



SARASOTA COUNTY RESIDENTIAL DEVELOPMENT OPPORTUNITY

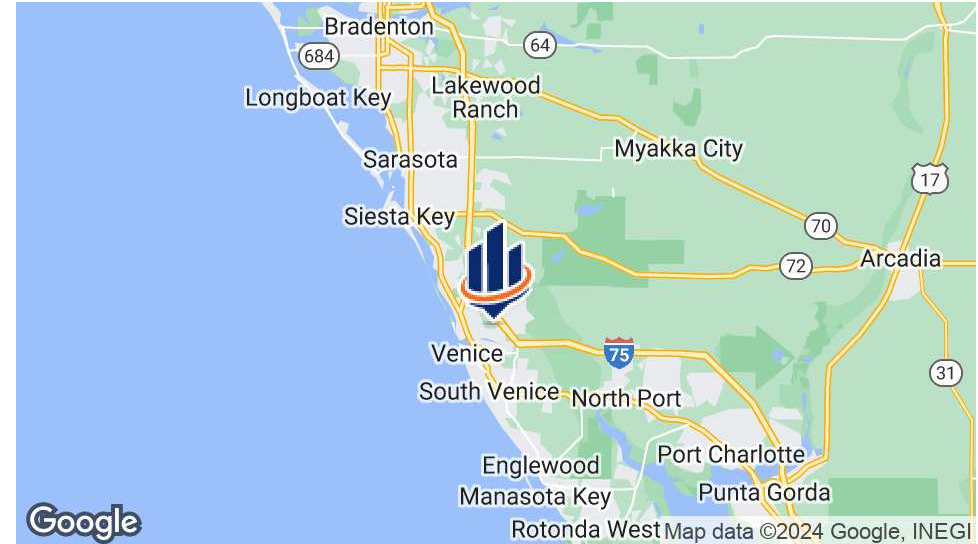
494, 496, 498 R&F RANCH RD.
NOKOMIS, FL 34275

Eric Ammon, CCIM
877.518.5263 x353 | 863.602.1001
eric.ammon@svn.com

Ron Zeigler
941.350.9636 | 941.350.9636
ron.zeigler@svn.com

Craig Morby
877.518.5263 x442 | 863.581.0059
craig.morby@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$6,975,000.
Lot Size:	13 ± Acres
Price / Acre:	\$536,538.46
Zoning:	9.97 acres is RMF-1
APN:	0388040001, 0388040004, 0388040005, 0388040006, partial 0388040002, partial 0388040003
Traffic Count:	8,800 Cars/Day (Pinebrook Rd)
Utilities:	City Water & Septic

PROPERTY OVERVIEW

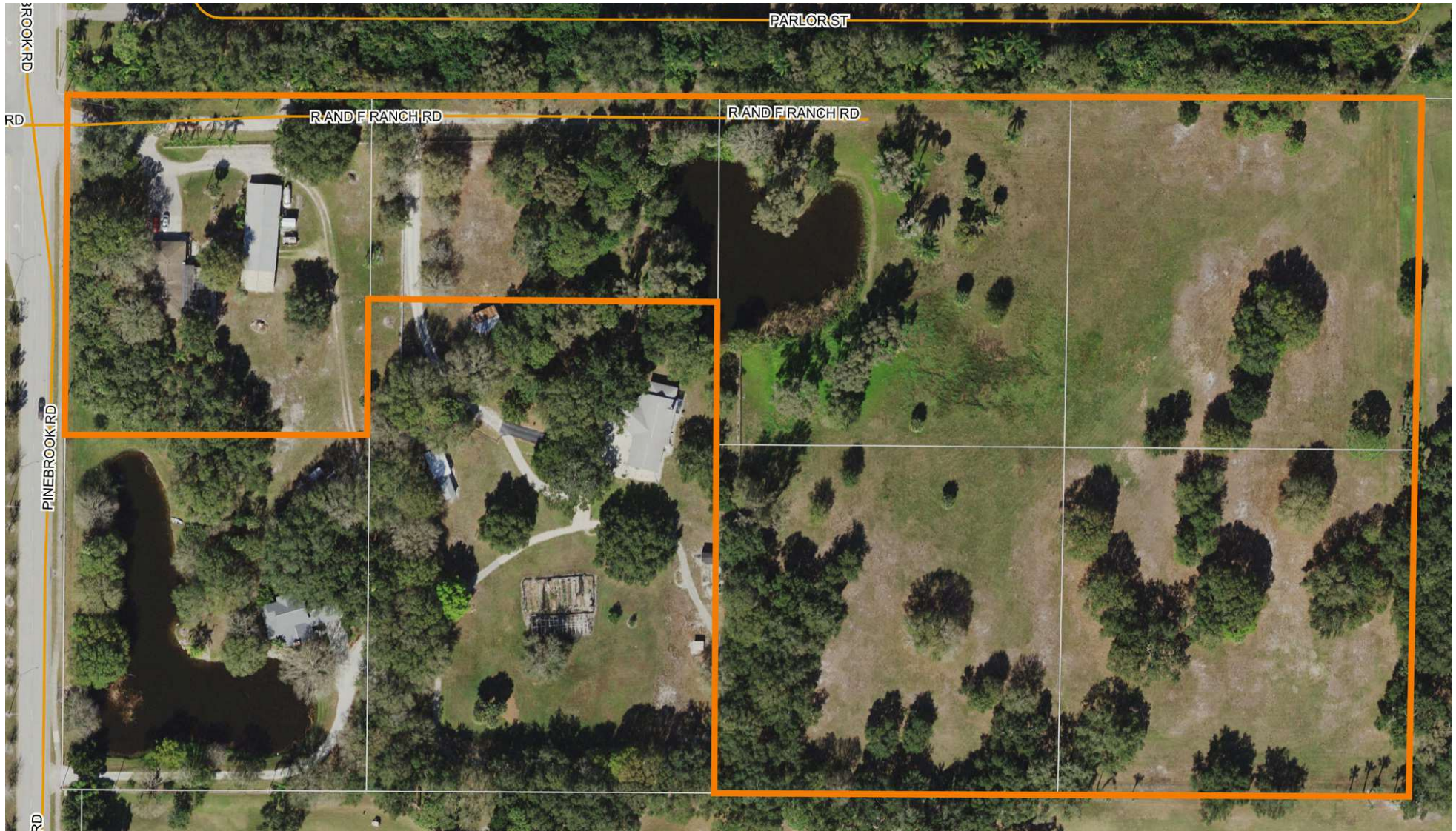
The subject property consists of approximately 13 ± acres spread across six tax ID parcels in Venice, FL. The Sarasota Memorial Hospital Laurel Road Campus is a 315,000 ± SF medical center located at Laurel Rd & I-75. The growth rate within a 3-mile radius of the subject is growing 57% faster than Sarasota County.

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

PROPERTY HIGHLIGHTS

- 13 ± acres spread across six tax ID parcels - 4 parcels in the city, with the two partial parcels still in the county
- The property would be suited to rezone for RM-2 [9 units per acre]
- Developed as a residential, town-home, or apartment project
- Located minutes near Sarasota Memorial Hospital Laurel Road Campus which is currently expanding

Aerial Photo





CONSIDERATIONS:

- The location and scope of any landscape buffers that are to be added to the properties.
- The location, size, and color of the landscape fencing.
- The repairs / improvements that will be required for the creek / trench.
- The placement and location of any new roads across each of these partial parcels.
- Each of the remaining owners, after the lot splits, will want to be able to tap into any new utilities brought to the site, at no cost or expense.
- The establishment of an escrow to cover the costs of annexing into the City, for each of the remaining owners, the escrow for which is to run for 10 years.
- Each of the remaining owners will need legal access to each of the remaining lots, via recorded 60 foot easement agreement(s) as a condition of sale.
- The two partial lots of 494 & 496 R&F Ranch Road are currently zoned OUE with the county and each with need to be subdivided. Both parcels will also very likely need to be annexed into the City of Venice.
- We have three ownership groups here, so each will require its own contract as the price points for each vary.

Location Description



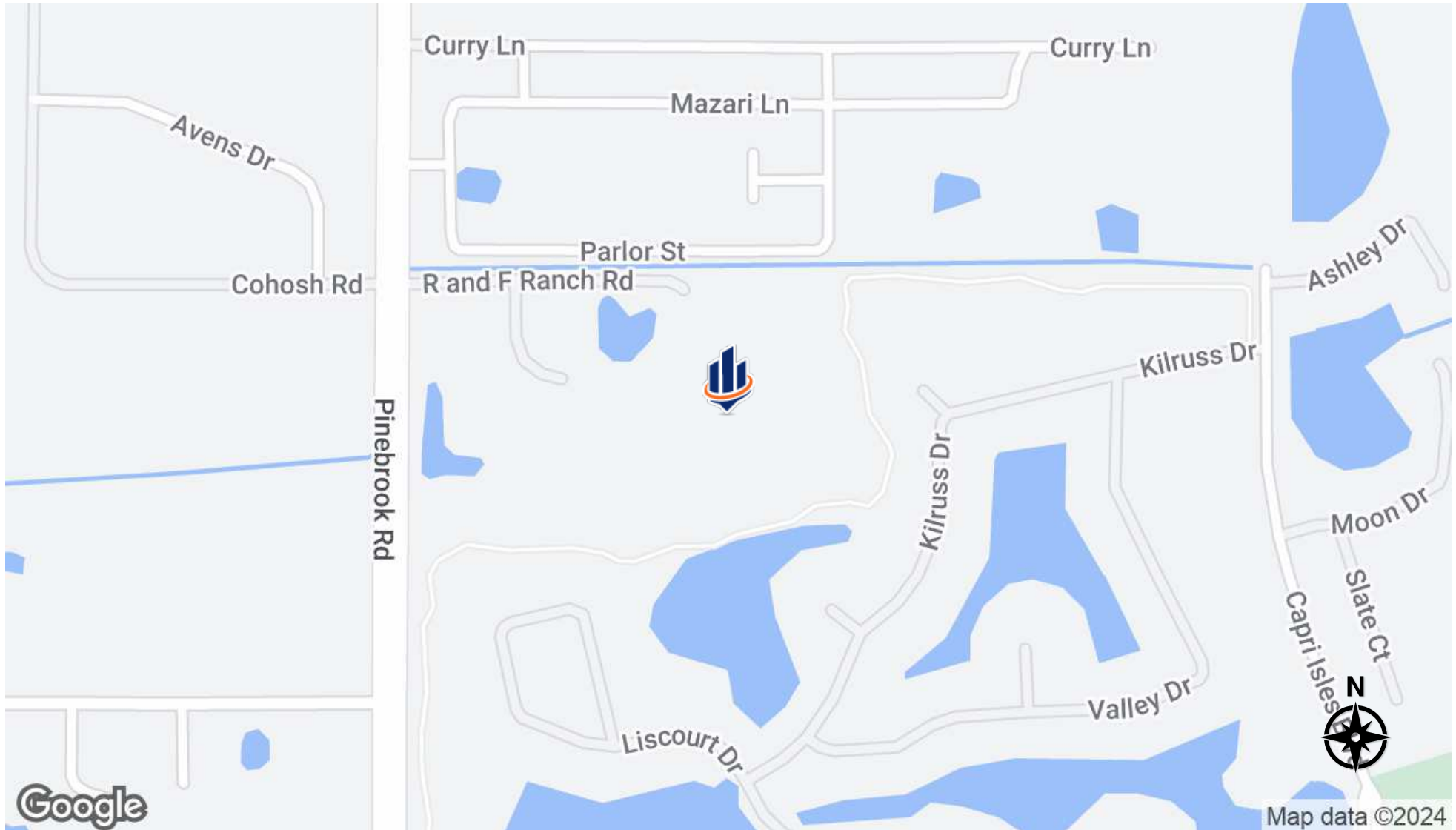
LOCATION DESCRIPTION

Located in the North Port-Sarasota-Bradenton MSA, between Bradenton and Fort Myers, along the I-75 corridor. Directly off exit 195 from I-75 in Venice, FL at the Laurel Road interchange. Proximity to I-75 adds significant value to the location of this property as I-75 is a major north-south interstate highway. It stretches over 470 miles from the Georgia state line to Miami and plays an important role connecting travelers to major cities and attractions across the state.

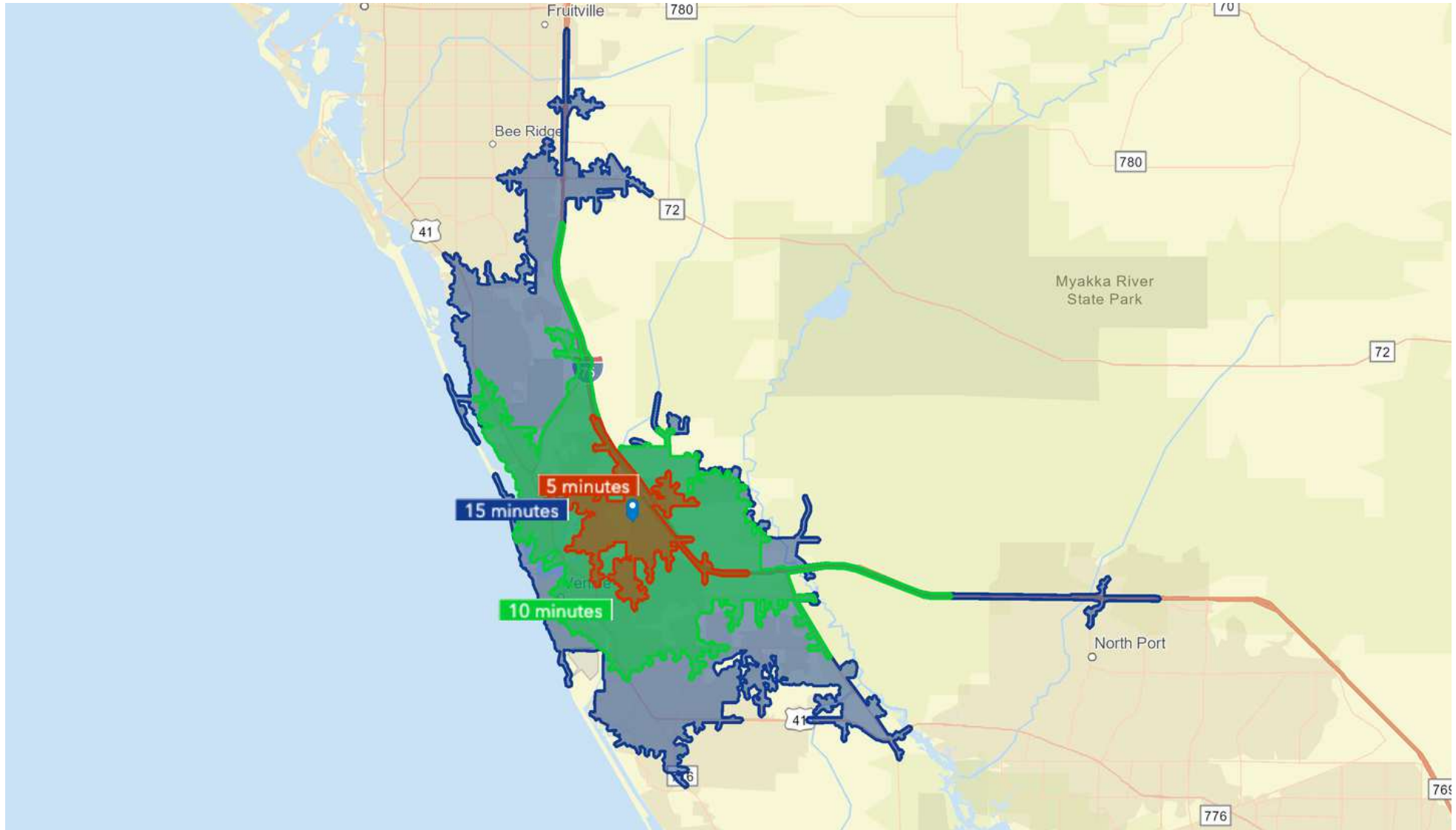
Sarasota Memorial Hospital - Venice is a 4 ± minute drive just north of the subject property. The initial 5-story hospital offers 110 patient suites, emergency and surgical care, along with a variety of specialty care practices and is currently expanding.

Publix Super Market at Plaza Venezia is also just a 3 ± minute drive north, located on along Laurel Rd. Publix is known for offering high quality products, exceptional customer service, and its commitment to employee satisfaction. In addition, just north of the property are The Sophia Luxury Villas, an under construction 244 apartment unit complex. Overall, the location of this site is well positioned for continued growth in the future.

Location Map



Drive Times



Benchmark Demographics



	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Sarasota County	FL	US
Population	3,967	34,014	69,049	10,543	50,836	114,810	445,620	22,114,754	335,707,897
Households	2,133	17,579	35,136	5,444	26,157	57,126	205,417	8,760,977	128,657,669
Families	1,322	10,421	20,894	3,277	15,327	34,569	123,289	5,648,790	83,407,414
Average Household Size	1.86	1.88	1.92	1.91	1.89	1.98	2.13	2.47	2.55
Owner Occupied Housing Units	1,642	14,069	28,599	4,351	20,932	46,295	157,675	5,794,353	83,145,410
Renter Occupied Housing Units	491	3,509	6,537	1,093	5,225	10,830	47,742	2,966,624	45,512,259
Median Age	69.4	67.3	66.3	68.4	67.3	64.70	57.4	42.8	38.9
Housing Unit/Household Ratio	1.23	1.27	1.32	1.22	1.29	1.30	1.29	1.21	1.13
Adjusted Population	4,303	38,307	80,679	11,398	57,763	131,766	506,574	23,565,713	
Income									
Median Household Income	\$79,157	\$70,325	\$72,056	\$69,477	\$70,956	\$76,377	\$74,558	\$65,438	\$72,414
Average Household Income	\$100,208	\$99,584	\$103,062	\$91,373	\$101,141	\$112,002	\$106,816	\$96,086	\$105,029
Per Capita Income	\$53,267	\$51,602	\$52,401	\$47,121	\$52,139	\$55,808	\$49,289	\$38,149	\$40,363
Trends: 2022 - 2027 Annual Growth Rate									
Population	0.48%	1.32%	0.87%	0.51%	0.86%	0.75%	0.83%	0.61%	0.25%
Households	0.40%	1.29%	0.86%	0.48%	0.84%	0.74%	0.81%	0.62%	0.31%
Families	0.09%	1.36%	0.87%	0.26%	0.82%	0.69%	0.76%	0.59%	0.28%
Owner HHs	0.19%	1.52%	1.04%	0.43%	0.99%	0.93%	1.01%	0.83%	0.53%
Median Household Income	2.23%	3.30%	3.10%	3.06%	3.13%	2.86%	2.75%	3.75%	3.12%

Over 114,000 people with a median age of 64.70 within a 15-minute drive from the property.

Median household income of over \$79,000 within a 1-mile radius from the property.

Benchmark Demographics



1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Sarasota County FL US

Households by Income

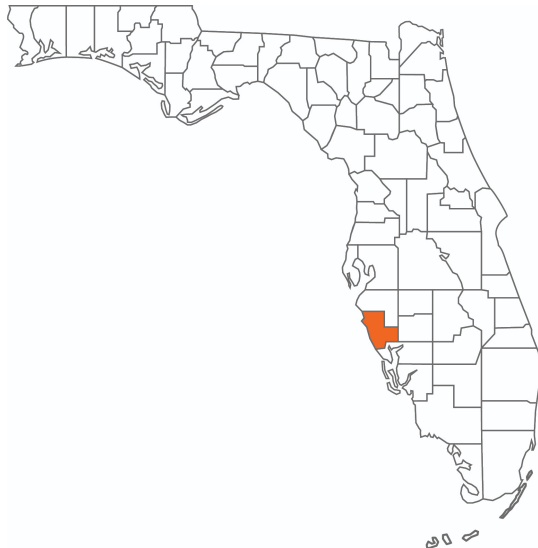
<\$15,000	6.20%	5.10%	5.10%	6.00%	5.20%	4.60%	5.10%	8.30%	8.50%
\$15,000 - \$24,999	5.80%	7.60%	7.10%	7.30%	7.50%	6.60%	6.70%	7.60%	7.20%
\$25,000 - \$34,999	8.50%	7.30%	6.50%	8.60%	6.90%	6.60%	6.70%	8.40%	7.50%
\$35,000 - \$49,999	6.70%	12.00%	12.40%	10.90%	12.30%	11.60%	12.30%	12.60%	11.10%
\$50,000 - \$74,999	19.10%	20.80%	20.70%	20.60%	20.40%	19.60%	19.60%	18.70%	16.90%
\$75,000 - \$99,999	17.00%	15.00%	15.10%	15.50%	15.40%	15.10%	15.50%	13.80%	13.20%
\$100,000 - \$149,999	22.50%	17.60%	18.20%	19.50%	17.70%	18.40%	18.10%	15.90%	17.20%
\$150,000 - \$199,999	8.60%	7.40%	6.80%	7.20%	6.70%	7.30%	6.80%	6.70%	8.40%
\$200,000+	5.60%	7.30%	8.20%	4.50%	7.80%	10.40%	9.50%	7.90%	9.90%

Population by Age

0 - 4	1.80%	1.70%	1.90%	1.70%	1.70%	2.10%	3.30%	5.10%	5.80%
5 - 9	1.80%	2.00%	2.10%	1.80%	1.90%	2.40%	3.60%	5.30%	6.10%
10 - 14	1.70%	2.30%	2.50%	1.90%	2.20%	2.80%	3.90%	5.50%	6.20%
15 - 19	2.20%	2.50%	2.70%	2.20%	2.50%	2.90%	4.00%	5.50%	6.30%
20 - 24	2.00%	2.10%	2.40%	2.10%	2.10%	2.60%	3.90%	5.90%	6.50%
25 - 34	4.40%	4.70%	5.40%	4.50%	4.80%	5.80%	8.80%	13.30%	14.00%
35 - 44	4.40%	5.20%	5.60%	4.70%	5.30%	6.30%	8.60%	11.90%	12.80%
45 - 54	7.20%	8.10%	8.50%	7.80%	8.20%	9.00%	10.40%	11.90%	12.00%
55 - 64	14.90%	16.20%	16.10%	15.60%	16.00%	16.70%	15.50%	13.40%	12.80%
65 - 74	24.80%	24.90%	24.10%	25.00%	24.80%	23.40%	18.60%	12.20%	10.20%
75 - 84	25.30%	20.80%	19.80%	23.00%	21.00%	18.20%	13.50%	7.10%	5.20%
85+	9.60%	9.60%	9.00%	9.80%	9.50%	7.80%	5.90%	2.80%	2.10%

Race and Ethnicity

White Alone	91.50%	91.50%	91.20%	91.70%	91.50%	89.90%	82.00%	56.70%	61.00%
Black Alone	0.90%	1.00%	0.90%	0.90%	0.90%	1.00%	3.90%	14.90%	12.40%
American Indian Alone	0.60%	0.30%	0.30%	0.40%	0.30%	0.20%	0.30%	0.40%	1.10%
Asian Alone	0.70%	1.20%	1.40%	1.00%	1.30%	1.90%	2.00%	3.00%	6.10%
Pacific Islander Alone	0.10%	0.00%	0.00%	0.10%	0.00%	0.00%	0.00%	0.10%	0.20%
Some Other Race Alone	0.70%	1.00%	1.20%	1.00%	1.10%	1.40%	3.50%	7.50%	8.60%
Two or More Races	5.50%	4.90%	5.00%	5.00%	4.90%	5.60%	8.30%	17.40%	10.60%
Hispanic Origin (Any Race)	4.40%	4.00%	4.40%	4.20%	4.10%	5.00%	10.30%	27.10%	19.00%



SARASOTA COUNTY FLORIDA

Founded	1921	Density	758.2 [2019]
County Seat	Sarasota	Population	462,286 [2022]
Area	572 sq mi	Website	scgov.net

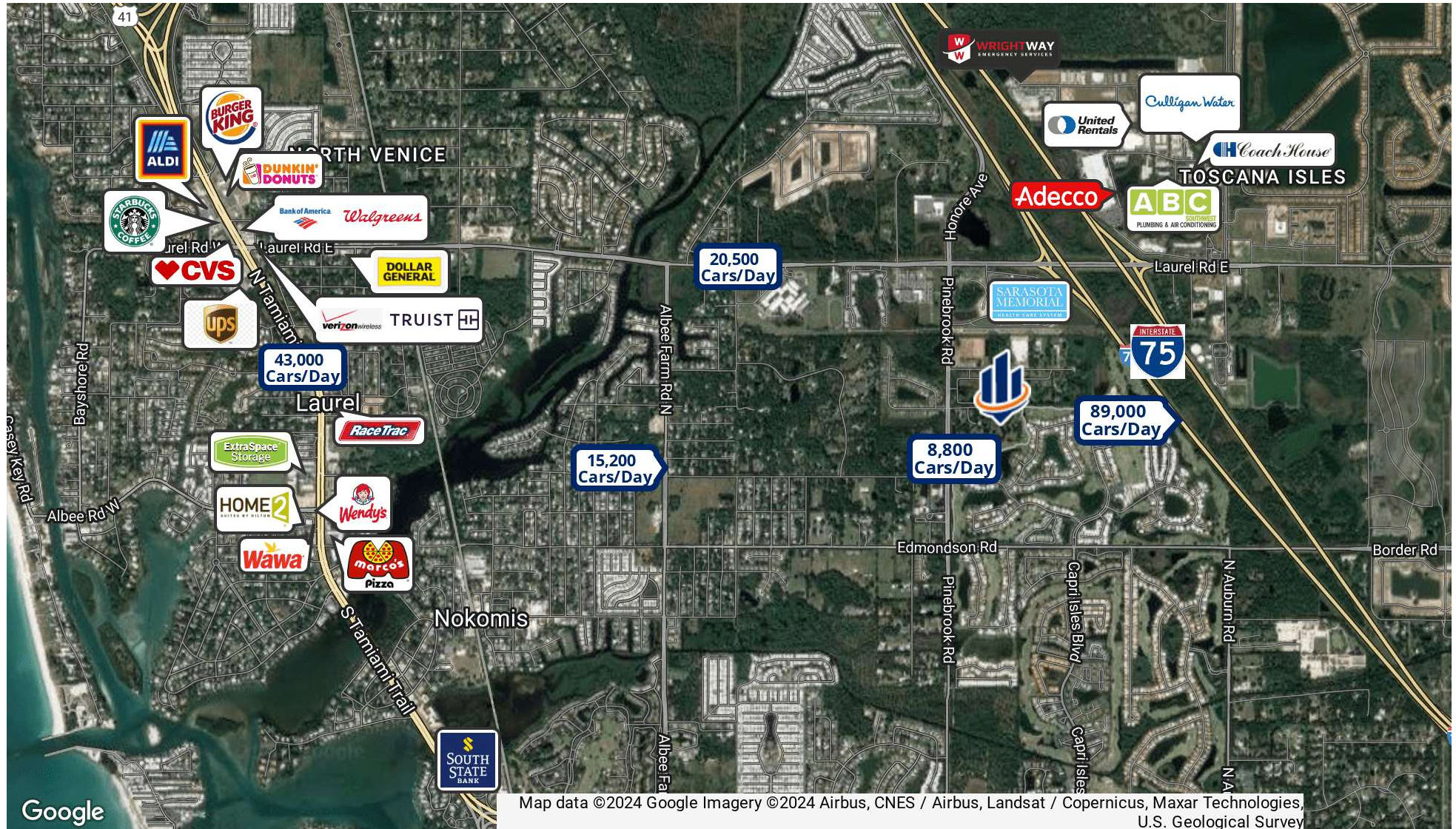
Sarasota County is part of the North Port-Sarasota-Bradenton Metropolitan Statistical Area. The city of Sarasota is the county seat, and the largest city is North Port. The fast-growing Sarasota County is also home to Venice and Longboat Key. The county boasts 35 miles of coastline, while Siesta Beach, with its pure white sands, is the top-rated beach in the United States. In addition to tourism, Sarasota County is home to a thriving fine arts community featuring The Ringling Museum of Art, Sarasota Orchestra, Asolo Repertory Theatre, and The Hermitage Artist Retreat.

Sarasota County has a strong economy with exports of \$624 million, including fabricated metal products,

Neighborhood Area Map



Market Area Map



Additional Photos





ERIC AMMON, CCIM

Senior Advisor

eric.ammon@svn.com

Direct: 877.518.5263 x353 | Cell: 863.602.1001

PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member [CCIM] designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

MEMBERSHIPS

Certified Commercial Investment Member



CRAIG MORBY

Senior Advisor

craig.morby@svn.com

Direct: **877.518.5263 x442** | Cell: **863.581.0059**

PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



RON ZEIGLER

Director

ron.zeigler@svn.com

Direct: 941.350.9636 | Cell: 941.350.9636

FL #BK3044386

PROFESSIONAL BACKGROUND

Ron Zeigler serves as a Senior Advisor for SVN Florida Commercial Real Estate Advisors specializing in the sale of commercial development land, especially for residential, multi-family and industrial projects. Zeigler has 27 years of experience in the sale and financing of commercial real estate. He is an active member of the SVN Land and Development Services Product Council, the National and Florida Multi-Family Councils. Ron stresses the critical tenets of open participation with colleagues, outside broker cooperation and a teamwork approach for the full exposure of our clients' properties. Ron is active in the fast-growing area of alternative rental products. Many of his clients seek land for entire rental communities of town homes, paired villas, casita style and single family homes. SVN has recognized Zeigler as a SVN Certified Land Specialist.

Prior to joining SVN, Zeigler served as the managing principal for Gulf Coast Mortgage and Realty Advisors in Sarasota, Florida which offered financing, legal and real estate services to private and corporate entities. Zeigler served as the supervising real estate broker, the principal mortgage broker, and in-house legal counsel. His duties included entity formation, obtaining financing and joint venture participation for commercial transactions, and the purchase of commercial and residential properties. Previously, Zeigler served as Vice President for City Financial Corporation in Sarasota, Florida, where he served as a supervising securities principal and registered investment advisor. Besides his duties in the securities markets, he headed as the managing broker for an allied real estate and financing division that specialized in sale and financing of apartment complexes, healthcare properties, and shopping centers. Zeigler has served as a court appointed receiver whose appointment has been put forward by SVN clients in the banking, insurance and equity fund business.

Zeigler is a former member of the Ohio Bar Association and has been licensed as a Florida attorney since 1991. He has been licensed as a Florida corporate real estate broker, individual broker or associate since 1994. Zeigler is also active in representing troubled properties through the court ordered receivership process.

EDUCATION

Bachelor of Arts - Wittenberg University

Juris Doctor - Cleveland Marshall College of Law

MEMBERSHIPS



ONE OF AMERICA'S BEST BROKERAGES



One of America's Best Brokerages



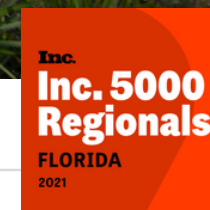
APEX 2020 Top National Producer



Most Influential Business Leaders



Largest Commercial Real Estate Brokers in Tampa Bay



Ranked 210 on Inc. 5000 Regional List

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

Disclaimer



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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600



SVN | Commercial Partners
2044 Constitution Boulevard
Sarasota, FL 34321
941.350.9636
<https://www.svnpc.com>

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