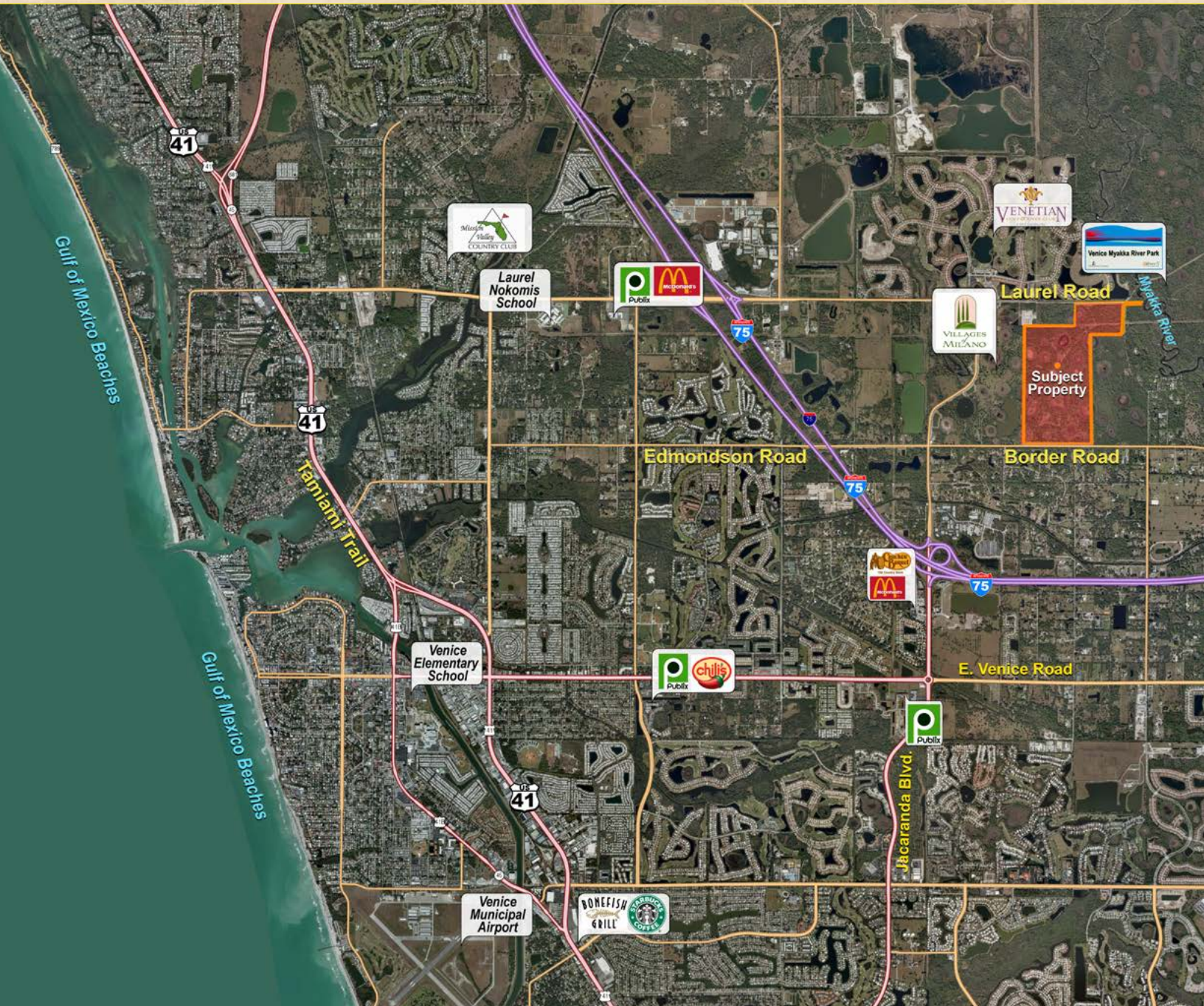


Venice 295 Acres for Residential Development

Venice, FL • Sarasota County



Excellent Location for an Upscale Residential Development

Close to Venice Beaches, Marinas, Golf,
Shopping, Restaurants, Schools, Publix



**Venice
Myakka River Park**

Venice 295 Acres for Residential Development

Venice, FL • Sarasota County

This area of Venice in Sarasota County, Florida has realized significant property appreciation of upscale residential development. It represents one of the fastest growing and most desirable locations for residential development in the Tampa Bay region.

The development potential for this property is immediate and strong, given the current marketplace. The property future land use designation of “Moderate Density Residential” offers significant value; the maximum density through the plan is 5 dwelling units per acre and up to 5% of the land area is allowable for non-residential (Commercial) uses.

A unique amenity, the Venice Myakka River Park, is located just off the northeast corner of the subject property. It provides access to this winding, tropical river for family entertainment; kayaking, fishing, hiking and picnicking. A 30 foot by 620 foot land strip, that is part of this 295 acres, also accesses the Myakka River for potential development of a private amenity for residents.

It is in an excellent location for an upscale residential development, as the property is bordered by two well landscaped and appointed luxury residential developments; WCI’s Venetian Golf and River Club to the north, and Neal Communities’ Villages of Milano to the west. Both provide a secure gated entrance, world class amenities and beautiful homes. A concept plan for a residential development on this 295 acre parcel is available upon request.

Arriving at the subject property from either Laurel Road East off the I-75 Interchange, or by Border Road, residents will enjoy the beautifully landscaped roadways along these neighboring developments. A Publix anchored shopping plaza and other commercial developments are located just two miles south on Jacaranda Boulevard, and west toward the city. An immediate connection to I-75, two miles to the west, and downtown Venice are just a few minutes away. The charming, palm lined downtown area of Venice, just 5 miles to the west, sits along the Gulf coastline where residents and guests enjoy first class shopping and dining.

The Venice beaches feature sugar white sand for miles along the Gulf, providing some of the world’s finest venues for swimming, boating, fishing and just plain relaxing. The nearby Venice community hosts numerous marinas, golf courses and other attractions.

Two miles to the west on Laurel Road is an intersection link to I-75, a major north/south corridor along Florida’s Gulf Coast. The Cities of Sarasota, a half hour north, and Tampa about ninety minutes, offer major city amenities and services; universities, museums, professional sports, sea ports, international airports and the performing arts. Venice, Sarasota and Tampa all have a vibrant and growing business community.

Photos of Subject Property and Surrounding Area



Venice 295 Acres for Residential Development

Venice, FL • Sarasota County

Property Type: Land for Development

Acreage: 295 +/- acres in 2 contiguous parcels

Sale Price: ~~\$19,450,000~~ **NEW PRICE \$17,000,000**

Price per Acre: \$57,627

Price per SF: \$1.32

County: Sarasota

Site Address: Laurel Road, Venice, Florida 34292

Nearest Intersection: Jacaranda Blvd. and Laurel Road; just 2 miles east of Laurel Road and I-75

Location: East of Jacaranda Blvd. between Laurel Road (N) and Border Road (S), Venice, Sarasota County

Road Frontage:

- 1,800 +/- FT on Laurel Road East (north side of property)
- 2,520 +/- FT on Border Road (south side of property)

Length of Property: (N to S) from Laurel Road to Border Road: 5,165 +/- feet

Water Features: Myaka River Riverfront and potential small lakes created from wetlands, Gulf beaches, just minutes away; rated in the top 3 in the world by Conde Nast Travel

Land Cover: Vacant land that is wooded with pines, some hardwoods, scrub palmettos and spotted with areas of wetlands

Utilities: Water and Sewer provided by City of Venice

Zoning: OUE

Future Land Use: Moderate Density Residential up to 5 units per acre and Up to 5% of the land area is allowable for non-residential (Commercial) uses

Uplands/Wetlands:

- 207 +/- acres uplands
- 88 +/- acres wetlands

Infrastructure: Fencing, gates, and dirt roads through property

Easements: An FP&L power line crosses the north portion of the 109 acre (east) parcel running east to west (parallel to Laurel Road) for 1,800 feet +/- of a 170 foot wide easement; and a water line easement (depending on site plan)

Nearby Amenity: Venice Myakka River Park, located off the northeast corner of property

Potential Property Amenity: A 30 FT by 620 FT land strip that is part of this 295 acres also accesses the Myakka River for potential development of a private amenity

Taxes: \$911 total (186 acres: \$610; 109 acres: \$301)

Parcel IDs:

- 186 acres: 0391001020
- 109 acres: 0393003000

GPS:

- 186 acres: 27.129210, 82370484
- 109 acres: 27.129172, 82387223





Gulf of Mexico

Nearest Points of Interest:

- 3 Publix-anchored shopping centers as close as 2 miles south on Jacaranda Road
- Myakka River State Park for fishing, touring, boating, and kayaking to the Gulf of Mexico
- Gulf Coast cities of Venice, Nokomis, and Sarasota with numerous beaches, marinas, golf courses, shopping, dining, museums and cultural life

Driving Directions:

- In Venice, Florida, take I-75 to the Laurel Road exit
- Go 2 miles east of I-75 on Laurel Road intersection
- Property is on the right (south side of Laurel Road)

Showing Instructions:

Call listing agent, as cattle are on the property; gates MUST be kept shut



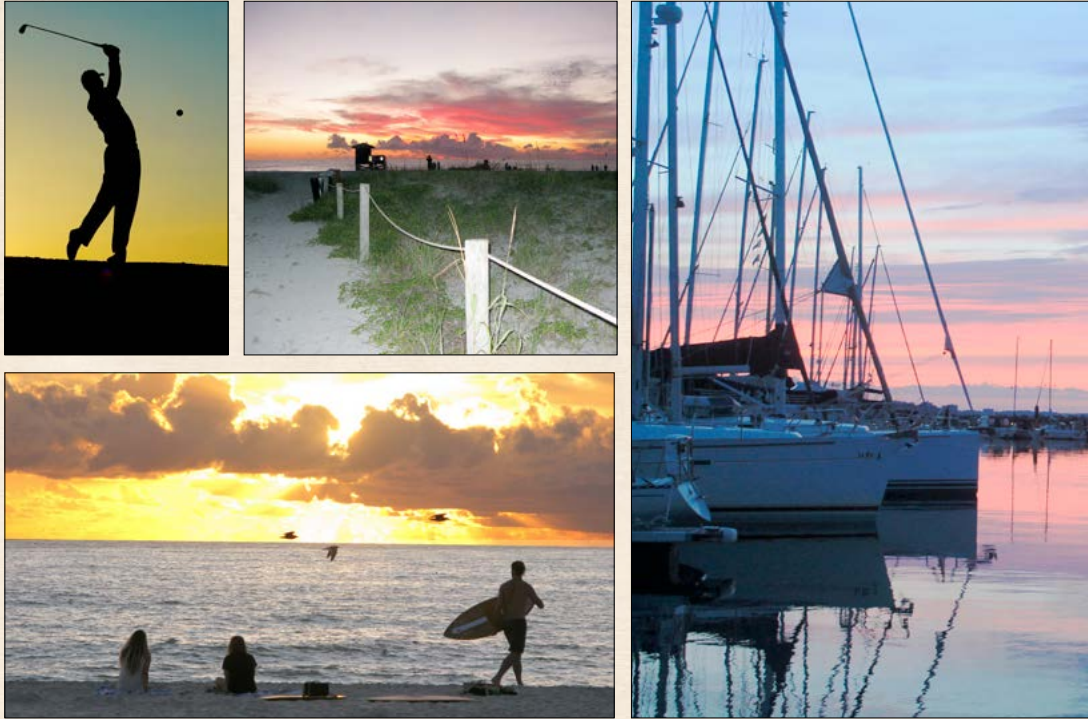
For AERIAL VIDEO and additional details, visit:
www.SREland.com/Venice295

Venice 295 Acres for Residential Development

Venice, FL • Sarasota County

Venice and Sarasota County Area

The Sarasota area, encompassing Venice to the south, is considered one of Florida's most desirable places to live. The area features excellent weather, white sand beaches, great shopping and dining, outstanding schools, an overall great economy and one of the nation's best health care systems. Additionally, the excellent recreational and cultural scene offers activities for everyone and every budget, including golfing, boating, fishing, and world class arts and museums.



Convenient and Surrounded by Upscale Lifestyle Communities

The area is known for its incredible lifestyle! Convenience is a draw to nearby golf, marinas, white sand Gulf beaches, equestrian facilities, high-end shopping, and boutique dining. The cultural scene, arts, theater, museums, and universities, brings enjoyment to residents. Venice and Sarasota also have a vibrant and growing business community and economy.





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114 North Tennessee Ave.
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295 +/- Acres • High-End Residential Development Land
Minutes to Venice, Dining & Amenities • High-end Luxury Neighborhood
Central Location to Sarasota, Venice, I-75, Beaches, Art, Culture

Venice 295 Acre Residential Development
Venice, FL • Sarasota County



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For AERIAL VIDEO and additional details, visit:
www.SREland.com/Venice295

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