

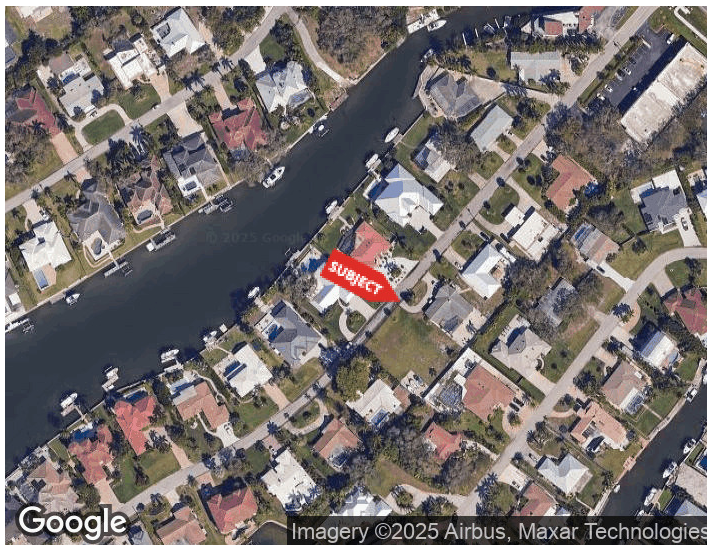


RESIDENTIAL ASSEMBLAGE NEAR SIESTA KEY

1848, 1860, 0 SOUTHPONTE DR
SARASOTA, FLORIDA 34231

PROPERTY HIGHLIGHTS

- Three adjacent parcels totaling 38,301 SF
- RSF-1 Zoning
- Southpointe Dr location near Siesta Key beaches
- Community boat dock access
- Investment and redevelopment potential
- Duplex with RV pad and garage



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	246	704	2,761
Total Population	496	1,407	5,376
Average HH Income	\$146,122	\$125,516	\$114,203

For More Information

ADAM SEIDEL

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THREE ADJACENT RESIDENTIAL PARCELS FOR SALE SARASOTA



OFFERING SUMMARY

Sale Price:	\$2,221,000
Building Size:	3,845 SF
Lot Size:	38,301 SF
Price / SF:	\$577.63
Year Built:	1968
Zoning:	RSF-1

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Three Adjacent Residential Parcels on Southpointe Dr, Sarasota, FL

Total Lot Size: 38,301 SF (Three parcels totaling 12,767 SF each)

Rare opportunity to acquire three adjacent residential parcels located on Southpointe Dr in Sarasota, just minutes from the world-famous Siesta Key beaches. This unique assemblage includes a duplex, a single-family home, and a vacant lot—offering flexibility for personal use, investment income, future redevelopment, single family living with guest house, or expansion of your portfolio.

Each property is available individually or all three can be purchased together as a package.

PROPERTY HIGHLIGHTS

- Three adjacent parcels totaling 38,301 SF
- RSF-1 Zoning
- Southpointe Dr location near Siesta Key beaches
- Community boat dock access
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- Duplex with RV pad and garage

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**AMERICAN
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OF SARASOTA, INC.

THREE ADJACENT RESIDENTIAL PARCELS FOR SALE SARASOTA



PROPERTY DESCRIPTION

American Property Group of Sarasota, Inc. presents 3 Unit Residential Assemblage near Siesta Key

Zoning: RSF-1

Total Lot Size: 38,301 SF (Three parcels totaling 12,767 SF each)

Rare opportunity to acquire three adjacent residential parcels located on Southpointe Dr in Sarasota, just minutes from the world-famous Siesta Key beaches. This unique assemblage includes a duplex, a single-family home, and a vacant lot; offering flexibility for personal use, investment income, or future redevelopment. You can build your dream home with water views easily with a huge yard, easy access to many established local businesses, schools, grocery stores and more, all just a few minutes from Siesta Key Beach!

1. Duplex – 1,993 SF

1860 Southpointe Dr, Sarasota, FL

This well-maintained two-family dwelling features two spacious 2 bedroom, 2 bathroom units, making it ideal for investors or multi-generational living. The property includes a rare RV full hookup pad, a two-car garage, and access to a community boat dock, enhancing its versatility and rental appeal. Its location and features make it a prime opportunity for those seeking strong income potential in Sarasota's hot residential market.

2. Single-Family Home – 1,852 SF

1848 Southpointe Dr, Sarasota, FL

Charming and versatile, this 4 bedroom, 3 bathroom home offers generous interior space and unique potential for customization or expansion. The home features a private screened-in in-ground pool; perfect for relaxing or entertaining in the Florida sunshine. With access to the same community boat dock as the neighboring parcels, it serves as an ideal primary residence, vacation home, or rental property.

3. Vacant Residential Lot – 12,767 SF

0 Southpointe Dr, Sarasota, FL

Ready for development or held for future investment, this buildable lot shares RSF-1 zoning and offers direct adjacency to the existing homes; perfect for a custom home, guest house, or expansion of your portfolio.

Each property is available individually or all three can be purchased

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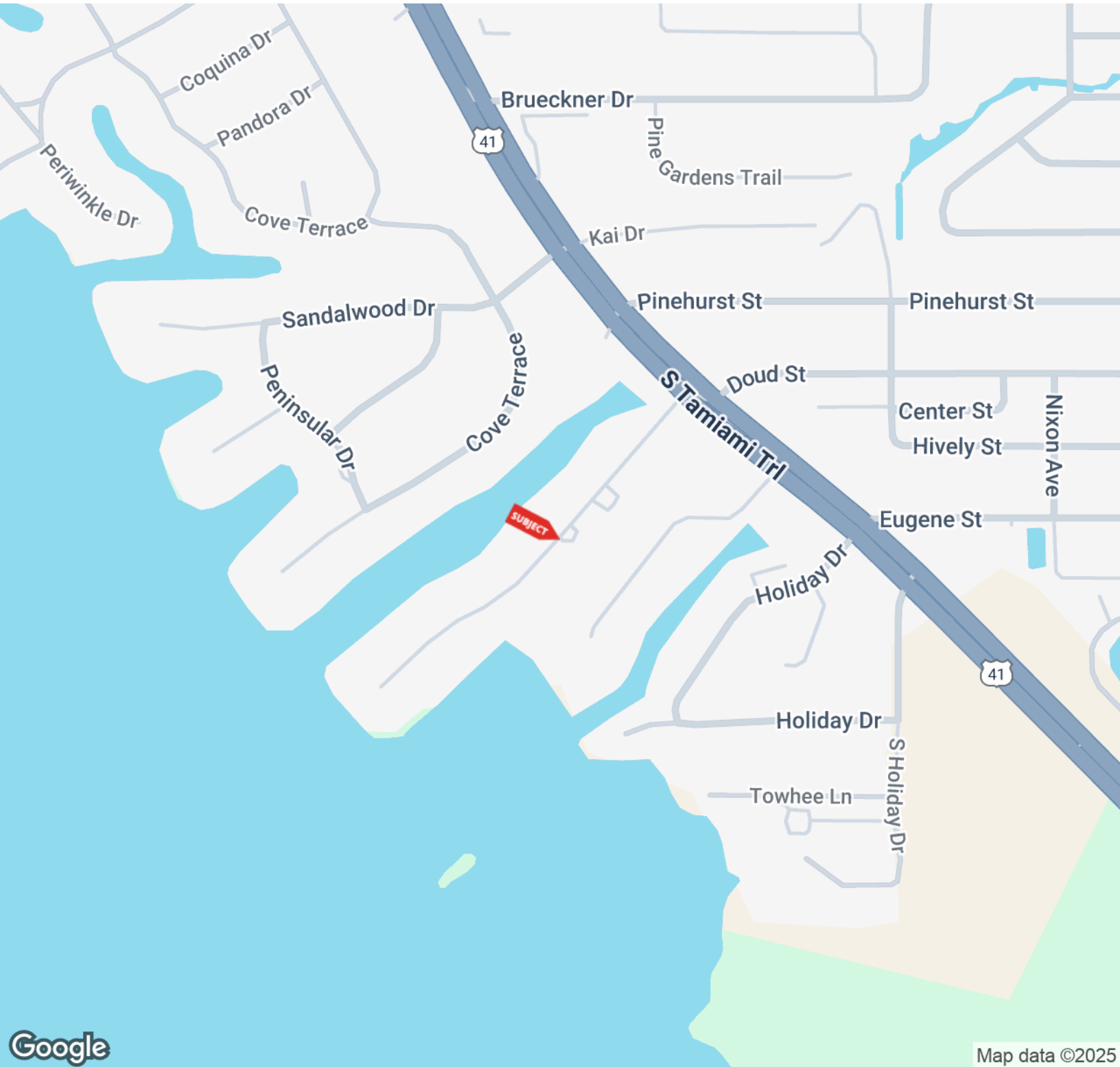
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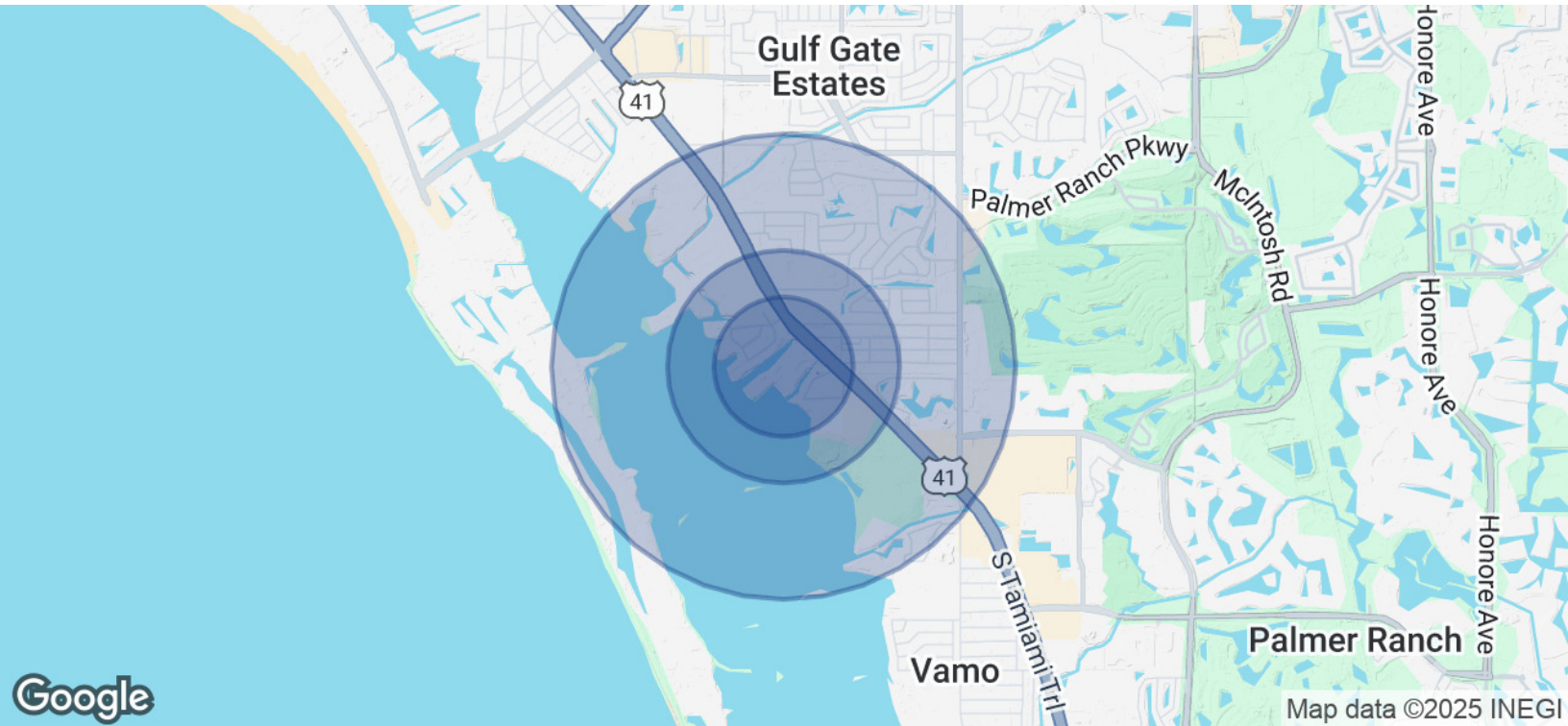
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THREE ADJACENT RESIDENTIAL PARCELS FOR SALE SARASOTA



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	496	1,407	5,376
Average Age	59	59	61
Average Age (Male)	57	57	59
Average Age (Female)	60	61	63
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	246	704	2,761
# of Persons per HH	2	2	1.9
Average HH Income	\$146,122	\$125,516	\$114,203
Average House Value	\$758,435	\$629,321	\$557,179

Demographics data derived from AlphaMap

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