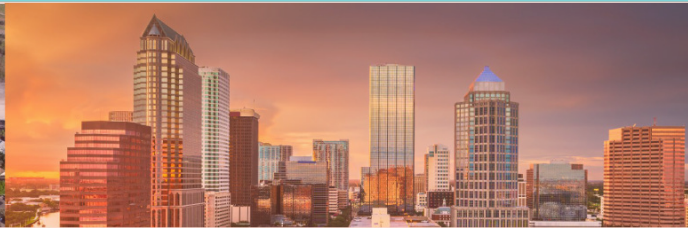


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire 7.1± acres along U.S. 41 in Venice, Sarasota County. Zoned RE-1/PUD, the property allows for up to 190,000 square feet and 119 assisted living and memory care units. With entitlements in place, the site is well suited for senior housing or healthcare-related development in a growing Gulf Coast market.

LOCATION DESCRIPTION

The property offers excellent visibility along U.S. 41 (Tamiami Trail) just south of SR 776 in south Venice. It lies near established neighborhoods, new residential growth, and the Sarasota Memorial Hospital–Venice Campus, providing convenient access for residents and staff. The site's location along a major corridor connects it to downtown Venice, Wellen Park, and Englewood.

MUNICIPALITY

Sarasota County

PROPERTY SIZE

7.1 Acres

ZONING

RE-1/PUD

PARCEL ID

0464001000

PROPERTY OWNER

JBCC NORTH PORT LLC

PRICE

Contact Broker for Pricing

BROKER CONTACT INFO

Bill Eshenbaugh, ALC,CCIM

Senior Advisor/Founder

813.287.8787 x101

Bill@thedirt dog.com

Josh Streitmatter

Advisor

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josh@thedirt dog.com

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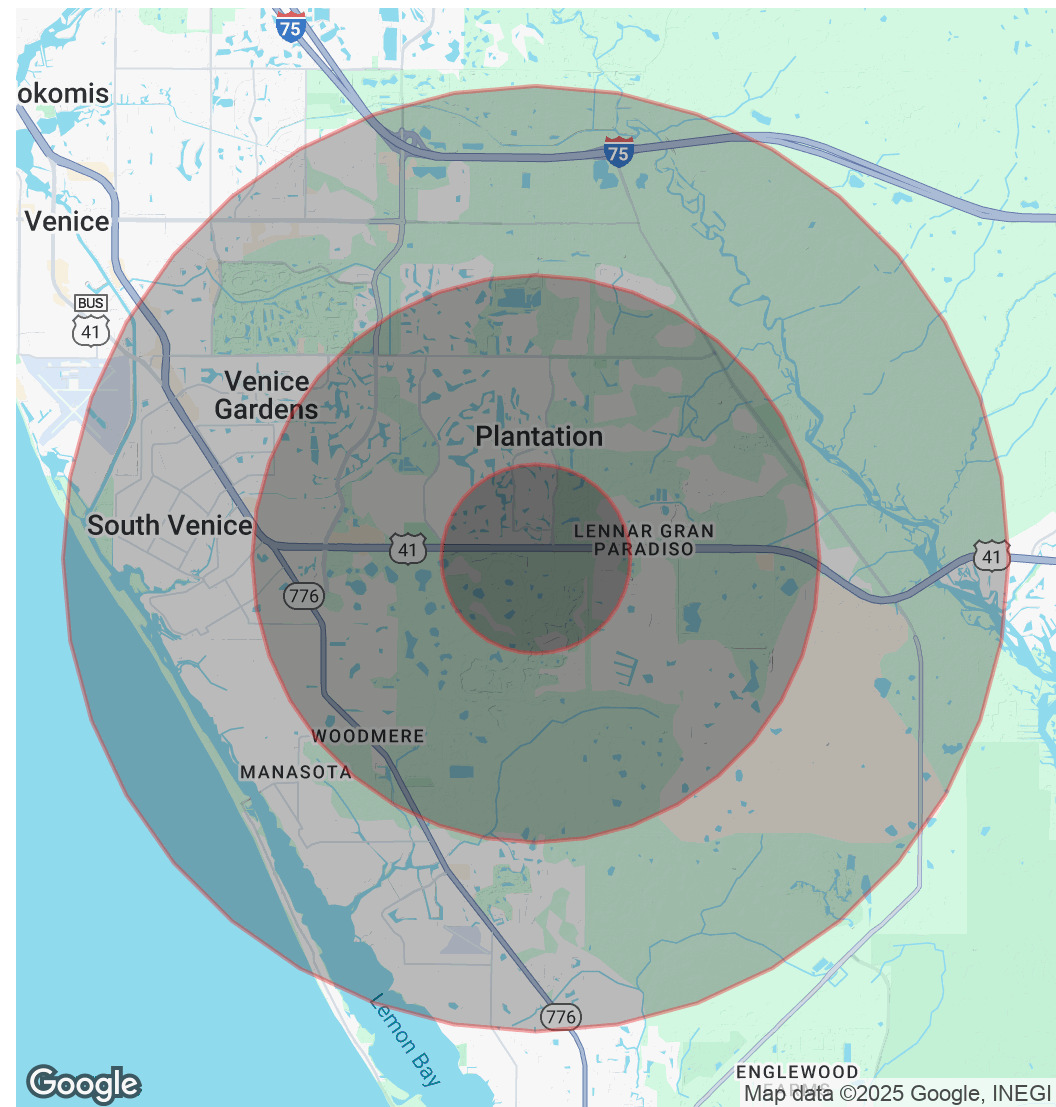


Demographics Map & Report

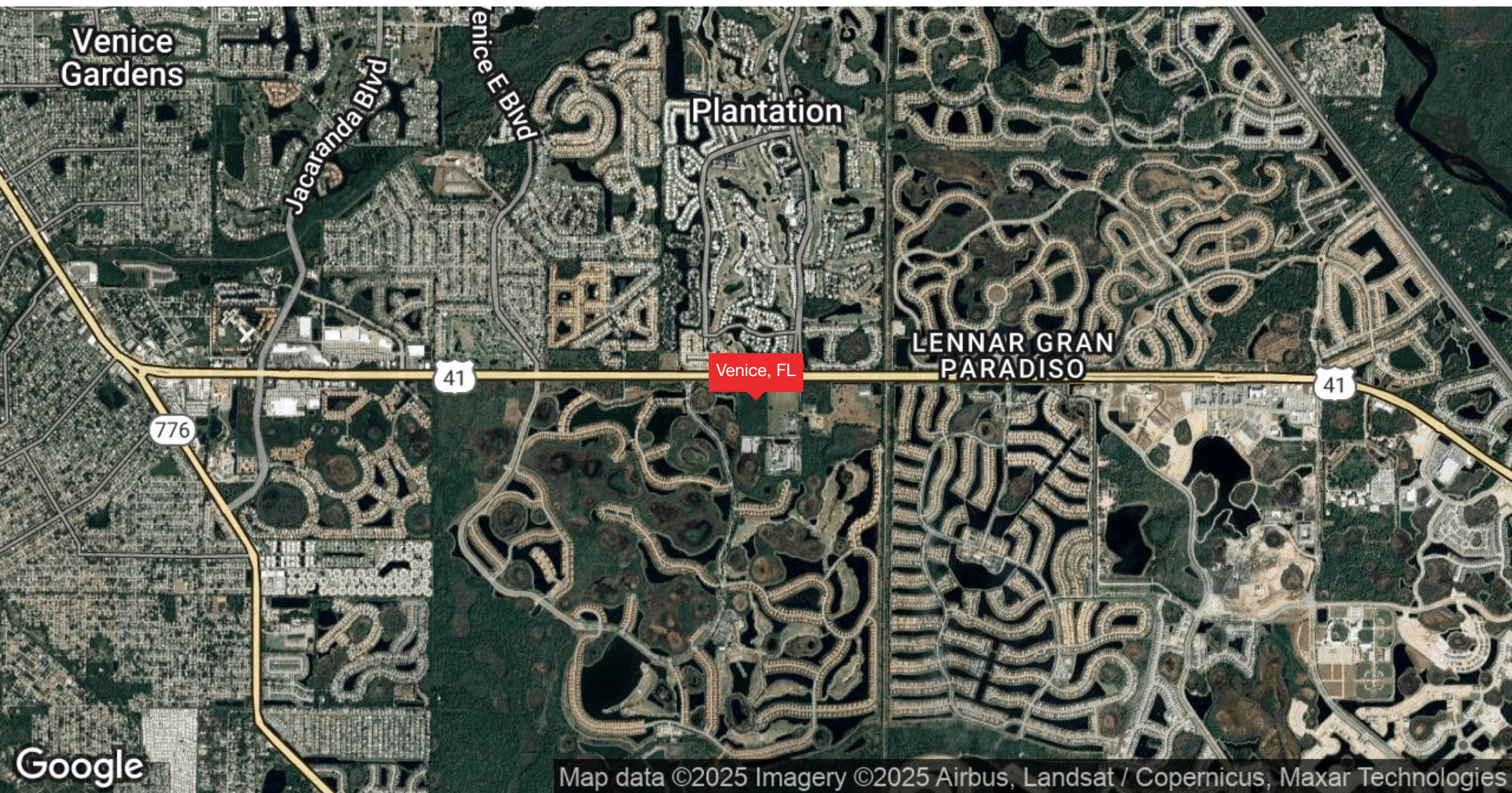
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,009	39,512	84,177
Average Age	67	62	61
Average Age (Male)	67	61	61
Average Age (Female)	67	62	62

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,114	19,384	41,606
# of Persons per HH	1.9	2	2
Average HH Income	\$118,407	\$119,372	\$110,279
Average House Value	\$456,646	\$445,522	\$439,767

Demographics data derived from AlphaMap



Regional Map



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.