



OFFERING MEMORANDUM

LISTING AGENT:

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SPANISH POINT DEVELOPMENT OPPORTUNITY

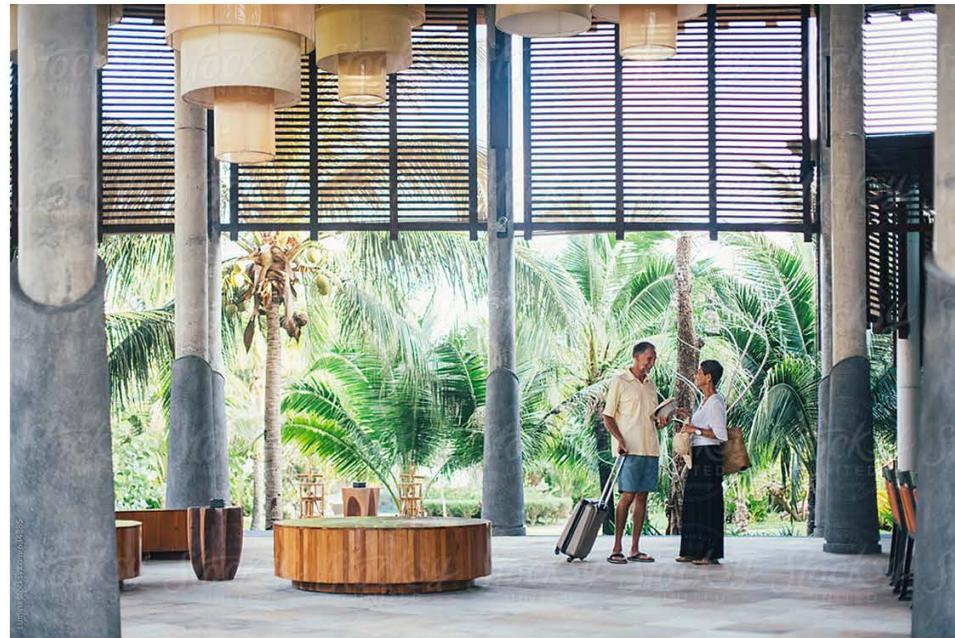
135 BAYVIEW DR | OSPREY, FL 34229

GULF FRONT HOTEL, OFFICE & RETAIL DEVELOPMENTS

GULF FRONT HOTEL DEVELOPMENT

- Joint Venture Opportunity
- 100,000 SF
- 4-Stories
- 120 Rooms





COMMERCIAL BUILDING DEVELOPMENT

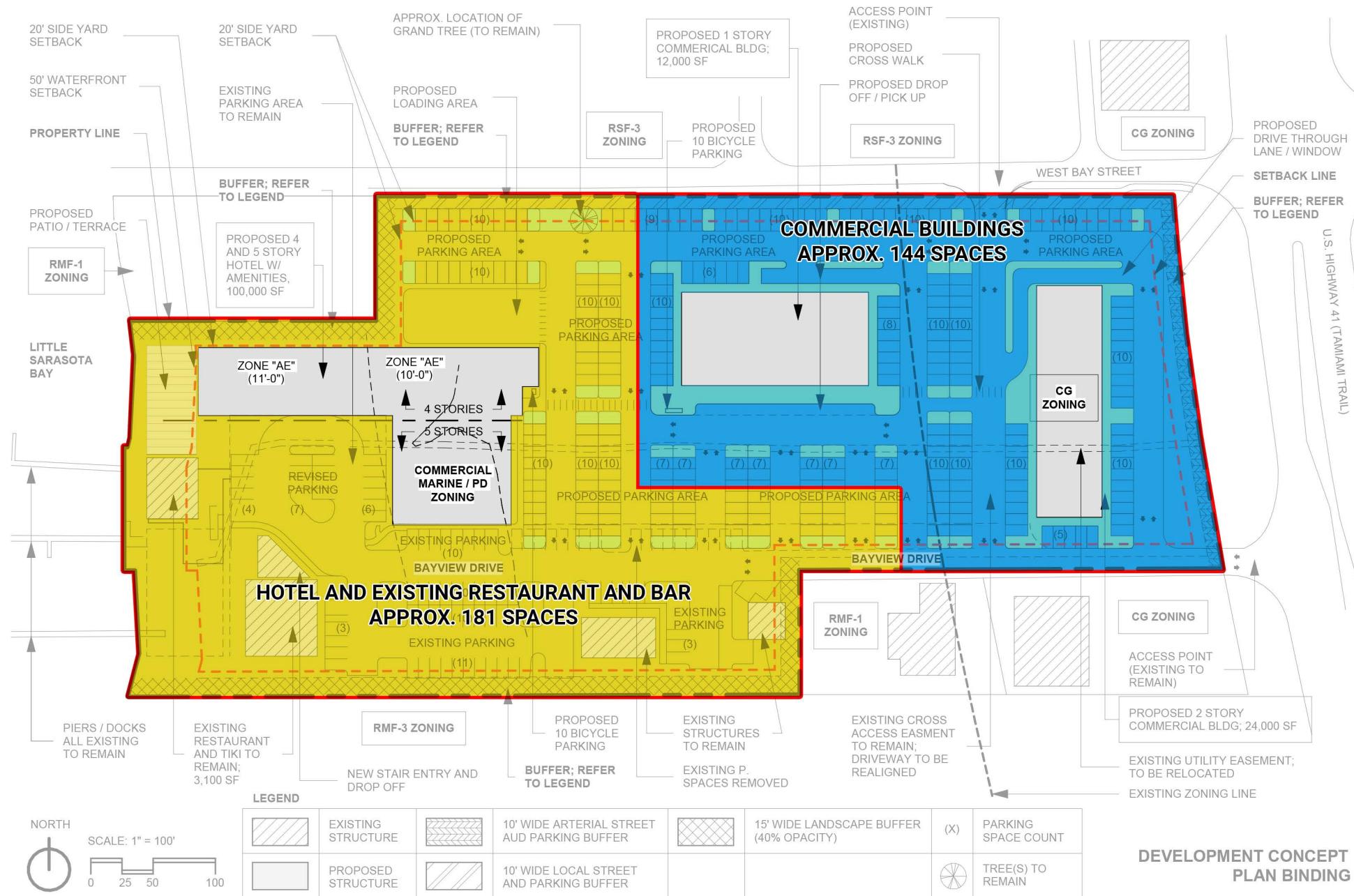
- Proposed Office Building
- 1 Story
- 12,000 SF



RETAIL DEVELOPMENT SITE

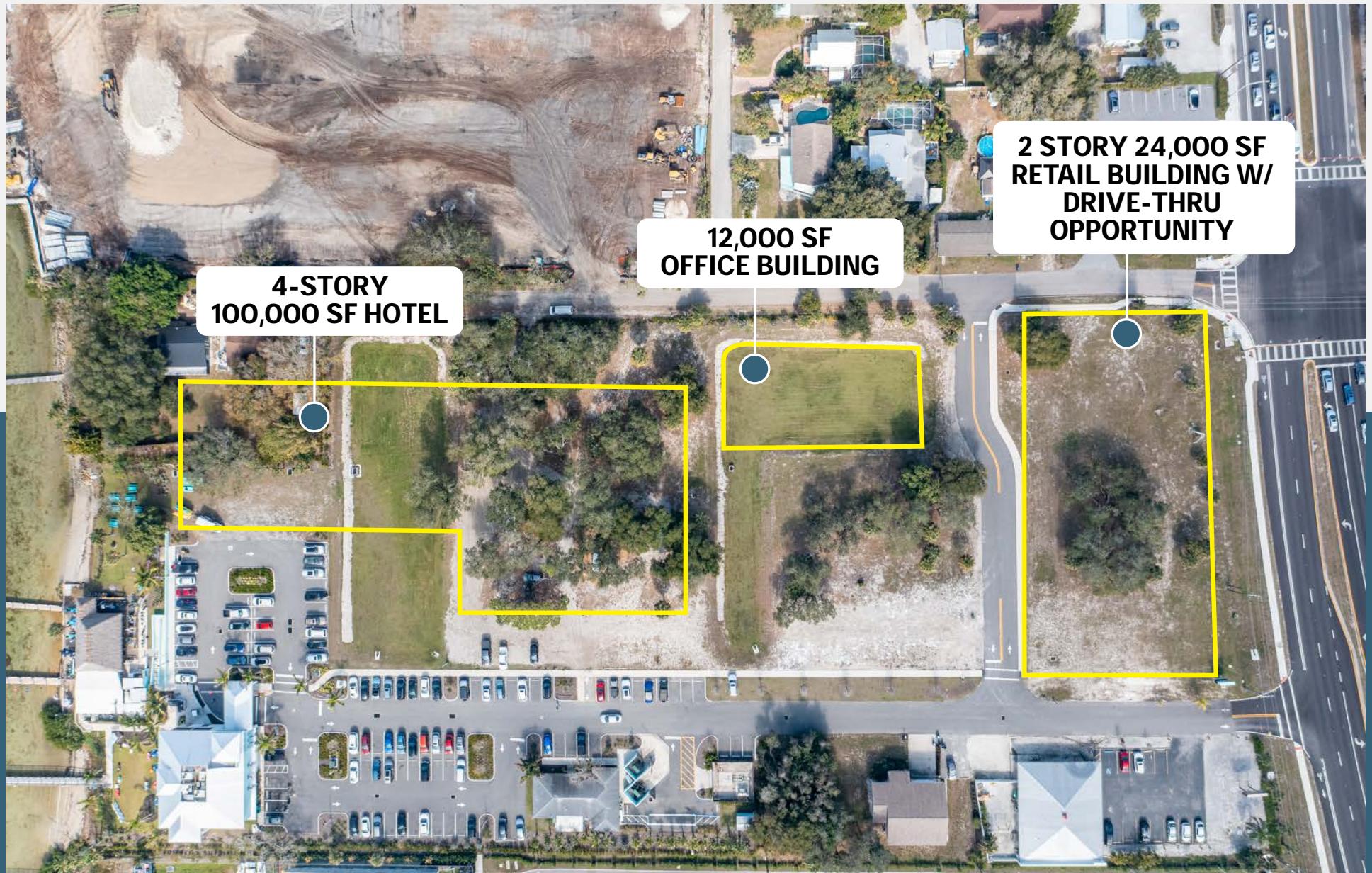
- Drive-Thru Opportunity
- 2 Stories
- 24,000 SF



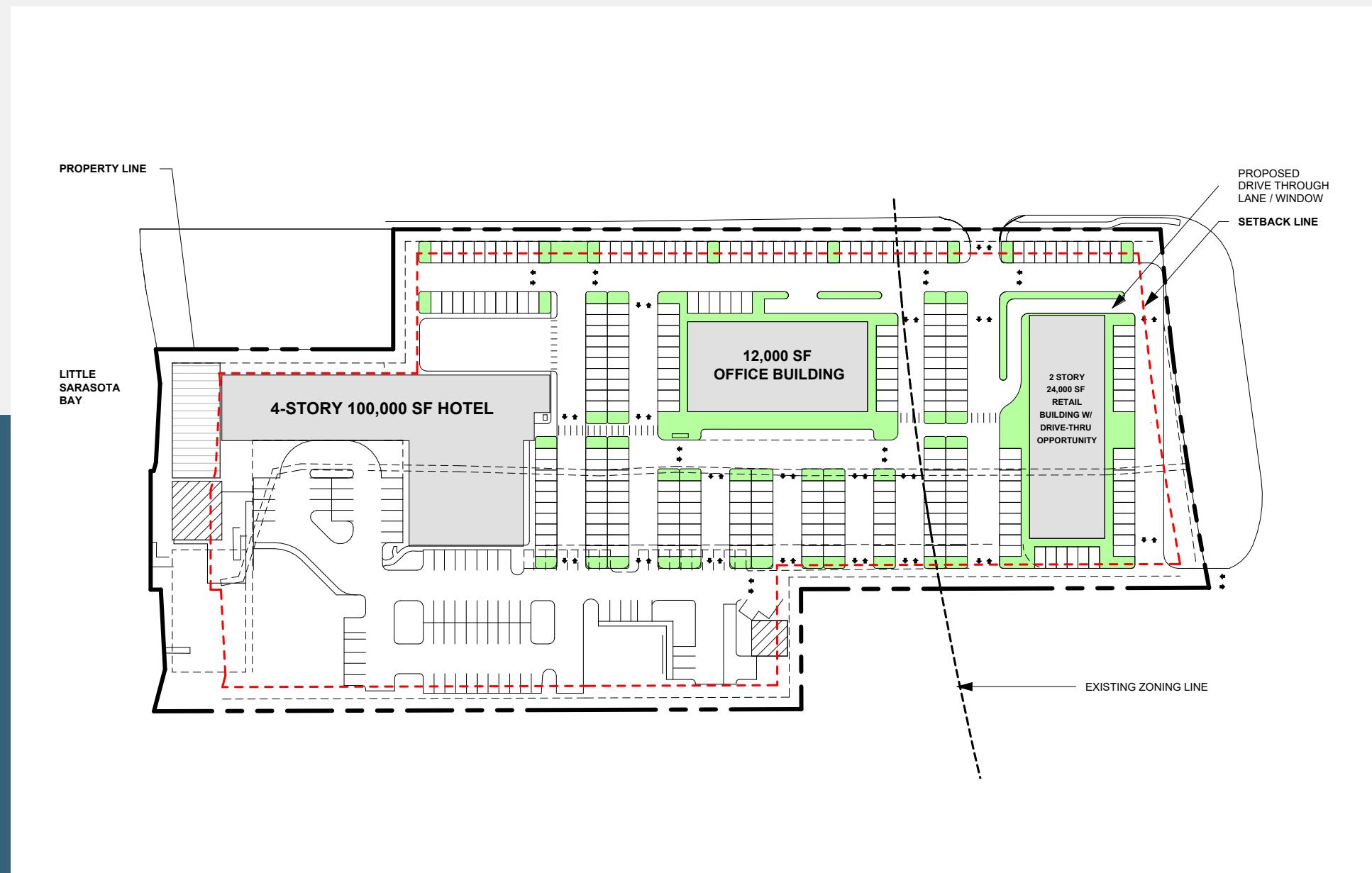




AERIAL



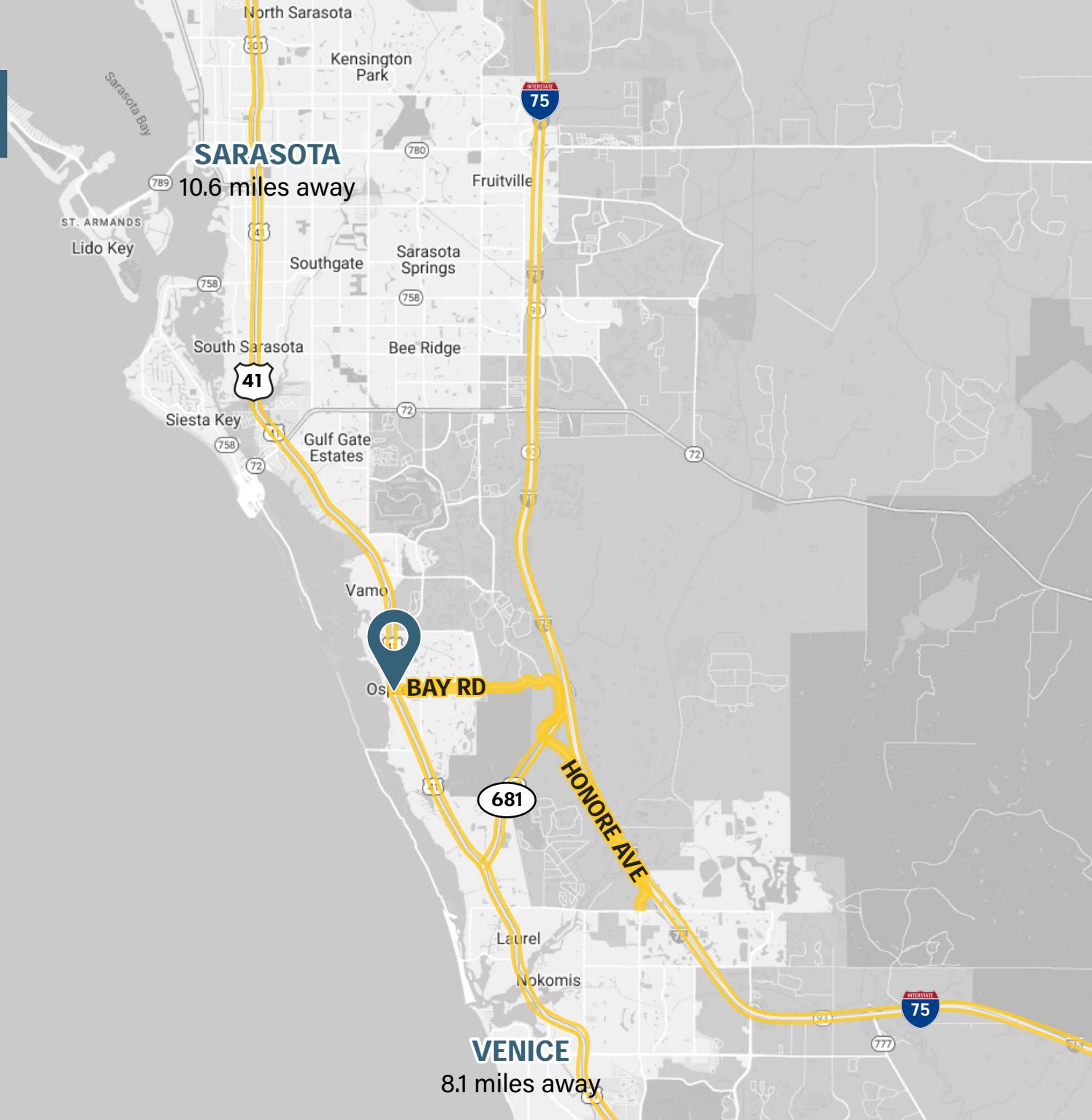
SITE PLAN



RETAIL MAP



LOCATION MAP



DEMOGRAPHICS

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,411	23,808	55,661
Households	1,315	12,245	27,990
Families	776	7,385	16,252
Avg HH Size	1.83	1.93	1.97
Median Age	64.8	64.0	63.9
Median HH Income	\$89,352	\$84,704	\$81,106
Avg HH Income	\$147,555	\$131,780	\$124,703

BUSINESS

 **3,049**

TOTAL BUSINESSES

 **19,509**

TOTAL EMPLOYEES

INCOME



\$81,106

MEDIAN HH INCOME



\$62,690

PER CAPITA INCOME



\$412,341

MEDIAN NET WORTH

EMPLOYMENT



WHITE COLLAR

74%



BLUE COLLAR

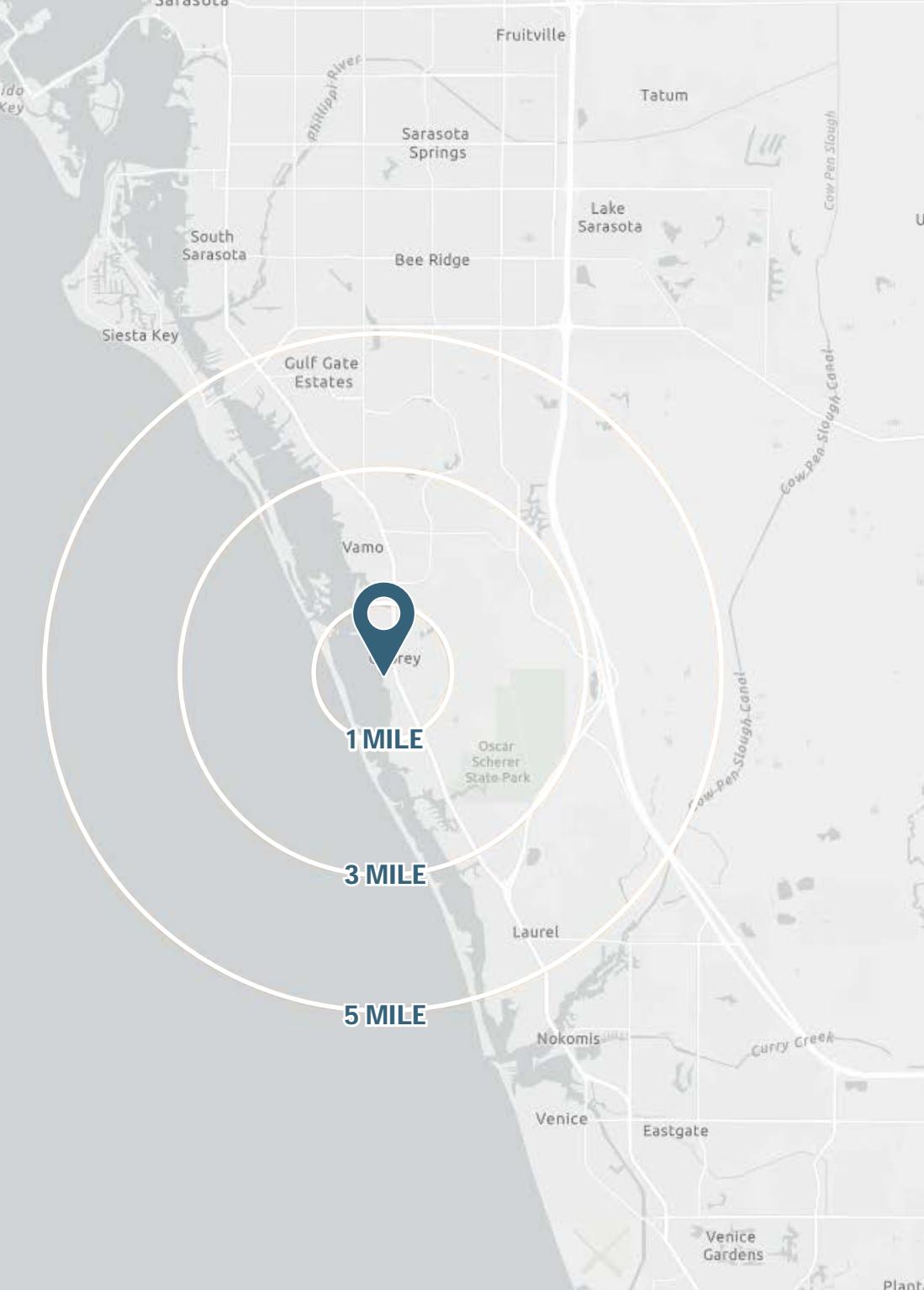
14%



SERVICES

12%

UNEMPLOYMENT RATE



SARASOTA, FL

Located along Florida's Suncoast, Sarasota is situated adjacent to the sparkling blue waters of the Atlantic Ocean on Lido Key. Positioned one hour south of Tampa/St. Petersburg, the region has evolved from a winter escape for "snow birds" from the North to a flourishing tourist destination complemented by a thriving business environment. The region's superb quality of life has led CNN/Money Magazine to choose Sarasota as America's Best Small City and one of the nation's top eight Best Places to Retire. Additionally, Sarasota's Siesta Key recently earned the accolade of "#1 Best Beach in the U.S." and "#5 Best Beach in the World" by TripAdvisor.

The city of Sarasota exudes an air of relaxed sophistication with a storied history rich with culture, arts, and entertainment. The Ringlings and other wealthy families fostered development in the urban center that has blossomed into a diverse cultural offering that includes the 66-acre Ringling Museum of Art, Marie Selby Botanical Gardens, Sarasota Opera House, FSU Center for the Performing Arts, Mote Marine Aquarium, Sarasota Orchestra, and Van Wezel Performing Arts Hall. Retail pursuits are supported by the newly constructed University Town Center which features over 100 stores anchored by Saks Fifth Avenue, Dillards, and Macy's, as well as the chic high-street retail found in St. Armand's Key. Residents can find a host of local recreational attractions, whether they wish to explore the nature trails and beautiful lagoons, indulge in deep sea fishing excursions, play on one of Sarasota's 60 golf courses, or soak up the Florida sun on the Gulf of Mexico's unparalleled sandy beaches.

The area benefits from a centralized, strategic location within Florida between two of the state's largest business centers, Miami and Tampa. The region's burgeoning tourism and healthcare industries are fueled by a rising tech manufacturing and entrepreneurship scene. Major employers in Sarasota include the Sarasota Memorial Health Care System, PGT Industries, L-3 Aviation Recorders, Zenith Insurance, and Boar's Head Provisions. Interstate 75 provides ease of access from Sarasota to the major Florida employment centers of Tampa and Miami, as well as to the Midwestern United States. Located just 15 minutes to the north, Sarasota-Bradenton International Airport handles nearly 1.26 million passengers annually and serves as a connecting hub for US Airways, American Airways, Delta, JetBlue, United, and Air Canada. In addition, Tampa International Airport, the 31st busiest in the nation, lies about one hour to the north.



ECONOMY

Tourism contributes significantly to the economy of Sarasota. Companies based in Sarasota include the Boar's Head Provision Company. Major employers include Sarasota Memorial Hospital, Doctors Hospital of Sarasota, APAC Customer Services, The Zenith. Diversified industrial company Roper Technologies is based in Sarasota.



WEATHER

Sarasota has a humid subtropical climate, with hot, humid summers, and warm, drier winters. There are distinct rainy and dry seasons, with the rainy season lasting from June to September, and the dry season from October to May. The most recent recorded freeze in Sarasota took place on January 18, 2018, when the temperature dropped to 30 °F at the Sarasota-Bradenton International Airport.



EDUCATION

Ringling College of Art & Design is a private college located in Sarasota, Florida. It is a small institution with an enrollment of 1,605 undergraduate students. Admissions is somewhat competitive as the Ringling Art & Design acceptance rate is 64%. Popular majors include Animation, Video Graphics and Special Effects, Illustration, and Cinematography and Video Production.

VENICE, FL

Venice is a city in Sarasota County, Florida, United States. The city includes what locals call "Venice Island," a portion of the mainland that is accessed via bridges over the artificially created Intracoastal Waterway. The city is located south of Nokomis and north of Englewood.

It's known for Venice Beach, with its offshore coral reef, and Caspersen Beach, where shark teeth are often found. Multi-use trails hug the Intracoastal Waterway in Venetian Waterway Park. Other green spaces include Centennial Park, with its interactive fountain, and the Monty Andrews Arboretum at West Blalock Park. Oscar Scherer State Park is home to Florida scrub jays.

Venice was voted as a top 10 Happiest Seaside Towns by Coastal Living.



SURROUNDING

Venice was voted as a top 10 Happiest Seaside Towns by Coastal Living. In the latest of the ubiquitous "best of" lists, Venice was named the second most livable city in Florida by the U.S. Chamber of Commerce. Venice was one of eight Southwest Florida communities tapped for the list of 100 Best Cities to Live in Florida.



ARTS AND THEATRE

Venice Theatre is the largest per-capita community theater in the United States with an operating budget of almost three million dollars.



HISTORY

Venice, Florida is famous for its world-class beaches and stunning natural beauty. However, this Gulf Coast city isn't only known for its 14 miles of beach: it's also a fascinating town with a rich history and culture.

Osprey, FL

Osprey is a census-designated place (CDP) in Sarasota County, Florida, United States. It is part of the Bradenton-Sarasota-Venice Metropolitan Statistical Area. Osprey is home to Historic Spanish Point, a 30-acre (12 ha) museum and environmental complex that includes a prehistoric shell mound, a turn-of-the-century pioneer homestead museum, a citrus packing house, chapel, boatyard, gardens and nature trails. The Osprey Public Library is located at Historic Spanish Point and is part of the Sarasota County Public Library System. Osprey is the mailing address for Oscar Scherer State Park and the new Scherer Thaxton Preserve, two of the few protected areas maintaining habitat for the threatened Florida scrub jay. Osprey is also the location of the Blackburn Point Bridge, a one-lane bridge over the Intracoastal Waterway that is listed on the National Register of Historic Places.

Nokomis, FL

Nokomis is an unincorporated town along the Gulf Coast of Florida, United States, located south of Osprey and just north of Venice. The town has access to the coast through Nokomis Public Beach and Casey Key. It is part of the Bradenton-Sarasota-Venice Metropolitan Statistical Area.

SPANISH POINT DEVELOPMENT OPPORTUNITY

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