

Residential Development Opportunity

2327 Ewing Dr, Venice, FL 34292

Land For Sale



Property Description

Prime 7.3-acre residential development opportunity in Venice, FL, located in the highly desirable Jacaranda Boulevard corridor between I-75 and Laurel Road. Recently rezoned and approved for 60 units, this entitled multifamily site offers an exceptional opportunity in a rapidly expanding area of Venice. The property features easy access to I-75 at Jacaranda Boulevard, Exit 193, and Laurel Road, Exit 195, and is just 3 miles from Sarasota Memorial Hospital Venice Campus. Surrounded by ongoing growth and convenient access to major roadways, healthcare, retail, and services, this location offers strong appeal for future residential development.

OFFERING SUMMARY

Sale Price:	\$2,800,000
Number of Units:	Approved for 60 units
Lot Size:	7.3 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,034	15,493	39,093
Total Population	2,438	31,233	85,526
Average HH Income	\$114,492	\$131,652	\$120,068



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Approved Entitlements for 60 Units

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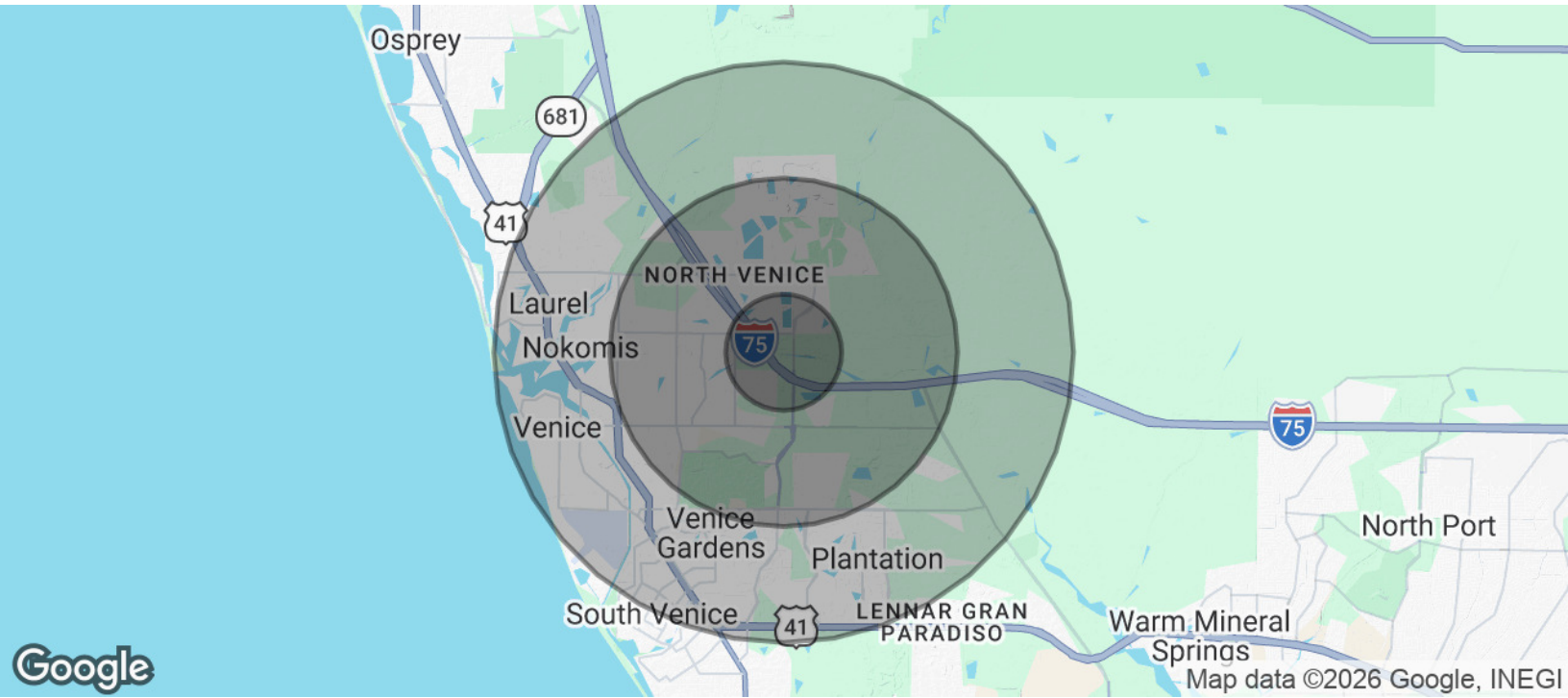
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Demand Driven Market

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,438	31,233	85,526
Average Age	65.8	66.3	63.5
Average Age (Male)	66.2	65.7	62.9
Average Age (Female)	65.5	66.6	63.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,034	15,493	39,093
# of Persons per HH	2.1	1.9	2
Average HH Income	\$114,492	\$131,652	\$120,068
Average House Value	\$516,337	\$404,134	\$405,084

2023 American Community Survey (ACS)



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