

Venice Multifamily Site 5 Acres for Development

Venice, FL • Sarasota County



Venice Avenue Fronting the 5 Acre Subject Site



Villa Venezia Plaza Across from 5 Acre Subject Site

**FLU 7-9 Units per Acre for
Multifamily Development**

Great Location!

**Booming Area!
Great In-fill Property
All Uplands**

**Directly Across from Retail
Near a Variety of Retail Shops
and Restaurants, Downtown,
Marinas, Beach,
I-75, and Medical!**

**1 Mile to Publix Shopping Center
3 Miles to Downtown Venice
3.5 Miles to the Beach!**

Venice Multifamily Site

5 Acres for Development • Venice FL • Sarasota County



Property is 5 acres of uplands with FLU of 7-9 units per acre for a multifamily development. In the midst of a booming area quickly filling in all around this parcel; near retail, downtown, marinas, beach, I-75 connection, and medical, and with 2 new hospitals proposed nearby.

Conveniently located at 1755 Venice Ave E., the property is directly across from retail, is just 3 miles to downtown Venice, only 3.5 miles to the beach, just 1 mile to Publix retail shopping center and CVS, and 2 miles to I-75 connection at Jacaranda Blvd.

Acreage: 5 +/- acres

Sale Price: \$990,000

Price per Acre: \$198,000

County: Sarasota

Site Address: 1755 Venice Ave E,
Venice, FL 34292

Nearest Intersection: Venice Ave. &
Jacaranda Blvd.

Water Features: Gulf beaches just 3.5
miles to the west

Road Frontage: On Venice Avenue

Utilities & Water: City of Venice

Uplands/Wetlands: 100% uplands

Zoning/FLU: RSF2

- **FLU:** Up to 7 units/acre; 9 units/
acre expected per new comp

plan amendment anticipated the
summer of 2017

- Development of Assisted Living
Facility (ALF) could allow up to
270 beds (depends on kitchen
situation) @ \$3,667 per bed
- ALF Parking ratio: 1 space per
kitchen, ½ space w/o kitchen

Taxes: \$6,294.38

Parcel ID: 0412080004

GPS: -82.40452, 27.09797

Directions:

- From I-75 take Jacaranda Blvd. exit,
go south 1 mile to Venice Ave E.
- Go west 1 mile to subject property
on left (south side of Venice Ave)

Booming Area! • Great In-fill Property
Ideal Location • Close to Beaches, Retail, Restaurants, Shopping

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