

Premier Sotheby's International Realty



O R A N G E O N E

 **Sarasota Rosemary District – Shovel-Ready Development Opportunity**
Refined Urban Living | 30-Day Permit Readiness | \$57M+ Projected Sales

Location Highlights

- Prime parcel in the heart of the Rosemary District
- Flood Zone “X”
- Steps from Bay Sarasota Park (53 acres)
- Surrounded by 65 restaurants within 6 blocks

Shovel-Ready & Zoned for Legacy Density

- Permits ready in 30 days – skip 24-month delay
- Total of 30 Units: 10 Condos, 10 Townhomes, 10 Retail Spaces

Signature Features

- Private gated entries and elevators
- Expansive 4BR / 3.5BA layouts with guest casitas
- Floor-to-ceiling glass walls and premium finishes
- Outdoor kitchens, summer grills, Zen pool oasis
- Built to latest hurricane construction standards
- Two-car garages and high-end luxury design

Financial Highlights

- OFFERING PRICE: \$5,990,000
- Projected unit pricing: \$2.4M-\$3M
- Projected gross sales: \$57,220,000, PROJECTED PROFIT POTENTIAL: \$22,022,000
- Completion timeline: 24 months

 Pro forma available upon request. Don't miss the chance to develop in one of Florida's most vibrant urban corridors.

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ORANGE ONE PRO FORMA AS OF 8/6/25

TOTAL SALES VOLUME

\$ 57,220,000.00

LESS CONSTRUCTION COSTS , Permits , Impact Fees, Public Art :

10 Retail Units – 7920 @ \$200/sq. Ft. 1,584,000.00

20 Residences – 59160 @\$400/sq. ft. 23,664,000.00

LESS SALES COMMISSIONS @ 5% 2,860,000.00

LESS ACQUISITION COSTS FOR PROJECT + LAND/ ARCH/ENGINEER **5,990,000.00**

LESS SLUSH FUND FOR UNFORESEEN EXPENSES 400,000.00

LESS SELLERS CLOSING COSTS (MOST CLOS. COSTS TO BUYER) 100,000.00

LESS MANAGEMENT FEE (OWNERS REP.) 100,000.00

LESS CONSTRUCTION LOAN INTEREST 500,000.00

NET PROJECTED PROFIT POTENTIAL

\$ 22,022,000.00

THESE ARE PROJECTIONS BASED ON CURRENT MARKET VALUES AND CONSTRUCTION COSTS THAT HAVE BEEN ESTIMATED AND/OR BID OUT TO REPUTABLE EXPERIENCED CONTRACTORS DOING BUSINESS IN THE SARASOTA MARKETPLACE. MARKET CONDITIONS WILL VARY .

FRANK LAMBERT, BROKER ASSOCIATE

