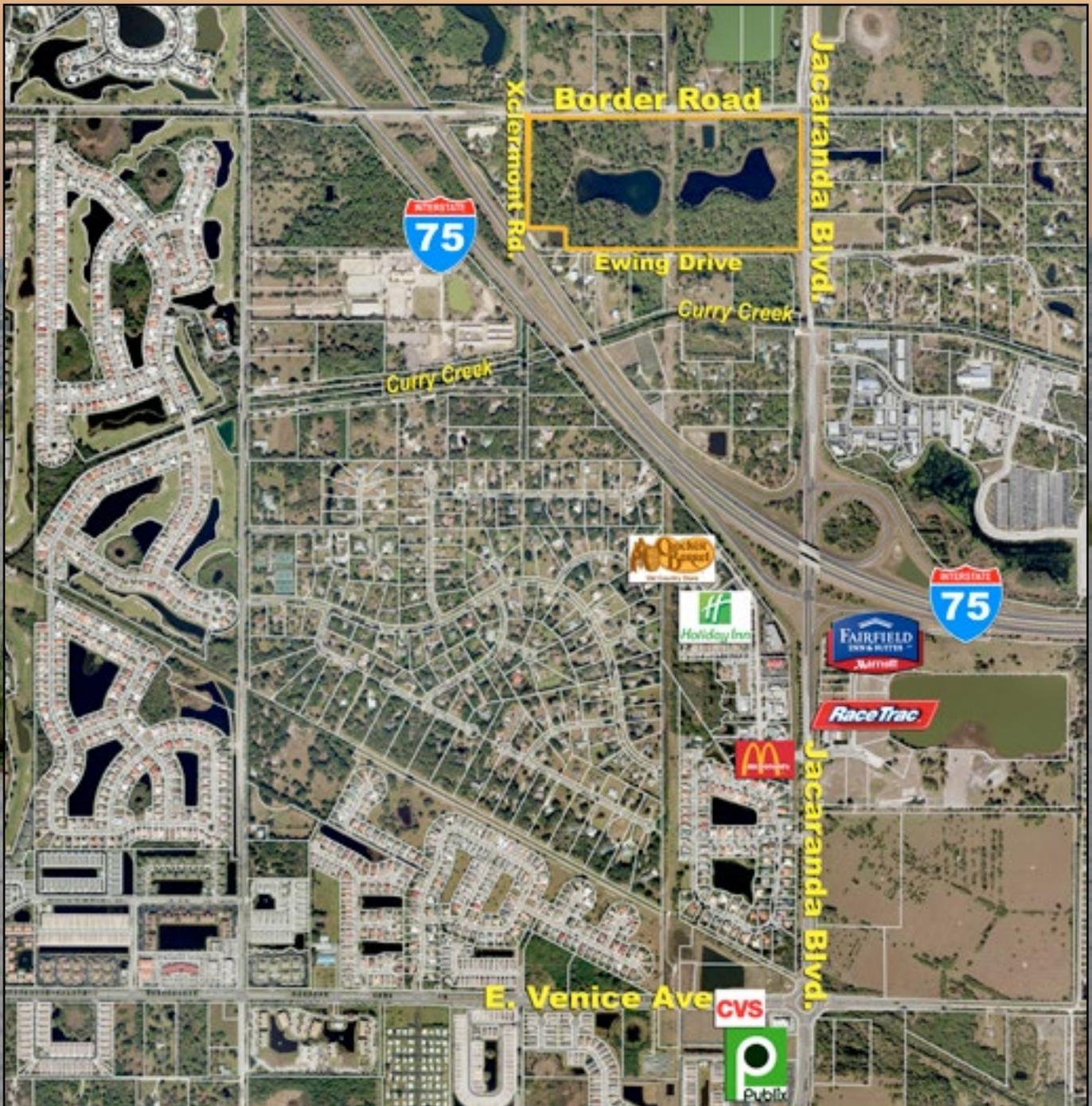


SARASOTA COUNTY RESIDENTIAL DEVELOPMENT

73 +/- ACRES

Venice, FL • Sarasota County





SARASOTA COUNTY RESIDENTIAL LAND

Venice, FL • Sarasota County

Luxury Residential Development

This 73-acre parcel is a beautiful and scenic tract, perfect for a high-end residential lifestyle community with every home on the lake.

Location

Located in a prime area hugging Florida's luxury southwest coast, the property itself offers advantageous access via beautifully landscaped and divided boulevards with decorative lighting. The east-west 4-lane Border Road and north-south major thoroughfare Jacaranda Boulevard connects to I-75 less than a mile away.

Border Road runs along the north boundary of the property west to the densely populated areas along the incredible Gulf coast.

The property is near downtown Venice and just south of the City of Sarasota, both with Florida's best beaches and quaint culture.

Landscape Features

This parcel features the two nice-sized lakes that act as twin focal points offering creative planning for a waterfront-themed upscale community. Lakefront estate lots draw those wishing the ambiance of beautiful lake views and the majestic waterfowl they attract; white egrets, blue heron, and green mallards.

Considering the lakes and a few acres of wetlands, a developer will have 46 +/- upland acres for construction.

Convenience

Convenient to downtown Venice brings amenities, such as shopping, restaurants, and Publix Super Market at Jacaranda Commons Shopping Center (by far the most desired supermarket) is just a mile south on Jacaranda Boulevard.

Minutes to Venice or the I-75 connection takes you to nearby beaches, marinas, parks, malls, golf courses, and the extraordinary lifestyle of this area.

Market

Large land parcels are very limited on the west side of I-75 and now creates demand for the better parcels on the east side of I-75. The east side has seen significant property appreciation and upscale residential development in this most desirable of Florida's Gulf Coast counties.



For additional details and maps, visit:
www.SaundersRealEstate.com/SarasotaCountyResidential

Photos of Subject Property and Surrounding Area



SARASOTA COUNTY RESIDENTIAL LAND

Venice, FL • Sarasota County

In a prime location for luxury residential development, the property is bordered by two upscale landscaped boulevards; Jacaranda Blvd. and Border Road and is located off the Jacaranda interchange of I-75. The area is quickly developing with very high-end residential communities.

Acreage: 73.35 +/- acres

Average Lot Size:

- 5 +/- acres
- Possible higher residential density and commercial corner with comprehensive plan amendment to change FLU

Sale Price: \$5,000,000

Price per Acre: \$68,166

County: Sarasota

Address: SW Corner of Jacaranda Blvd. and Border Road, Venice, Florida 34292

Nearest Intersection: SW corner of Jacaranda Blvd. and Border Road

Lakes & Water Features: Two beautiful lakes large enough for all homes to be lakefront

Road Frontage:

- 1,320 +/- FT on Jacaranda Blvd.
- 2,600 +/- FT on Border Road

Zoning/FLU:

- OUE1, Open Use Estates (1 home per 5 acres)
- Possible higher residential density and commercial corner with comprehensive plan amendment to change FLU

Uplands/Wetlands:

- 46.25 +/- acres uplands
- 27.10 +/- acres wetlands

Land Cover: Vacant land that is heavily wooded with Pines, Oaks, and other hardwoods, and features two large lakes

Utilities & Water Source: Available

Infrastructure:

- Fences around property
- Rough cut "roads" (trails) through property

Taxes: \$82.17 (2015)

Nearest Points of Interest:

- Venice
- Publix-anchored shopping center is 1.4 +/- miles south on Jacaranda Blvd.
- White sandy beaches and marinas are 5 +/- miles west
- Numerous golf courses and parks are within a few miles
- Excellent shopping and dining in Venice just 4 +/- miles
- Sarasota is just a few miles up I-75, along with museums, art, international airport, and major malls





Gulf of Mexico

Parcel ID: 0399010001

GPS: 27.12065, -82.38683

Driving Directions:

- From I-75 in Sarasota County, Florida, near Venice, take Exit 193 (Jacaranda Blvd.) and go north on Jacaranda Blvd. to Border Road
- Property is on the SW corner of Jacaranda Blvd. and Border Road



For additional details and maps, visit:
www.SaundersRealEstate.com/SarasotaCountyResidential

SARASOTA COUNTY RESIDENTIAL LAND

Venice, FL • Sarasota County

Sarasota and Venice 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 million dollar homes and lakefront estates. Convenience is the 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.





SAUNDERS
REAL ESTATE

863.648.1528

114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

*73 +/- 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*

SARASOTA COUNTY RESIDENTIAL LAND
Venice, FL • Sarasota County

Steve Toner, MBA, MPA, TRC
Associate Broker

863.226.6193

SJToner@SaundersRealEstate.com

www.SaundersRealEstate.com

*For additional details and maps, visit:
www.SaundersRealEstate.com/SarasotaCountyResidential*

Coldwell Banker Commercial
Saunders Real Estate

114 North Tennessee Ave., 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

425 NE Santa Fe Blvd. (US 441)
High Springs, FL 32643