



PROPERTY FOR SALE

VENICE RESIDENTIAL/MEDICAL OFFICE ACREAGE

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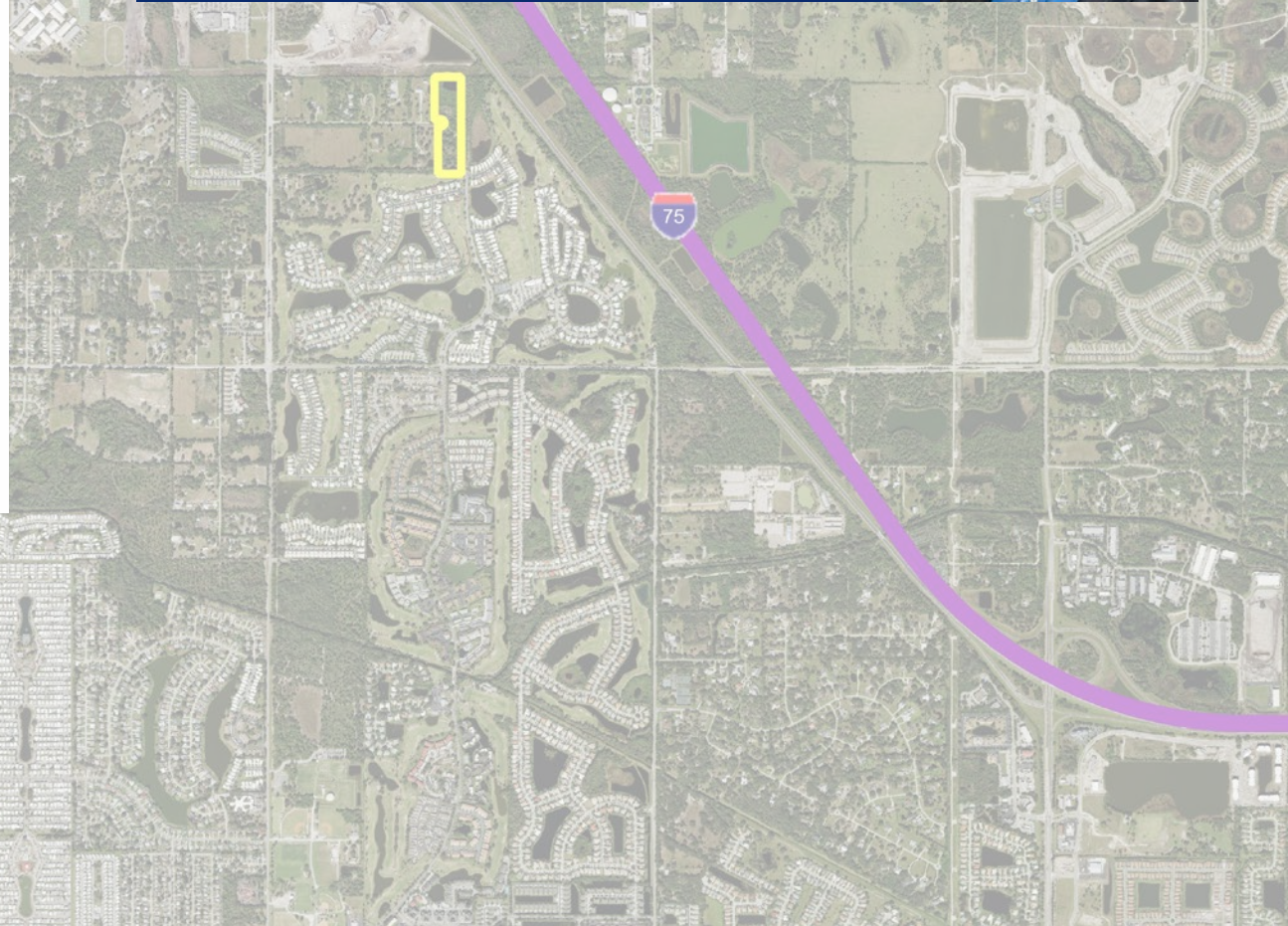
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41B



EXECUTIVE SUMMARY

VENICE RESIDENTIAL/ MEDICAL OFFICE ACREAGE

The subject property consists of 10 ± acres spread across three tax ID parcels in Venice, FL. The property contiguous to the north is the new Sarasota Memorial Hospital Laurel Road Campus, which is a 315,000 +/- SF medical center. The growth rate within a 2-mile radius of the subject is growing 46.8% faster than Sarasota County. The current sewer capacity for this site is 100 EDU's, per Kimley Horn.

We believe that the highest and best use for this property would be to rezone for RM-2 (9 units per acre) and develop for a residential, or medical development.

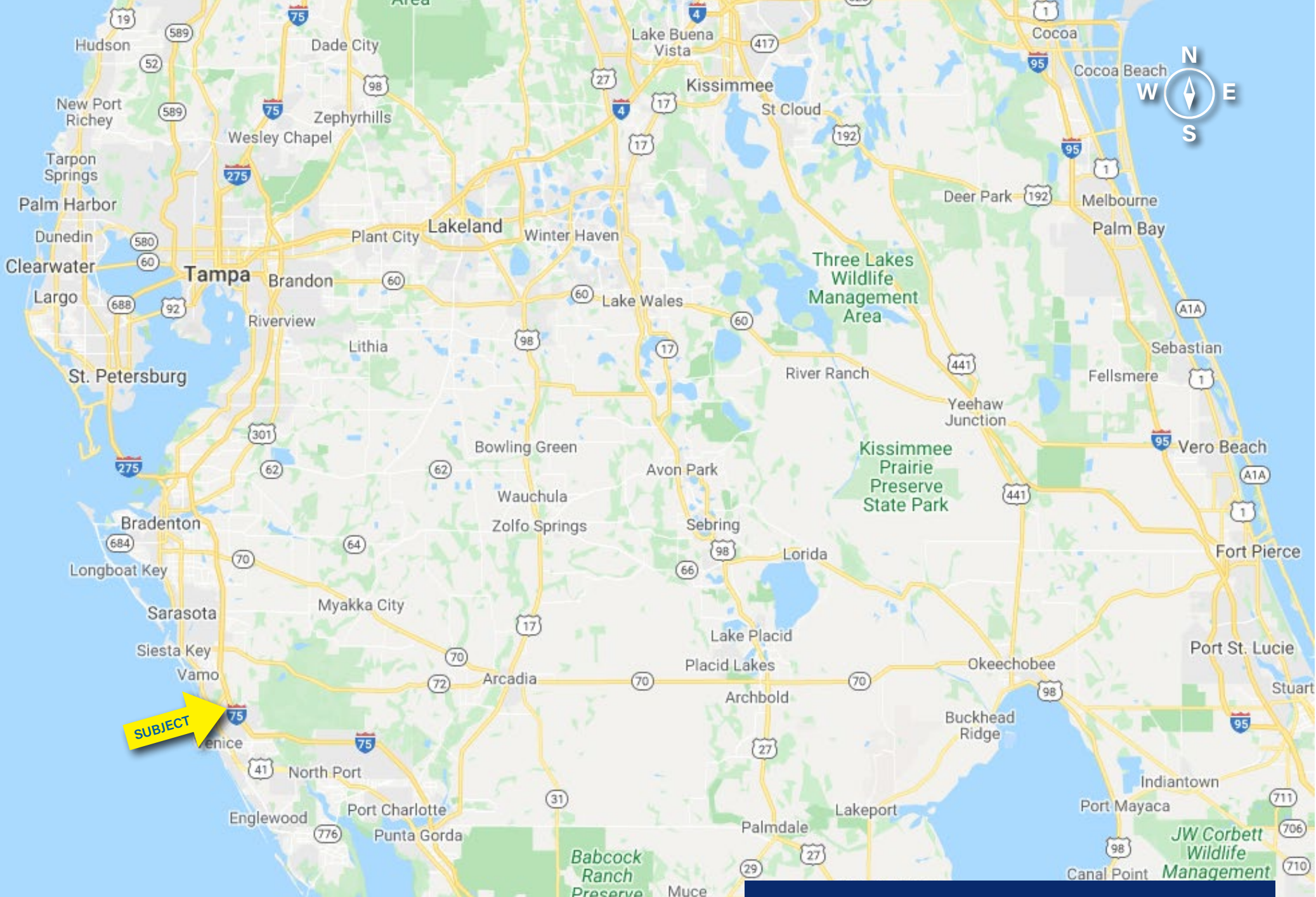
Site Address:	0 Curry lane, Nokomis, FL 34275
County:	Sarasota
PIN (Property Identification Number):	0387140006, 0387140005, 0387110003
Land Size:	10 +/- acres
Property Use:	Residential or Medical
Utilities:	Near by (See page 13)
Current Zoning:	Residential Multi-Family (RMF-1)
Taxes:	\$6,434.99 (2021)
Traffic Count:	20,500 cars/day on Laurel Rd.
Asking Price:	\$2,850,000 (\$285,000/acre)



These parcels total to approximately 10 acres of land and are presently Zoned RMF-1. These parcels directly abut the Sarasota Memorial Health Care System, 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 age of the apartment stock in greater Venice, 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 partially rezoned to RMF-2 which would achieve density of 9 units to the acre. The scope of services provided by SMH covers a very wide array of medical specialties. Their services include 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.

The property is located off Pinebrook Ave, at the very end of 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.



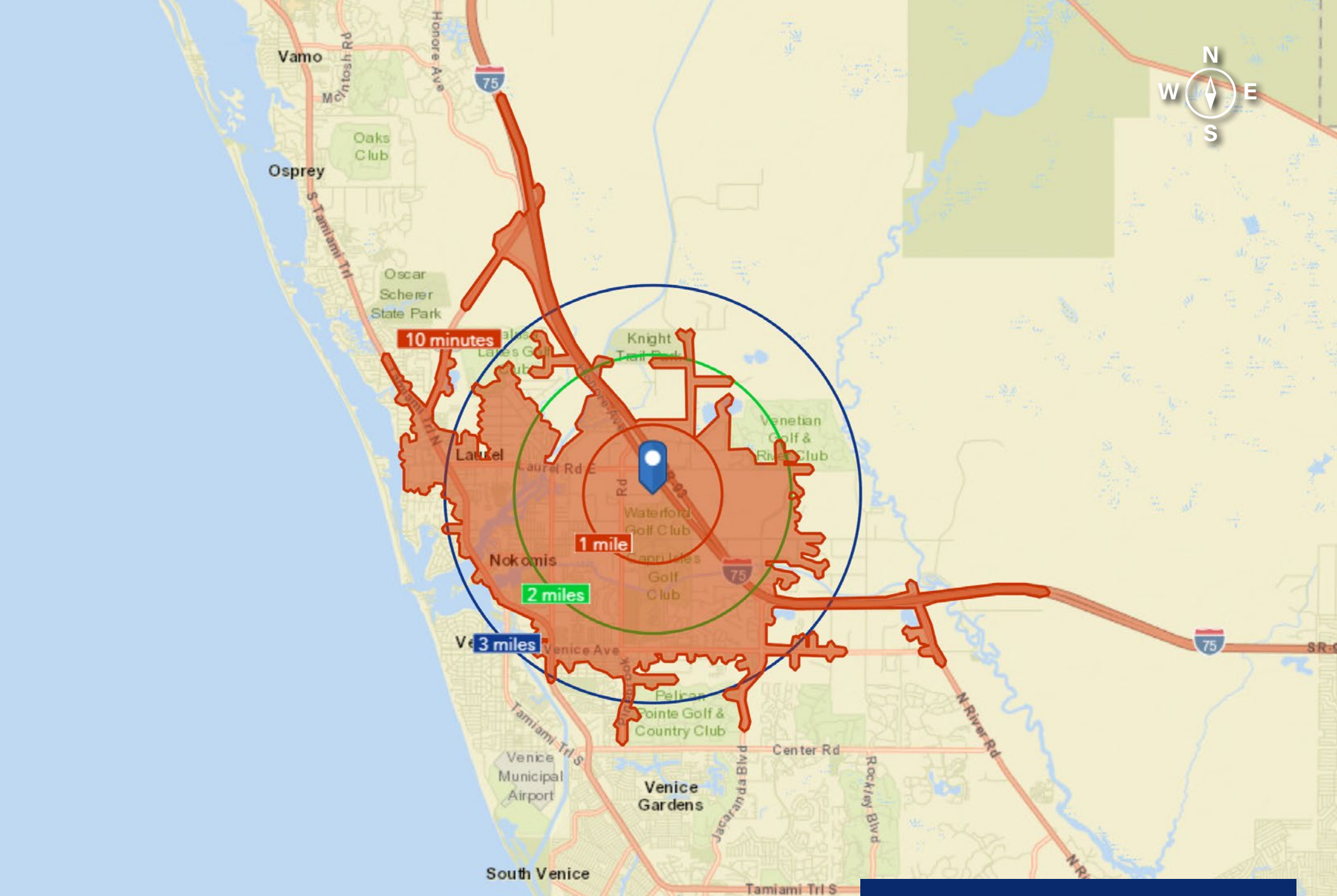
REGIONAL LOCATION MAP

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	2,251	15,868	33,098	52,195	454,079	866,000	21,733,419	333,934,112
Households	1,185	7,883	16,694	26,238	208,368	380,135	8,514,543	126,470,675
Families	775	5,045	10,135	15,995	125,277	235,635	5,499,508	82,824,624
Average Household Size	1.90	1.99	1.95	1.96	2.15	2.25	2.50	2.58
Owner Occupied Housing Units	1,017	6,600	13,652	21,747	159,406	291,099	5,633,437	81,906,775
Renter Occupied Housing Units	168	1,283	3,042	4,492	48,962	89,036	2,881,106	44,563,900
Median Age	72.5	67.1	67.2	66.9	57.40	53.40	42.80	38.80
Income								
Median Household Income	\$69,108	\$65,928	\$63,251	\$64,754	\$65,789	\$64,997	\$58,462	\$64,730
Average Household Income	\$83,008	\$89,732	\$87,638	\$90,984	\$93,451	\$92,589	\$83,820	\$92,435
Per Capita Income	\$44,015	\$44,213	\$43,940	\$45,638	\$42,918	\$40,671	\$32,917	\$35,106
Trends: 2015 - 2020 Annual Growth Rate								
Population	1.87%	2.75%	2.28%	1.85%	1.48%	1.31%	1.31%	0.71%
Households	1.74%	2.53%	2.12%	1.73%	1.45%	127.00%	1.27%	0.71%
Families	1.65%	2.69%	2.25%	1.78%	1.38%	1.22%	1.22%	0.64%
Owner HHs	1.04%	2.34%	2.12%	1.72%	1.58%	1.45%	1.45%	0.91%
Median Household Income	2.15%	2.77%	2.53%	2.64%	2.40%	2.38%	2.38%	2.41%

Median Household Income is \$69,108 within a 1 mile radius compared to \$58,462 in the state of Florida.

The growth rate is 2.75% within a 2 mile radius compared to 1.48% in Sarasota County.



Located in an actively growing market area, with Tervis' Headquarters, PGT Manufacturing, and a proposed new hospital development nearby.

MARKET AREA MAP



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

NEIGHBORHOOD AERIAL

**SARASOTA
MEMORIAL**
HEALTH CARE SYSTEM
Laurel Road Campus
Fully Open and
Functional!



*Medical
Office
Development*

*Medical
Office
Development*

*Also
Available*

Curry Lane

Pinebrook Road

*260 ± Apartment Units
Under Development*

SITE AERIAL

Located on Pinebook Road and Curry Lane.

FUTURE SITE OF 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 includes 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
- CG
- OUE-1
- OUE
- PUD
- GU
- PCD
- CI



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