



# ABSOLUTE ONLINE AUCTION • DEC. 5<sup>TH</sup> - 12<sup>TH</sup>

2450 University Parkway, Sarasota, FL 34243



## 4.8± acres with 348' of frontage on University Parkway

[auction@higgenbotham.com](mailto:auction@higgenbotham.com)

BIDDING INFORMATION AT:

**HIGGENBOTHAM.COM • 800-257-4161**

- Possible opportunity for multi-family or re-zone (with county approval) for commercial uses and have a lakefront office complex.
- Direct frontage with good visibility on University Parkway (48,000 AADT)
- This property is less than 2 miles from Sarasota/Bradenton International Airport, less than 4 miles to Downtown Sarasota, 4.5 miles from I-75 and Lakewood Ranch, and 9 miles to Downtown Manatee. Centrally located to everything! Less than 45 minutes to Tampa/Saint Petersburg metro area, or 1 hour to Fort Myers metro area. Cover the entire Southwest Coast from this location!
- Directions: From I-75, Exit 213 (University Parkway) Go East 4 Miles. Property is on the South Side of Road, Look For Auction Signs.

**Online/App Bidding:** \$1,000 Credit Card Authorization to Bid (credited back after auction). Earnest Money Deposit of 10% Of The Total Purchase Price Due Within 24 Hours Of Auction. Remaining Balance Due At Closing On Or Before 30 Days. 11% Buyer Premium. Successful bidders not executing and returning their contract immediately following the auction and wiring the earnest money deposit in the time frame stated, will be considered in default. Purchaser is responsible for all wire transfers; instructions will be sent. \*Pre-auction offers are accepted. Subject to pre-auction sale, change or withdrawal without notice. **Disclosure:** Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurement, & other figures described in this brochure are approximate and therefore not necessarily to scale. All properties sold AS IS, WHERE IS. Not responsible for accidents or injuries. All properties subject to sale prior to auction. 191212 M.E. Higgenbotham, CAI, CE5, AARE FL Lic. #AU305 AB158.



# ABSOLUTE AUCTION



**UNIVERSITY GROVE**

**4.8± ACRES  
ABSOLUTE**

**Sarasota, FL**

*Great visibility with opportunity for Multi-Family or re-zone (with county approval) for Commercial Uses!*

Higgenbotham Auctioneers  
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**4.8± Acres Of Prime University Frontage  
Sarasota, FL**

**Online Auction: December 5<sup>th</sup> - 12<sup>th</sup>**