

DEAL #2 · BAY WATERFRONT · MADEIRA BEACH

811 Bay Point Drive

Madeira Beach, FL 33708 — Vacant bay-front lot with two boat lifts, deep water access, and open Boca Ciega Bay views.

\$900K

ASKING PRICE

7,288

LOT SQFT

\$1.80M

EST. EXIT

30%

EST. ROI

SITE DETAILS

LOT SIZE

7,288 sf

Bay-front parcel

ZONING

R-1

Single-family residential

FLOOD ZONE

AE/VE

Bay-facing exposure

WATERFRONT

Boca Ciega Bay

Open bay views

YEAR BUILT

~1965

Vacant lot

STATUS

Active

MLS# TB8387542

LOCATION & ACCESS

- Bay Point Estates — premium pocket of Madeira Beach with open bay views
- Vacant waterfront lot with TWO boat lifts already installed
- Deep water access, no demo or remediation needed
- Ready for new construction immediately
- Largest Bay Point lot currently available
- Direct access to Boca Ciega Bay and Intracoastal Waterway
- Established prestige neighborhood with premium resale values
- No HOA restrictions
- Minutes to Gulf beaches and John's Pass Village
- Bay Point is THE prestige address in Madeira Beach

KEY ADVANTAGE

No demo, no remediation, no delays. Two boat lifts already installed are worth \$40K+ and provide dual watercraft capability for premium buyers. This is the largest Bay Point lot available — build-ready from day one.

DEVELOPMENT PRO FORMA

| LINE ITEM | AMOUNT | \$/SF (2,800 SF) | NOTES |
|--------------------------|--------------------|------------------|------------------------------|
| Land Acquisition | \$900,000 | \$321 | Asking price |
| Closing Costs (Land) | \$18,000 | \$6 | ~2% of purchase |
| Site Prep & Pilings | \$75,000 | \$27 | FEMA-compliant elevation |
| Vertical Construction | \$448,000 | \$160 | 2,800 sf elevated 4/3 |
| Finishes & Fixtures | \$112,000 | \$40 | Coastal luxury spec |
| Impact Windows/Doors | \$50,000 | \$18 | Hurricane rated |
| Pool & Outdoor Living | \$55,000 | \$20 | New pool construction |
| Landscaping & Hardscape | \$25,000 | \$9 | Tropical coastal package |
| Permits & Fees | \$24,000 | \$9 | Impact fees, building permit |
| Carry Costs (8 mo) | \$40,000 | \$14 | Insurance, taxes, utilities |
| Contingency (10%) | \$50,000 | \$18 | |
| Total All-In Cost | \$1,380,000 | \$493 | |

EXIT ANALYSIS

CONSERVATIVE EXIT

\$1,600,000

\$571/sf — below area new-build comps

TARGET EXIT

\$1,800,000

\$643/sf — in-line with bay-front comps

GROSS PROFIT (CONSERVATIVE)

\$220K

GROSS PROFIT (TARGET)

\$420K

ROI (TARGET)

30.4%

COMPARABLE SALES — MADEIRA BEACH NEW CONSTRUCTION

WHY THIS DEAL

- 1 Bay-Front Premium Pricing**
Open Boca Ciega Bay views command the highest per-square-foot pricing in Madeira Beach. Bay-front consistently outperforms canal-front by 15-20%.
- 2 Two Boat Lifts Installed**
Dual boat lifts worth \$40K+ already in place. Dual watercraft capability is a premium feature that directly increases buyer appeal and exit value.
- 3 Zero Demo Costs**
Vacant lot means no demolition, no remediation, and no delays. Construction can begin immediately after closing and permitting.
- 4 Bay Point Prestige Address**
Bay Point Estates is the premier enclave in Madeira Beach. The address alone commands a premium from discerning buyers.
- 5 Split-Build Strategy**
Pair with Deal #3 (837 Bay Point Dr) for a dual-lot strategy on the same street. Shared sub crews, economies of scale, and portfolio diversification.
- 6 FEMA-Compliant Build**
La Gala builds elevated, hurricane-rated homes above BFE+3'. Reduces buyer's flood insurance and commands premium pricing.

PROPOSED BUILD SPEC

- 2,800 SF elevated coastal home
- 4 bedrooms, 3 bathrooms
- Concrete piling foundation, elevated above BFE+3'
- Impact-rated windows and doors throughout
- Standing-seam metal roof
- Ground-level garage and storage
- Open-concept living with panoramic bay views
- Chef's kitchen: quartz, custom cabinetry
- Luxury vinyl plank flooring throughout
- Two private boat lifts with deep water access
- Pool with tropical landscaping
- Covered outdoor living area

DUE DILIGENCE CHECKLIST

- Seawall/riprap condition assessment
- Mangrove buffer review (DEP compliance)
- Bay wind/wave load requirements
- Confirm BFE with FEMA flood map
- Deed restrictions in Bay Point Estates
- Verify setback requirements for new build
- Environmental/soil testing
- Title search & survey

Ready to Move Forward?

This deal is actively listed and priced for acquisition. We can submit an LOI within 48 hours and target a 30-day close. La Gala Construction is ready to break ground within 60 days of closing.