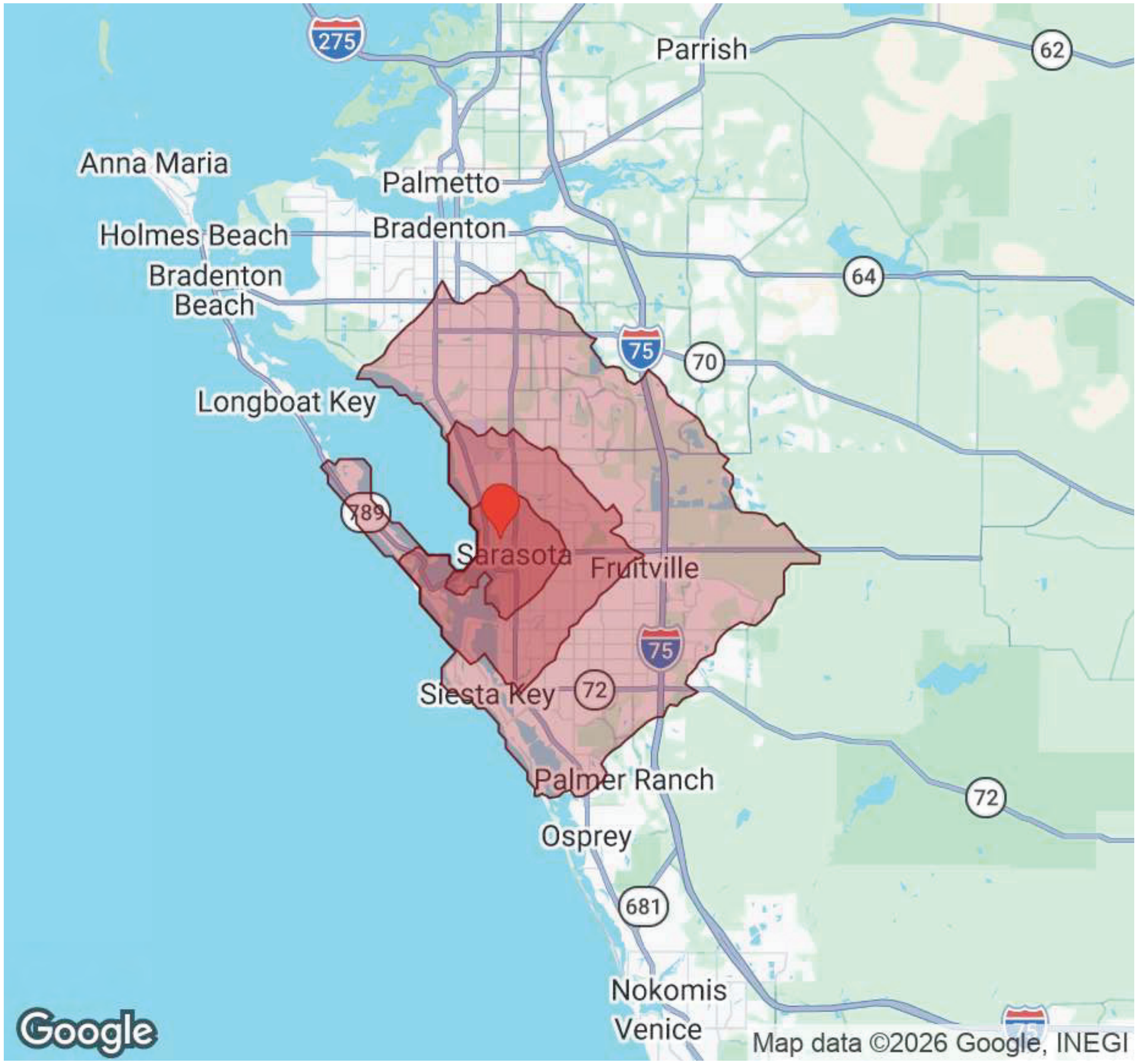
Population	1 Mile	3 Miles	5 Miles
Male	8,691	34,831	70,503
Female	8,204	33,230	71,820
Total Population	16,895	68,061	142,323

Housing	1 Mile	3 Miles	5 Miles
Total Units	11,494	40,476	86,668
Occupied	8,784	31,121	67,046
Owner Occupied	3,912	17,132	42,412
Renter Occupied	4,872	13,989	24,634
Vacant	2,711	9,355	19,622

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,794	8,371	16,980
Ages 15 - 24	1,667	7,951	14,336
Ages 25 - 54	5,553	23,676	46,917
Ages 55 - 64	2,250	9,324	20,387
Ages 65+	5,631	18,739	43,704

Income	1 Mile	3 Miles	5 Miles
Median	$82,134	$78,064	$86,062
Under $15k	984	2,582	4,755
$15k - $25k	601	1,998	3,549
$25k - $35k	599	2,249	4,703
$35k - $50k	898	3,762	7,267
$50k - $75k	1,027	4,505	9,738
$75k - $100k	993	3,783	7,937
$100k - $150k	1,501	5,705	12,278
$150k - $200k	630	2,354	6,027
Over $200k	1,550	4,183	10,794

Demographics – Drive Time



Driving Time: 5 Mins 10 Mins 20 Mins

Population	5 Mins	10 Mins	20 Mins
Male	21,235	52,134	155,182
Female	19,854	51,825	160,777
Total Population	41,089	103,959	315,959

Housing	5 Mins	10 Mins	20 Mins
Total Units	24,700	62,675	187,795
Occupied	19,020	48,337	146,310
Owner Occupied	9,569	28,983	97,824
Renter Occupied	9,451	19,354	48,486
Vacant	5,680	14,339	41,484

Age	5 Mins	10 Mins	20 Mins
Ages 0 - 14	5,188	12,570	38,846
Ages 15 - 24	4,721	11,178	30,222
Ages 25 - 54	14,433	35,297	100,101
Ages 55 - 64	5,425	14,717	45,529
Ages 65+	11,322	30,198	101,260

Income	5 Mins	10 Mins	20 Mins
Median	$80,342	$82,273	$86,166
Under $15k	1,686	3,703	10,036
$15k - $25k	1,355	2,813	7,567
$25k - $35k	1,400	3,454	9,921
$35k - $50k	2,044	5,634	16,197
$50k - $75k	2,563	6,887	21,499
$75k - $100k	2,157	5,764	17,763
$100k - $150k	3,316	8,742	27,479
$150k - $200k	1,581	3,797	12,963
Over $200k	2,916	7,542	22,885

Downtown Amenities Map

Imagery ©2026 , Map data ©2026 Google

Notable Developments Map

MSC | DEVELOPERSERVICES

DOWNTOWN SAROTA CONDOMINIUM PIPELINE

Active Sites

1. The Owen
2. Amara
3. Evolution
4. Six88
5. Peninsula
6. En Pointe
7. One Park
8. Ritz-Carlton, Sarasota Bay
9. 1000 BLVD of the Arts
10. Saravela
11. The Gallery
12. The Edge Sarasota
13. Villa Ballada
14. The DeMarcay
15. SOTA Residences & Hotel
16. Mira Mar
17. Waldorf Astoria Residences Sarasota

Total Inventory = 1,093
Sold Inventory = 343* (31%)
Approximate

In Planning / Pre-Launch

18. Ritz-Carlton
19. Obsidian
20. 780 SRQ
21. Adagio
22. Williams Parker Site
23. High Line
24. 777 S. Palm (*Soon to launch*)

Estimate Total = 647*
Only sites with publicly available details

Contact Info 4

PROFESSIONAL BIO
DISCLAIMER

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Senior Commercial Advisor

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Meet Lee Jr.

A commercial real estate sales and leasing specialist for 20 + years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr has recently finished a 6-year term as a Board of Trustees member of Plymouth Harbor.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, the newest member of the DeLieto Team, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

AWARDS

2014 President's Award Recipient
2015 Founders Award Recipient
2016 Presidents Award Recipient
2017 Legacy Award Recipient
2019 Legacy Award Recipient
2020 Presidents Award Recipient
2021 Legacy Award Recipient
2022 Legacy Award Recipient
2023 President's Award Recipient
2024 President's Award Recipient
2025 Legacy Award Recipient

DeLieto Team: Spencer Brannen, Leon DeLieto, Valarie Wadsworth-DeLieto, Lee DeLieto, Jr., Will Martin.

Meet the team

The DeLieto Team at Michael Saunders & Company is a top-producing commercial real estate group serving Sarasota, Manatee, and surrounding counties, offering strategic advisory services in commercial investment sales, land and site acquisition, office and retail leasing, 1031 exchanges, and asset disposition. Led by Lee DeLieto, Sr. and his son, Lee DeLieto, Jr., the team brings decades of market expertise and disciplined execution to every transaction. The group also includes licensed commercial advisors Will Martin, bringing a strong finance background; Valarie Wadsworth-DeLieto, with more than 25 years of real estate experience and client-focused transaction management; and Spencer Brannen, who supports the team with local market knowledge. Known for long-standing client relationships and results-driven guidance, the DeLieto Team delivers informed, practical solutions aligned with each client's investment objectives.

DeLieto Team

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The *Gulf Coast's Leader* in Commercial Real Estate