

Sarasota County Residential Development Opportunity

494, 496, 498 R&F Ranch Rd., Nokomis / Venice, Florida 34275

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Publix

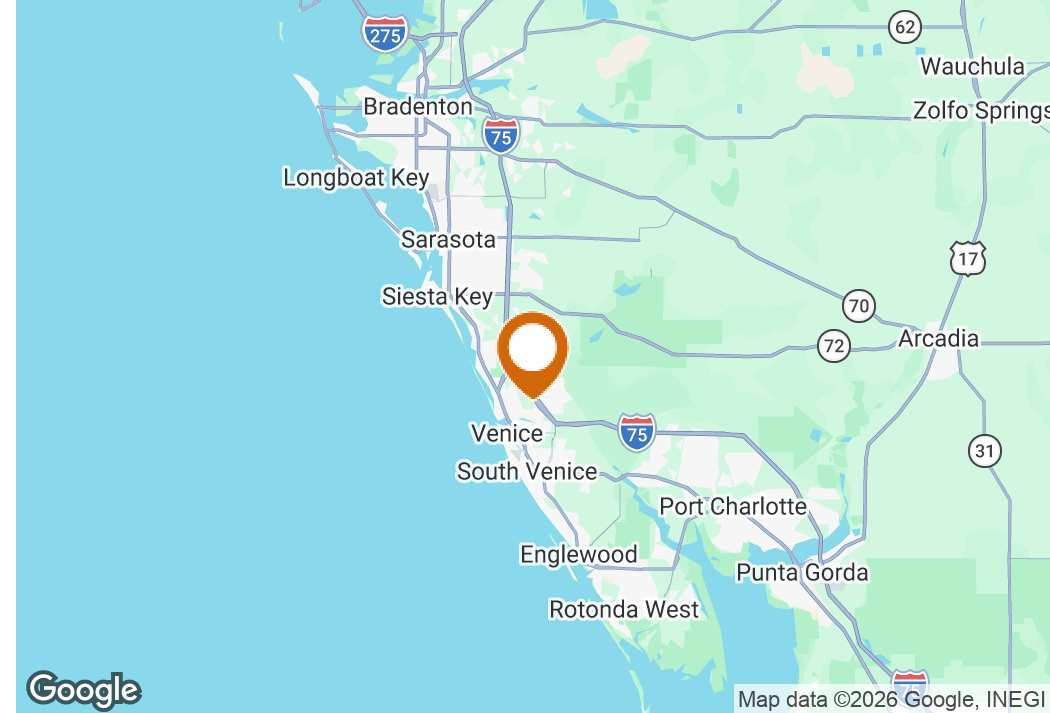
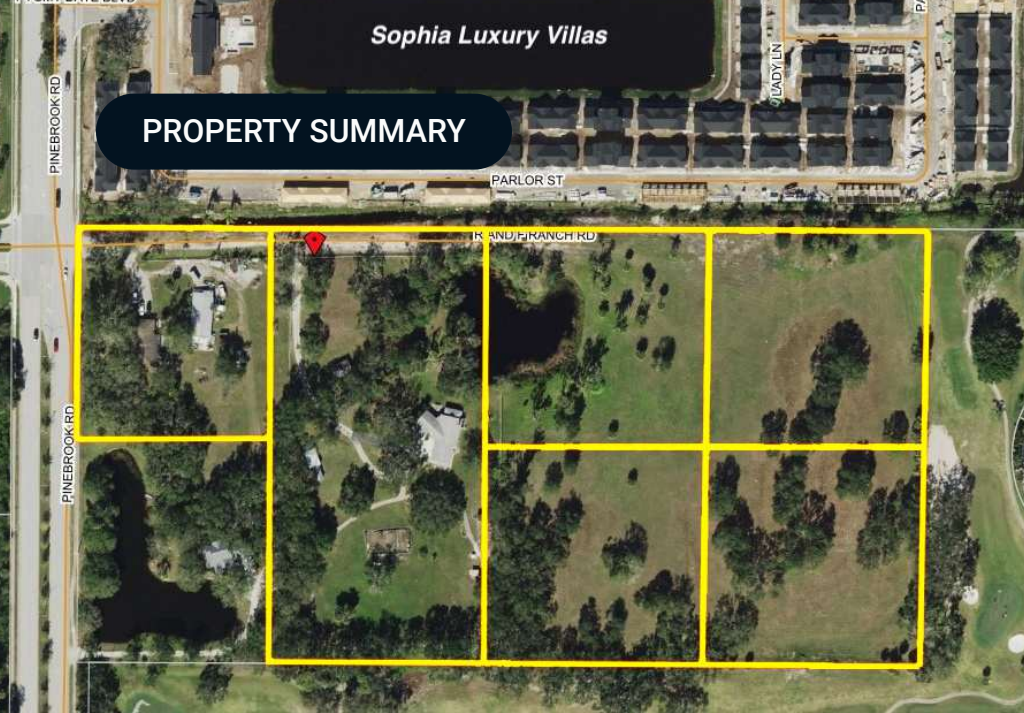
SARASOTA
MEMORIAL
FIRST PHYSICIANS GROUP

SARASOTA
MEMORIAL
HEALTH CARE SYSTEM

The Sophia Luxury Villas
(244 MF Units)

Pinebrook Rd





Offering Summary

Sale Price:	\$9,000,000
Lot Size:	17 ± Acres
Price / Acre:	\$529,411
Zoning:	OUE and RMF-1
APN:	0388040001, 0388040004, 0388040005, 0388040006, 0388040002, 0388040003 (partial)
Traffic Count:	9,500 Cars/Day (Pinebrook Rd)
Utilities:	City Water & Septic
Property Type:	Development Land

Property Overview

A truly exceptional development opportunity awaits in Sarasota County, Florida. This 17 ± acre property, spanning six tax ID parcels in Nokomis and Venice, boasts a prime location. It is strategically situated just a two-minute drive south of the 315,000 ± SF Sarasota Memorial Hospital Laurel Road Campus (at Laurel Rd & I-75), ensuring residents have excellent access to medical services and a wealth of surrounding amenities.

The clear highest and best use for this site is multifamily development. Four of the parcels already hold City zoning. The remaining two partial parcels are currently in the County but can be annexed into the City of Venice and rezoned to RM-2 (9 units per acre) through what is expected to be a straightforward process. This flexibility allows for development as either a for-sale residential/townhome community or a lucrative build-to-rent project.

The site offers exceptional convenience with swift access to major amenities, including I-75, the health care "corridor", Publix, and an array of retail and dining vendors.

PROPERTY 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 that stretches, not only through the entire state of Florida, but all the way from south Florida to the Canadian border. It plays an important role connecting travelers to major cities and attractions.

Sarasota Memorial Hospital - Venice is a few minute drive just north of the subject property. The 15-story hospital offers 110 patient suites, emergency and surgical care, along with a variety of specialty care practices and is currently expanding. Several other new medical practices now populate the immediate area.

The 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. Overall, the location of this site is well positioned for continued growth in the future.

Property Highlights

- 17 ± acres spread across six tax ID parcels
- Developed as a residential, town-home, apartment or a build-to-rent project
- Located minutes from I75 at Exit 207, the Sarasota Memorial Hospital Laurel Road Campus, Publix, and countless other amenities
- Sewer can be made available and is located on Pinebrook Road

CONDITIONS TO SALE FOR PARTIAL PARCELS FOR FUTURE DEVELOPMENT



Considerations

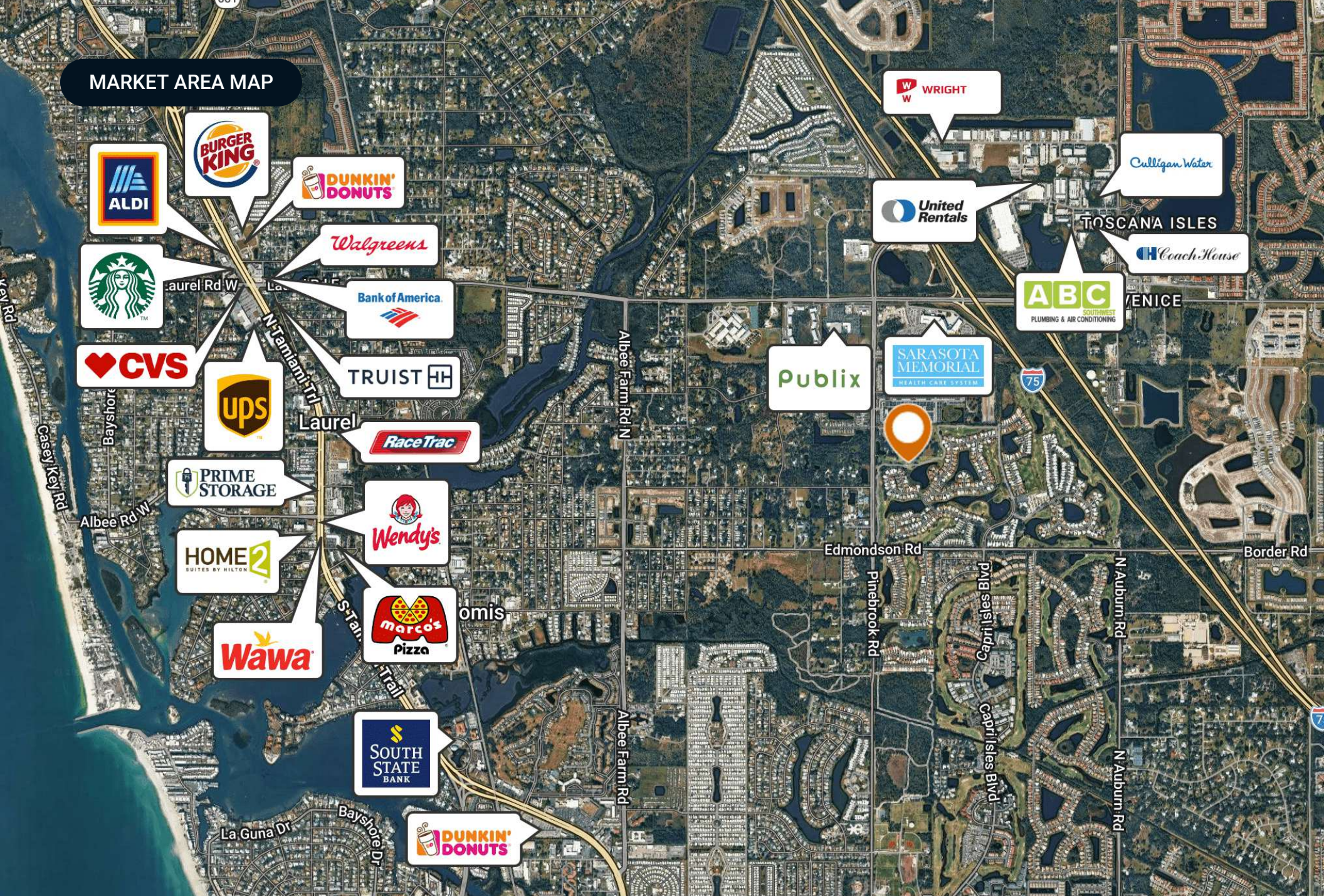
- The parties shall mutually determine the location and scope of any required landscape buffers to be installed on the properties.
- The owners of the remaining parcel following the lot split of 494 R & R Ranch Road shall retain the right to connect to any utilities extended to the site, at no cost or expense.
- As a condition of sale, the remaining owners shall be granted legal access to their parcel via a recorded 60-foot easement agreement(s).
- The parcels located at 494 and 496 R & R Ranch Road are currently zoned OUE with the County, and the parcel at 494 will require subdivision.
- This listing involves three separate ownership interests, each of which will require a separate contract.
- Sewer is located at Pine Road, and can be introduced to the property. Currently on septic.

NEIGHBORHOOD MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

MARKET AREA MAP



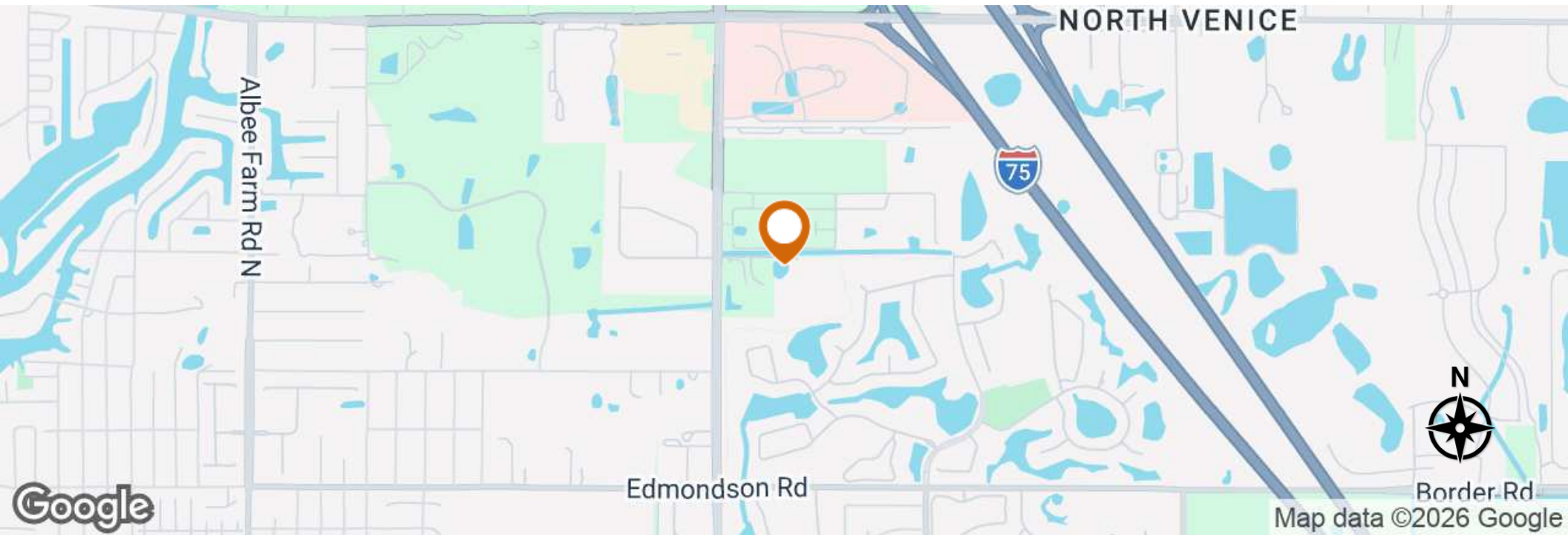
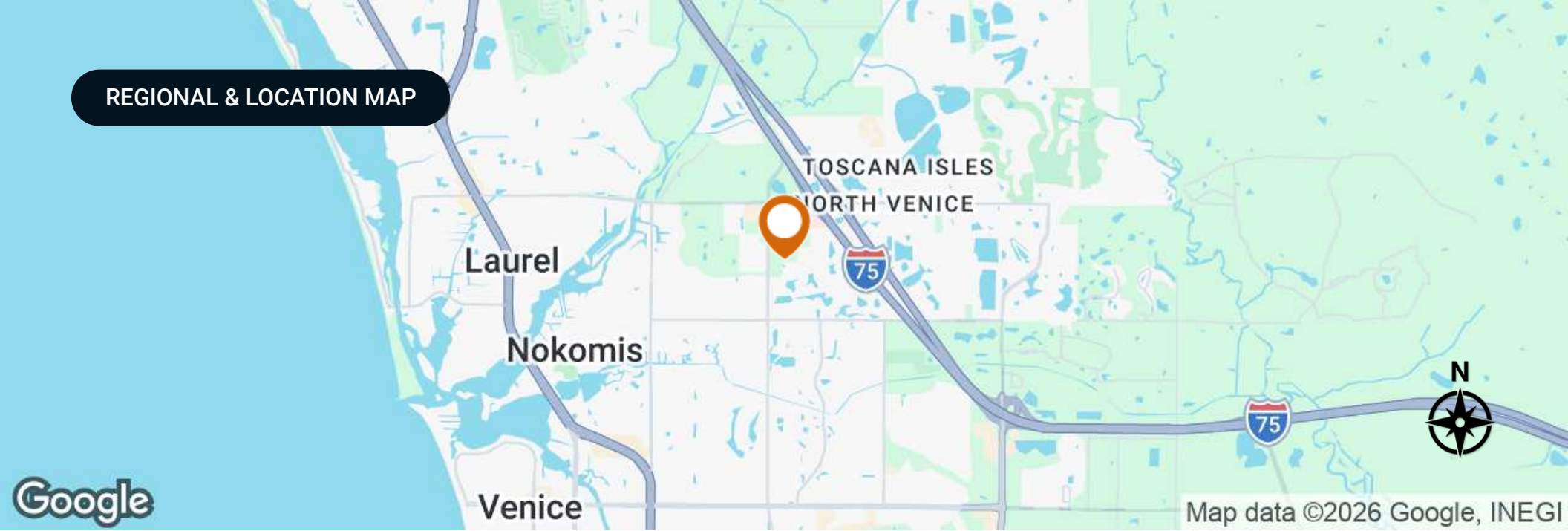
ADDITIONAL PHOTOS



AERIAL PARCEL MAP



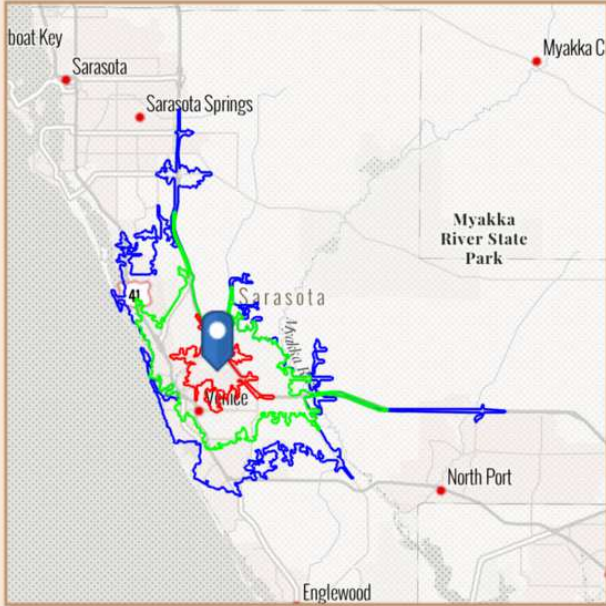
REGIONAL & LOCATION MAP



BENCHMARK DEMOGRAPHICS

494 R And F Ranch Rd, Nokomis, Florida, 34275

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



DRIVE TIME

5 mins 10 mins 15 mins

GEOGRAPHY

Counties CBSAs States
Sarasota County North Port-Bradenton-Sarasota, FL Metropolitan Statistical Area Florida USA

AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Sarasota County	North Port-Bradenton-Sarasota, FL Metropolitan Statistical Area	Florida	USA
0 - 4	1.66%	1.62%	1.90%	3.00%	3.66%	4.69%	5.39%
5 - 9	1.95%	1.86%	2.21%	3.36%	4.04%	5.03%	5.75%
10 - 14	2.15%	2.27%	2.68%	3.84%	4.43%	5.34%	5.98%
15 - 19	2.68%	2.53%	3.00%	4.07%	4.69%	5.84%	6.47%
20 - 34	7.83%	6.76%	8.12%	12.10%	13.56%	18.43%	20.33%
35 - 54	13.81%	13.09%	14.37%	18.78%	20.34%	24.41%	25.20%
55 - 74	40.65%	40.39%	39.10%	33.88%	31.52%	25.55%	22.82%
75+	29.29%	31.50%	28.62%	21.02%	17.74%	10.74%	8.05%

HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Sarasota County	North Port-Bradenton-Sarasota, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	5.5%	6.5%	6.1%	6.1%	6.7%	8.0%	8.3%
\$15,000-\$24,999	4.2%	5.1%	4.6%	4.6%	4.6%	5.8%	5.9%
\$25,000-\$34,999	11.5%	6.7%	6.4%	6.3%	6.2%	6.7%	6.3%
\$35,000-\$49,999	10.4%	10.1%	9.9%	10.1%	10.2%	10.5%	9.8%
\$50,000-\$74,999	18.2%	18.3%	17.8%	17.6%	16.4%	16.9%	15.6%
\$75,000-\$99,999	11.8%	13.0%	12.5%	12.9%	13.1%	12.9%	12.5%
\$100,000-\$149,999	18.0%	18.0%	19.2%	19.8%	19.4%	18.4%	17.8%
\$150,000-\$199,999	7.1%	8.6%	9.5%	8.7%	8.9%	8.7%	9.8%
\$200,000+	13.2%	13.5%	14.0%	13.8%	14.6%	12.1%	14.0%

KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Sarasota County	North Port-Bradenton-Sarasota, FL Metropolitan Statistical Area	Florida	USA
Population	8,671	49,186	101,836	479,731	936,088	23,027,836	339,887,819
Daytime Population	7,850	60,063	109,064	506,506	933,247	22,846,618	338,218,372
Employees	2,731	16,752	37,375	193,877	381,538	10,832,721	167,630,539
Households	4,400	25,417	51,637	224,254	419,828	9,263,074	132,422,916
Average HH Size	1.95	1.89	1.94	2.10	2.19	2.43	2.50
Median Age	66.2	67.6	65.9	58.8	54.3	43.6	39.6

HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Sarasota County	North Port-Bradenton-Sarasota, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	442,089	478,874	492,129	482,361	474,150	416,969	370,578
Owner Occupied %	74.6%	83.3%	83.1%	77.8%	75.8%	67.2%	64.2%
Renter Occupied %	25.4%	16.6%	16.9%	22.2%	24.2%	32.8%	35.8%
Total Housing Units	5,548	32,145	65,025	280,064	517,042	10,635,372	146,800,552

INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Sarasota County	North Port-Bradenton-Sarasota, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$75,218	\$80,000	\$83,800	\$83,626	\$84,582	\$78,205	\$81,624
Per Capita Income	\$80,267	\$65,913	\$64,644	\$58,334	\$55,344	\$44,891	\$45,360
Median Net Worth	\$462,966	\$575,694	\$581,809	\$452,378	\$413,558	\$253,219	\$228,144



COUNTY



Sarasota County

FLORIDA

Founded	1921	Density	758.2 (2019)
County Seat	Sarasota	Population	455,383 (2023)
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, computer and electronic products, machinery, and medical supplies and equipment. The top employers are SMH Health Care, Inc., Florida Resource Management, LLC, PGT Innovations, and Venice HMA, Inc. In 2022, Sarasota County, Florida, had

ADVISOR BIOGRAPHY



Eric Ammon, CCIM

Senior Advisor

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Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

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

ADVISOR BIOGRAPHY



Craig Morby

Senior Advisor

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Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 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 has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. 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.

ADVISOR BIOGRAPHY



Ron Zeigler

Director

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Direct: **941-350-9636** | Cell: **941-350-9636**

FL #BK3044386

Professional Background

Ron Zeigler serves as a Senior Advisor for SVN 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, cottage style rental 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.

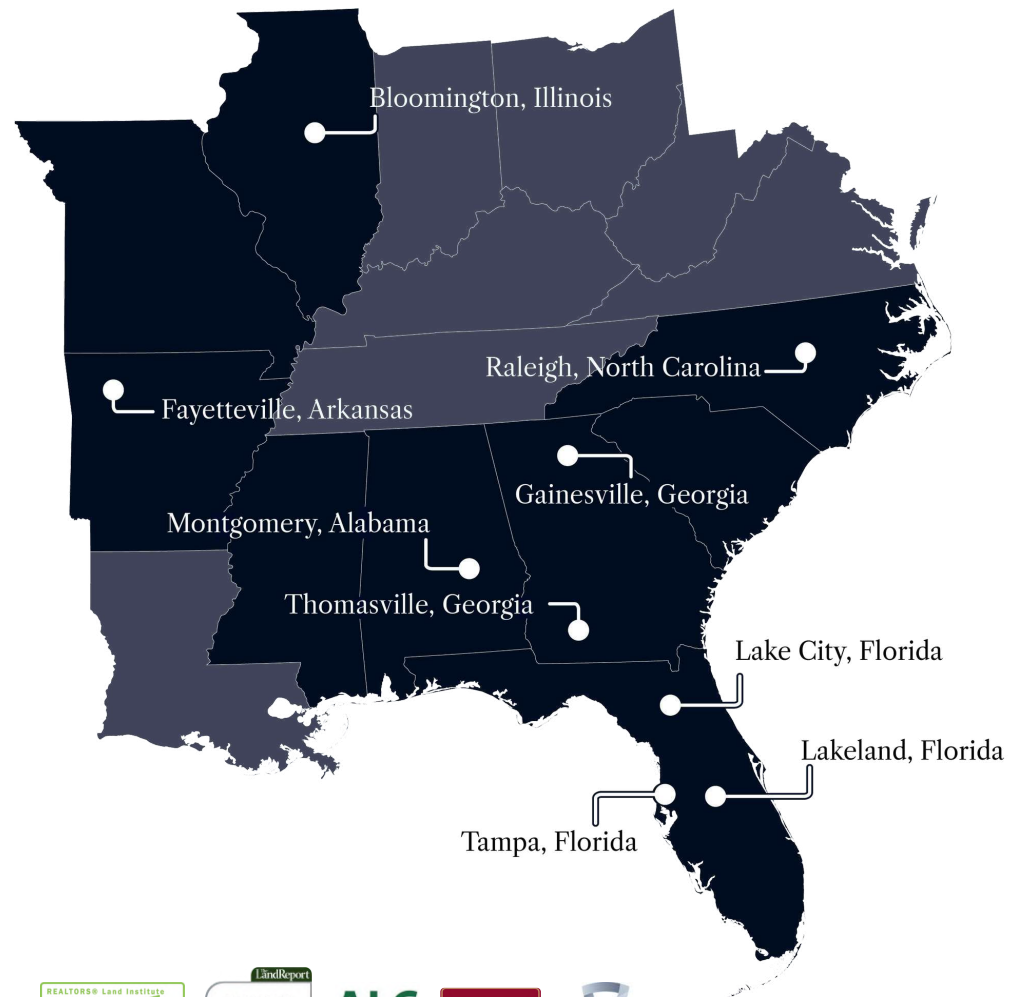
Education

Bachelor of Arts - Wittenberg University

Juris Doctor - Cleveland Marshall College of Law



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