

PROPOSAL

1507 Bay Point Dr

1507 BAY POINT DR

Sarasota, FL 34236

PRESENTED BY:

LARRY STARR

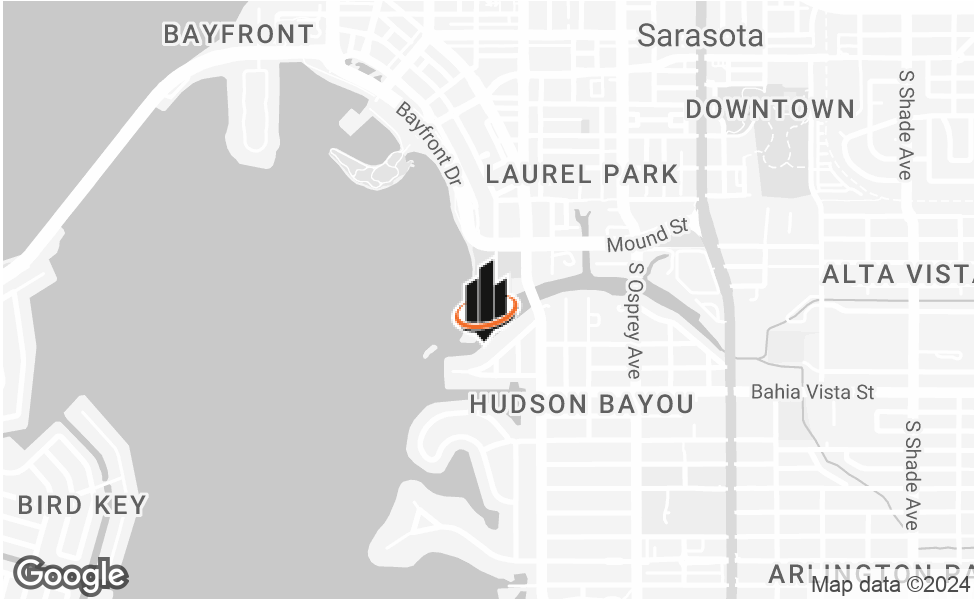
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FL #303911



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,950,000
LOT SIZE:	41,835 SF
PRICE / ACRE:	\$5,154,105
YEAR BUILT:	1999
ZONING:	RSF1
APN:	2036140022

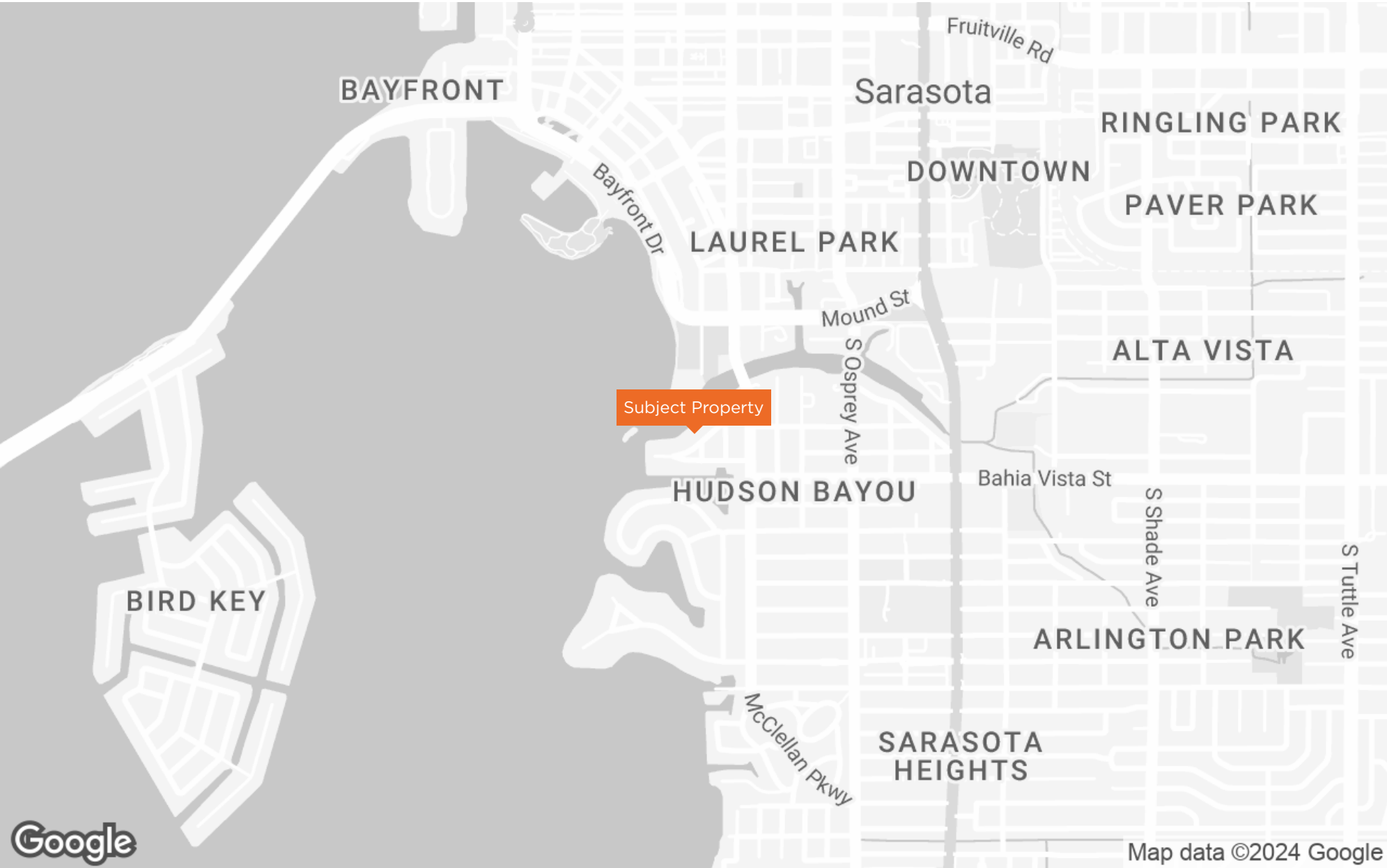
PROPERTY OVERVIEW

ATTENTION all builders and agents! Two excellent lots available for sale just south of Downtown Sarasota. Two separate waterfront lots at 0.5 acres each creates an excellent home development site.

ADDITIONAL PHOTOS



REGIONAL MAP



AERIAL MAP

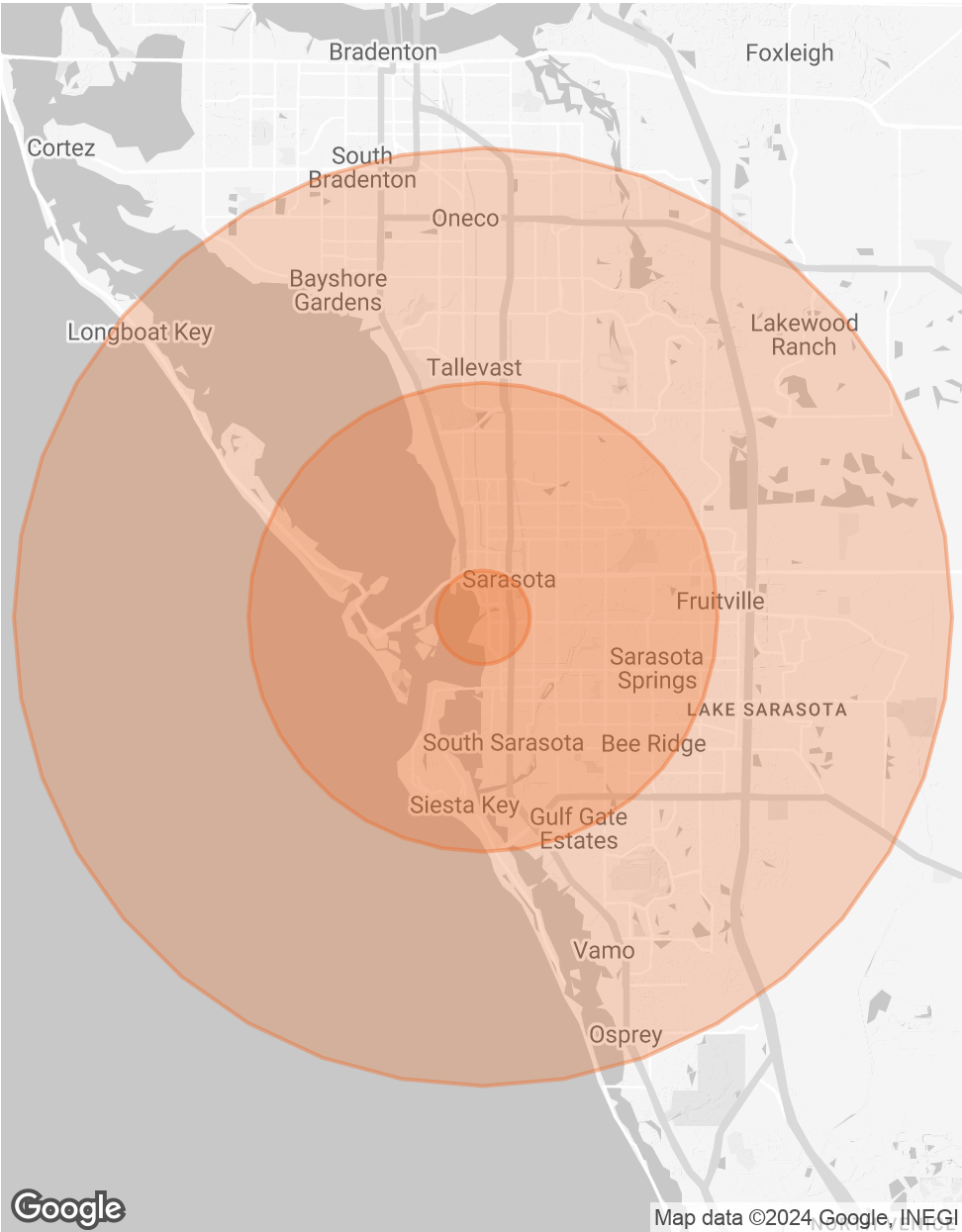


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,996	153,237	366,011
AVERAGE AGE	56.6	49.5	50.9
AVERAGE AGE (MALE)	53.9	47.1	49.2
AVERAGE AGE (FEMALE)	59.5	51.6	52.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,424	86,341	203,551
# OF PERSONS PER HH	1.5	1.8	1.8
AVERAGE HH INCOME	\$90,573	\$72,962	\$71,398
AVERAGE HOUSE VALUE	\$659,968	\$352,674	\$316,499

2020 American Community Survey (ACS)



ADVISOR BIO 1



LARRY STARR

Executive Director

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PROFESSIONAL BACKGROUND

Larry Starr serves as Executive Director for SVN Commercial Advisory Group, specializing in the forward movement of commercial real estate deals for clients who include buyers and sellers of all commercial property types. Starr also specializes in land and development projects along with hospitality based assets in the West Coast Florida markets of Sarasota, Manatee and Charlotte Counties.

With 25 plus years of residential and commercial real estate experience, Starr has achieved a career sales volume in excess of \$200 million. Starr also currently serves as President of Resort Vacation Accommodations, the largest vacation rental service in the region.

Prior to joining SVN, Starr served as President of ResortQuest Southwest Florida, on Longboat Key, where he expanded this real estate, property management, and vacation rental business to more than 1200 properties and over 100,000 guests.

Previously, Starr served as President of Florida Vacation Accommodations where he was responsible for design, site plan approval, construction and sales, and where he successfully developed a number of resort communities on Bradenton Beach, Longboat Key, Siesta Key, Anna Maria Island and Sarasota.

Starr is a prior member of the Board of Directors and Grant Panel Chairman of the Sarasota County Arts Council. Starr has also held volunteer positions at the Sarasota Convention and Visitor’s Bureau. As past President and board member, he served as Chairman of the bureau’s Advertising Committee as well. When not involved in developing business opportunities or participating in community obligations, Starr and his daughter spend their free time enjoying island life just as much as his vacationing resort guests do.

SVN | Commercial Advisory Group
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