

OFFERING MEMORANDUM

# 169 - 175 POINTE LOOP DR.

Venice, FL 34293

**PRESENTED BY:**

**LARRY STARR**

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The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



## OFFERING SUMMARY

SALE PRICE:	\$800,000
AVAILABLE FLOOR AREA TO DEVELOP:	9,600 SF
LOT SIZE:	2 Acres
PRICE / ACRE:	\$400,000

## PROPERTY OVERVIEW

The sale includes 2 parcels totaling 2.007 acres. Both parcel's fall within the Woodmere Village DRI which has allocated 79,500 SF for commercial uses, of which, 22,000 SF can be medical office. The site has been pre-approved for 2 medical office buildings, a one story 5,300 SF building and a one-story 4,500 SF building. The zoning is RMF-2 with a PUD overlay.

## LAND DEVELOPMENT HIGHLIGHTS:

- Address: 169-175 Pointe Loop Drive
- Lot Area [Total]: 2.007 Ac. [87,424.92 SF]
- Permitted Uses: Medical, Dental
- Max. Bldg. Height: 25'
- Actual Bldg. Height: 1-story
- Office [Medical, Dental] Parking Requirements: 1 Space/ 250 SF Floor Area



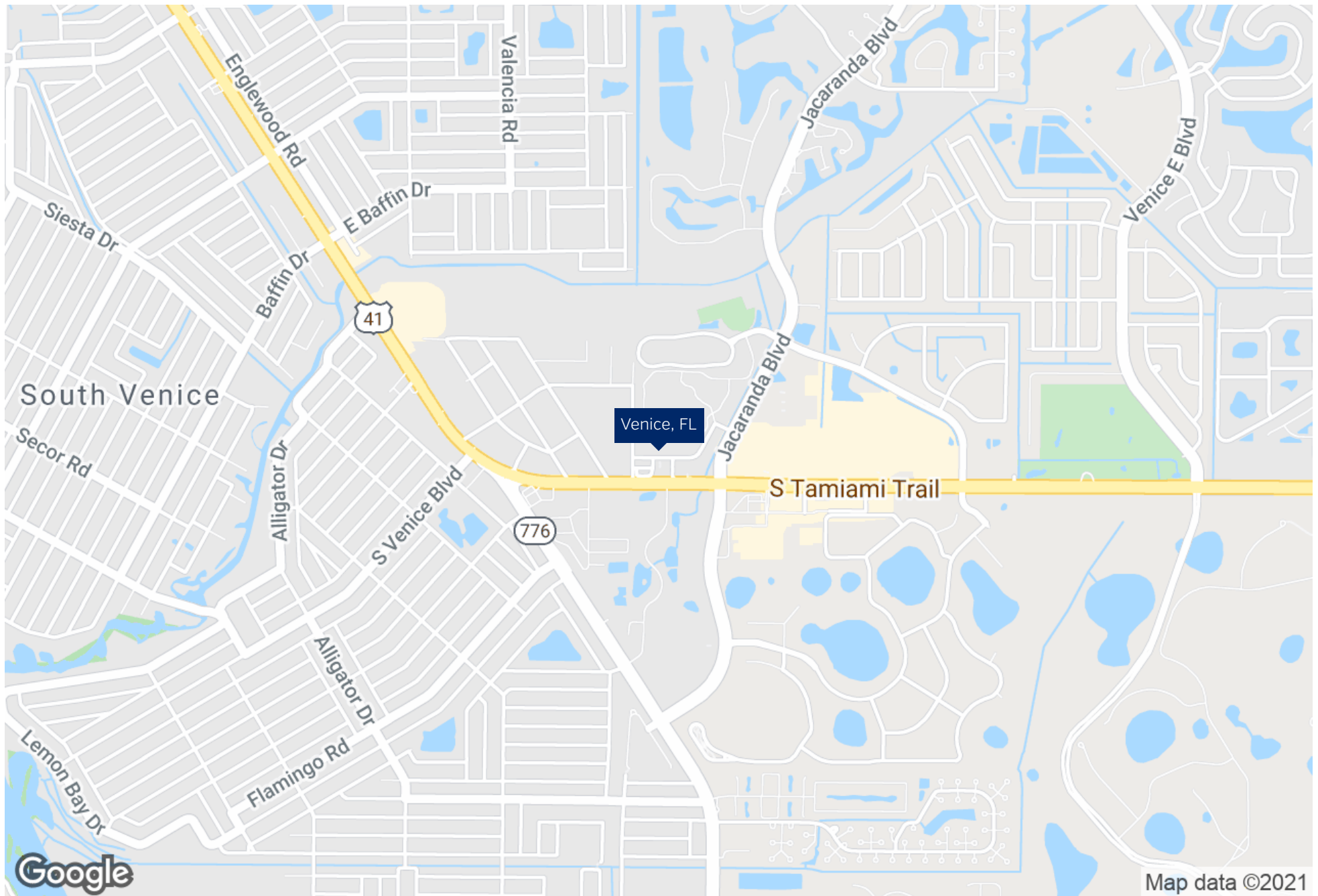
## LOCATION DESCRIPTION

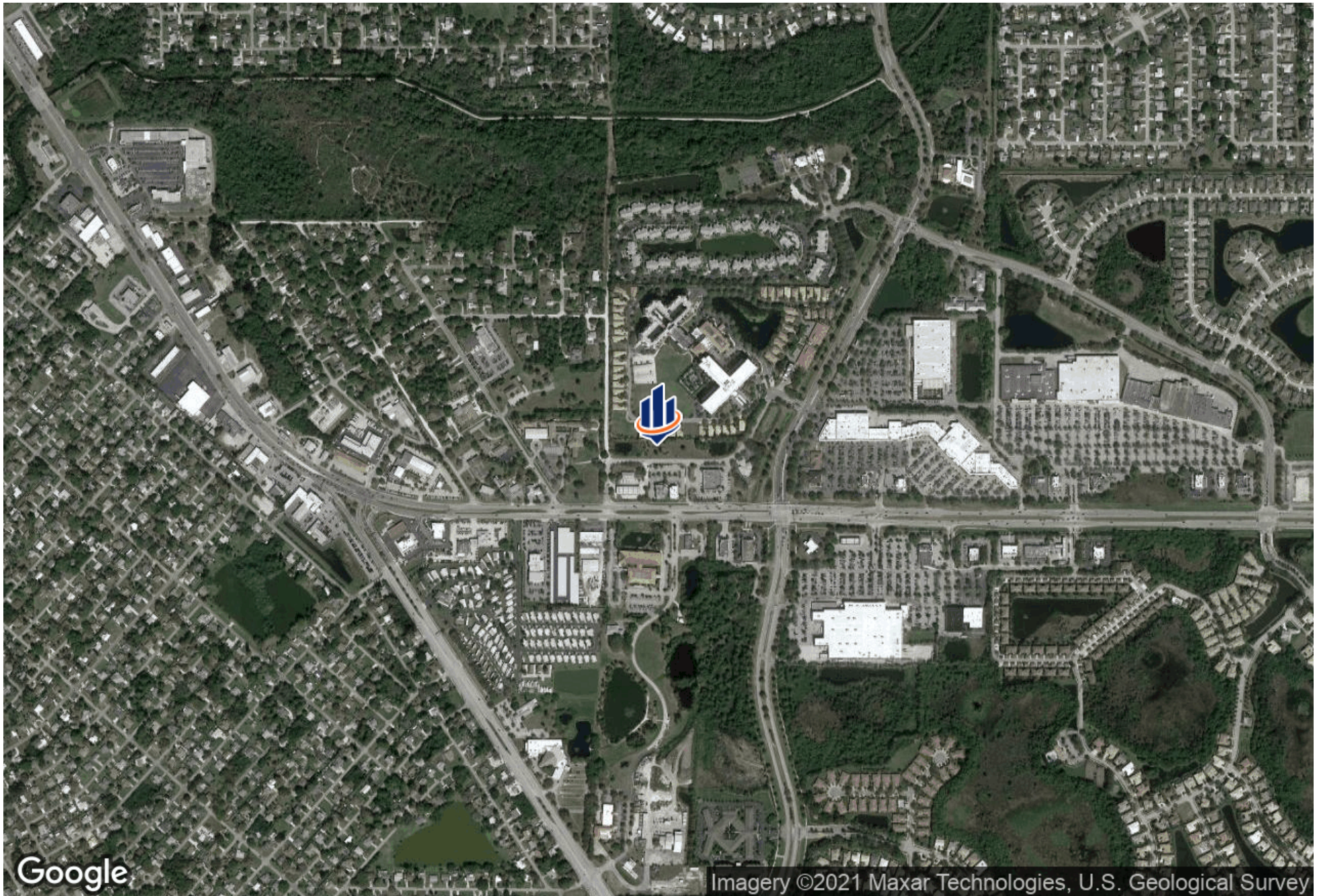
In 2020, Venice, FL was named one of Coastal Living's "Best Places to Live on the Coast" and in 2015 the city was named "one of the Happiest Seaside Towns in America". This 2-acre land development is located minutes from the Gulf of Mexico, the historic downtown Venice with shopping and dining, and the brand new Wellen Park community, a mixed use development with 23,000 homes and over 60,000 residents. This property is located near the intersection of Tamiami Trail South (over 35,000 car counts a day) and Jacaranda Blvd. (over 25,000 car counts a day). The parcel is entitled to its share of street signage on Tamiami Trail South.

SECTION 2

LOCATION  
INFORMATION





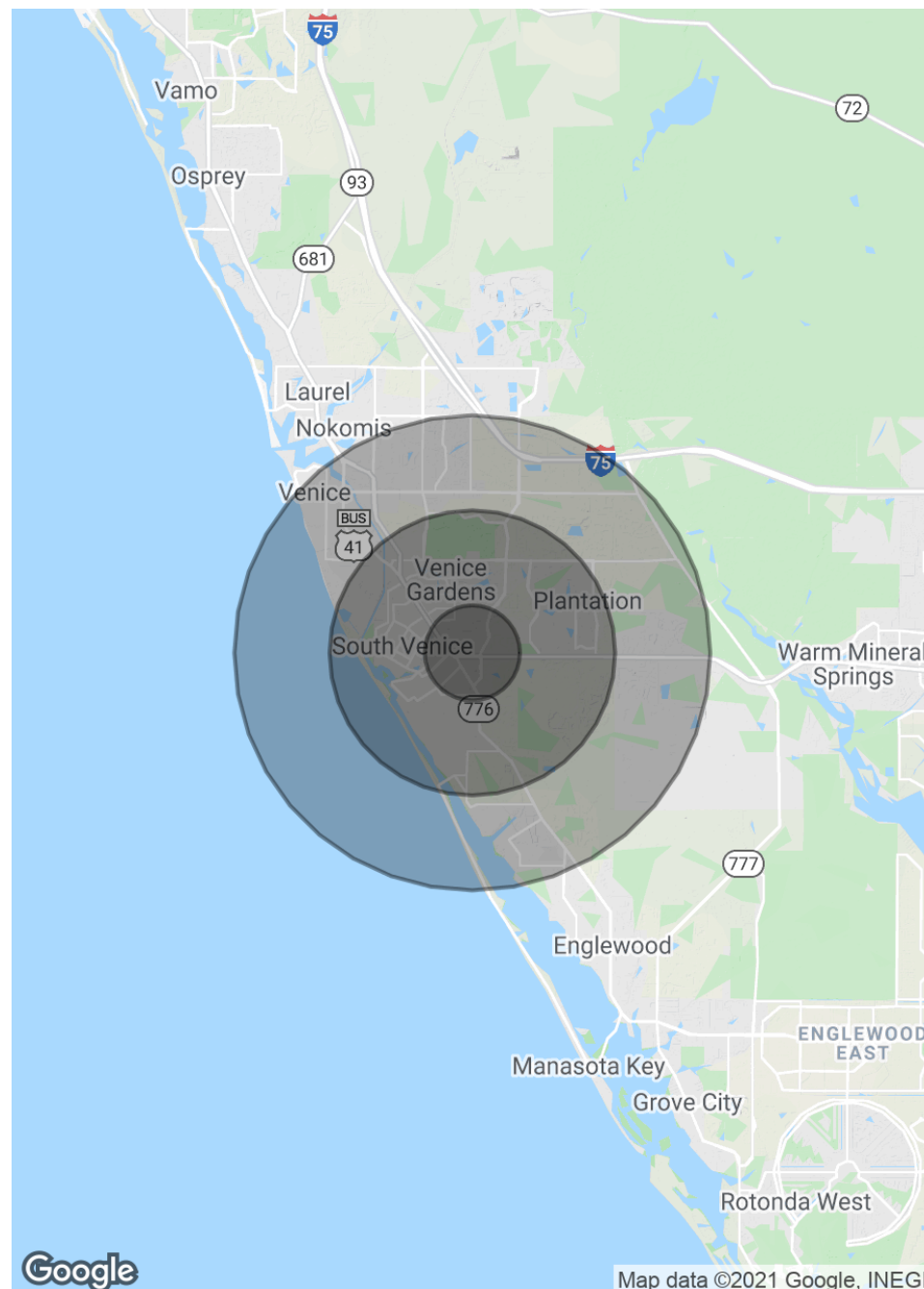




POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,806	37,612	65,672
AVERAGE AGE	53.8	55.3	59.4
AVERAGE AGE (MALE)	52.5	54.4	58.5
AVERAGE AGE (FEMALE)	55.3	56.1	60.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,250	17,419	31,981
# OF PERSONS PER HH	2.1	2.2	2.1
AVERAGE HH INCOME	\$56,703	\$57,190	\$59,992
AVERAGE HOUSE VALUE	\$238,967	\$226,781	\$252,687

\* Demographic data derived from 2010 US Census





## LARRY STARR

Executive Director

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FL #303911

## 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.

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## JAKE LAFEMINA

Associate Advisor

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## PROFESSIONAL BACKGROUND

Jake LaFemina received his Bachelor of Science from San Diego State University College of Business with a specialization in Real Estate. LaFemina was a member of the San Diego State University Real Estate Society and interned with SVN Commercial Advisory Group while completing his degree. During his time in California, he was an active member of the Phi Kappa Psi Fraternity and worked at the Manchester Grand Hyatt in downtown San Diego.

As a local of Sarasota, LaFemina attended Cardinal Mooney Catholic High School where he played football and soccer. He was a member of the National Honor Society and the Sarasota Youth Leadership program.

LaFemina found his passion for commercial real estate as an intern for SVN. During his time in that position, he worked directly with the executive director providing client support, market data expertise, and analytics in consideration of the financing, acquisition, marketing, and leasing of property, while effectively helping clients solve challenging real estate dispositions and redevelopment opportunities.

In his free time, LaFemina enjoys golfing, fishing, and spending time with his friends and family.

## EDUCATION

B.S. San Diego State University - Specialization in Real Estate.

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