

Sarasota, Florida 34236

±19,400 SF	100' × 194'	DTN	ZONE X
TOTAL LOT SIZE	LOT DIMENSIONS	ZONING DISTRICT	FEMA FLOOD ZONE



This confidential package has been prepared exclusively for qualified builders, developers, and end-users evaluating **1817 6th Street, Sarasota, Florida 34236** — a rare ±19,400 SF double lot in the heart of Gillespie Park, one of downtown Sarasota's most actively transforming neighborhoods. The property is offered by **The LaMaida Group at Douglas Elliman Real Estate**.

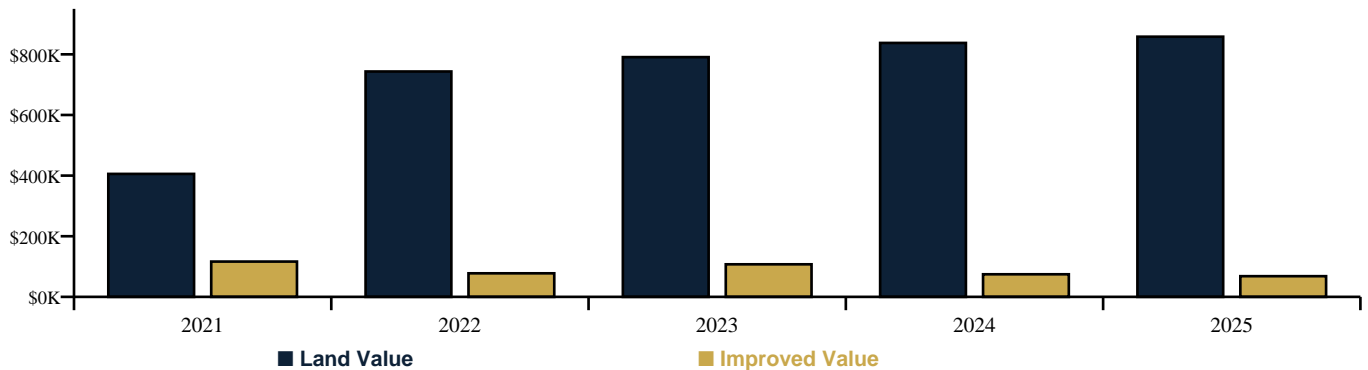
SECTION 1 — PROPERTY OVERVIEW & SITE FACTS

Property Address	1817 6th Street, Sarasota, FL 34236
Parcel ID	2026 08 0037
Legal Description	Lots 11 & 12, Gillespie Park Sub Plat Book 4, Page 9
Subdivision	Gillespie Park Sub (#0771)
Zoning	DTN — Downtown Neighborhood
Property Use	0810 / Multiple Single Family Dwellings
Lot Size	±19,400 SF / 0.4454 Acres
Lot Dimensions	100 ft (Width) × 194 ft (Depth)

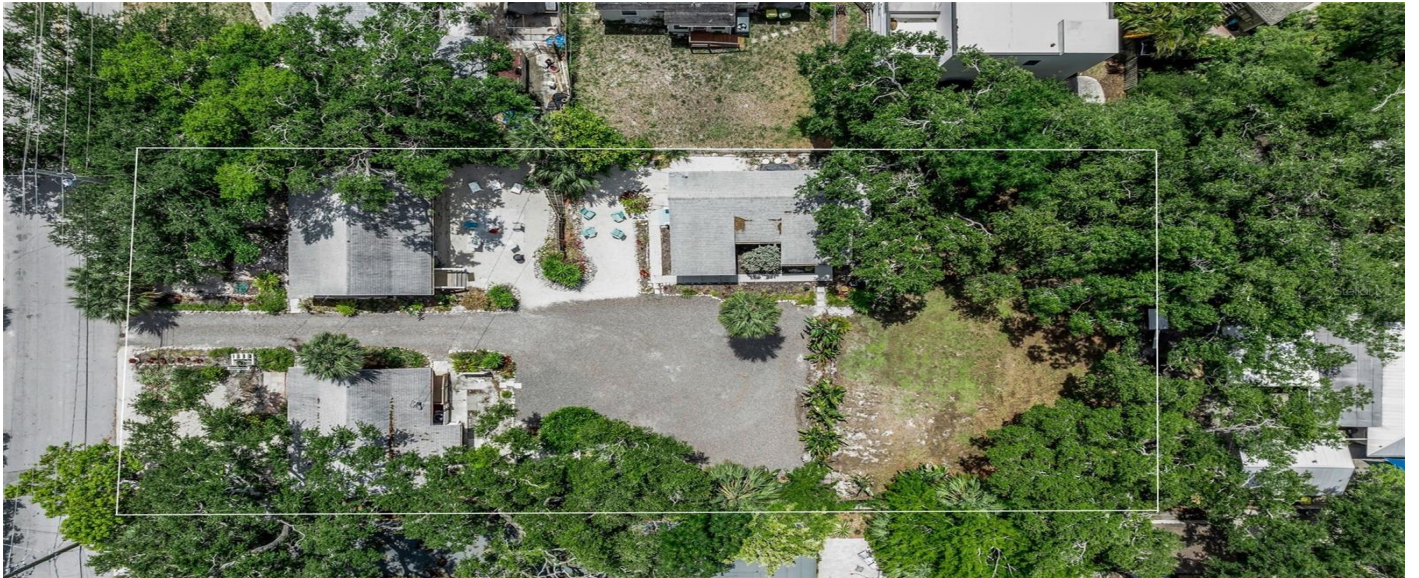
FEMA Flood Zone	Zone X — No Mandatory Flood Insurance
Opportunity Zone	YES — Census Tract #12115000102
2025 Land Value	\$858,200 (Sarasota County Assessed)
2025 Just Mkt Value	\$926,400
2025 Total Taxes	\$12,518.84
Homestead Exemption	None
Walk Score	~88 (Rosemary District Adjacent)
Waterfront	No

Land Value Trend: 2021–2025

The Sarasota County Property Appraiser's assessed land value for this parcel has increased **111% in four years** — from \$405,600 in 2021 to \$858,200 in 2025. The three existing structures (built 1932) carry a combined improved value of only \$68,200, confirming this is a land-value play. The AVM estimated current market value is **\$1,053,545**.



Property Aerial — Lot Boundaries Outlined

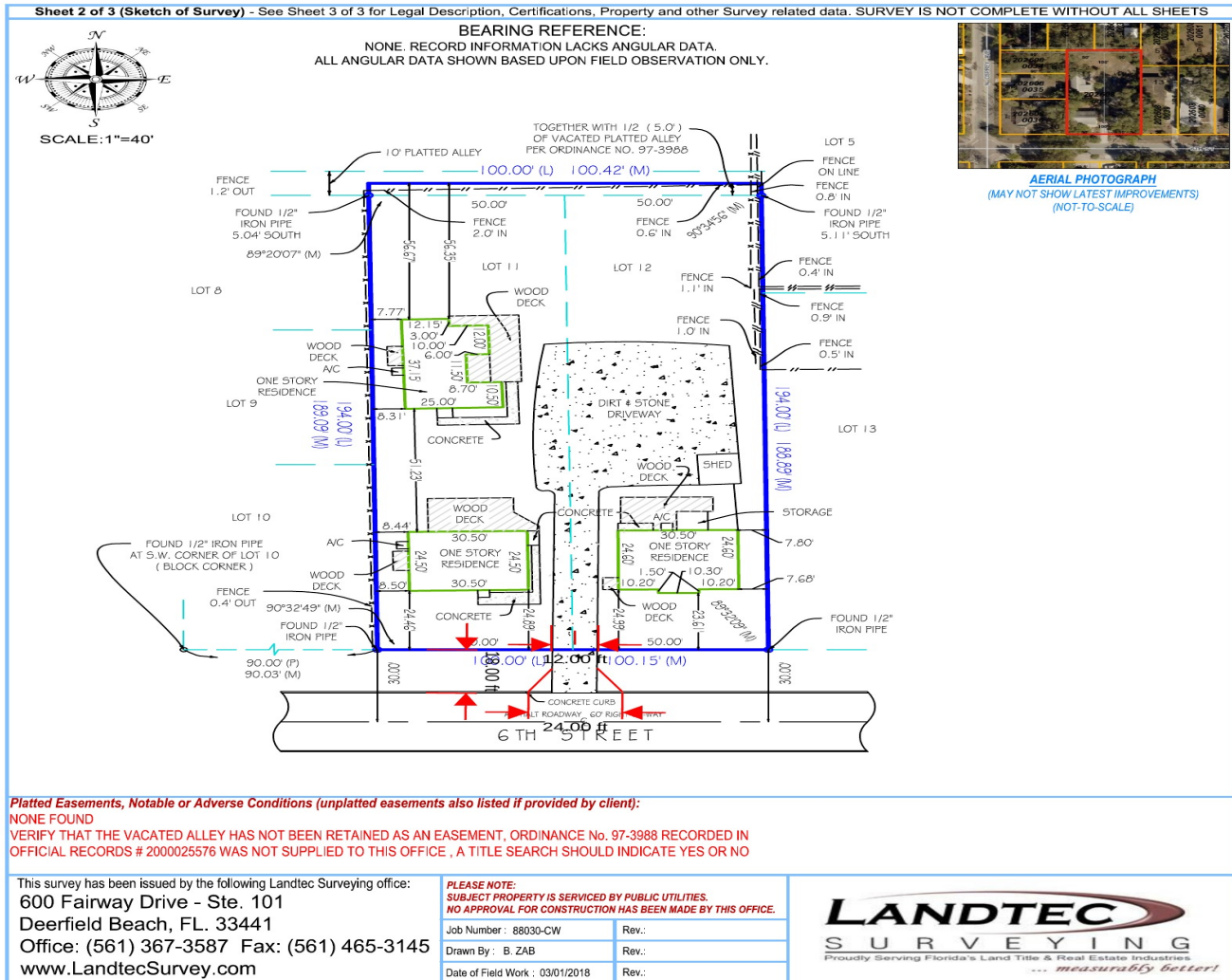


Aerial photography showing the ±19,400 SF double lot with boundaries outlined. Property is located on 6th Street between Goodrich Ave and N. Osprey Ave. Gillespie Park (green space) is visible to the north. The Rosemary District and downtown Sarasota are within a 5-minute walk to the south.

The LaMaida Group at Douglas Elliman • Vince LaMaida 941.416.5654 • Alec LaMaida 941.441.5110 • All information believed accurate but not guaranteed. Buyer to verify all development potential with City of Sarasota.

SURVEY — 1817 6th Street, Sarasota FL 34236

The following survey was prepared by LandTec Surveying. It depicts Lots 11 & 12 of Gillespie Park Subdivision, Plat Book 4, Page 9, Sarasota County, Florida. Lot dimensions are confirmed at **100 ft (width) x 194 ft (depth)** for a total of ±19,400 SF / 0.4454 acres. Buyer is encouraged to obtain an updated survey prior to closing.



Source: LandTec Surveying — 1817 6th St, Sarasota FL 34236. Survey on file. Buyer to verify all dimensions and obtain updated survey prior to closing.

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SECTION 2 — DTN ZONING SPECIFICATIONS

The subject property is zoned **DTN (Downtown Neighborhood)** under the City of Sarasota's Official Zoning Code, Section VI-1001. This designation is specifically designed to support residential infill and redevelopment in the walkable neighborhoods immediately adjacent to downtown Sarasota. All development potential is subject to buyer verification with the City of Sarasota.

STANDARD	DTN REQUIREMENT	NOTES
Base Density	Up to 12 dwelling units per acre	~5 units on this ±0.45-acre parcel
Building Height	Maximum 3 stories	Verified per City Zoning Code §VI-1001
Permitted Uses	Single-family, multi-family, accessory dwelling units	Buyer to verify specific use with City
Lot Coverage	Per DTN standards	Verify with City of Sarasota
Setbacks	Per DTN standards	Front, side, rear — verify with City
Density Bonus	DTN is NOT included in the 2023 Attainable Housing Bonus	12 units/acre is the hard cap
Flood Zone	FEMA Zone X	No mandatory flood insurance; no elevation certificate required
Opportunity Zone	YES — Census Tract #12115000102	Federal tax incentives available (see Section 3)
Historic Overlay	None identified	Buyer to verify with City

Potential Development Scenarios

Based on the DTN zoning standards and the ±0.4454-acre lot, the following development scenarios are illustrative of the site's potential. All scenarios are subject to buyer verification with the City of Sarasota Planning and Development Services Department.

SCENARIO	DESCRIPTION	ESTIMATED UNITS / KEYS
Luxury Estate	Single custom-designed home on the full 19,400 SF lot. Maximum privacy, pool, guest house. Comparable new builds in the neighborhood are selling \$1M–\$2.4M+.	Single-Family Home
Lot Split + Two Luxury Homes	Divide the double lot into two 50x194 parcels. Build two high-end single-family homes. Each parcel would be comparable in size to neighboring lots.	2 Single-Family Homes
Townhome / Multi-Unit Project	Develop up to ~5 units under DTN density (12 units/acre × 0.4454 acres). Ideal for a boutique townhome project or small multi-family development.	Up to ~5 Units (Buyer to Verify)

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SECTION 3 — OPPORTUNITY ZONE TAX ADVANTAGES

FEDERALLY DESIGNATED OPPORTUNITY ZONE

This property is located within **Census Tract #12115000102**, a federally designated Qualified Opportunity Zone (QOZ) in downtown Sarasota. The Opportunity Zone program — made **permanent by the One Big Beautiful Bill Act signed July 4, 2025** — offers some of the most powerful tax incentives in the U.S. tax code for investors who reinvest capital gains into a Qualified Opportunity Fund (QOF) that develops property within the zone.

The Four OZ 2.0 Tax Benefits (Investments Made in 2027+)

BENEFIT	DESCRIPTION	IMPACT
1. Capital Gains Deferral	Reinvest eligible capital gains into a QOF within 180 days of the triggering event.	Defer tax on gains for 5 years
2. Basis Step-Up (10% Reduction)	After a 5-year holding period in the QOF, the investor receives a 10% basis step-up, reducing the deferred gain.	Reduce deferred gain by 10%
3. Tax-Free Growth (The Big One)	After a 10-year holding period, the investor pays ZERO capital gains tax on all appreciation within the QOF.	100% tax-free growth after 10 years
4. No Depreciation Recapture	Depreciation recapture — typically taxed at ordinary income rates when a real estate asset is sold — is 100% eliminated.	Eliminated depreciation recapture tax

Illustrative 10-Year Return Comparison: OZ vs. Non-OZ Investment

The following comparison illustrates the after-tax return advantage of a Qualified Opportunity Fund investment vs. a standard taxable investment, assuming a \$1,000,000 initial capital gain, a 15% annual compounded return, and a 23.8% federal capital gains rate.

	NON-OZ INVESTMENT	QUALIFIED OPP. FUND
Initial Capital Gain	\$1,000,000	\$1,000,000
Tax Paid at Investment	\$238,000	Deferred
Amount Invested	\$762,000	\$1,000,000
Value After 10 Years (15%/yr)	\$1,905,000	\$2,500,000
Tax on Appreciation	(\$272,034)	\$0
Ending After-Tax Value	\$1,632,966	\$2,285,800
OZ Advantage	—	+\$652,834 (40% more)

Source: OpportunityZones.com. Assumes OZ 2.0 rules (investment made 2027+). This is an illustration only. Consult a qualified tax advisor before making investment decisions.

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SECTION 4 — LOCATION & MARKET CONTEXT

Gillespie Park is not an emerging neighborhood — it has arrived. Located immediately north of downtown Sarasota and adjacent to the Rosemary District (Walk Score: 88), the area is surrounded by completed and ongoing new construction. New luxury residences in the neighborhood are commanding **\$1M to over \$2.4M**. Out-of-state migration to Sarasota County remains at historic highs, with New York, New Jersey, Illinois, Pennsylvania, and Massachusetts leading domestic inbound relocations in 2025.

What You Can Walk To From 1817 6th Street

DESTINATION	APPROX. DISTANCE	CATEGORY
Rosemary District (dining, arts)	~5 min walk	Lifestyle
Downtown Sarasota / Main Street	~8 min walk	Lifestyle
The Bay — 53-Acre Waterfront Park	~12 min walk	Parks & Recreation
Sarasota Farmers Market	~10 min walk	Lifestyle
Van Wezel Performing Arts Hall	~12 min walk	Arts & Culture
Whole Foods Market	~10 min walk	Retail
Sarasota Opera House	~10 min walk	Arts & Culture
Gillespie Park (1 block)	~2 min walk	Parks & Recreation
Siesta Key Beach	~20 min drive	Beach

Active Comparable Land Listings — Immediate Area (May 2026)

The following active listings illustrate the current land market in the immediate vicinity. Note that comparable parcels are less than half the size of 1817 6th St, yet are listed at similar or higher prices — underscoring the exceptional value of the subject property's 100-foot-wide double-lot configuration.

ADDRESS	LOT SIZE	LIST PRICE	PRICE/SF	ZONING
1705 6th St	0.28 ac (12,197 SF)	\$1,600,000	\$131/SF	DTN
624 Goodrich Ave	10,454 SF	\$1,600,000	\$153/SF	DTN
1923 5th St	10,500 SF	\$1,250,000	\$119/SF	DTN
1744 10th St	6,970 SF	\$625,000	\$90/SF	DTE
1817 6th St (Subject)	19,400 SF	Contact Agent	—	DTN / OZ

Source: Stellar MLS / Zillow active listings May 2026. All information believed accurate but not guaranteed. Buyer to independently verify all listing data. The LaMaida Group at Douglas Elliman • Vince LaMaida 941.416.5654 • Alec LaMaida 941.441.5110 • All information believed accurate but not guaranteed. Buyer to verify all development potential with City of Sarasota.

SECTION 5 — NEXT STEPS & CONTACT

Opportunities to acquire nearly half an acre with this zoning flexibility, this location, this Opportunity Zone designation, and this lot dimension do not come along often. The LaMaida Group is available to walk the site, answer questions about the zoning, and facilitate introductions to local architects and builders.

Schedule a Site Walk

Call or text Vince or Alec to arrange a private tour of the property at your convenience.

Request the Full Survey

The official Sarasota County survey and plat documents are available upon request to qualified buyers.

Connect with Local Builders

We maintain relationships with Sarasota's top custom builders and can facilitate introductions for qualified buyers.

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DISCLAIMER: All information contained in this Developer's Package is believed to be accurate but is not guaranteed and should be independently verified. All development potential, zoning allowances, density calculations, and use scenarios are subject to buyer verification with the City of Sarasota Planning and Development Services Department. Opportunity Zone tax information is provided for informational purposes only and does not constitute tax or legal advice. Consult a qualified tax advisor and attorney before making investment decisions. Flood zone designation per FEMA NFHL, updated April 2025. Zoning information extracted from City of Sarasota Official Zoning Code, Section VI-1001. Opportunity Zone designation per IRS/HUD, Census Tract #12115000102. Comparable sales and listing data sourced from Stellar MLS and Zillow, May 2026. Survey prepared by LandTec Surveying; buyer to obtain updated survey prior to closing.