



Luxury Real Estate
on Florida's West Coast

THE HERRON GROUP

Beach, Bay or Back Nine...Live The Dream

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NICK HERRON
REALTOR®

Multi-Million Dollar Producer



Casey Key properties listed with the different Real Estate Brokers in the
My Florida Regional MLS as of this drafting

ACTIVE RESIDENTIAL CASEY KEY PROPERTY LIST PRICE LOCATION

411 N. Casey Key Road	\$16,950,000	Gulf to Bay
2016 Casey Key Road	\$9,400,000	Gulf to Bay
1232 N. Casey Key Road	\$8,950,000	Gulf to Bay
712 N. Casey Key Road	\$8,800,000	Gulf to Bay
703 Casey Key Road	\$6,000,000	Gulf Front
1416 Casey Key Road	\$5,200,000	Gulf to Bay
2315 Casey Key Road	\$4,850,000	Gulf to Bay
1224 N. Casey Key Road	\$4,599,000	Gulf to Bay
540 N. Casey Key Road	\$4,490,000	Gulf to Bay
1102 N. Casey Key Road	\$4,200,000	Gulf to Bay
846 N. Casey Key Road	\$3,999,999	Gulf to Bay
1900 Casey Key Road	\$3,999,000	Gulf to Bay
740 N. Casey Key Road	\$3,500,000	Gulf to Bay
927 Casey Cove Drive	\$3,400,000	Bay Front
2910 Casey Key Road	\$3,245,000	Bay Front
1504 Casey Key Road	\$2,999,999	Gulf to Bay
141 N. Casey Key Road	\$2,950,000	Gulf Front
13 N. Casey Key Road	\$2,690,000	Gulf Front
3616 Casey Key Road	\$2,650,000	-----
2508 Casey Key Road	\$2,299,000	Bay Front
1516 Casey Key Road	\$2,269,000	Gulf to Bay
418 N. Casey Key Road	\$2,095,000	Gulf Front
917 Key Way Drive	\$1,850,000	Bay Front
1118 Casey Key Road	\$1,795,000	-----
412 S. Casey Key Road	\$1,600,000	Gulf Front
3920 Casey Key Road	\$1,595,000	Bay Front
3858 Casey Key Road	\$1,499,000	Canal
505 S. Casey Key Road	\$1,400,000	Bay Front
507 S. Casey Key Road	\$1,125,000	Bay Front
3716 SANDSPUR Lane	\$1,095,000	-----
4028 Casey Key Road	\$984,000	-----
3604 Casey Key Road	\$750,000	-----
3708 Sandspur Lane	\$685,000	-----

CASEY KEY LOTS SALE PENDING PROPERTY LIST PRICE LOCATION

418 Casey Key Road	\$300,000	Bay Front
420 Casey Key Road	\$300,000	Bay Front

CASEY KEY LOTS WITH CONTRACT PROPERTY LIST PRICE LOCATION

4000 BLK Casey Key Road	1,195,000	Bay Front
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CASEY KEY MOTELS COMMERCIAL ACTIVE PROPERTY LIST PRICE LOCATION

317 Casey Key Road	\$5,300,000	Gulf to Bay
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CASEY KEY LOTS ACTIVE PROPERTY LIST PRICE LOCATION

1500 BLK N. Casey Key Road	\$7,250,000	Gulf Front
2500 BLK Casey Key Road	\$4,490,000	Gulf to Bay
728 N. Casey Key Road	\$3,700,000	Gulf to Bay
402 N. Casey Key Road	\$3,500,000	Bay Front
4019 Casey Key Road	\$2,950,000	Gulf Front
222 N. Casey Key Road	\$1,950,000	Bay Front
3807 Casey Key Road	\$1,499,000	Gulf Front
4020 Casey Key Road	\$1,495,000	Bay Front

CASEY KEY SALE PENDING RESIDENTIAL PROPERTY LIST PRICE LOCATION

510 S. Casey Key Road	\$1,950,000	Gulf Front
3909 Casey Key Road	\$1,599,000	Gulf Front
3752 Casey Key Road	\$1,650,000	Canal
3750 Casey Key Road	\$650,000	-----
105 Casey Key Road	\$350,000	Condo #24

PROPERTY SALES 2012

Properties Listed with the My Florida Regional MLS as of this Drafting

Property	List Price	Date Sold	Sold Price	Location
612 S. Casey Key Road	\$6,495,000	04/09/2012	\$5,770,000	Gulf Front
1304 Casey Key Road	\$5,295,000	03/19/2012	\$4,100,000	Gulf to Bay
2718 Casey Key Road	\$5,295,000	06/29/2012	\$4,924,000	Bay Front
1716 Casey Key Road	\$3,389,000	11/15/2012	\$2,925,000	Gulf to Bay
955 Casey Key Road	\$3,299,000	05/16/2012	\$3,100,000	Gulf Front
3105 Casey Key Road	\$2,795,000	02/16/2012	\$2,500,000	Gulf Front
3256 Casey Key Road	\$2,700,000	01/05/2012	\$2,200,000	Gulf to Bay
502 S. Casey Key Road	\$2,299,000	04/13/2012	\$2,000,000	Gulf Front
1608 Casey Key Road	\$1,991,000	05/25/2012	\$1,700,000	Gulf to Bay
3101 Casey Key Road	\$1,985,000	03/08/2012	\$1,450,000	Gulf Front
4027 Casey Key Road	\$1,975,000	09/07/2012	\$1,600,000	Gulf Front
221 Casey Key (Motel)	\$1,895,000	01/17/2012	\$1,100,000	Gulf to Bay
2007 Casey Key Road	\$1,890,000	08/23/2012	\$1,200,000	Gulf Front
504 Casey Key Road	\$1,595,000	03/21/2012	\$1,300,000	Bay Front
800 Casey Key Road	\$1,550,000	06/01/2012	\$1,225,000	Bay Front
1214 Casey Key Road	\$1,395,000	06/26/2012	\$1,175,000	Bay Front
1156 Casey Key Road	\$799,000	08/20/2012	\$717,000	Bay Front
705 S. Casey Key Road	\$750,000	02/14/2012	\$700,000	Bay Front
3820 Cutlass Bayou	\$749,900	05/15/2012	\$665,000	Bay Front
416 Casey Key Road	\$525,000	10/19/2012	\$500,000	Bay Front
105 Casey Key Road	\$169,900	07/24/2012	\$145,000	Condo #33
105 Casey Key Road	\$99,000	07/24/2012	\$85,000	Condo #41

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RE/MAX Alliance Group, 2000 Webber Street, Sarasota, Florida 34239

Information contained herein is deemed reliable but is not guaranteed. Each office is independently owned and operated.

Call me for a free Current Market Analysis

Direct line 350-5035

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ACTIVE RESIDENTIAL MANASOTA KEY Manasota Key Properties Listed with different Brokers in the My Florida Regional MLS as of this drafting.

MANASOTA KEY ACTIVE RESIDENTIAL PROPERTY LIST PRICE LOCATION

PROPERTY	LIST PRICE	LOCATION
749 N Manasota Key Road	\$4,900,095	Gulf to Bay
6840 Manasota Key Road	\$3,950,000	Gulf to Bay
779 N Manasota Key Road	\$3,500,000	Gulf to Bay
806 N Manasota Key Road	\$3,500,000	Gulf to Bay
7840 Manasota Key Road	\$3,400,000	Gulf Front
802 N Manasota Key Road	\$3,200,000	Gulf to Bay
6510 Manasota Key Road	\$3,200,000	Gulf to Bay
740 N Manasota Key Road	\$2,995,000	Gulf to Bay
7880 & 7905 Manasota Key	\$2,880,000	Gulf to Bay
749B N Manasota Key Road	\$2,800,000	Gulf to Bay
7590 Manasota Key Road	\$2,795,000	Gulf to Bay
6145 Manasota Key Road	\$2,600,000	Bay Front
7979 Manasota Key Road	\$2,600,000	Bay Front
772 N Manasota Key Road	\$2,500,000	Gulf Front
7810 Manasota Key Road	\$2,300,000	Gulf Front
7354 Manasota Key Road	\$2,275,000	Gulf Front
8500 Manasota Key Road	\$2,250,000	Gulf Front
7785 Manasota Key Road	\$2,247,000	Bay Front
774 N Manasota Key Road	\$2,200,000	Gulf to Bay
8440 Manasota Key Road	\$2,190,000	Gulf Front
7760 Manasota Key Road	\$2,175,000	Gulf Front
7000 Manasota Key Road	\$2,150,000	Gulf Front
7900 Manasota Key Road	\$2,050,000	Gulf Front
7820 Manasota Key Road	\$1,999,000	Gulf Front
7890 Manasota Key Road	\$1,950,000	Gulf Front
859 N Manasota Key Road	\$1,950,000	Gulf to Bay
720 N Manasota Key Road	\$1,900,000	Gulf Front
6880 Manasota Key Road	\$1,750,000	Gulf Front
6150 Manasota Key Road	\$1,695,000	-----
7000 Manasota Key Road	\$1,650,000	Gulf front
8035 Manasota Key Road	\$1,499,000	Bay Front
7035 Manasota Key Road	\$1,495,000	Bay Front
7970 Manasota Key Road	\$1,399,000	Gulf Front
8315 Manasota Key Road	\$1,295,000	Bay Front
7960 Manasota Key Road	\$1,250,000	Gulf Front
6112 Gnarled Oak Drive	\$1,199,000	-----
7025 Manasota Key Road	\$850,000	Bay Front
6375 Manasota Key Road	\$850,000	Bay Front
6065 Manasota Key Road	\$849,900	Bay Front
6039 Manasota Key Road	\$799,000	Bay Front
7485 Manasota Key Road	\$750,000	Bay Front

PROPERTY	LIST PRICE	LOCATION
8465 Manasota Key Road	\$749,000	Bay Front
7211 Manasota Key Road	\$720,000	Lagoon
7165 Manasota Key Road	\$695,000	Bay Front
6265 Manasota Key Road	\$575,000	-----
6126 Gnarled Oak Drive	\$547,000	-----
6027 Manasota Key Road	\$325,000	-----

MANASOTA KEY ACTIVE LOTS

PROPERTY	LIST PRICE	LOCATION
7450 Manasota Key Road	\$2,300,000	Gulf Front
6390 Manasota Key Road	\$1,750,000	Gulf Front
7960 Manasota Key Road	\$1,250,000	Gulf Front
7740 Manasota Key Road	\$1,200,000	Gulf Front
6925 Manasota Key Road	\$800,000	Bay Front
8400 BLK Manasota Key Road	\$650,000	Bay Front
8505 Manasota Key Road	\$599,000	Bay Front
7385 Manasota Key Road	\$500,000	Bay Front
7000 Manasota Key Road	\$500,000	Bay Front
7209 Manasota Key Road	\$495,000	Bay Front

SALE PENDING MANASOTA KEY RESIDENTIAL PROPERTY LIST PRICE LOCATION

PROPERTY	LIST PRICE	LOCATION
748 N Manasota Key Road	\$2,999,999	Gulf to Bay
717 N Manasota Key Road	\$1,299,999	Gulf Front
7995 Manasota Key Road	\$1,299,000	Bay Front
6120 Gnarled Oak Drive	\$405,000	-----

MANASOTA KEY LOTS SOLD 2012

PROPERTY	LIST PRICE	DATE SOLD	SOLD PRICE	LOCATION
6200 BLK Manasota Key Road	\$12,715,000	08/10/2012	\$4,065,000	Gulf to Bay
7093 Manasota Key Road	\$1,500,000	09/27/2012	\$1,000,000	Bay Front
8370 Manasota Key Road	\$1,100,000	02/22/2012	\$900,000	Gulf Front
8375 Manasota Key Road	\$899,000	04/09/2012	\$700,000	Bay Front

MANASOTA KEY RESIDENTIAL PROPERTY SALES 2012

PROPERTY	LIST PRICE	DATE SOLD	SOLD PRICE	LOCATION
8150 Manasota Key Road	\$2,750,000	06/05/2012	\$2,250,000	Gulf to Bay
7930 Manasota Key Road	\$2,395,000	05/31/2012	\$2,395,000	Gulf Front
6850 Manasota Key Road	\$1,595,000	10/23/2012	\$1,240,000	Gulf Front
6780 Manasota Key Road	\$1,175,000	04/11/2012	\$975,000	Gulf front
6885 Manasota Key Road	\$1,050,000	08/03/2012	\$925,000	Bay Front
8330 Manasota Key Road	\$980,000	10/05/2012	\$980,000	Gulf Front
6119 Gnarled Oak Lane	\$795,000	09/28/2012	\$565,000	Bay Front
6795 Manasota Key Road	\$699,000	08/31/2012	\$550,000	Canal
6895 Manasota Key Road	\$519,500	10/31/2012	\$475,000	Bay Front

6090 Manasota Key Road. Spacious custom gulf front home, great room concept offers 4885 square feet of luxurious island living space, four bedrooms and five baths. All bedrooms, baths and kitchen also have radiant heat in the floors gourmet kitchen with large island and granite counter tops. Large master suite with separate sitting room/study, master bath has separate shower and jetted tub, great room has large wood burning fireplace with hand painted tiles. There is also a lovely wet bar area with gulf views. A large screened porch off the kitchen for wonderful entertaining, hurricane shutters, lighting protection, vent fans in attic, electric in conduit, Cat5 wiring for computer, cove lighting and an elevator add to the amenities plus 46' x 36' bonus area game/media, plus work shop and did we mention the wonderful sandy beach. **Reduced to \$3,000,000.**

703 Casey Key Road is the only thing that the current owners have not changed and/or upgraded in 2009. For the person who wants all the finer quality amenities in a comfortable Key West Bahamas Lifestyle. The kitchen features a professional Wolf range & double oven, professional over sized Sub Zero refrigerator, built in Miele coffee station, built in Subzero Wine Coolers, 2 Miele dish washers, Sub Zero built in refrigerator drawers in custom cabinetry & counter tops. A whole house generator. **This house has it all. \$6,000,000.**

1590 S. TAMIAMI TRAIL VENICE, FL. This includes 1590 south Tamiami Trail and adjacent 100' lot to the North 1564 South Tamiami Trail. There are two buildings one 8,980 sq/ft showroom and offices or separate rental space (can be three separate businesses) and a 1200 sq/ft storage building CI ZONING. This has been used as a car dealership and a furniture store in the past. Completely renovated, custom Italian tile showroom, carpeted offices. Two other carpeted (units) areas with their own Frontage that can be used as separate retail or office space or rentals. On Business 41 at the 41 ByPass junction South of Circus Bridge - Center Road. **\$1,950,000.**

1550 S. TAMIAMI TRAIL. Formerly the Venice Chrysler Dealership, Zoned CI (Commercial Intensive) 175,696 SF lot with 26,504 SF of covered buildings - 5400 SF parts/storage 7,800 SF showroom/office, 13,304 SF service/repair/garage, 9,163 SF canopy, plus 20,845 SF lot for drainage run-off. The property is in excellent condition, the buildings do not require any repairs. The Highest and Best Use for the property would be as a New and or Used car dealership or a single or multi-tenate retail center, indoor and outdoor storage facility or even a combination of the two. The property has a traffic light at Center Road the main entrance and a large parking lot area that is conducive for a large retail center. A storage facility could use the large body-shop building with 12' overhead doors and or the newer 8 bay detail building and car wash. The property has great visibility and great ingress and egress on US 41 just north of the US 41 and US 41 bypass and close to the Venice Airport. **\$3,995,000.**

WISHING EVERYONE MERRY CHRISTMAS & A HAPPY NEW YEAR

If you have been thinking of selling your property, I would be pleased to give you a no obligation OPINION OF MARKET VALUE.

This can show you what the market is doing and give you a value on your property.

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