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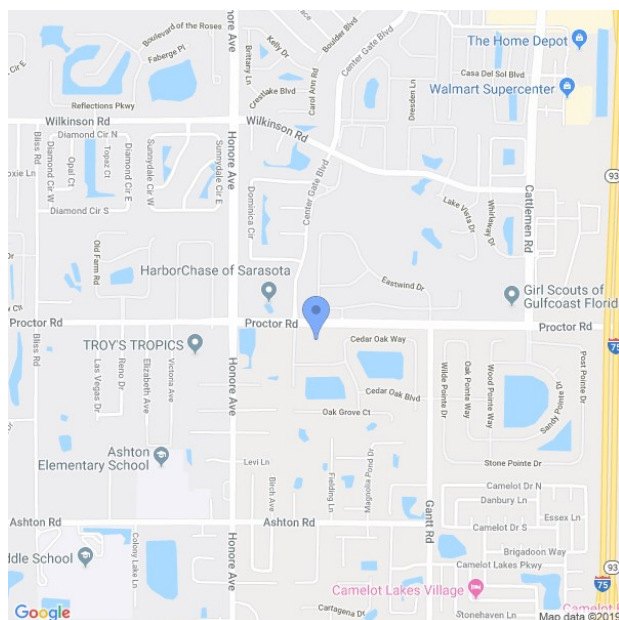
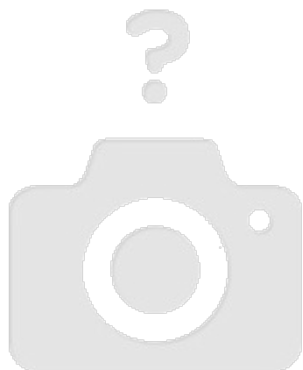


# 3.29 Acres Development Site

5430 PROCTOR RD, SARASOTA, FLORIDA 34233-3827



COMMERCIAL • LAND • FOR SALE



**SALE PRICE \$1,400,000**  
**SALE TYPE DEVELOPMENT**

**ZONING OUE**  
**ANNUAL TAXES \$8,566.74**  
**LAND AREA 3.29 ACRES**

- Less than 2 miles to nearest Hospital • 2 miles to I-75 • 8 miles to Siesta Key Beach
- 2 miles to schools, restaurants, and shopping • 390 ft frontage on Proctor Rd • Future Land Use: 72 bed facility
- Traffic Count: 8300 AADT • Potential rezoning to allow up to 116 beds
- Area ALF's competition near or at capacity

3.29+/- Acre infill site on Proctor Rd. Would be a great location for Assisted Living Facility. Less than 2 miles to nearest Hospital. Future Land Use allows for 72 beds total. Site can potentially be rezoned to RMF2 which would allow 116 beds. There are 5 ALF's less than 2.5 miles away.

ALBRITTON FARMS, BEG AT SW COR OF LOT 454, THREE OAKS UNIT 1, TH N-0-37-22-E 135.85 FT TH N-89-22-38-W 82.38 FT TH N-0-03-48-E 73 FT TH N-89- 22-38-W 42 FT TH N-0-03-48-E 171.16 FT TH N-89-22-38-W 263.23 FT TH S-0-37-22-W 380 FT TH S-89 -22-38-E 390 FT TO POB, LESS NLY 13 FT FOR PROCTOR RD R/W & SUBJ TO 45.5 FT STREET LIGHT ESMTS AS DESC IN ORI 2003222866, BEING PART OF LOTS 3 & 4, BLK 2, SARASOTA VENICE CO SUB OF SEC

