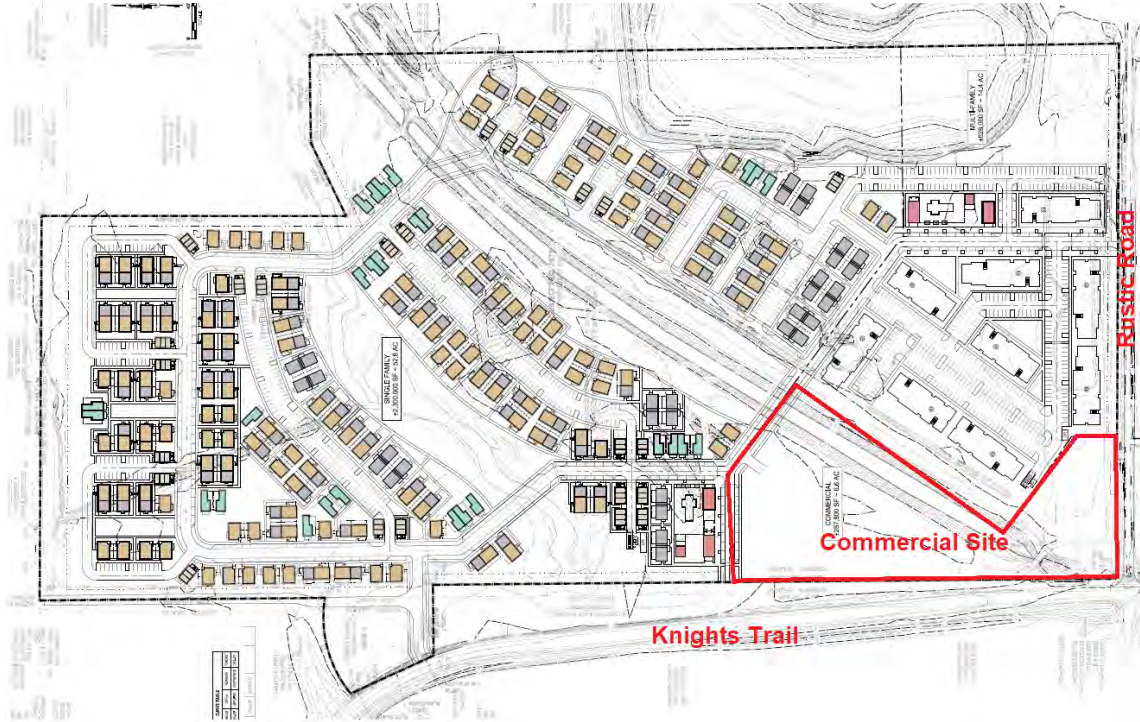


# Commercial Development Parcel

Knights Trail & Rustic Road, Nokomis, FL 34275

Land  
For  
Sale



## Property Description

7.2 Acres Commercial Zoned parcel on Knights Trail just north of Laurel Road at the intersection of Rustic Road and Knights Trail within the City Limits of Venice. Knights Trail is scheduled to connect from Laurel Road to Clark Rd (SR 72). This parcel is an outparcel to a 300 Multi-Family and 400 Single Family for Homes units. Adjoin property to the south is being developed into 380 Multi-Family units. Over 1,500 approved single family homesites being development within a 1 mile radius of the site. Rustic Road is being constructed as a east/west connection under the Interstate between Laurel Road & Honore Ave. The site will be developed in conjunction with the Multi-Family / Single Family for Rent Community. The site will be delivered with utilities stubbed to the site and off-site water retention.

## OFFERING SUMMARY

Sale Price:	\$4,704,480
Lot Size:	7.2 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	463	6,040	27,410
Total Population	839	11,649	43,900
Average HH Income	\$81,737	\$125,118	\$85,786

**Loyd Robbins**

Principal Broker  
(941)-957-9300 x307  
loyd@rerobbins.com



3580 S. Tuttle Ave  
Sarasota FL 34239

rerobbins.com



# 7.2 Acres Zoned Commercial

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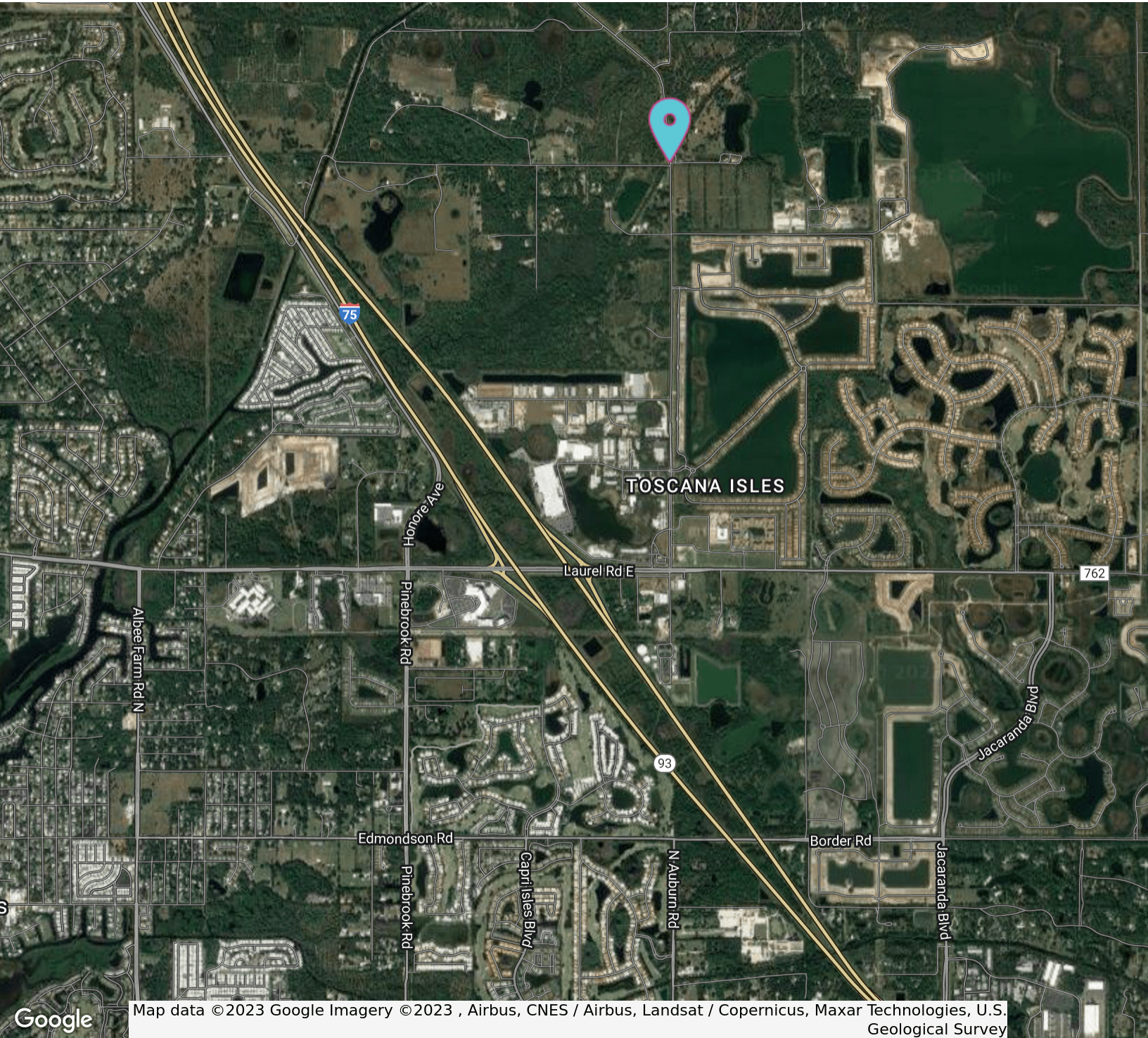
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# Commercial Development Parcel

Knights Trail & Rustic Road, Nokomis, FL 34275

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Google

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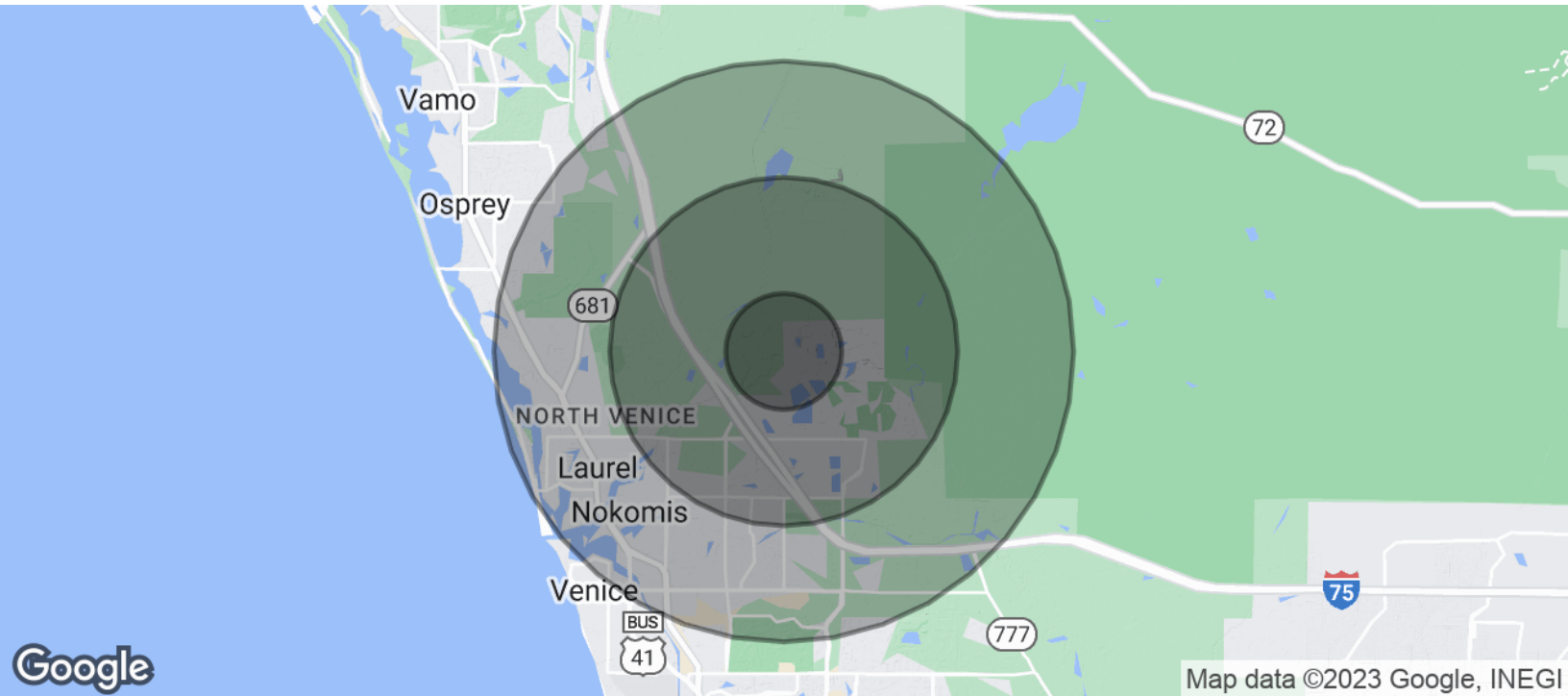
rerobbins.com



# Increasing Population Area

Land  
For  
Sale

Knights Trail & Rustic Road, Nokomis, FL 34275



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	839	11,649	43,900
Average Age	65.0	62.8	62.7
Average Age (Male)	65.0	61.6	60.9
Average Age (Female)	63.9	62.9	63.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	463	6,040	27,410
# of Persons per HH	1.8	1.9	1.6
Average HH Income	\$81,737	\$125,118	\$85,786
Average House Value	\$404,706	\$478,994	\$385,414

\* Demographic data derived from 2020 ACS - US Census