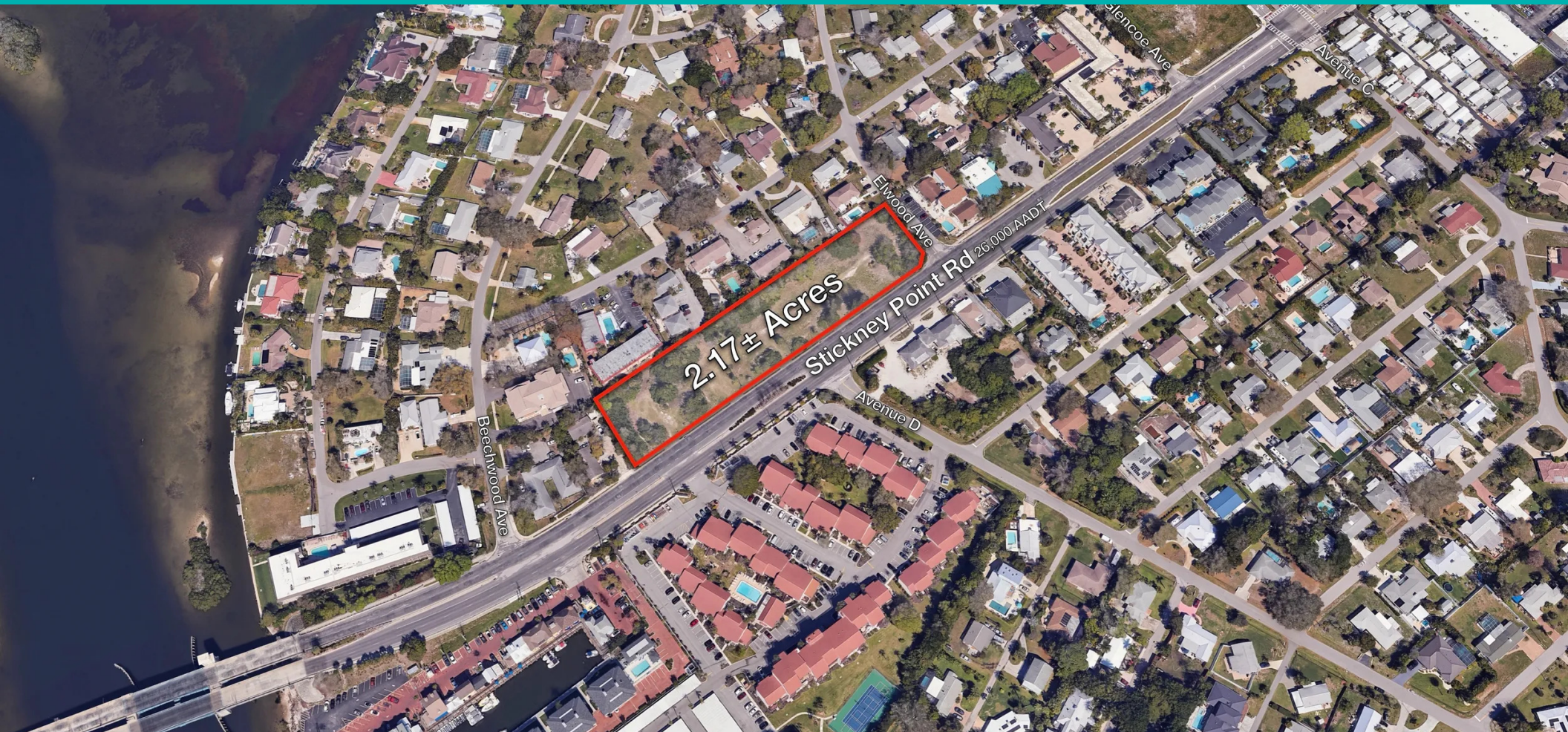


Siesta Sunset - Luxury High-Rise Development



SIESTA SUNSET

1631 STICKNEY POINT RD, SARASOTA, FL 34231

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Conceptual Project Rendering



Property Description

PROPERTY DESCRIPTION

Introducing a rare development opportunity on Stickney Point Road near US 41 in Sarasota. RMF-4 zoning allows for up to 38 units, with two decks of structured parking of up to 12 feet each and 85 feet of residential living above, for a total building height of 109 feet. The site presents the opportunity to deliver an ultra luxury condominium experience in a submarket that has not seen a high end condominium delivery in years.

The property offers 670 feet of frontage on Stickney Point Road, which carries an average annual daily traffic count of 26,000 vehicles. It sits within the Sarasota County utilities franchise area and is served by a potable water transmission main and collector gravity sewer main along the south side of Stickney Point Road. The site is completely dry and free of structures, with mature palms and foliage set mostly along the perimeter. Approximately 0.85 acres fall within flood zone AE, while the remainder sits in flood zone X500.

LOCATION DESCRIPTION

Located on the northwest corner of Stickney Point Road and Elmwood Avenue, the site sits 620 feet from the waterfront, 3,000 feet from Siesta Key Beach and three miles from Siesta Key Village. Directly across the street is a park recently acquired by Sarasota County. At the intersection of US Highway 41 and Stickney Point Road sits a Publix anchored shopping center and the high end, highly anticipated Benderson development, which is now leasing its retail components. One street to the east lies the emerging Gulf Gate Estates, known for its unique restaurants and vibrant nightlife. Roughly five miles from downtown Sarasota and eight miles from St. Armands Circle, the site offers excellent access to some of the area's most popular attractions. All measurements are approximations.

MUNICIPALITY

Sarasota

PROPERTY SIZE

2.17 Acres

ZONING

RMF4

BROKER CONTACT INFO

Josh Streitmatter

Advisor

813.287.8787 x113

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Western Aerial



Eastern Aerial



Southern Aerial

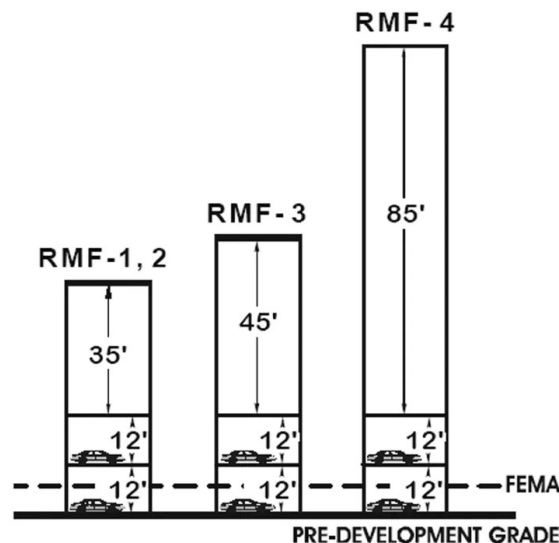


Northern Aerial



Sarasota County Development Code - RMF4

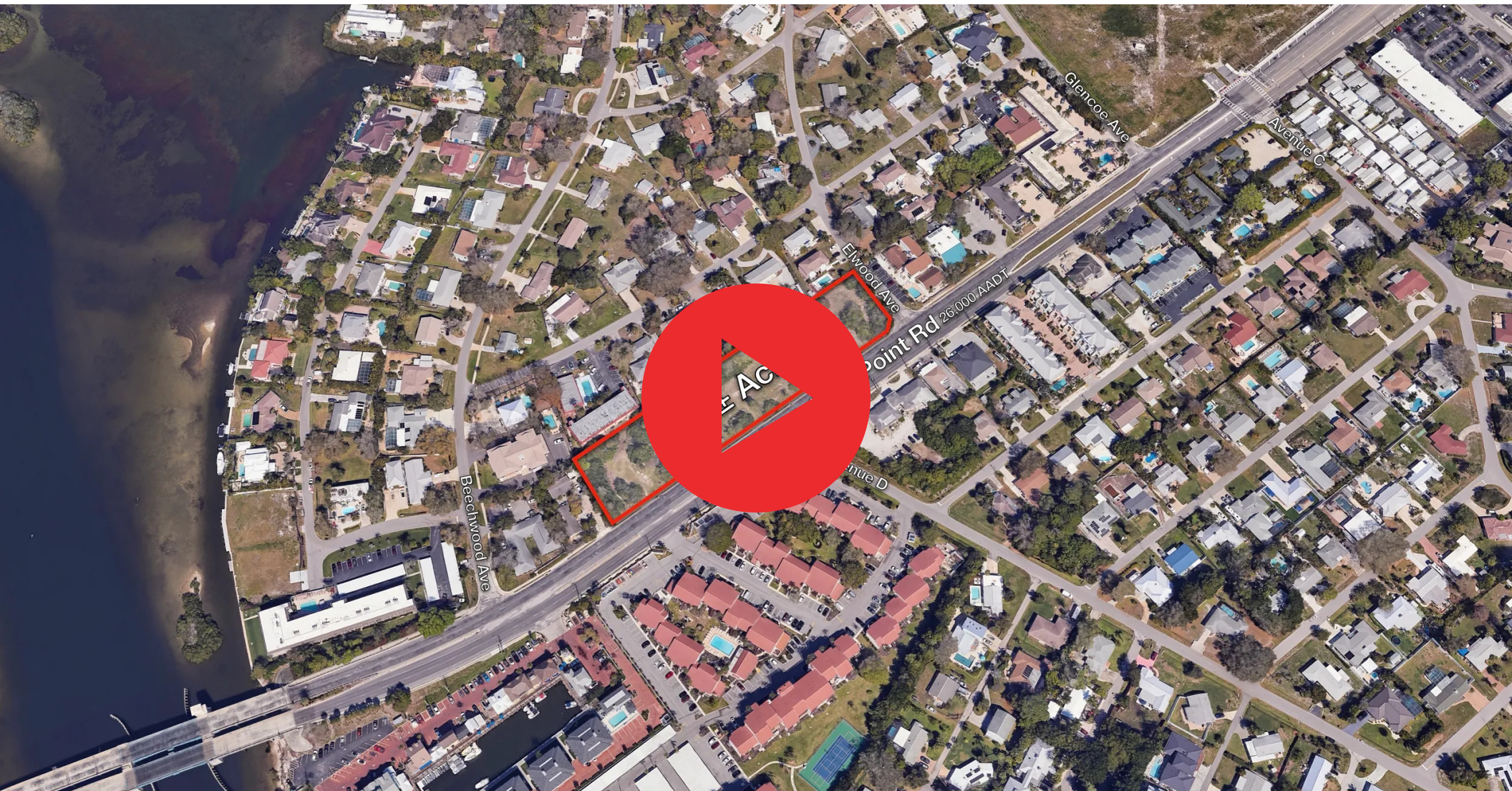
- 6.6.3. *Additional Height for In-Structure Parking.* To reduce the impervious area typically associated with required surface parking, an increase in the maximum building height in the RMF District is allowed if in-structure parking is provided, as follows:
- A maximum of two levels of in-structure parking shall be permitted to count toward additional building height in excess of the maximum building height requirement for the district. However, within 250 feet of the Intracoastal Waterway or the bays, only one level of in-structure parking shall be permitted, except in the RMF-4 District that is permitted a maximum of two levels of in-structure parking when located 80 or more feet landward of the Intracoastal Waterway or the bays.
 - The maximum height of two permitted levels of in-structure parking shall not exceed 24 feet measured from predevelopment existing grade to the ceiling of the second level of in-structure parking.
 - Each parking story shall not exceed 12 feet in height, measured from predevelopment existing grade to the ceiling of the parking level and with a clear height of ten feet six inches from the parking level floor to the lowest structural member above the parking level floor.
 - When in-structure parking is used, the maximum height of the building shall be measured from the finished floor of the first habitable story. Nonconforming lots of record zoned RMF shall also comply with Section 8.4.5.
 - For any lands rezoned to the RMF District after October 27, 2003, this paragraph shall be applied only where a development concept plan submitted with the rezoning petition indicates that in-structure parking is proposed and specifies the number of parking levels proposed.
 - Any in-structure parking requirement contained in a Critical Area Planning Study that is more restrictive than the above standards shall apply (for example, the Osprey Revitalization Plan).
 - The following graphic illustrates the requirements contained in subsections b., c. and d., above.



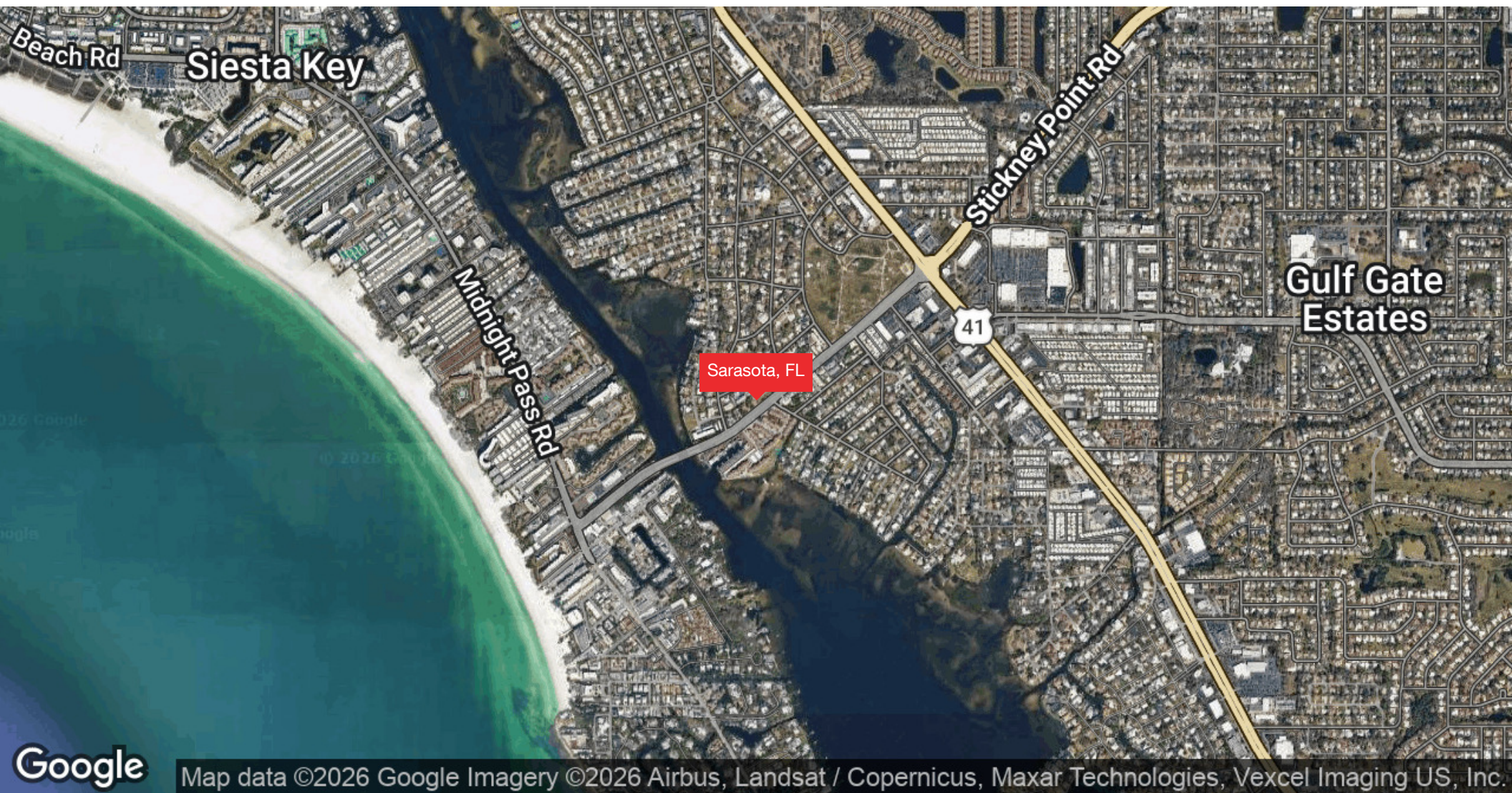
Property Floodzones



Drone Video



Regional Map



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

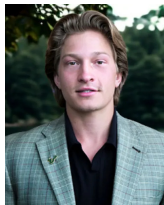
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



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Questions | Give us a call or drop us an email

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