



Developable Property

Sarasota Bradenton International Airport

Sarasota, Florida USA





Airport Location

Perfectly located for your convenience.

SRQ, the Gateway to Florida's Gulf Coast, is Western Florida's most centrally located airport. The Sarasota-Bradenton extended catchment area connects to 61% of Florida's population within 150 miles via Interstate 75 and US Highway 41.

Drive time to other major Florida Cities:

- St. Petersburg - 1 hr (35 miles/56 km)
- Tampa - 1 hr, 10 min (52 miles/84 km)
- Ft. Myers - 1 hr, 30 min (80 miles/128 km)
- Orlando - 2 hr, 10 min (127 miles/204 km)
- Miami - 3 hr, 20 min (223 miles/ 360 km)

Drive time to:

- Downtown Sarasota: 10 minutes
- Downtown Bradenton: 10 minutes
- Gulf Coast beaches: 15+ minutes

Climate:

- Average annual air temperature: 73oF (22.7oC)
- Average annual high: 81.8oF (27.6oC)
- Average annual low: 64.2oF (17.8oC)



Strong Transportation Network



GENERAL

All construction on the parcels or within commercial leased space must conform to the State of Florida Building and Fire Codes and FAA standards and design criteria.

UTILITIES

Water, electric and natural gas utilities are in most cases in close proximity to the sites. Proposer(s) shall arrange for service with all required utility providers during construction at their sole obligation and expense. It is anticipated that water, sanitary sewer, storm drainage, electrical, natural gas, and communications systems will be required for these developments. All utilities shall be separately metered at the point of connection and all subsequent operational utility charges shall be the responsibility of the proposer(s).



PERMITS

Proposers shall be responsible for securing all federal, state and local permits, licenses, and approvals necessary to develop and operate any proposed improvements or facilities.



PARCELS AVAILABLE FOR DEVELOPMENT



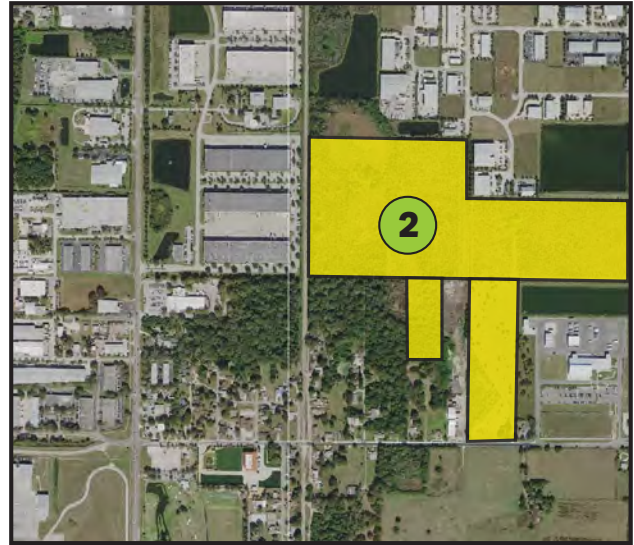
PARCELS AVAILABLE FOR DEVELOPMENT



Property - 1

Clyde Jones Road

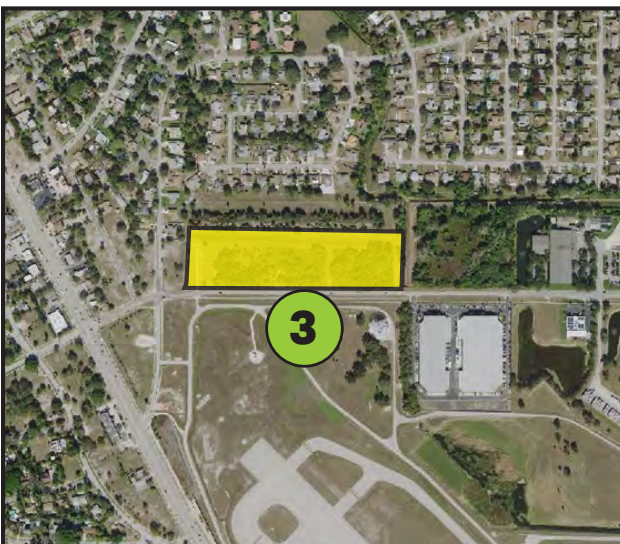
- 91.7+ acres
- Airside North Quad Commercial Park
- Dividable lease



Property - 2

2105 Tallevast Road

- 75+ acres: 3 dividable parcels
- Zoned Light/Heavy Industrial
- Frontage on 301, Tallevast and 18th Street E.
- Sale or lease site



Property - 3

453 Tallevast Road

- 16+ acres, 6+ developable acres
- Commercial/Light Industrial
- Lease Site



Property - 4

445 Suwanee Avenue

- 2 parcels: 0.63 acres
- Zoned Light/Heavy Industrial

PARCELS AVAILABLE FOR DEVELOPMENT



Property - 5

8101 N. Tamiami Trail

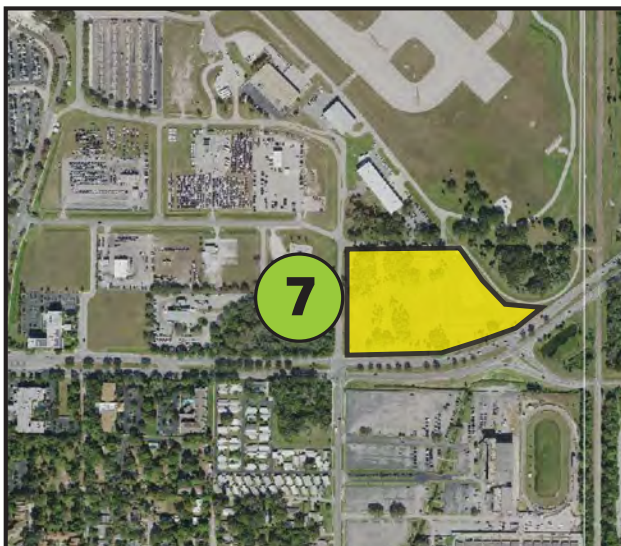
- 7+ acres
- Commercial/Light Industrial/Aviation
- N. Tamiami Trail frontage and developable access to airfield
- Lease site



Property - 6

8371, 8375, 8381 N. Tamiami Trail

- 7.5 acres: 3 parcels - 0.95, 0.81 and 0.81 acres with 5+ acres undeveloped
- Commercial/Light Industrial/Aviation
- PDMU (Planned Development Mixed Use)
- Flood is HUD Zone C
- Available utilities
- Direct access to airfield
- Access from N. Tamiami and Tower Road
- Lease Site



Property - 7

Old Bradenton Road and University Parkway

- 13+ acres
- Commercial/Light Industrial
- Lease site

PARCELS AVAILABLE FOR DEVELOPMENT



Property - 8

15th Street

- 2 developable acres
- Aviation
- Lease site



Property - 9

8237 15th Street

- SRQ Aviation Parke of Commerce
- 25+ acres: 2 parcels - 16.46 and 14.63 acres
- Zoning A-1 + LM
- Flood is HUD Zone C
- Sidewalk/Paving
- Cul de Sac
- Dividable Lease



Property - 10

7990 15th Street

- 5+ acres: 1 parcel
- Aviation
- Taxiway B Access
- Utilities available
- Lease site



Property - 11

Clyde Jones Road

- 2+ acres
- Access to Taxiway Delta and Perimeter Road
- Lease site



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