



# PROPERTY FOR SALE

## 2805 CURRY LANE

863.648.1528 | [SVNsaunders.com](http://SVNsaunders.com) | 1723 Bartow Rd. Lakeland, FL 33801



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## EXECUTIVE SUMMARY

# 5 ACRES ADJACENT TO SMH'S NEW SITE

The subject property consists of 5 ± acres in Venice, FL. The property 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.

<b>Site Address:</b>	2805 Curry Lane, Nokomis, FL 34275
<b>County:</b>	Sarasota
<b>PIN (Property Identification Number):</b>	0387110001
<b>Land Size:</b>	5 +/- acres
<b>Property Use:</b>	Vacant Land
<b>Utilities:</b>	Adjacent (See page 13)
<b>Current Zoning:</b>	Open Use Estate (OUE)
<b>Taxes:</b>	\$4,236.96 (2021)
<b>Traffic Count:</b>	15,600 cars/day on Laurel Rd.
<b>Asking Price:</b>	\$2,100,000



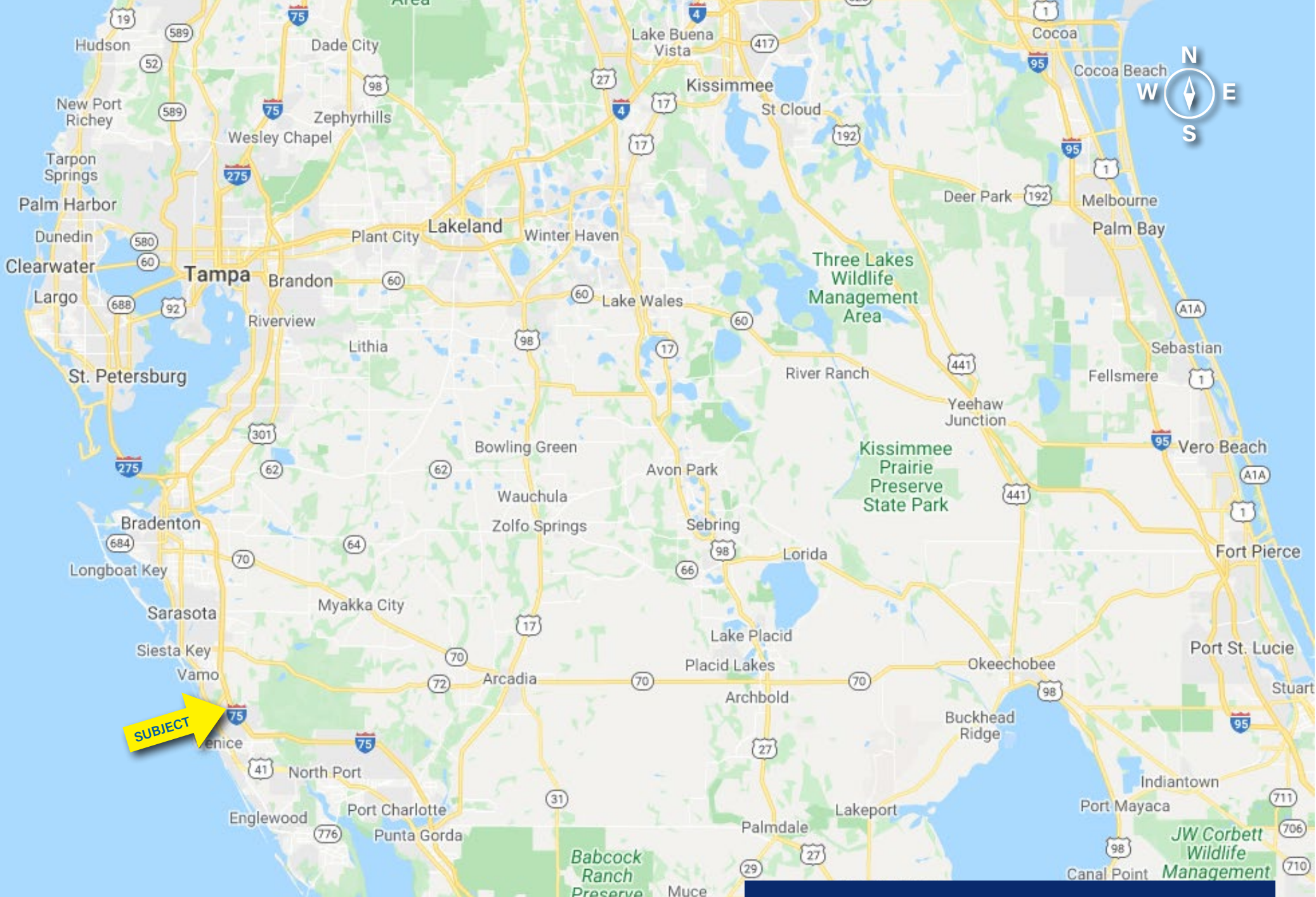


SVN Saunders Ralston Dantzler Real Estate is very pleased to be bringing these 5 ± acres to the market. This parcel total 5 ± acres of land and is presently zoned OUE-1. This parcel is just south of the new medical campus by Sarasota Memorial Health Care System, which is located on their 65 acre parcel at the intersection of Interstate I-75 and Laurel Road. There are many market factors that make this development attractive: the coming new medical complex. 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.

The property is located at 2805 Curry Lane in Venice, FL.

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.

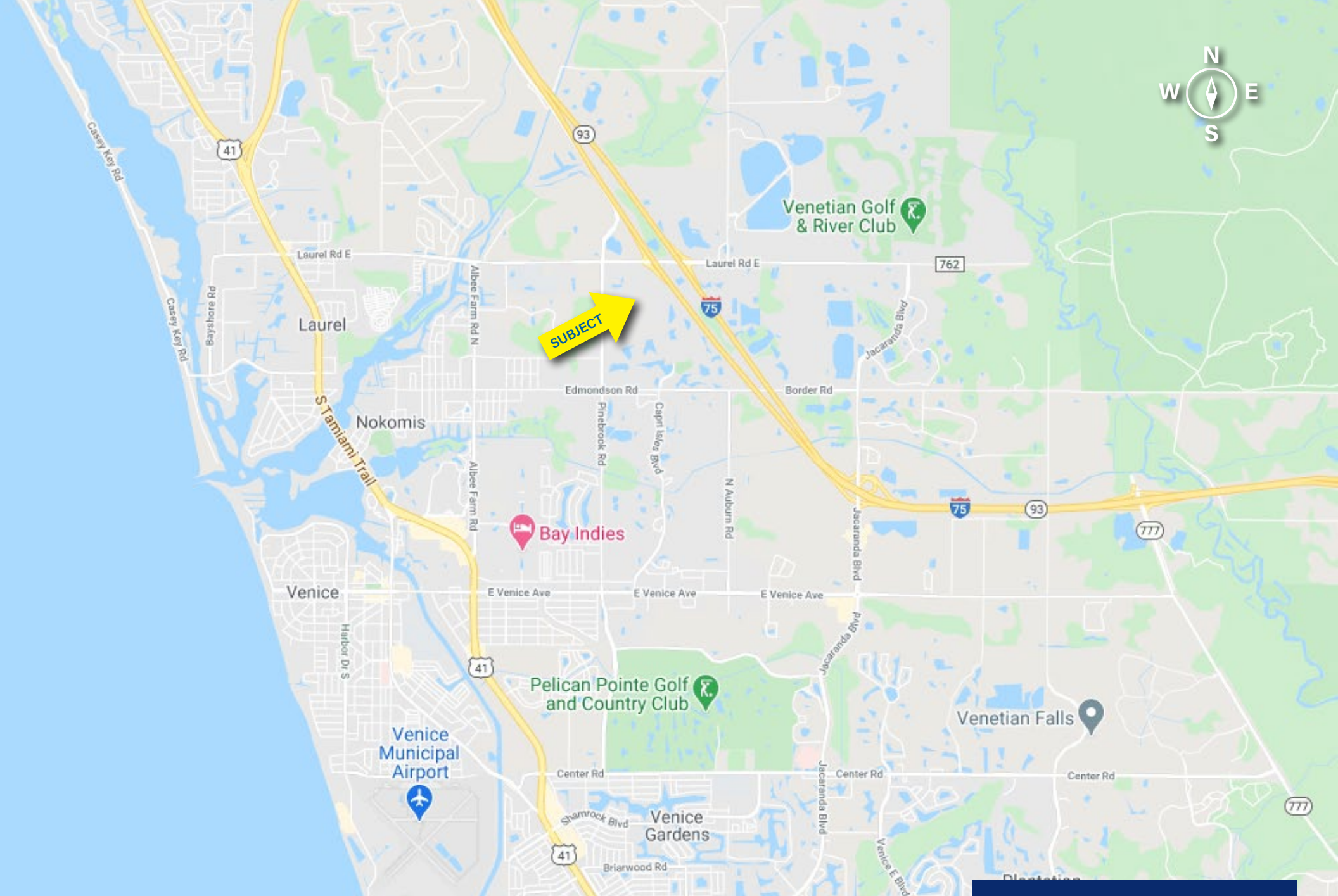




## REGIONAL LOCATION MAP

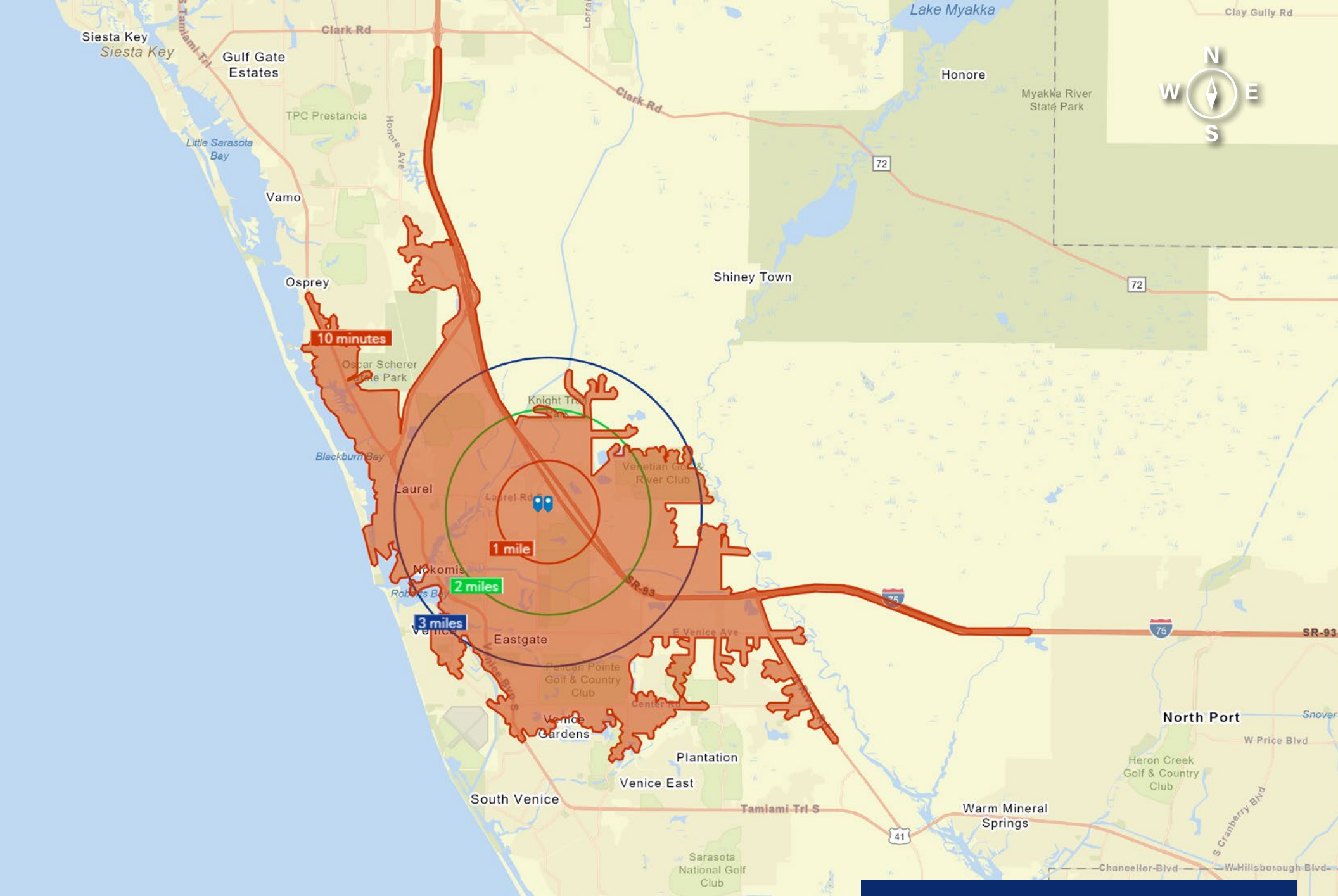
Located in the North Port-Sarasota-Bradenton MSA, between Bradenton and Fort Myers, along the I-75 Corridor.





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
<b>Income</b>								
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
<b>Trends: 2015 - 2020 Annual Growth Rate</b>								
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%

**M**edian Household Income is \$65,928 within a 2 mile radius compared to \$58,462 in the state of Florida.

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

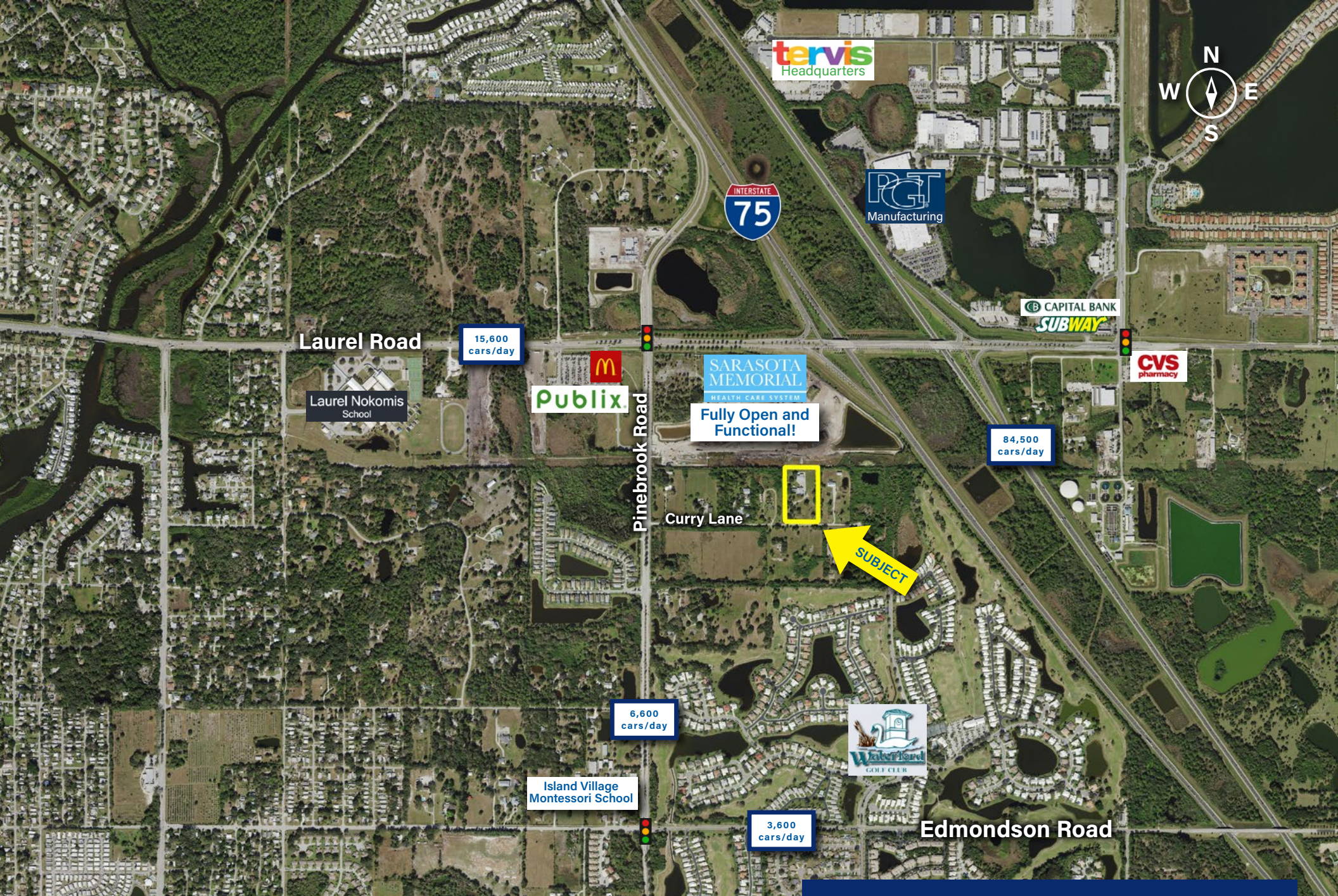




Located in an actively growing market area, with Tervis' Headquarters, PGT Manufacturing, and a proposed new hospital development nearby.

**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!**



**Pinebrook Road**

**Curry Lane**

**SITE AERIAL**

Located on Pinebrook Road and Curry Lane.



# 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.



# AERIAL VIEW FACING EAST



Venetian Golf &  
River Club

TREVISO  
GRAND  
APARTMENTS

INTERSTATE  
75

SARASOTA  
MEMORIAL  
HEALTH CARE SYSTEM



# 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



## Open Use Estate (OUE) Sarasota County

The OUE District is intended to retain the open character of land. This district provides for and encourages resource conservation and activities with an agricultural orientation, and is intended to be comprised of a combination of residential and agricultural activity. Normally, necessary urban services can not be efficiently or economically provided to lands in this district in the foreseeable future. Permitted uses are limited to conservation, agriculture, very low density residential development, recreation, and with certain limitations, institutional and other uses not contrary to the character of the district.

- RMF-1
- CG
- ✓ OUE-1
- PUD
- PCD





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