



PROPERTY FOR SALE

9.97 ACRES WITH GOLF COURSE FRONTAGE IN SARASOTA COUNTY

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EXECUTIVE SUMMARY

9.97 ACRES GOLF COURSE FRONTAGE IN SARASOTA COUNTY

The subject property consists of 9.97 ± acres spread across four tax ID parcels in Venice, FL. The Sarasota Memorial Hospital Laurel Road Campus is a 315,000 ± SF medical center located at Laurel Rd& I-75. The growth rate within a 2 mile radius of the subject is growing 46.8% faster than Sarasota County.

We believe that the highest and best use for this property would be to rezone for RM-2 (9 units per acre) and developed as a for sale residential/townhome.

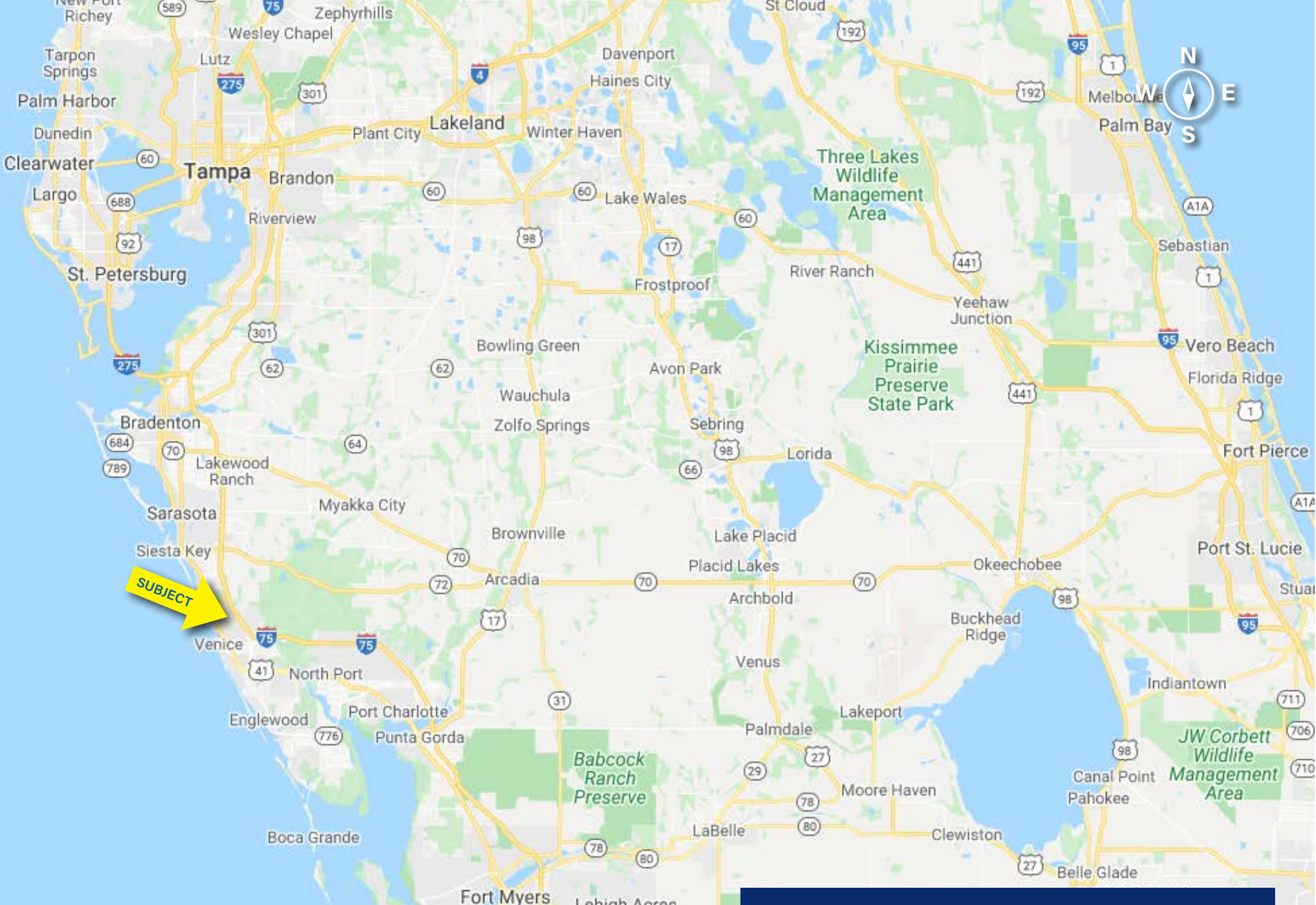
Site Address:	498 R&F Ranch Rd., Nokomis, FL 34275
County:	Sarasota
PIN (Property Identification Number):	0388040001, 0388040004, 0388040005, 0388040006
Land Size:	9.97 +/- acres
Property Use:	Vacant Land
Utilities:	Adjacent (See page 13)
Current Zoning:	Open Use Estate (OUE)
Taxes:	\$5,826.37 (2020)
Traffic Count:	15,600 cars/day on Laurel Rd.
Asking Price:	\$2,750,000 (Average \$275,000/acre)



These four parcels total to approximately 9.97 acres of land and are presently Zoned RMF-1. These parcels are in close proximity to the new Sarasota Memorial Hospital, which is located on their 65 acre parcel at the intersection of Interstate I-75 and Laurel Road. There are many market factors that make this development attractive: the pent-up demand for new units, long commuting time for Tervis and PGT Industries employees, and the new medical complex. We are of the strong opinion that this land should be rezoned to RMF-2 which would achieve density of 9 units to the acre. The scope of services planned by SMH will cover a very wide array of medical specialties. Their plan includes 90 acute care beds (each in private rooms), 20 beds for Observation and a 25 bed Emergency Care Center, along with Medical Office buildings for physician practices and out-patient services.

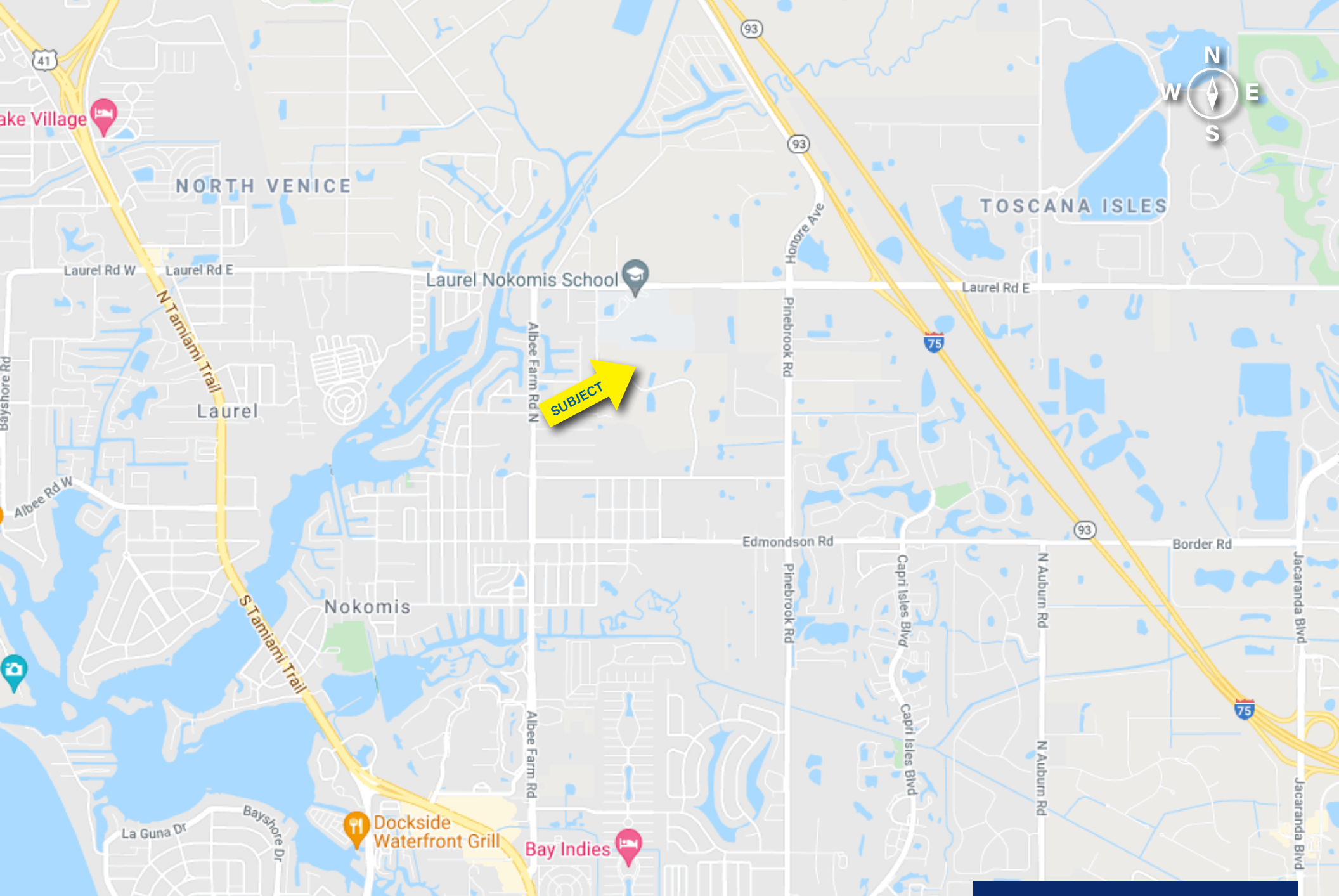
These 9.97 acres are located off Pinebrook Ave, and near Curry Lane.

A vibrant 70,000 square foot Publix anchored shopping center sits at the intersection of Pinebrook and Laurel Road, and the site is only minutes away from the Laurel-Nokomis K to 8th grade public school located on Laurel Road.



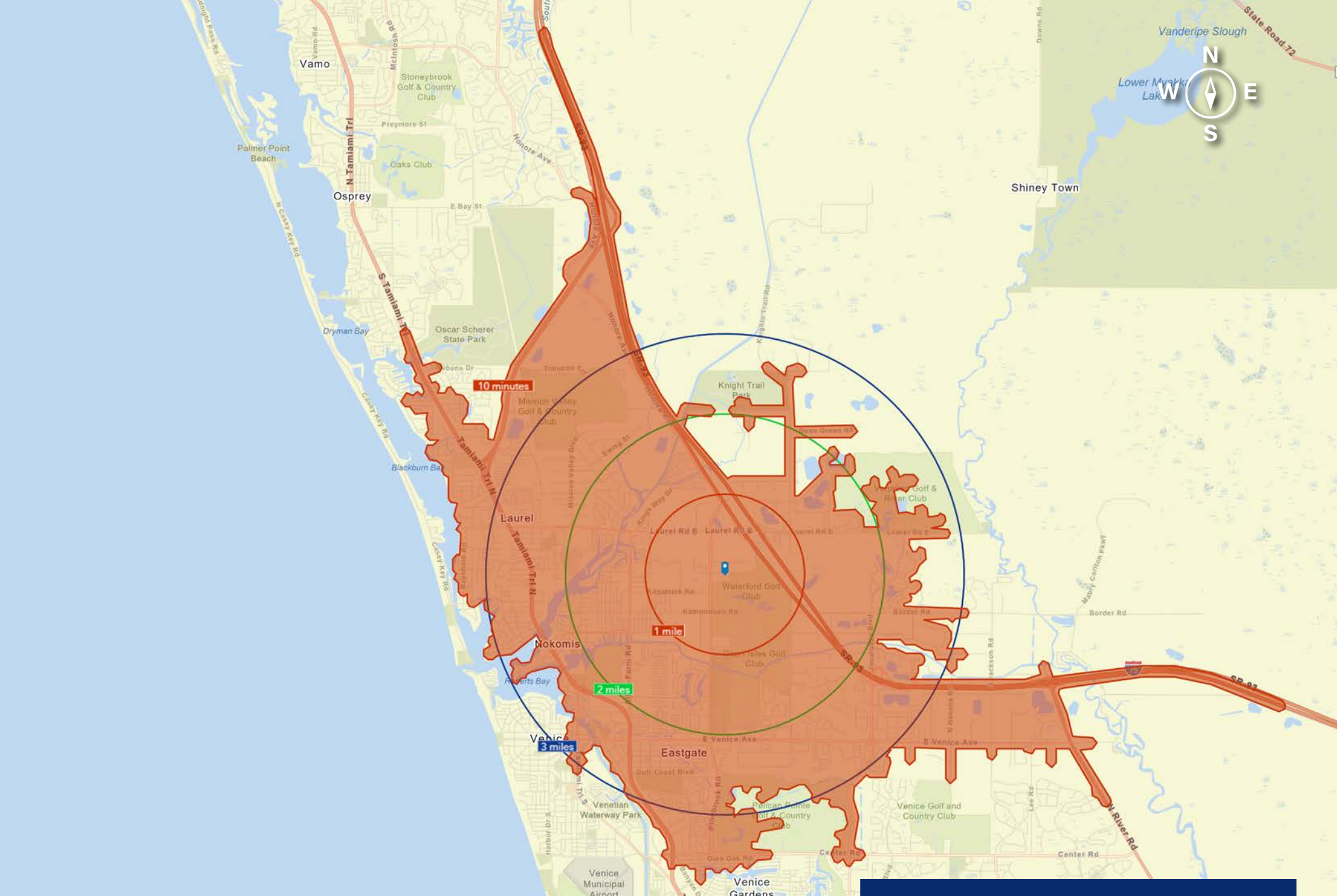
REGIONAL LOCATION MAP

Located in the North Port-Sarasota-Bradenton MSA, between Bradenton and Fort Myers, along the I-75 Corridor.



Located off exit 195 from I-75 in Venice, FL at the Laurel Road interchange.

LOCATION MAP



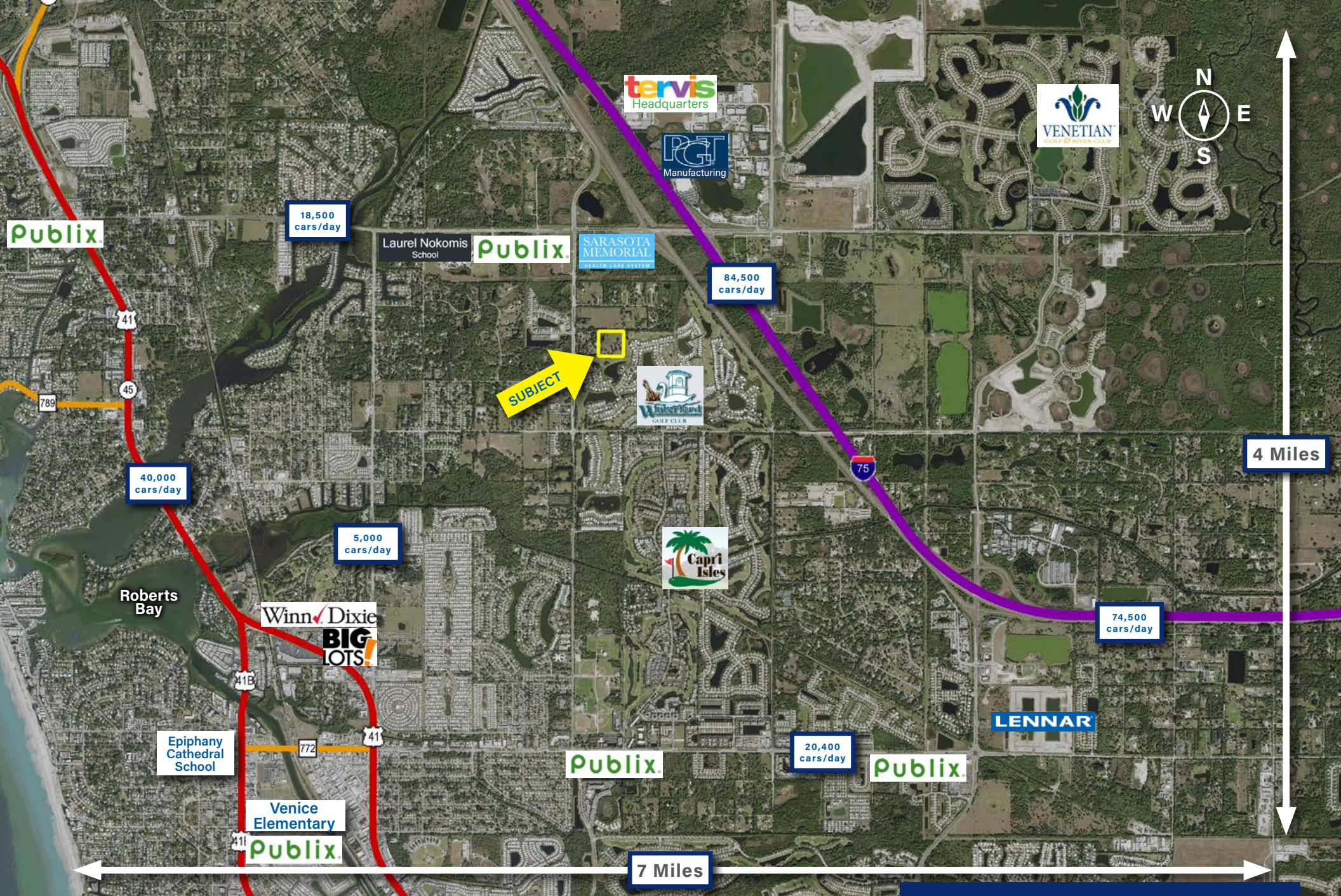
1, 2, 3 mile radius
 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	10 Mins	Sarasota	MSA	FL	US
Population	3,050	16,357	33,455	36,320	442,806	849,851	21,587,015	333,793,107
Households	1,568	8,159	17,120	18,555	202,975	372,384	8,438,100	126,083,849
Families	996	4,879	10,155	10,991	122,196	231,161	5,454,945	82,747,156
Average Household Size	1.95	1.95	1.92	1.93	2.15	2.25	2.51	2.58
Owner Occupied Housing Units	1,254	6,497	13,687	15,050	150,562	275,769	5,459,375	80,135,109
Renter Occupied Housing Units	314	1,662	3,433	3,505	52,413	96,615	2,978,725	45,948,740
Median Age	69.1	68.5	67.4	67.4	56.7	52.8	42.5	38.5
Income								
Median Household Income	\$60,814	\$57,449	\$58,748	\$58,650	\$62,322	\$61,164	\$56,362	\$62,203
Average Household Income	\$74,224	\$79,110	\$85,645	\$84,292	\$91,362	\$88,428	\$81,549	\$90,054
Per Capita Income	\$38,713	\$40,697	\$43,675	\$43,265	\$41,928	\$38,782	\$31,970	\$34,136
Trends: 2015 - 2020 Annual Growth Rate								
Population	1.33%	1.46%	1.90%	1.56%	1.50%	1.76%	1.33%	0.72%
Households	1.23%	1.30%	1.76%	1.41%	1.47%	1.70%	1.27%	0.72%
Families	1.12%	1.30%	1.82%	1.37%	1.40%	1.64%	1.23%	0.64%
Owner HHs	1.26%	1.41%	1.70%	1.22%	1.30%	1.56%	1.22%	0.72%
Median Household Income	1.76%	1.71%	1.76%	1.66%	1.54%	1.59%	1.51%	1.60%

Median Household Income is \$60,814 within a 1 mile radius compared to \$56,362 in the state of Florida.



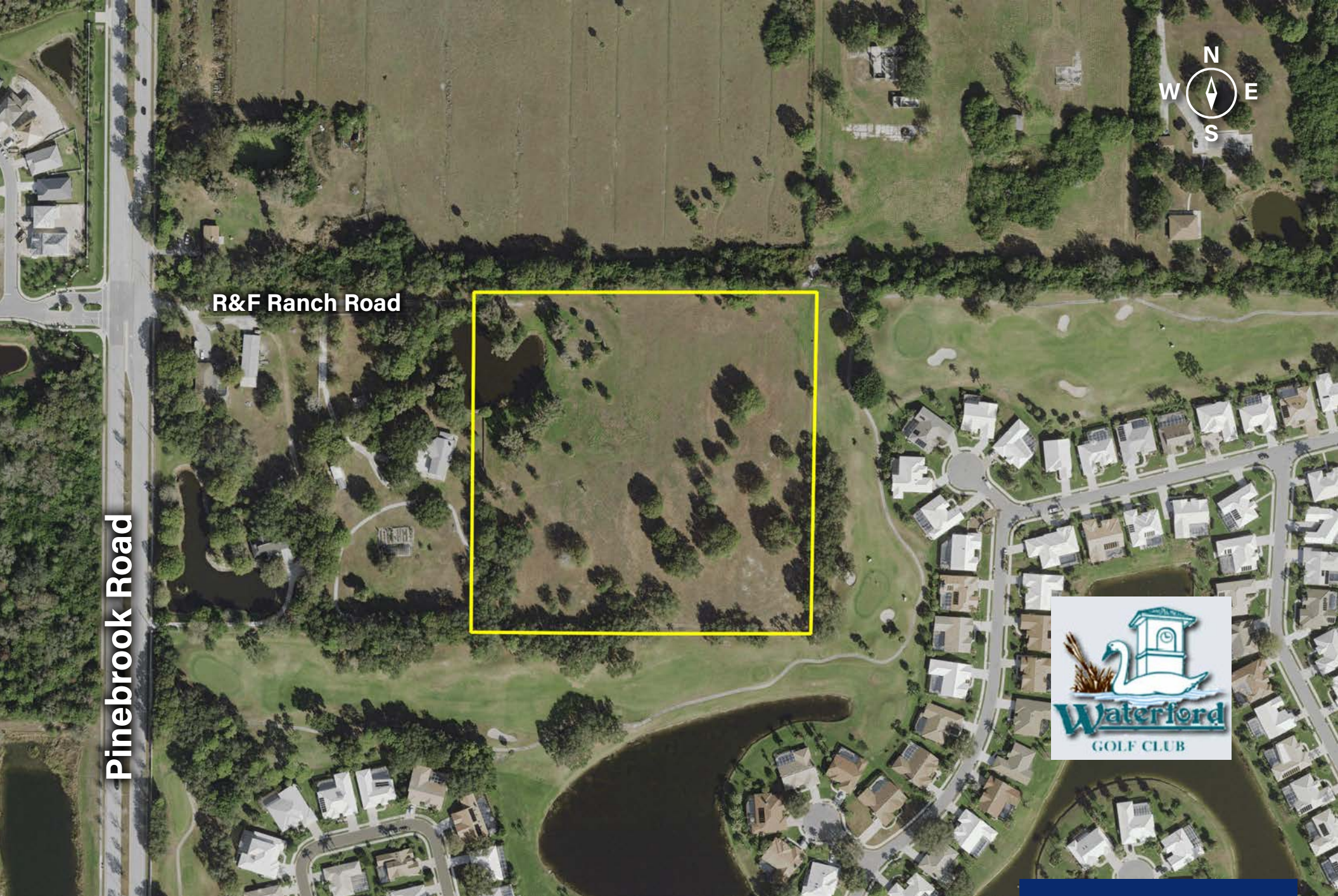
Located in an actively growing market area, with Tervis' Headquarters, PGT Manufacturing, and the new Sarasota Memorial Hospital nearby.

MARKET AREA MAP



The neighborhood area consists of a mixture of commercial, residential, and educational uses.

NEIGHBORHOOD AERIAL



Pinebrook Road

R&F Ranch Road



SITE AERIAL

Located off Pinebrook Road, on R&F Ranch Road.

SARASOTA MEMORIAL HOSPITAL - LAUREL ROAD CAMPUS



- Sarasota Memorial Hospital's Laurel Road campus in Venice includes a 315,000-square-foot, 90-bed, acute-care hospital with a 20-bed observation unit and 25-room Emergency Care Center.
- Services at the new location include medical, surgical, intensive care and obstetrical units. The new hospital will include interventional / surgical suites; a dedicated operating room for emergency or medically necessary C-sections; cardiac catheterization lab; endoscopy suite; respiratory services; infusion/chemotherapy services; rehabilitation services, including physical, occupational and speech/language therapy; radiology/imaging services; a laboratory and pharmacy, among other clinical services.
- The campus also will include outpatient services and a medical office building.
- The 63.69 +/- acre site was purchased in 2005 for \$25,000,000 or \$392,526/acre.

UTILITIES



It appears there is a water main that runs along Pinebrook Road and a gravity main near the entrance of the neighborhood directly west to the subject property.

Disclaimer

*All utilities information needs to be verified by the City of Venice.






ZONING



Residential, Multi-Family (RMF-1) Sarasota County

The highest and best use for the subject property is residential or multi-family development.

The surrounding area of the subject property consists of zoning regulations that can adequately support a residential or multi-family project.

-  RMF-1
-  OUE-1
-  PUD
-  PCD
-  CG



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