Venice Multifamily Site
5 Acres for Development
Venice, FL • Sarasota County

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!
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)

Steve Toner, MBA, MPA, TRC
Associate Broker
863.226.6193
SJToner@SREland.com

SREland.com/Venice5