

CENTURY 21 COMMERCIAL.

Beggins Enterprises

Downtown Sarasota



7720 Tuttle Ave

7720 Tuttle Avenue
Sarasota, FL 34243

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**CENTURY 21
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Beggins Enterprises

Downtown Sarasota



**CENTURY 21
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PROPERTY INFO:

PURCHASE PRICE:

\$1,500,000.00

PROPERTY ADDRESS:

7720 TUTTLE AVENUE
SARASOTA, FL 34243

PROPERTY SIZE

100,623 SQ. FT.

LAND SIZE

2.31 ACRES

7720 TUTTLE AVE

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PROPERTY OVERVIEW

Title: A Golden Opportunity: 2.311-Acre Corner Parcel for Development

Unveiling a unique investment opportunity, a nearly square 2.311-acre corner parcel is now available for development. This rare offering presents an exceptional prospect for analytical investors seeking robust fundamentals and visionary developers aspiring for high-impact projects.

Strategically located, this parcel offers the advantage of corner positioning, providing increased visibility and accessibility. Its nearly square shape ensures optimal utilization of space, allowing for versatile design possibilities.

For investors, this property promises strong returns, backed by its prime location and substantial acreage.

7720 Tuttle Ave

Sarasota FL 34243



7720 TUTTLE AVE

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DETAILED PROPERTY DESCRIPTION



Offered for development, this nearly square 2.311-acre corner parcel presents a rare opportunity for both analytical investors seeking strong fundamentals and visionary developers looking for high-impact visibility in a central, high-demand corridor. Strategically located just 3 miles from the airport, 5 miles to I-75, and approximately 5 miles to downtown Sarasota, the property benefits from exceptional regional connectivity, efficient commute patterns, and proximity to major employment, medical, and lifestyle centers that consistently drive housing and commercial demand. Positioned at a signalized, multi-lane intersection on Tuttle Avenue, the site enjoys excellent frontage, clear sightlines, and favorable traffic exposure. All critical elements for retail, office, medical, or service-oriented users, while also offering practical ingress and egress for residential traffic if developed for single-family homes, townhomes, or multifamily units (all subject to zoning and entitlement approvals). The parcel's size, shape, and corner configuration support efficient site design, parking layout, and circulation planning, helping maximize buildable area and operational functionality, while the surrounding roadway infrastructure supports steady daily traffic volumes that strengthen both residential convenience and commercial viability. From an analytical perspective, the location within an established growth corridor aligns with broader Sarasota/Manatee regional economic development strategies that prioritize well-planned infill, mixed-use potential, and employment-adjacent housing, contributing to long-term stability and absorption. From a driver's standpoint, the property delivers what matters most: visibility, access, flexibility, and momentum, all key ingredients for projects that must perform quickly in these competitive markets. Nearby major roads and arterials provide seamless access to beaches, downtown, healthcare, education, and retail hubs, enhancing lifestyle appeal for residents and traffic for businesses. Zoning and specific development pathways are to be determined per your proposed use, allowing a buyer to tailor the entitlement strategy to current market conditions, whether targeting residential density, hybrid concepts, or limited ancillary commercial. With strong locational metrics, adaptable development options, and alignment with continued regional growth trends, this parcel offers a compelling blend of practicality, performance potential, and future-forward positioning for developers, investors, and owner-users seeking a strategically placed site in one of Southwest Florida's most consistently active markets.

PROPERTY PHOTOS

**CENTURY 21
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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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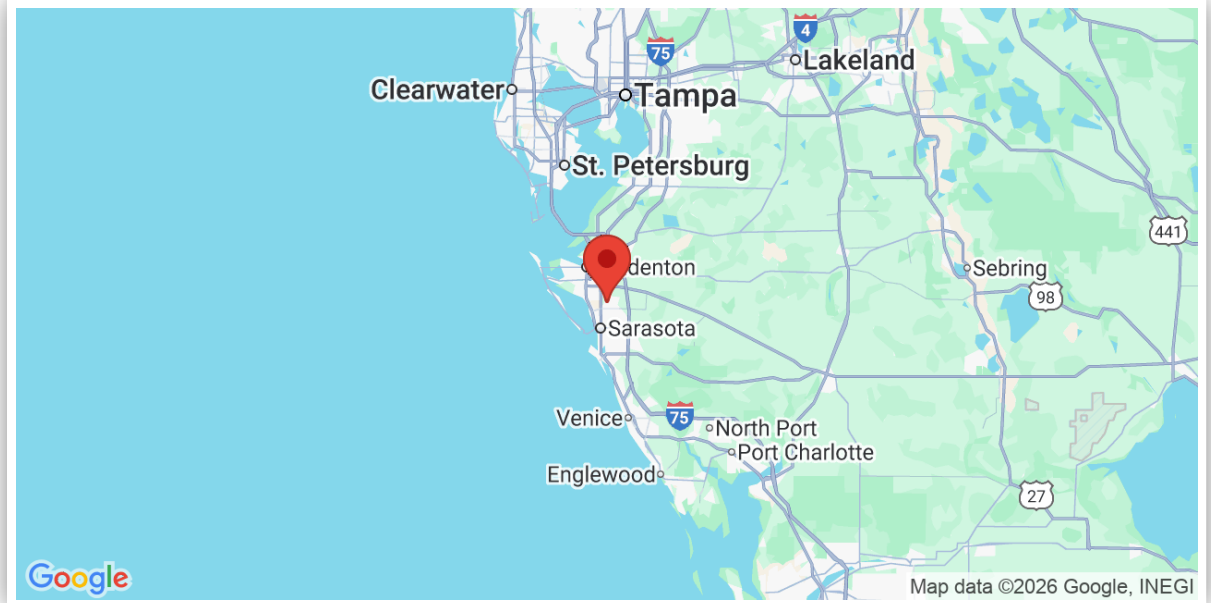
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AREA LOCATION MAP

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AERIAL ANNOTATION MAP

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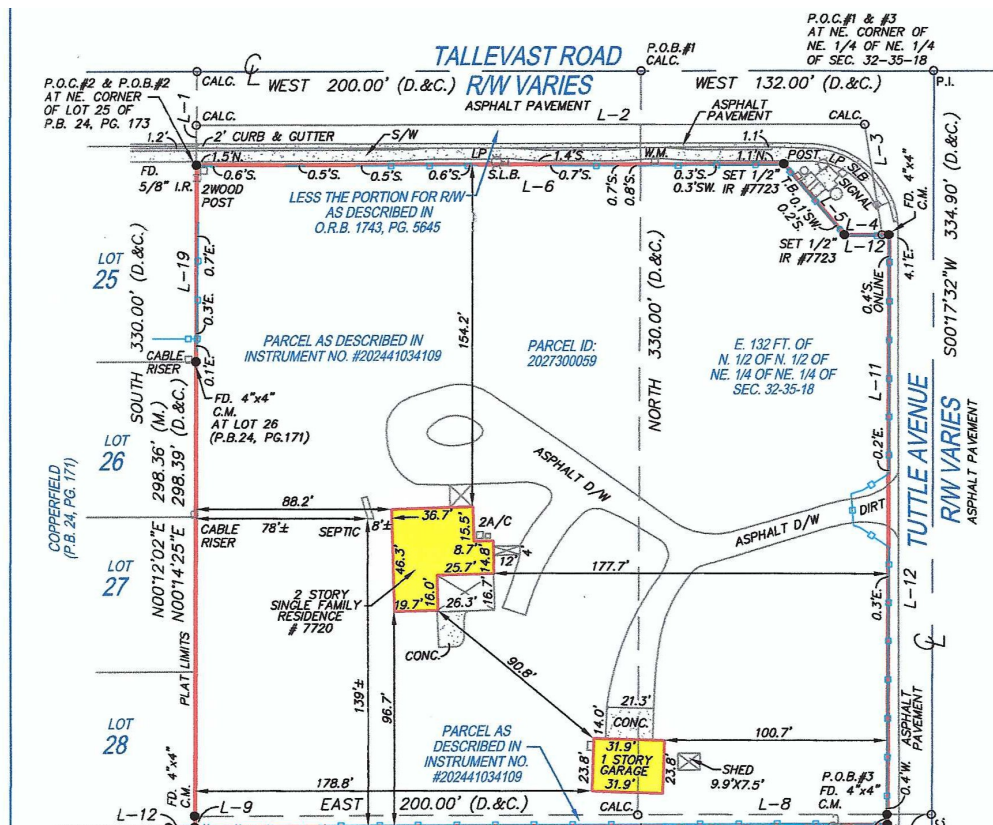


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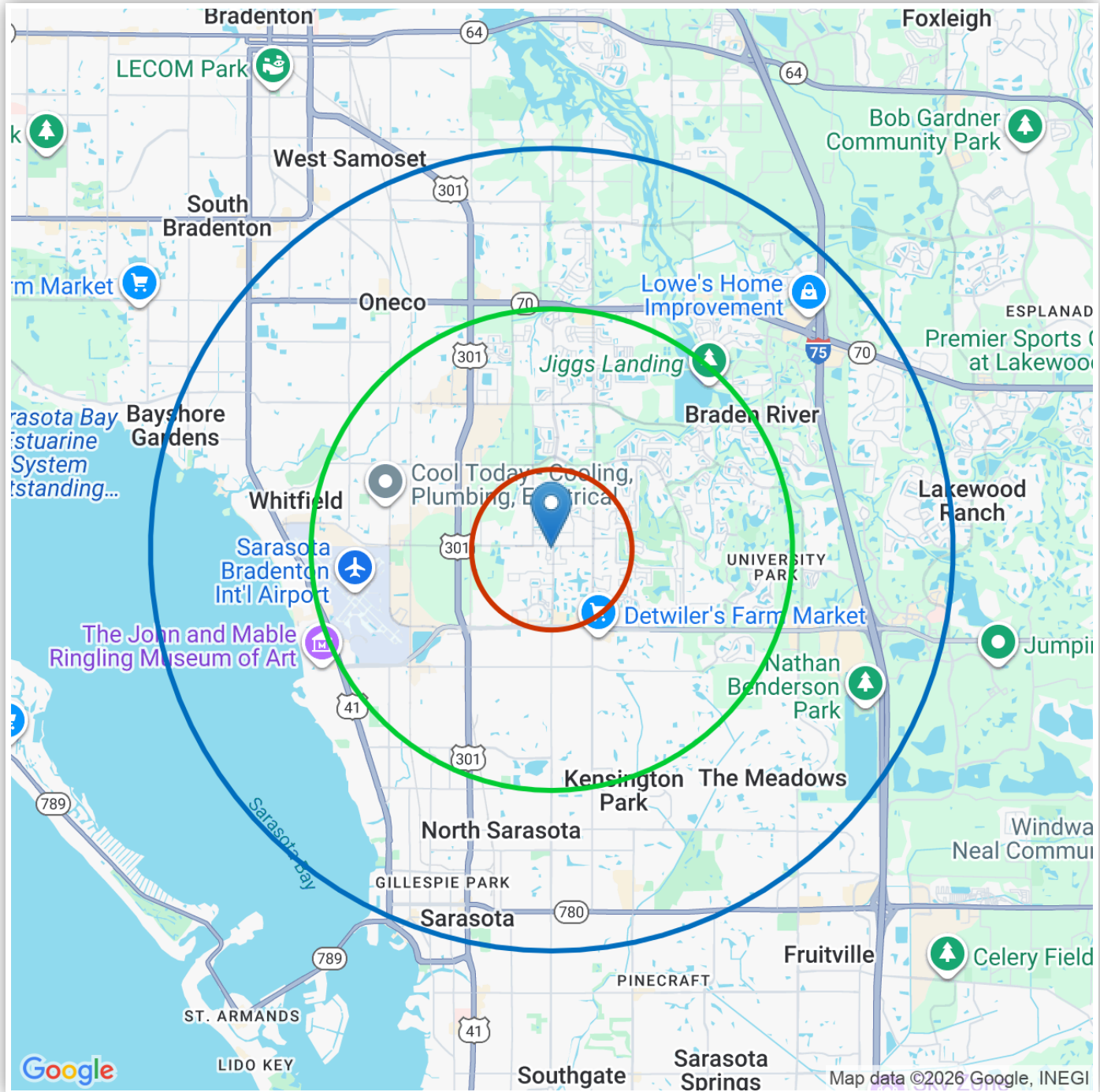
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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)

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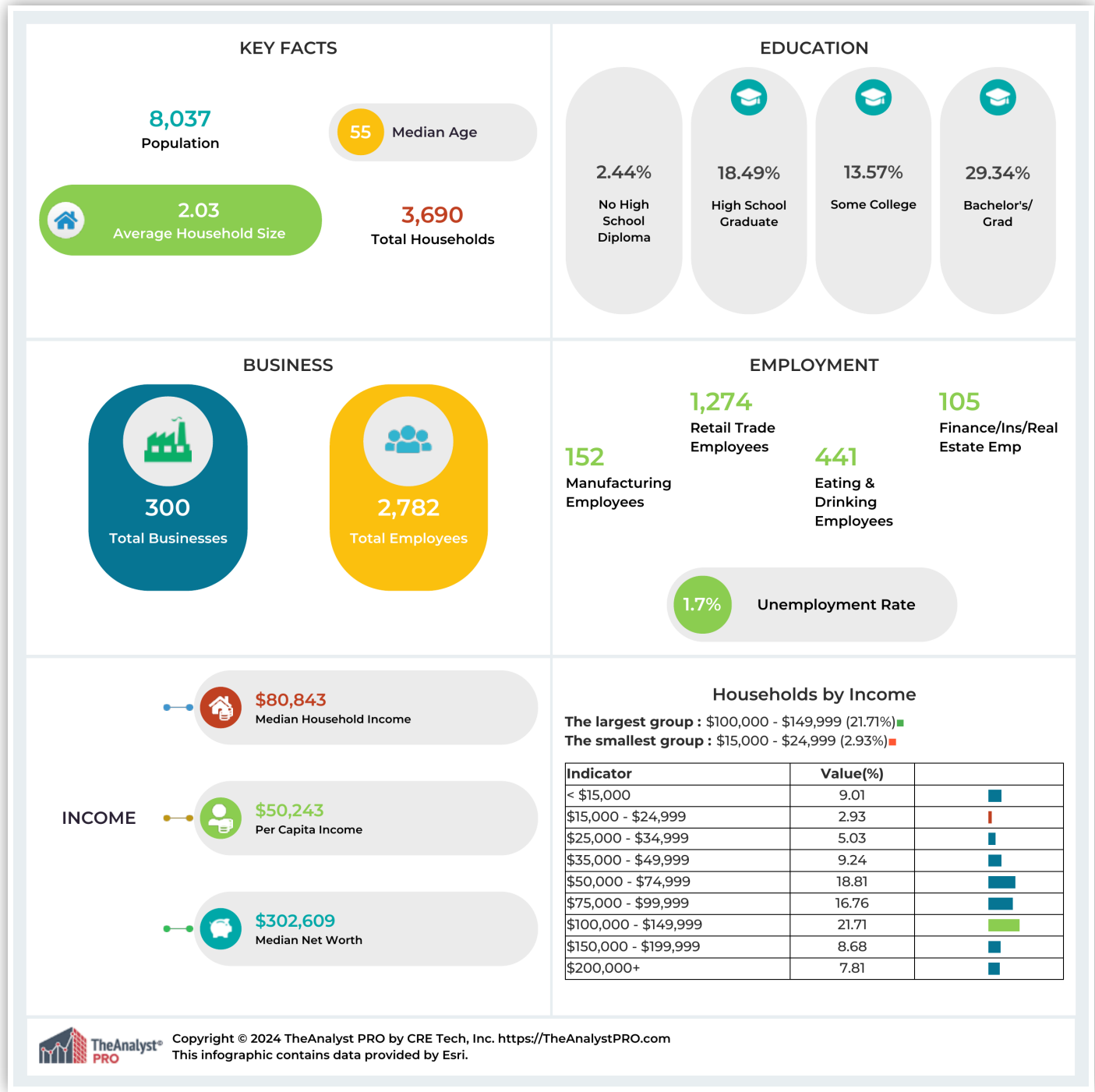
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KEY FACTS

54,451
Population

54.6 Median Age



2.11
Average Household Size

24,454
Total Households

EDUCATION



4.35%

No High
School
Diploma



17.63%

High School
Graduate



16.46%

Some College



22.85%

Bachelor's/
Grad

BUSINESS



3,115
Total Businesses



28,338
Total Employees

EMPLOYMENT

5,776

Retail Trade
Employees

4,421
Manufacturing
Employees

1,475
Eating &
Drinking
Employees

899

Finance/Ins/Real
Estate Emp

3.6%

Unemployment Rate

INCOME



\$76,815
Median Household Income



\$47,918
Per Capita Income



\$339,003
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (20.92%)

The smallest group : \$15,000 - \$24,999 (4.55%)

Indicator	Value(%)	
< \$15,000	6.48	
\$15,000 - \$24,999	4.55	
\$25,000 - \$34,999	5.73	
\$35,000 - \$49,999	10.79	
\$50,000 - \$74,999	20.92	
\$75,000 - \$99,999	15.69	
\$100,000 - \$149,999	19.21	
\$150,000 - \$199,999	8.8	
\$200,000+	7.84	



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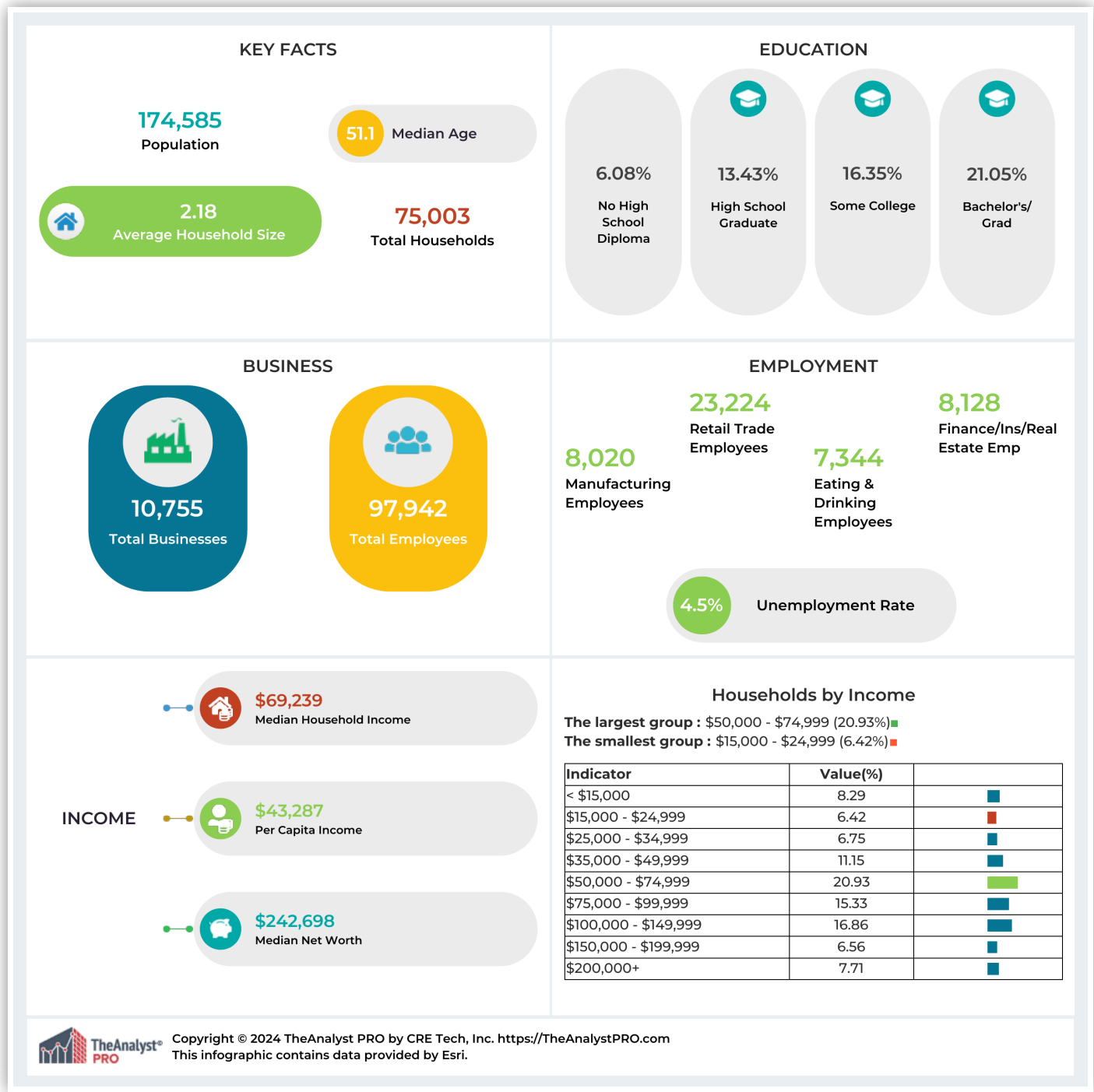


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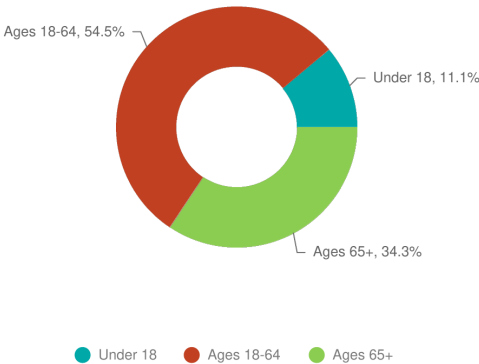




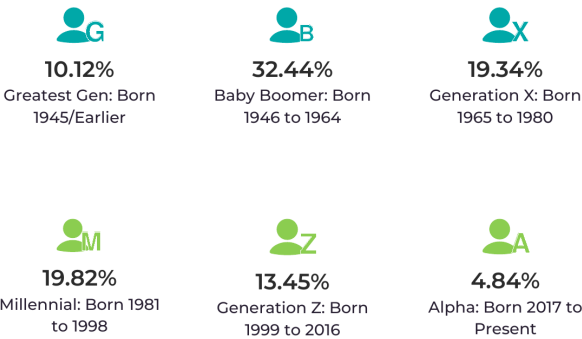
POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

8,037 Population	3,919 Households	55 Median Age
2.03 Avg Size Household	\$80,843 Median Household Income	\$398,616 Median Home Value
97 Wealth Index	80 Housing Affordability	54.4 Diversity Index

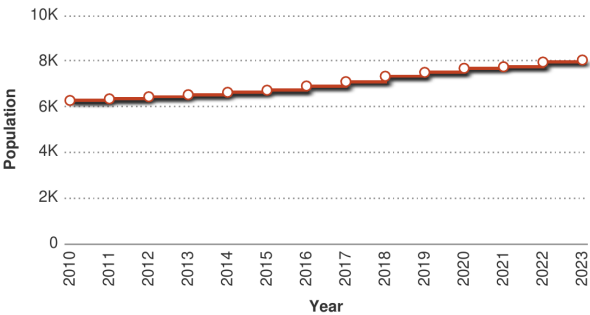
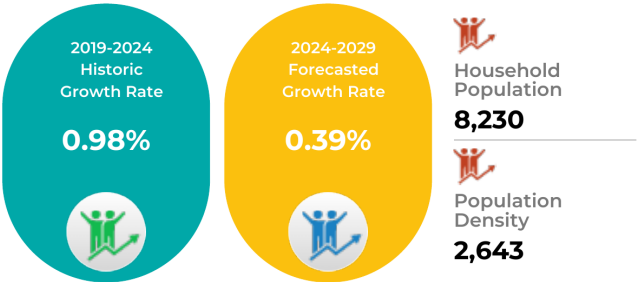
POPULATION BY AGE



POPULATION BY GENERATION



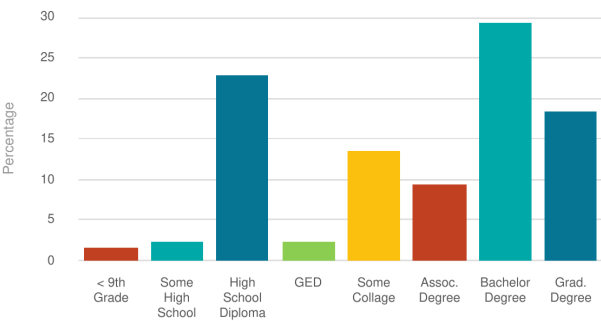
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

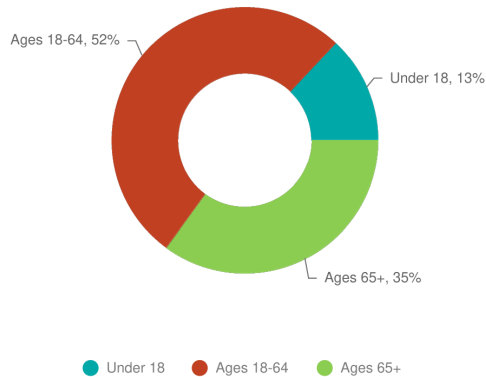
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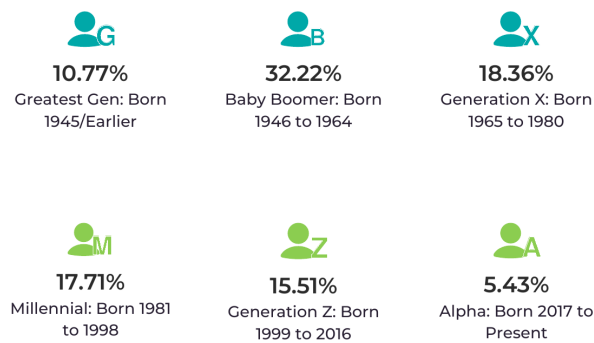
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

54,451 Population	25,367 Households	54.6 Median Age
2.11 Avg Size Household	\$76,815 Median Household Income	\$407,016 Median Home Value
108 Wealth Index	75 Housing Affordability	62.6 Diversity Index

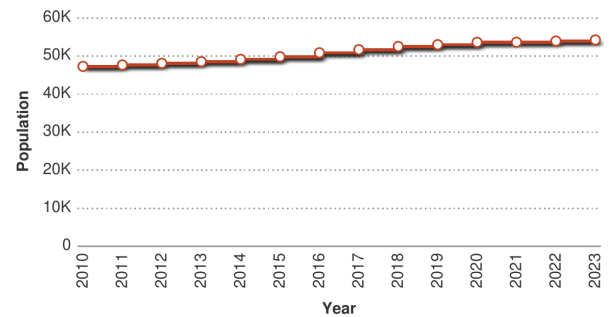
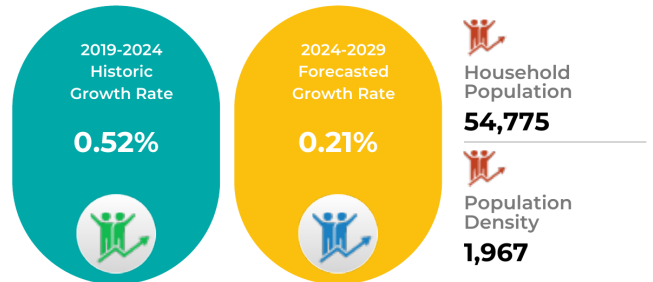
POPULATION BY AGE



POPULATION BY GENERATION



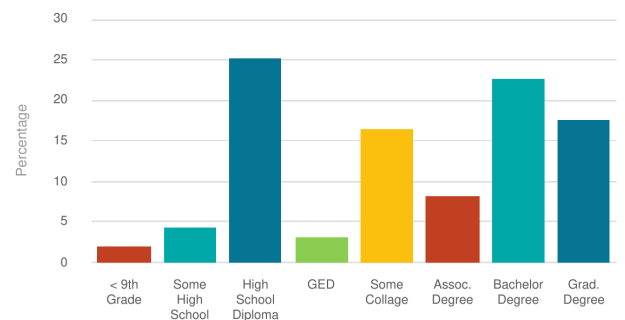
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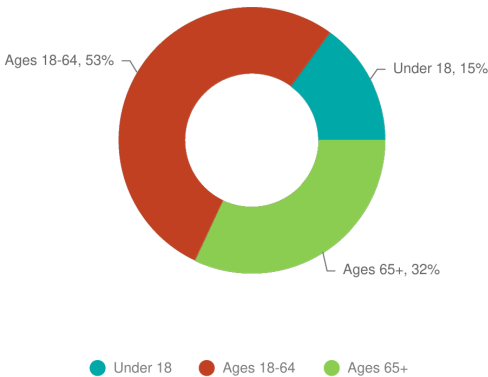
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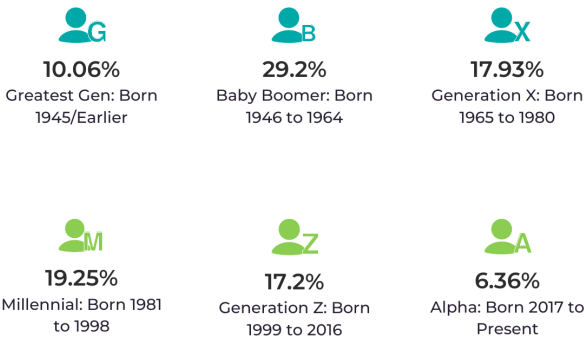
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

174,585	78,078	51.1
Population	Households	Median Age
2.18	\$69,239	\$380,921
Avg Size Household	Median Household Income	Median Home Value
94	72	70.6
Wealth Index	Housing Affordability	Diversity Index

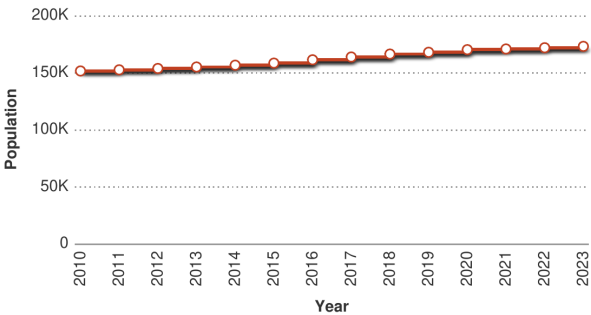
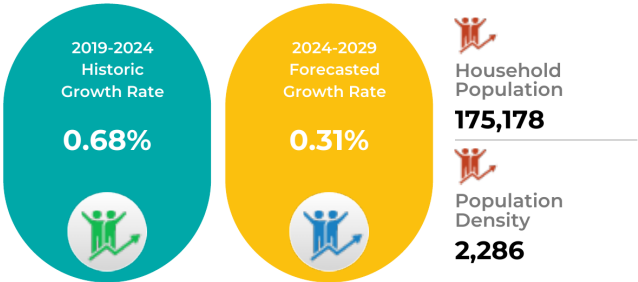
POPULATION BY AGE



POPULATION BY GENERATION



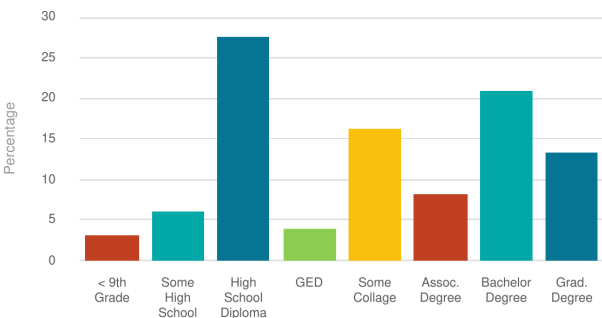
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DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)**CENTURY 21
COMMERCIAL**

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Summary	Census 2010		Census 2020		2025	2030
Population	6,151		7,711		8,070	8,457
Households	2,810		3,690		3,994	4,265
Families	1,746		2,163		2,249	2,380
Average Household Size	2.16		2.07		2.00	1.97
Owner Occupied Housing Units	2,187		2,614		2,785	2,952
Renter Occupied Housing Units	623		1,076		1,209	1,313
Median Age	50.2		54.0		54.1	53.9
Trends: 2025-2030 Annual Rate	Area		State		National	
Population	0.94%		1.08%		0.42%	
Households	1.32%		1.28%		0.64%	
Families	1.14%		1.30%		0.54%	
Owner HHs	1.17%		1.83%		0.91%	
Median Household Income	2.76%		2.85%		2.53%	
Households by Income			2025		2030	
			Number	Percent	Number	Percent
<\$15,000			316	7.9%	278	6.5%
\$15,000 - \$24,999			104	2.6%	85	2.0%
\$25,000 - \$34,999			223	5.6%	192	4.5%
\$35,000 - \$49,999			364	9.1%	322	7.5%
\$50,000 - \$74,999			584	14.6%	543	12.7%
\$75,000 - \$99,999			580	14.5%	587	13.8%
\$100,000 - \$149,999			988	24.7%	1,162	27.2%
\$150,000 - \$199,999			333	8.3%	421	9.9%
\$200,000+			501	12.5%	674	15.8%
Median Household Income			\$90,895		\$104,152	
Average Household Income			\$110,688		\$123,576	
Per Capita Income			\$55,308		\$62,927	
Population by Age	Census 2010		Census 2020		2025	2030
	Number	Percent	Number	Percent	Number	Percent
0 - 4	257	4.2%	238	3.1%	256	3.2%
5 - 9	253	4.1%	250	3.2%	274	3.4%
10 - 14	240	3.9%	275	3.6%	276	3.4%
15 - 19	258	4.2%	298	3.9%	287	3.6%
20 - 24	249	4.0%	346	4.5%	333	3.8%
25 - 34	656	10.7%	882	11.4%	953	11.8%
35 - 44	710	11.5%	738	9.6%	892	11.1%
45 - 54	845	13.7%	932	12.1%	847	10.5%
55 - 64	1,028	16.7%	1,276	16.5%	1,237	15.3%
65 - 74	888	14.4%	1,380	17.9%	1,322	16.4%
75 - 84	540	8.8%	849	11.0%	1,085	13.4%
85+	228	3.7%	247	3.2%	307	3.8%
Race and Ethnicity	Census 2010		Census 2020		2025	2030
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,464	88.8%	6,026	78.1%	6,133	76.0%
Black Alone	246	4.0%	346	4.5%	383	4.7%
American Indian Alone	10	0.2%	13	0.2%	14	0.2%
Asian Alone	185	3.0%	294	3.8%	336	4.2%
Pacific Islander Alone	3	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	130	2.1%	269	3.5%	324	4.0%
Two or More Races	114	1.9%	763	9.9%	879	10.9%
Hispanic Origin (Any Race)	548	8.9%	925	12.0%	1,103	13.7%

Data Note: Income is expressed in current dollars.**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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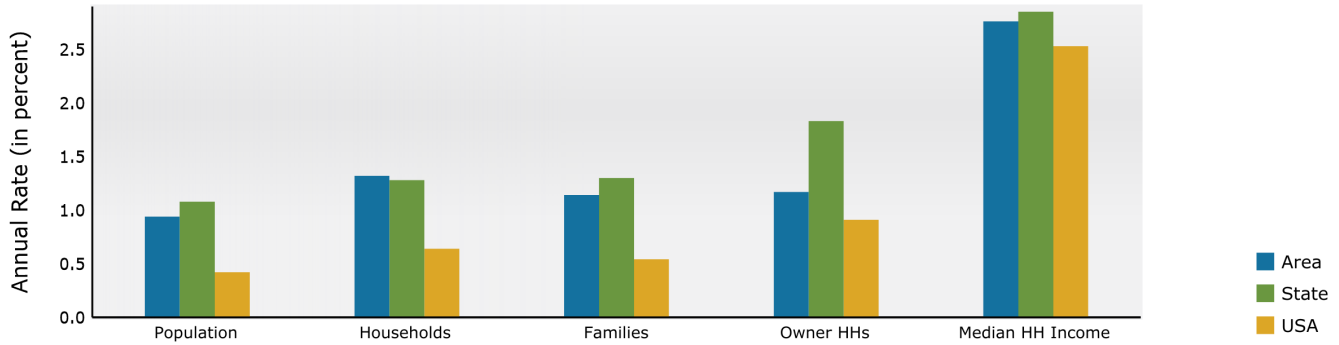
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DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

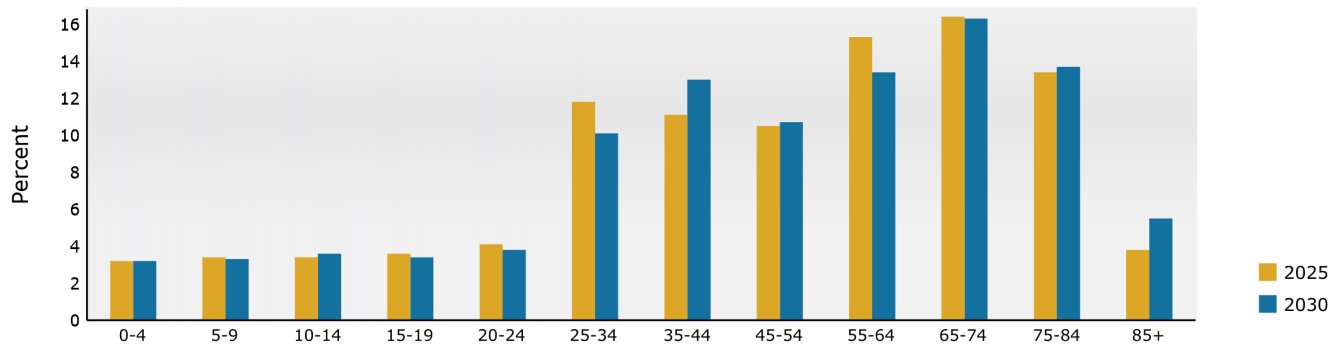
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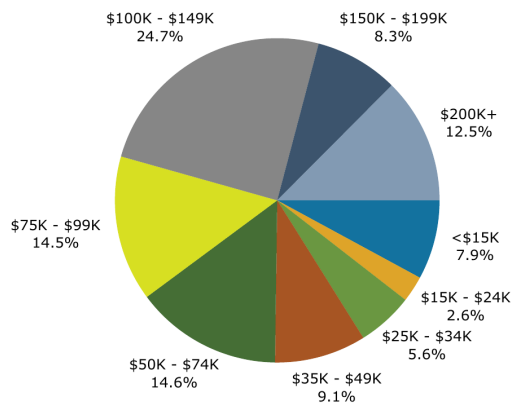
Trends 2025-2030



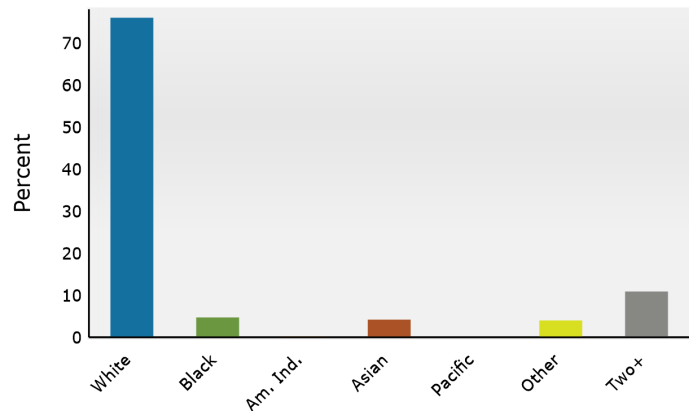
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:13.7%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)**CENTURY 21
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Summary	Census 2010		Census 2020		2025		2030			
Population	47,193		53,266		54,962		56,953			
Households	21,179		24,454		25,917		27,273			
Families	13,090		14,769		15,173		15,886			
Average Household Size	2.18		2.15		2.09		2.06			
Owner Occupied Housing Units	15,758		17,663		19,050		20,515			
Renter Occupied Housing Units	5,421		6,791		6,867		6,758			
Median Age	49.2		53.6		54.1		54.4			
Trends: 2025-2030 Annual Rate			Area		State		National			
Population			0.71%		1.08%		0.42%			
Households			1.03%		1.28%		0.64%			
Families			0.92%		1.30%		0.54%			
Owner HHs			1.49%		1.83%		0.91%			
Median Household Income			3.10%		2.85%		2.53%			
Households by Income					2025		2030			
					Number	Percent	Number	Percent		
<\$15,000					1,713	6.6%	1,506	5.5%		
\$15,000 - \$24,999					1,064	4.1%	842	3.1%		
\$25,000 - \$34,999					1,553	6.0%	1,328	4.9%		
\$35,000 - \$49,999					3,189	12.3%	2,847	10.4%		
\$50,000 - \$74,999					4,197	16.2%	4,082	15.0%		
\$75,000 - \$99,999					3,330	12.8%	3,423	12.6%		
\$100,000 - \$149,999					5,623	21.7%	6,471	23.7%		
\$150,000 - \$199,999					2,317	8.9%	2,965	10.9%		
\$200,000+					2,931	11.3%	3,809	14.0%		
Median Household Income					\$82,773		\$96,411			
Average Household Income					\$111,511		\$123,984			
Per Capita Income					\$52,515		\$59,292			
Population by Age			Census 2010		Census 2020		2025		2030	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			2,137	4.5%	1,831	3.4%	1,865	3.4%	1,930	3.4%
5 - 9			2,093	4.4%	2,008	3.8%	2,099	3.8%	2,062	3.6%
10 - 14			2,219	4.7%	2,297	4.3%	2,126	3.9%	2,250	4.0%
15 - 19			2,394	5.1%	2,308	4.3%	2,362	4.3%	2,228	3.9%
20 - 24			2,358	5.0%	2,771	5.2%	2,603	4.7%	2,684	4.7%
25 - 34			4,618	9.8%	5,175	9.7%	5,605	10.2%	5,441	9.6%
35 - 44			5,185	11.0%	5,050	9.5%	5,611	10.2%	6,261	11.0%
45 - 54			6,266	13.3%	6,080	11.4%	5,781	10.5%	5,980	10.5%
55 - 64			7,317	15.5%	8,306	15.6%	7,887	14.3%	7,294	12.8%
65 - 74			6,801	14.4%	9,531	17.9%	9,148	16.6%	9,461	16.6%
75 - 84			4,354	9.2%	6,083	11.4%	7,674	14.0%	8,267	14.5%
85+			1,451	3.1%	1,829	3.4%	2,202	4.0%	3,094	5.4%
Race and Ethnicity			Census 2010		Census 2020		2025		2030	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			39,167	83.0%	38,515	72.3%	38,633	70.3%	38,676	67.9%
Black Alone			4,188	8.9%	4,240	8.0%	4,448	8.1%	4,782	8.4%
American Indian Alone			126	0.3%	187	0.4%	214	0.4%	230	0.4%
Asian Alone			1,237	2.6%	1,934	3.6%	2,243	4.1%	2,527	4.4%
Pacific Islander Alone			29	0.1%	20	0.0%	23	0.0%	27	0.0%
Some Other Race Alone			1,578	3.3%	2,692	5.1%	3,056	5.6%	3,498	6.1%
Two or More Races			869	1.8%	5,676	10.7%	6,345	11.5%	7,214	12.7%
Hispanic Origin (Any Race)			5,419	11.5%	8,085	15.2%	9,208	16.8%	10,599	18.6%

Data Note: Income is expressed in current dollars.**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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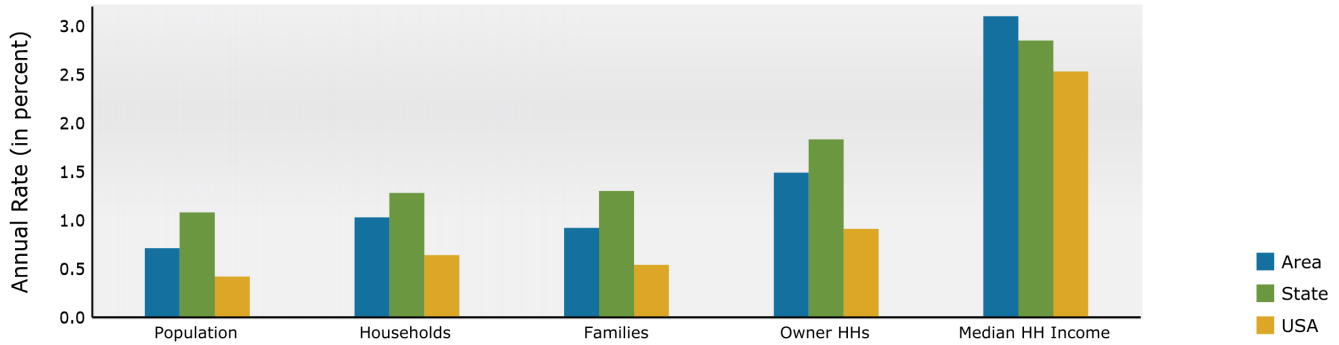
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DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

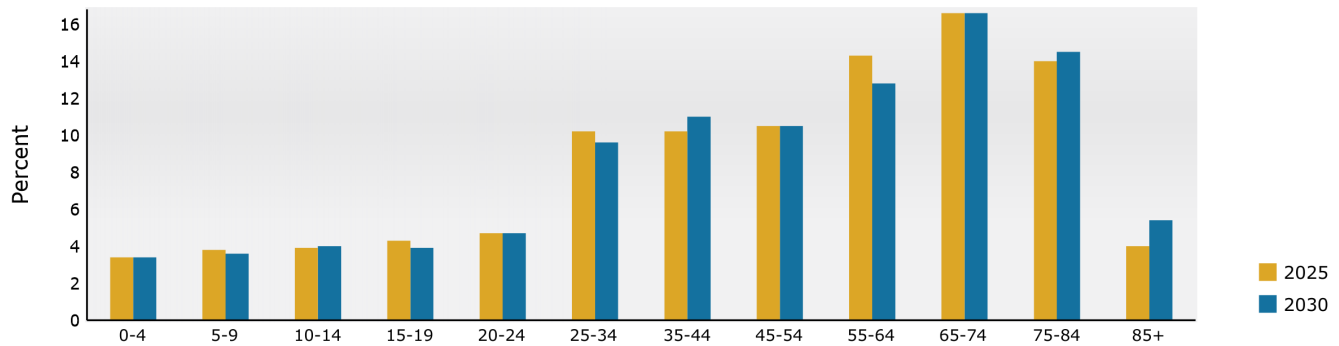
**CENTURY 21
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Beggins Enterprises

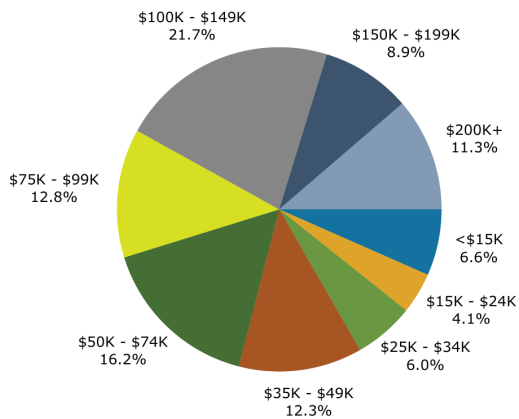
Trends 2025-2030



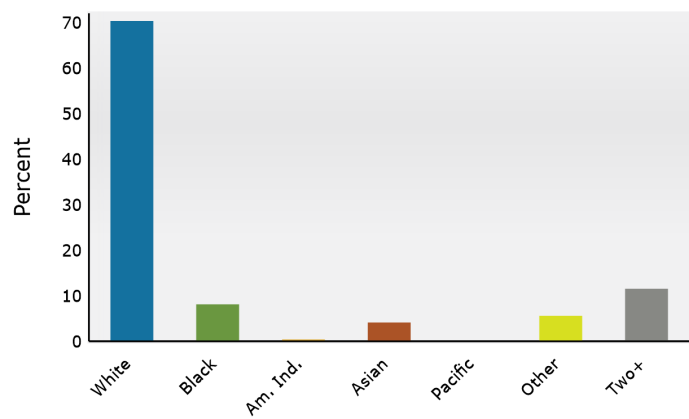
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 16.8%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

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Summary	Census 2010		Census 2020		2025		2030			
Population	150,999		169,641		175,760		183,559			
Households	65,663		75,003		79,401		84,089			
Families	38,799		43,351		44,376		46,628			
Average Household Size	2.24		2.21		2.16		2.13			
Owner Occupied Housing Units	44,566		48,306		52,220		56,879			
Renter Occupied Housing Units	21,097		26,697		27,181		27,210			
Median Age	46.3		50.2		50.6		51.0			
Trends: 2025-2030 Annual Rate			Area		State		National			
Population			0.87%		1.08%		0.42%			
Households			1.15%		1.28%		0.64%			
Families			0.99%		1.30%		0.54%			
Owner HHs			1.72%		1.83%		0.91%			
Median Household Income			2.52%		2.85%		2.53%			
Households by Income					2025		2030			
					Number	Percent	Number	Percent		
<\$15,000					6,589	8.3%	5,967	7.1%		
\$15,000 - \$24,999					4,726	6.0%	3,932	4.7%		
\$25,000 - \$34,999					5,670	7.1%	4,995	5.9%		
\$35,000 - \$49,999					10,122	12.7%	9,340	11.1%		
\$50,000 - \$74,999					13,213	16.6%	13,427	16.0%		
\$75,000 - \$99,999					10,419	13.1%	11,071	13.2%		
\$100,000 - \$149,999					15,362	19.3%	18,058	21.5%		
\$150,000 - \$199,999					5,752	7.2%	7,429	8.8%		
\$200,000+					7,548	9.5%	9,869	11.7%		
Median Household Income					\$73,519		\$83,279			
Average Household Income					\$103,220		\$114,767			
Per Capita Income					\$46,939		\$52,953			
Population by Age			Census 2010		Census 2020		2025		2030	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			8,182	5.4%	6,800	4.0%	6,925	3.9%	7,198	3.9%
5 - 9			7,556	5.0%	7,525	4.4%	7,481	4.3%	7,386	4.0%
10 - 14			7,431	4.9%	8,390	4.9%	7,615	4.3%	7,776	4.2%
15 - 19			8,047	5.3%	8,192	4.8%	8,399	4.8%	7,795	4.2%
20 - 24			8,675	5.7%	9,115	5.4%	9,174	5.2%	9,580	5.2%
25 - 34			16,429	10.9%	18,451	10.9%	19,447	11.1%	19,684	10.7%
35 - 44			16,598	11.0%	17,036	10.0%	18,948	10.8%	20,830	11.3%
45 - 54			19,975	13.2%	18,951	11.2%	18,307	10.4%	19,089	10.4%
55 - 64			20,582	13.6%	25,126	14.8%	24,092	13.7%	22,470	12.2%
65 - 74			18,838	12.5%	26,494	15.6%	26,856	15.3%	28,674	15.6%
75 - 84			13,376	8.9%	16,988	10.0%	21,012	12.0%	23,289	12.7%
85+			5,308	3.5%	6,572	3.9%	7,503	4.3%	9,789	5.3%
Race and Ethnicity			Census 2010		Census 2020		2025		2030	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			118,641	78.6%	113,091	66.7%	113,757	64.7%	114,584	62.4%
Black Alone			17,315	11.5%	16,302	9.6%	17,045	9.7%	18,197	9.9%
American Indian Alone			547	0.4%	873	0.5%	1,029	0.6%	1,136	0.6%
Asian Alone			2,699	1.8%	4,429	2.6%	5,116	2.9%	5,762	3.1%
Pacific Islander Alone			93	0.1%	104	0.1%	124	0.1%	139	0.1%
Some Other Race Alone			8,253	5.5%	14,313	8.4%	16,002	9.1%	18,129	9.9%
Two or More Races			3,451	2.3%	20,530	12.1%	22,687	12.9%	25,612	14.0%
Hispanic Origin (Any Race)			25,783	17.1%	36,397	21.5%	40,730	23.2%	46,265	25.2%

Data Note: Income is expressed in current dollars.**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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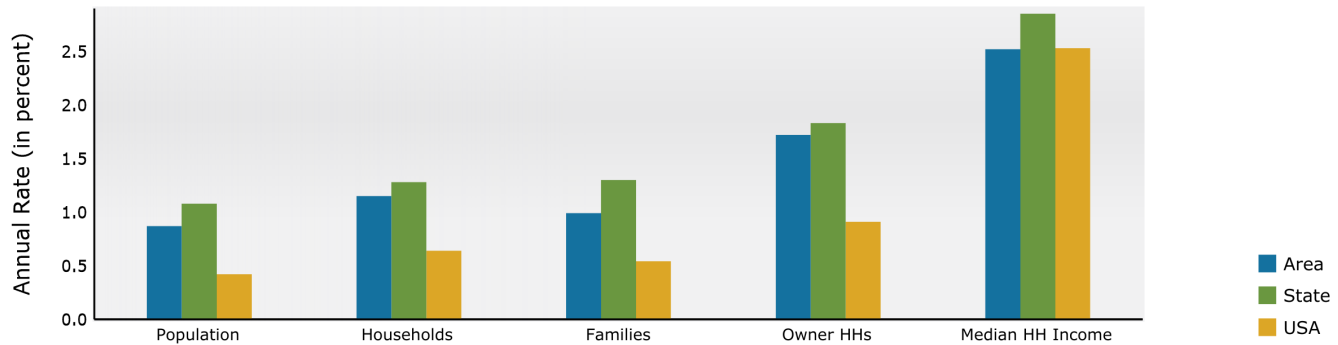
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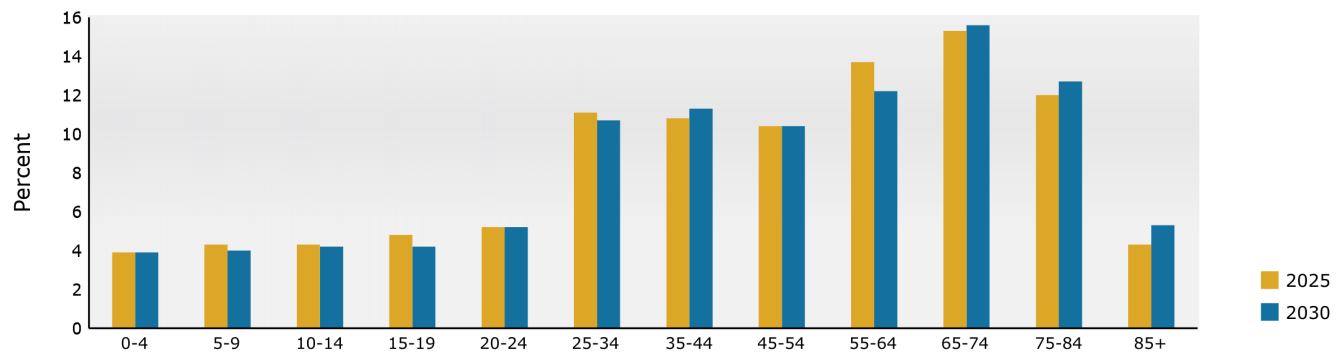
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

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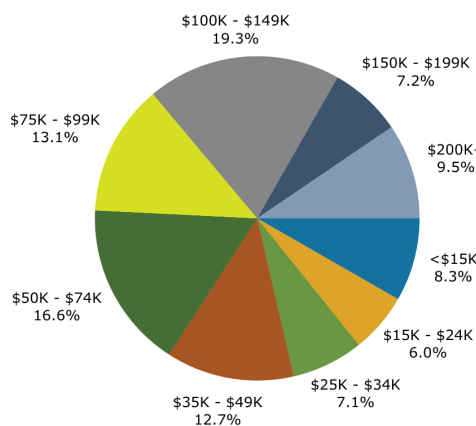
Trends 2025-2030



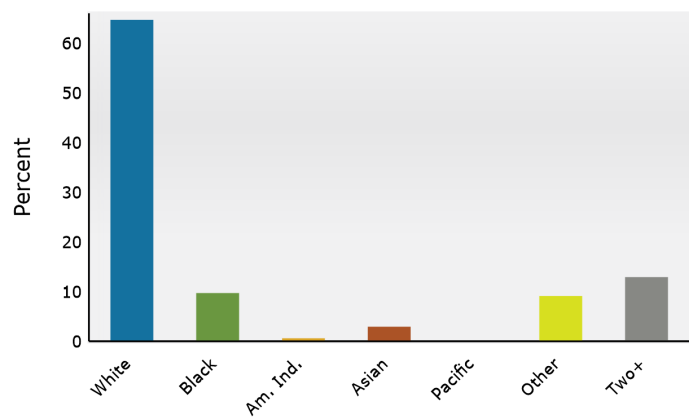
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 23.2%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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HOUSING PROFILE (RING: 1 MILE RADIUS)

Population		Households	
2020 Total Population	7,711	2025 Median Household Income	\$90,895
2025 Total Population	8,070	2030 Median Household Income	\$104,152
2030 Total Population	8,457	2025-2030 Annual Rate	2.76%
2025-2030 Annual Rate	0.94%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	4,153	100.0%	4,564	100.0%	4,769	100.0%
Occupied	3,690	88.9%	3,994	87.5%	4,265	89.4%
Owner	2,614	62.9%	2,785	61.0%	2,952	61.9%
Renter	1,076	25.9%	1,209	26.5%	1,313	27.5%
Vacant	481	11.6%	570	12.5%	504	10.6%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	2,784	100.0%	2,951	100.0%
<\$50,000	7	0.3%	0	0.0%
\$50,000-\$99,999	3	0.1%	0	0.0%
\$100,000-\$149,999	2	0.1%	0	0.0%
\$150,000-\$199,999	41	1.5%	0	0.0%
\$200,000-\$249,999	59	2.1%	0	0.0%
\$250,000-\$299,999	161	5.8%	9	0.3%
\$300,000-\$399,999	782	28.1%	374	12.7%
\$400,000-\$499,999	1,037	37.2%	1,480	50.2%
\$500,000-\$749,999	599	21.5%	917	31.1%
\$750,000-\$999,999	50	1.8%	89	3.0%
\$1,000,000-\$1,499,999	39	1.4%	75	2.5%
\$1,500,000-\$1,999,999	4	0.1%	7	0.2%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$432,498		\$473,818	
Average Value	\$459,591		\$527,406	

Census 2020 Housing Units	Number	Percent
Total	4,153	100.0%
Housing Units In Urbanized Areas	4,153	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	2,614	100.0%
Owned with a Mortgage/Loan	1,665	63.7%
Owned Free and Clear	949	36.3%

Data Note: Persons of Hispanic Origin may be of any race.**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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HOUSING PROFILE (RING: 1 MILE RADIUS)**Census 2020 Vacant Housing Units by Status**

	Number	Percent
Total	481	100.0%
For Rent	133	27.7%
Rented- Not Occupied	7	1.5%
For Sale Only	34	7.1%
Sold - Not Occupied	30	6.2%
Seasonal/Recreational/Occasional Use	251	52.2%
For Migrant Workers	0	0.0%
Other Vacant	27	5.6%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	3,690	2,614	70.8%
15-24	100	12	12.0%
25-34	352	119	33.8%
35-44	395	219	55.4%
45-54	551	349	63.3%
55-59	391	294	75.2%
60-64	377	284	75.3%
65-74	852	746	87.6%
75-84	527	464	88.0%
85+	146	127	87.0%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	3,690	2,614	70.8%
White Alone	3,050	2,274	74.6%
Black/African American Alone	152	54	35.5%
American Indian/Alaska Native	5	1	20.0%
Asian Alone	100	78	78.0%
Pacific Islander Alone	1	0	0.0%
Other Race Alone	91	43	47.3%
Two or More Races	293	164	56.0%
Hispanic Origin	337	183	54.3%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	3,690	2,614	70.8%
1-Person	1,211	828	68.4%
2-Person	1,619	1,252	77.3%
3-Person	432	271	62.7%
4-Person	263	168	63.9%
5-Person	93	54	58.1%
6-Person	52	32	61.5%
7+ Person	20	10	50.0%

2025 Housing Affordability

Housing Affordability Index	78
Percent of Income for Mortgage	29.8%

Data Note: Persons of Hispanic Origin may be of any race.**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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HOUSING PROFILE (RING: 3 MILE RADIUS)**CENTURY 21
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Population		Households	
2020 Total Population	53,266	2025 Median Household Income	\$82,773
2025 Total Population	54,962	2030 Median Household Income	\$96,411
2030 Total Population	56,953	2025-2030 Annual Rate	3.10%
2025-2030 Annual Rate	0.71%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	28,522	100.0%	30,052	100.0%	31,574	100.0%
Occupied	24,454	85.7%	25,917	86.2%	27,273	86.4%
Owner	17,663	61.9%	19,050	63.4%	20,515	65.0%
Renter	6,791	23.8%	6,867	22.9%	6,758	21.4%
Vacant	4,019	14.1%	4,135	13.8%	4,301	13.6%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	19,052	100.0%	20,513	100.0%
<\$50,000	698	3.7%	433	2.1%
\$50,000-\$99,999	550	2.9%	181	0.9%
\$100,000-\$149,999	338	1.8%	123	0.6%
\$150,000-\$199,999	542	2.8%	240	1.2%
\$200,000-\$249,999	800	4.2%	371	1.8%
\$250,000-\$299,999	1,148	6.0%	648	3.2%
\$300,000-\$399,999	3,678	19.3%	2,827	13.8%
\$400,000-\$499,999	5,065	26.6%	6,242	30.4%
\$500,000-\$749,999	4,614	24.2%	7,075	34.5%
\$750,000-\$999,999	1,067	5.6%	1,587	7.7%
\$1,000,000-\$1,499,999	384	2.0%	550	2.7%
\$1,500,000-\$1,999,999	55	0.3%	60	0.3%
\$2,000,000+	113	0.6%	176	0.9%
Median Value	\$435,005		\$487,063	
Average Value	\$467,586		\$543,149	

Census 2020 Housing Units	Number	Percent
Total	28,522	100.0%
Housing Units In Urbanized Areas	28,522	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	17,664	100.0%
Owned with a Mortgage/Loan	10,009	56.7%
Owned Free and Clear	7,655	43.3%

Data Note: Persons of Hispanic Origin may be of any race.**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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HOUSING PROFILE (RING: 3 MILE RADIUS)**Census 2020 Vacant Housing Units by Status**

	Number	Percent
Total	4,019	100.0%
For Rent	803	20.0%
Rented- Not Occupied	69	1.7%
For Sale Only	338	8.4%
Sold - Not Occupied	125	3.1%
Seasonal/Recreational/Occasional Use	2,311	57.5%
For Migrant Workers	2	0.0%
Other Vacant	370	9.2%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	24,454	17,663	72.2%
15-24	536	92	17.2%
25-34	2,138	757	35.4%
35-44	2,591	1,366	52.7%
45-54	3,376	2,158	63.9%
55-59	2,281	1,694	74.3%
60-64	2,595	2,030	78.2%
65-74	5,845	5,073	86.8%
75-84	3,872	3,445	89.0%
85+	1,218	1,048	86.0%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	24,454	17,663	72.2%
White Alone	19,423	15,049	77.5%
Black/African American Alone	1,613	685	42.5%
American Indian/Alaska Native	78	35	44.9%
Asian Alone	537	402	74.9%
Pacific Islander Alone	5	4	80.0%
Other Race Alone	817	361	44.2%
Two or More Races	1,981	1,128	56.9%
Hispanic Origin	2,616	1,300	49.7%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	24,454	17,663	72.2%
1-Person	7,771	5,343	68.8%
2-Person	10,584	8,503	80.3%
3-Person	2,908	1,944	66.9%
4-Person	1,879	1,161	61.8%
5-Person	813	444	54.6%
6-Person	324	170	52.5%
7+ Person	176	99	56.2%

2025 Housing Affordability

Housing Affordability Index	70
Percent of Income for Mortgage	32.9%

Data Note: Persons of Hispanic Origin may be of any race.**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	169,641	2025 Median Household Income	\$73,519
2025 Total Population	175,760	2030 Median Household Income	\$83,279
2030 Total Population	183,559	2025-2030 Annual Rate	2.52%
2025-2030 Annual Rate	0.87%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	89,898	100.0%	94,256	100.0%	99,794	100.0%
Occupied	75,003	83.4%	79,401	84.2%	84,089	84.3%
Owner	48,306	53.7%	52,220	55.4%	56,879	57.0%
Renter	26,697	29.7%	27,181	28.8%	27,210	27.3%
Vacant	14,890	16.6%	14,855	15.8%	15,705	15.7%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	52,223	100.0%	56,879	100.0%
<\$50,000	3,373	6.5%	2,774	4.9%
\$50,000-\$99,999	3,142	6.0%	1,856	3.3%
\$100,000-\$149,999	2,562	4.9%	1,425	2.5%
\$150,000-\$199,999	2,304	4.4%	1,361	2.4%
\$200,000-\$249,999	2,604	5.0%	1,517	2.7%
\$250,000-\$299,999	2,917	5.6%	1,871	3.3%
\$300,000-\$399,999	8,493	16.3%	7,462	13.1%
\$400,000-\$499,999	10,344	19.8%	13,150	23.1%
\$500,000-\$749,999	10,927	20.9%	16,976	29.8%
\$750,000-\$999,999	2,981	5.7%	4,566	8.0%
\$1,000,000-\$1,499,999	1,632	3.1%	2,464	4.3%
\$1,500,000-\$1,999,999	326	0.6%	546	1.0%
\$2,000,000+	618	1.2%	911	1.6%
Median Value	\$406,936		\$477,361	
Average Value	\$449,772		\$539,558	

Census 2020 Housing Units	Number	Percent
Total	89,898	100.0%
Housing Units In Urbanized Areas	89,814	99.9%
Rural Housing Units	84	0.1%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	48,306	100.0%
Owned with a Mortgage/Loan	26,156	54.1%
Owned Free and Clear	22,150	45.9%

Data Note: Persons of Hispanic Origin may be of any race.**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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HOUSING PROFILE (RING: 5 MILE RADIUS)**Census 2020 Vacant Housing Units by Status**

	Number	Percent
Total	14,890	100.0%
For Rent	3,048	20.5%
Rented- Not Occupied	254	1.7%
For Sale Only	1,150	7.7%
Sold - Not Occupied	384	2.6%
Seasonal/Recreational/Occasional Use	8,650	58.1%
For Migrant Workers	4	0.0%
Other Vacant	1,400	9.4%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	75,003	48,306	64.4%
15-24	1,901	298	15.7%
25-34	7,505	2,229	29.7%
35-44	8,690	3,805	43.8%
45-54	10,299	5,964	57.9%
55-59	7,099	4,850	68.3%
60-64	7,888	5,679	72.0%
65-74	16,435	13,341	81.2%
75-84	10,938	9,005	82.3%
85+	4,248	3,136	73.8%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	75,003	48,306	64.4%
White Alone	56,715	40,406	71.2%
Black/African American Alone	5,873	2,145	36.5%
American Indian/Alaska Native	302	132	43.7%
Asian Alone	1,301	897	68.9%
Pacific Islander Alone	28	11	39.3%
Other Race Alone	4,036	1,465	36.3%
Two or More Races	6,748	3,250	48.2%
Hispanic Origin	10,840	4,487	41.4%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	75,003	48,306	64.4%
1-Person	25,617	15,714	61.3%
2-Person	29,394	21,817	74.2%
3-Person	8,957	5,150	57.5%
4-Person	6,097	3,311	54.3%
5-Person	2,920	1,378	47.2%
6-Person	1,303	600	46.0%
7+ Person	714	336	47.1%

2025 Housing Affordability

Housing Affordability Index	66
Percent of Income for Mortgage	34.6%

Data Note: Persons of Hispanic Origin may be of any race.**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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LOCATION RISK ANALYSIS



AI Location Risk Summary

Flood Risk Analysis

Risk Assessment: Flood hazard data is present. The FEMA flood map indicates various flood risk zones in the vicinity, including High Risk Areas (Zones A, AE, AH, AO, AR, A99, V, VE) and Moderate/Low Risk Areas (Zones B, C, X). The subject property is shown on the FEMA map and appears to be located outside of any Special Flood Hazard Area (SFHA), placing it in a low to moderate risk zone.

Recommendation: The subject property is located in a FEMA-designated low-risk flood zone, indicating minimal likelihood of flooding. While this reduces potential exposure, investors and tenants should still confirm local requirements and consider standard insurance coverage as a precaution.



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LOCATION RISK ANALYSIS

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AI Location Risk Summary

Environmental Risk Analysis

Database Overview: This summary focuses on facilities with the highest perceived environmental risk. TheAnalyst® PRO's proprietary Environmental Database aggregates environmental records from 88 local, state, and national sources across the U.S., tracking 115 Interest Types classified by High, Moderate, and Low Risk of Contamination.

Proximity Analysis: Facilities identified in the report within a 0.50-mile radius of the subject property (includes the 0.25-mile facilities above). Only Interest Types classified as High or Moderate Risk are included below.



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LOCATION RISK ANALYSIS

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High Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No high risk facilities found

Moderate Risk Contamination Facilities within 0.25 miles (1 facilities)

Facility Name	Address	Risk Type
SOUTHERN MANATEE FIRE RESCUE S	NA	STORM WATER CONSTRUCTION

NA



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LOCATION RISK ANALYSIS

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Environmental Recommendation: The report identifies a nearby facility with an NPDES-related stormwater construction interest type within the 0.25-mile radius. Engage a qualified environmental consultant to review permit records, stormwater management documentation, and site-specific topography to evaluate potential surface water and groundwater migration pathways and the potential for offsite impacts.

Final Risk Assessment Summary

Executive Summary: The subject property is situated in a FEMA-designated low-risk flood zone, suggesting minimal likelihood of flooding. While this reduces exposure to flood-related hazards, it remains prudent for stakeholders to review local requirements and consider standard insurance coverage. Environmental database screening identifies several stationary facilities and regulatory interest types nearby; while no immediate high-risk sites are flagged, due diligence should include review of these records for any site-specific concerns. The Location Risk Analysis contains no records classified as Highest Risk of Contamination within the 0.25- or 0.5-mile search radii. One Moderate Risk Interest Type (STORM WATER CONSTRUCTION / NPDES-related) was identified for SOUTHERN MANATEE FIRE RESCUE S within the 0.25-mile radius. Other listed facilities in the report show only State Master entries or ICIS-NPDES NON-MAJOR entries, which are not included as Moderate or High Risk per the report classification rules. Given the presence of an NPDES-related stormwater construction entry within the primary 0.25-mile assessment zone, it is advisable to retain an environmental professional to review permit details, historical site use, and local topography. Assessing elevation and potential uphill sources is important because stormwater and subsurface flow can transport contaminants; a targeted Phase I Environmental Site Assessment or a permit-level review would better define potential risks and any required follow-up actions.

Disclaimer: This summary was generated by AI using the Location Risk Analysis data selected for this report. While it is designed to provide helpful insight, it should not be relied upon as a substitute for professional due diligence. All parties involved in this property are responsible for verifying all content with qualified experts and consultants before making investment or operational decisions.



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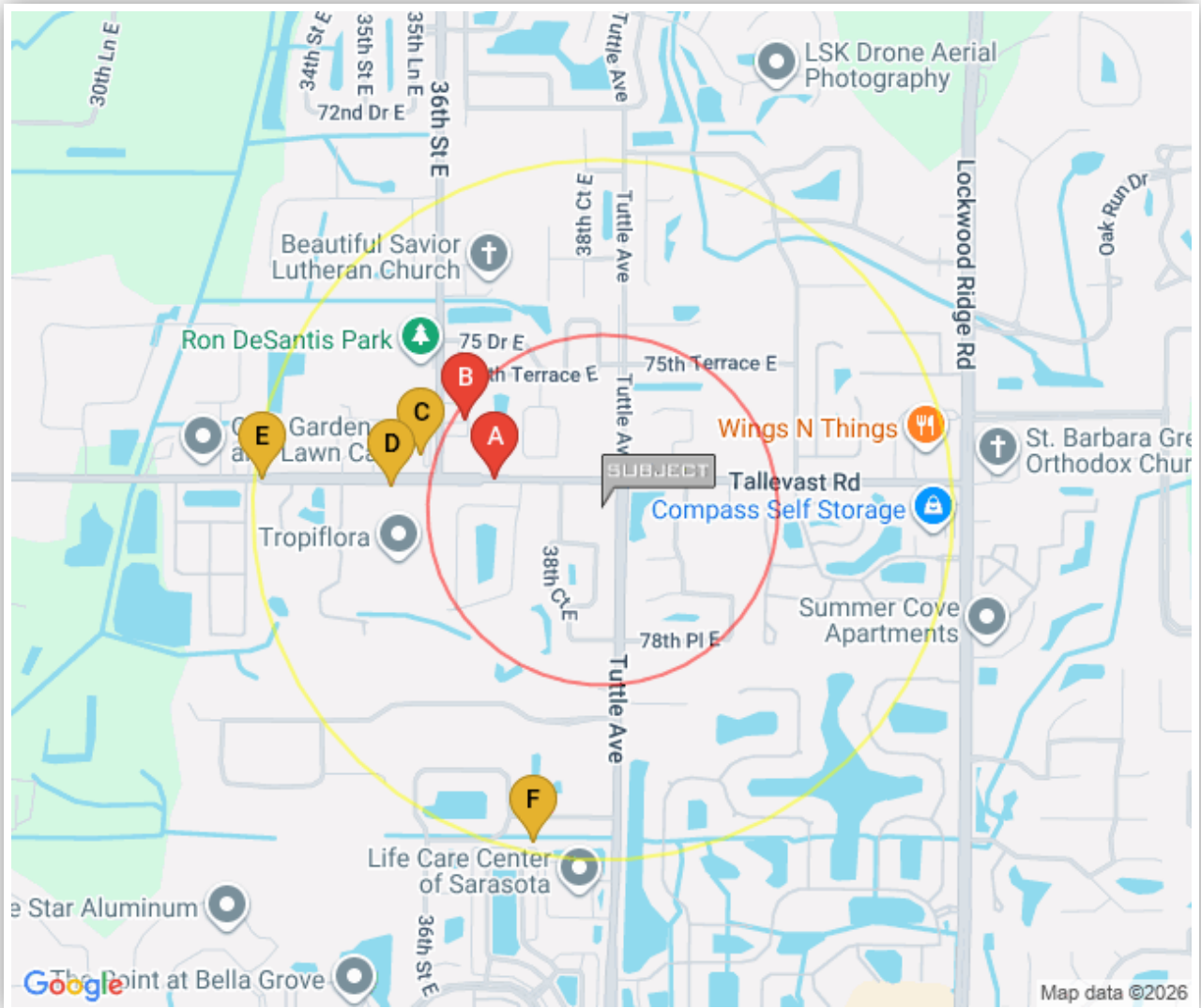
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LOCATION RISK ANALYSIS

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ENVIRONMENTAL RISK ANALYSIS



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LOCATION RISK ANALYSIS**CENTURY 21
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Locations within 0.25 mile of Subject

**SAMMYS SMALL WORLD**

Latest Update: 05-Mar-2013

Site Type: STATIONARY
County: MANATEE
Country: UNITED STATES

Address: 3631 TALLEVAST RD
Facility Detail Report: [110032792958](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		GABE GADAH	
STATE MASTER	FDM		GABE GADAH	

**SOUTHERN MANATEE FIRE RESCUE S**

Latest Update: 01-Apr-2016

Site Type: STATIONARY
County: MANATEE
Country: USA

Address:
Facility Detail Report: [110041949657](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			

Locations within 0.50 mile of Subject

**NEW PLACE**

Latest Update:

Site Type: STATIONARY
County: MANATEE
Country:

Address:
Facility Detail Report: [110070262828](#)



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LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	manmager	REGGIE PHILLIPS	
ICIS-NPDES NON-MAJOR	NPDES	manmager	REGGIE PHILLIPS	
STORM WATER CONSTRUCTION	NPDES	owner	TIMOTHY J ROSLANSKY	
ICIS-NPDES NON-MAJOR	NPDES	owner	TIMOTHY J ROSLANSKY	

**HONORE AVENUE EAST EXTENSION**

Latest Update: 23-Apr-2008

Site Type:

STATIONARY

Address:

HONORE AVE

County:

SARASOTA

Facility Detail Report:[110035605547](#)**Country:**

UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	vice president	PATRICK K NEAL	
STATE MASTER	FDM	vice president	PATRICK K NEAL	

**PALM LAKES CONDOMINIUM**

Latest Update: 05-Mar-2013

Site Type:

STATIONARY

Address:

3250 TALLEVAST ROAD

County:

MANATEE

Facility Detail Report:[110020529178](#)**Country:**

UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		J D WRIGHT	
STATE MASTER	FDM		J D WRIGHT	



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LOCATION RISK ANALYSIS



F SAN MICHELE AT UNIVERSITY COM

Latest Update: 05-Mar-2013

Site Type: STATIONARY Address: NW CORNER OF BROADWAY &
County: MANATEE TUTTLE
Country: UNITED STATES Facility Detail Report: 110024577251

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	vice president	CHRISTOPHER CHEW	
STATE MASTER	FDM	vice president	CHRISTOPHER CHEW	



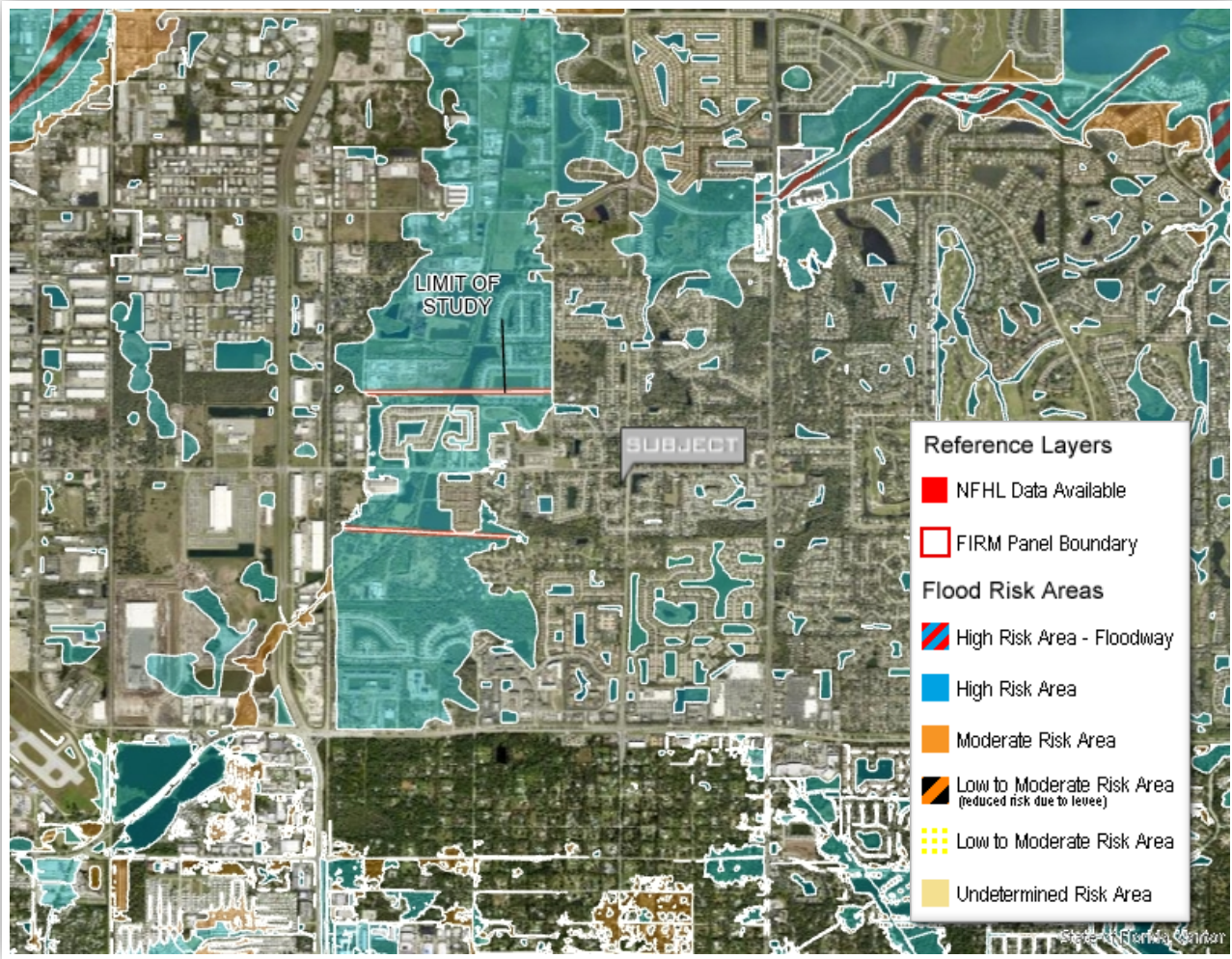
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Flood Risk Analysis
FEMA Map Last Updated:2022-08-12



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LOCATION RISK ANALYSIS

Flood Hazard Designations

FEMA Map Last Updated: 2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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LOCATION RISK ANALYSIS



Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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Michael's customer service goal is to provide your "FINEST REAL ESTATE EXPERIENCE! ... GUARANTEED"! Our local knowledge extends well beyond my many years and history in Pinellas from the 1960's and then High School, the US Navy, SPJC, and USF local educations. It includes extensive award-winning business achievements within the industry. Pinellas County is a truly unique and value-added address. Whatever commercial, business, or multi-family property or water view you want to enjoy or offer for sale, whether sunsets over the Gulf, sunrises over the Bays or views along the intra-coastal waterway, we provide the knowledge as well as the technology, web presence and international links to expose and advertise more properties to more people than anyone.

Finding the right property for the right person involves much more than just posting it and we invite you to find out from us just what we can do to move you to your next location. Our expertise extends beyond our CENTURION® level of service within the largest CENTURY 21® company in the State. My extensive training and dedication to our clients includes recognized certifications as a CCIM, CIPS, SFR, and TRC.



Commercial, Business and Multi-Family buyers and owners also can take advantage of the water as an instrument to command higher rents, take advantage of the tourist business, or the potential for appreciation. We have sold and helped Buyers buy premium and distressed commercial properties throughout Pinellas County and look forward to assisting you with your property needs and have the expertise to evaluate and determine accurate NOI, ROI and values based upon your requirements and realistic expectations. CENTURY 21®'s Global presence offers prospective Sellers and Buyers information in the language, units of measurement and price they are familiar with and include translations, a 70+ country network of offices and dedicated agents that can assist to find Buyers who can afford our lifestyle, enjoy the amenities of Florida and contribute to our area.

Call me at 727-641-5918 to find out what your property will actually sell for or to discuss the various communities, businesses and land along the beaches and in the County. See how your business and lifestyle may fit one area or another better and find your place in the sunshine! ..

**CENTURY 21
COMMERCIAL**

Beggins Enterprises

CENTURY 21 BEGGINS ENTERPRISES

*MICHAEL REICHENBACH, CCIM,
CIPS, COMMERCIAL BROKER*



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