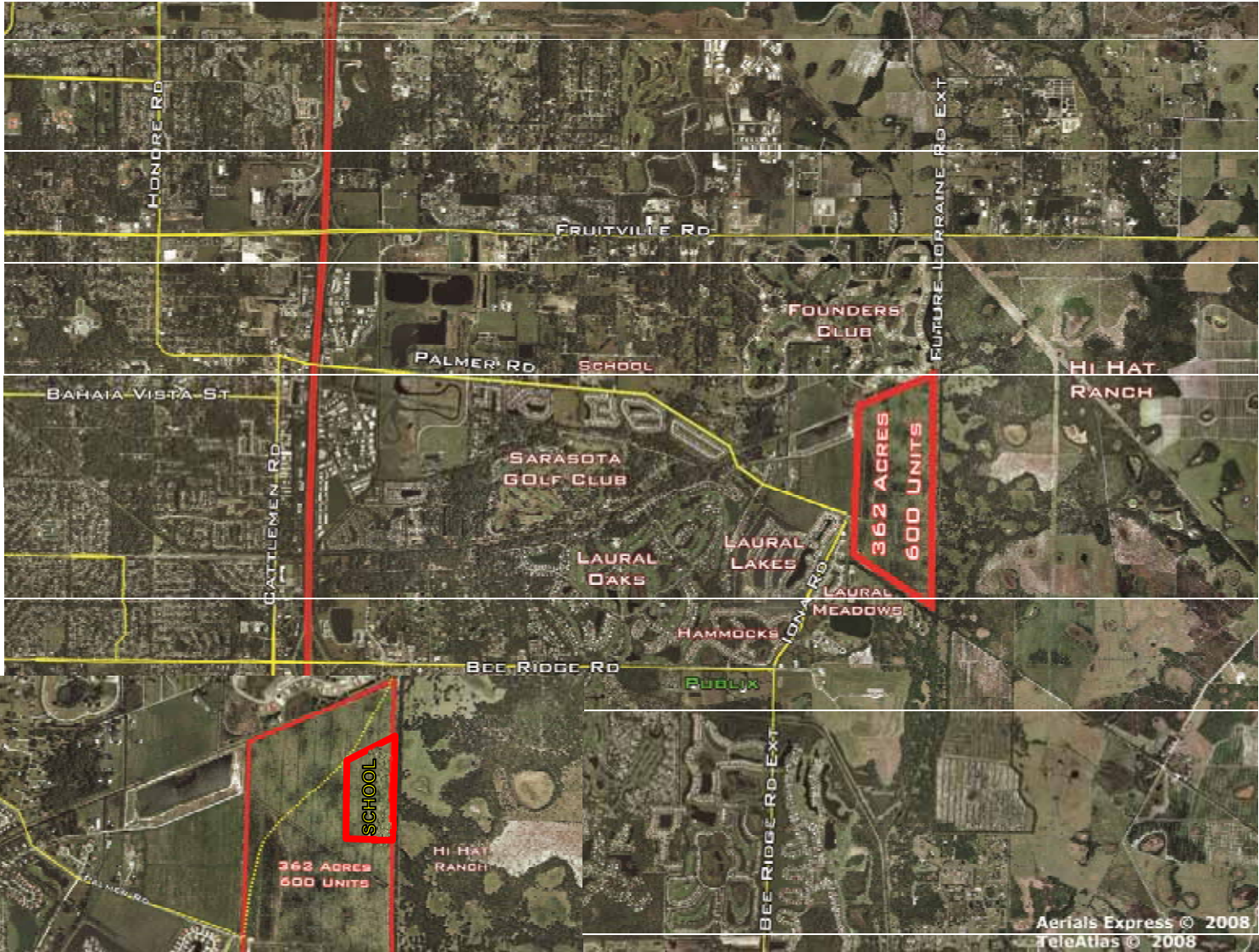


LAND FOR SALE

362 Usable Acres
Approved for 600 Units

Sarasota, Sarasota County, Florida



FOR MORE INFORMATION, PLEASE CONTACT:

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Executive Director
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CUSHMAN & WAKEFIELD OF FLORIDA, INC.
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PROPERTY PROFILE

LOCATION:

- Northeast and southeast quadrants of Palmer Boulevard and Iona Road in Sarasota, Sarasota County, Florida.

DISTANCES:

- Publix 1.1 miles
- Tatum Ridge Elem. 1.5 miles
- I-75 3.8 miles
- Doctors Memorial Hosp. 4.0 miles
- Target 5.3 miles
- Sarasota Memorial Hosp. 9.0 miles
- Siesta Key 11.9 miles

SIZE:

- 362 usable acres. Former citrus grove.

ZONING:

- PUD (Planned Unit Development) for 600 units:

300 Market Rate

300 Community Housing Units
(Sales price based on a percentage of Sarasota County’s AMI.)

In 2012, pricing for a four person family would be (can change year to year):

- 100 Units @ 80% of AMI or \$177,000
- 100 Units @ 100% of AMI or \$220,000
- 100 Units @ 120% of AMI or \$258,000

PRICE:

- \$24,167/unit or \$14,500,000.
- Seller financing available.



FUTURE LAND USE:

- RSF-1/PUD (2.5 units per acre)

UTILITIES:

- Water and sewer agreements are in place.
- Sarasota County water and sewer.

FLOOD ZONE:

- FEMA Zone “X” (outside 100 year flood plain).

COMMENTS:

- Within 5.8 miles of six golf courses / clubs.
- No wetlands on site.
- In process of being green belted.
- Future connector road into Lakewood Ranch via Lorraine Road extension.
- Surrounding developments have homes from the \$300's up to \$2,500,000.
- Available upon request:
 - Survey;
 - Soil report;
 - Phase 1 and Phase 2 Environmental
- Property has a 50 acre school site in the NEQ of the property (not included in sale).
- Minutes away from shopping and driving destinations.
- Close to Employment Centers

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