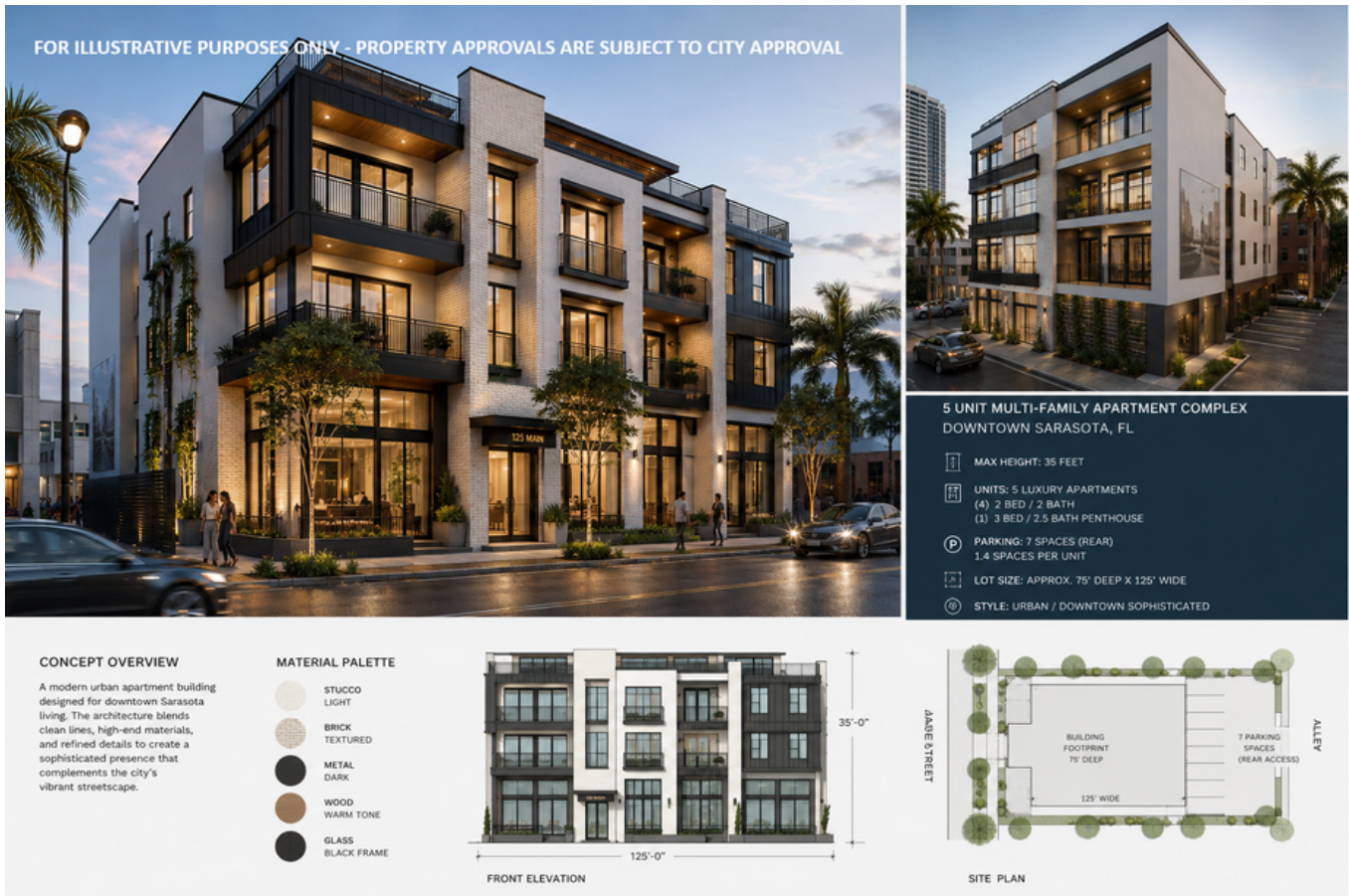




WAGNER REALTY

COMMERCIAL/INVESTMENT DIVISION

Development Opportunity near Downtown Sarasota FL



2330 Dixie Ave, Sarasota FL 34234

Richard Ivan - 941-800-8891
Austin Oakes - 646-630-0923
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Property Highlights

- 16,800± SF development site
- Existing RSF-4 zoning
- Property has ability to rezone to Multi-Family
- Conceptual plans for a 5-unit luxury apartment community
- Potential for single-family, boutique multifamily, attainable housing, or workforce housing development
- Opportunity to explore density bonus programs allowing approximately 35–50 dwelling units per acre, subject to City approvals
- Minutes from Downtown Sarasota, Sarasota Memorial Hospital, Payne Park, and the Bayfront
- Located within an area experiencing continued residential redevelopment and investment

• Development & Entitlement Support

The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

Property Summary

- Exceptional opportunity to acquire a 16,800± SF development site in one of Sarasota's fastest-growing neighborhoods, just minutes from Downtown Sarasota. Zoned RSF-4 the property offers developers multiple paths for redevelopment, whether pursuing a boutique multifamily community, attainable housing, workforce housing, or other residential concepts, subject to applicable approvals.
- Conceptual plans have been prepared illustrating a 5-unit luxury apartment community, showcasing one potential vision for the site. In addition, buyers may wish to explore Sarasota's attainable and workforce housing density bonus programs, which may allow for approximately 35–50 dwelling units per acre, subject to City approval and program requirements. Buyers should complete their own due diligence to verify zoning, density, and development potential.
- Conceptual renderings are for illustrative purposes only and have not been approved by the City of Sarasota. All development concepts, densities, and incentives are subject to City review and approval. Buyers are responsible for independently verifying zoning, allowable density, and all development potential during their due diligence.

Planning, Consultation & Development

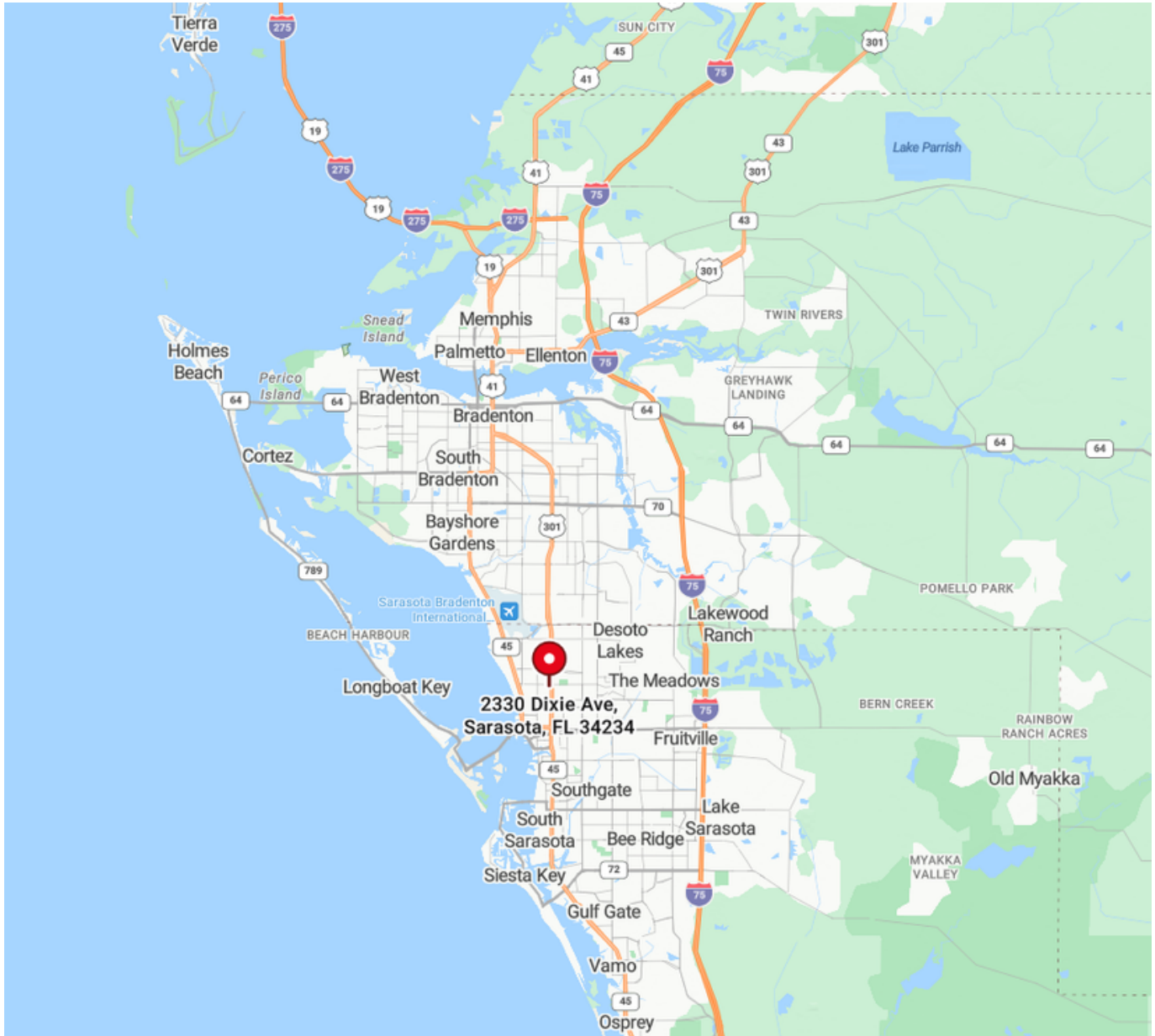
- To assist prospective purchasers, preliminary due diligence efforts have already begun, including:
- Land Use Evaluation – Review of development opportunities under the existing RMF zoning designation.
- Planning & Consultant Coordination – Meetings with local land use consultants to evaluate redevelopment options, entitlement strategies, and available density incentives.
- Alternative Development Concepts – Evaluation of single-family, boutique multifamily, and attainable housing development scenarios to help determine the property's highest and best use.
- Development Team Available – Our team can introduce buyers to experienced architects, engineers, surveyors, land planners, and other consultants to assist throughout the entitlement and development process. We are also available to help evaluate Letters of Intent, purchase agreements, and due diligence items.

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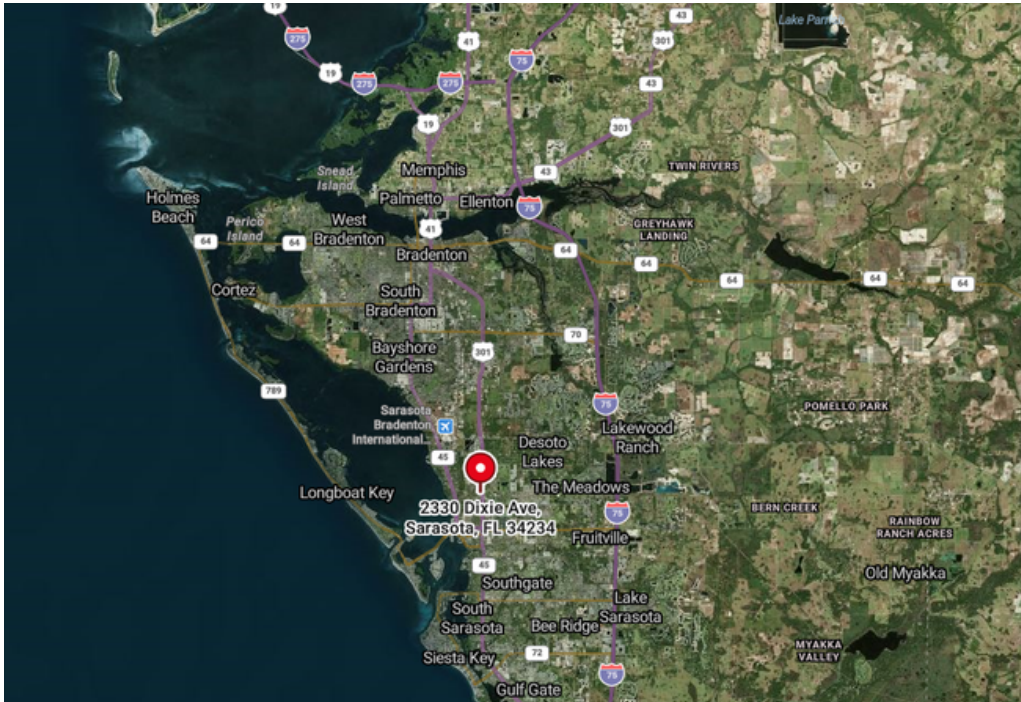
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Map



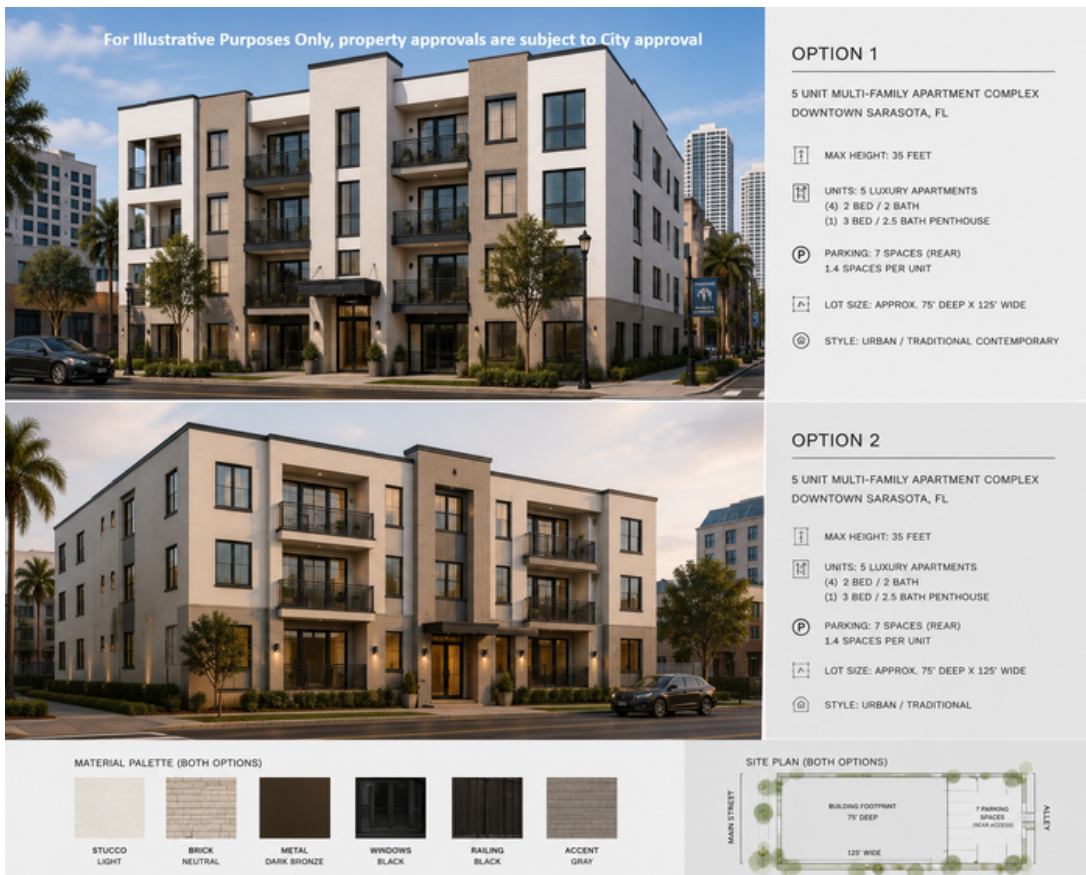
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Aerial & Parcel



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Conceptual Renderings



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